Desk Study, Phase 1 and Phase 2 Ground Investigation Report with Preliminary Remediation Proposals

Former Arborfield Studios
Parcels W, Y and Z
Arborfield Green
Wokingham
Berkshire

Client Crest Nicholson Operations Limited

J2524

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WILSON BAILEY
GEOTECHNICAL & ENVIRONMENTAL

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CONTENTS

EXECUTIVE SUMMARY

1.0 INTRODUCTION **1**
1.1 Proposed Development 1
1.2 Purpose of Work 1
1.3 Scope of Work 1
1.4 Limitations 2

2.0 THE SITE **2**
2.1 Site Description 2
2.2 Site History 4
2.3 Other Information 4
2.4 Preliminary Risk Assessment 5

3.0 EXPLORATORY WORK AND SAMPLING STRATEGY **5**

4.0 GROUND CONDITIONS **6**
4.1 Made Ground 6
4.2 London Clay Formation 6
4.3 Soil Contamination 6
4.4 Groundwater 8
4.5 Soil Gas 8

5.0 GROUND MODEL **8**

6.0 ADVICE AND RECOMMENDATIONS **11**
6.1 Spread Foundations 11
6.2 Piled Foundations 12
6.3 Excavations 12
6.4 Ground Floor Slabs 12
6.5 Pavement Design 12
6.6 Buried Services 13
6.7 Effect of Sulphates 13
6.8 Surface Water Drainage 13
6.9 Contamination Risk Assessment 13
6.10 Waste Disposal and Materials Management 15

7.0 REQUIREMENT FOR REMEDIATION **16**

8.0 FURTHER WORK **17**

APPENDIX

EXECUTIVE SUMMARY

This executive summary contains an overview of the key findings and conclusions. No reliance should be placed on any part of the executive summary until the whole of the report has been read. Other sections of the report may contain information that puts into context the findings that are summarised in the executive summary.

BRIEF

This report describes the findings of a desk study and multiphased ground investigation carried out by the Wilson Bailey Partnership on the instructions of Crest Nicholson Operations Limited with respect to the residential development of this site. The purpose of the investigation has been to research the history and environmental setting of the site, to investigate the ground conditions and assess the implications of the findings with regards to geotechnical design and land contamination. Following on from the initial phase of ground investigation, further targeted ground investigation has been carried out to further refine the contaminated land assessment of identified areas of potential contaminated land concern with respect to the proposed residential redevelopment at this site.

DESK STUDY SUMMARY

Desk study research has been carried out with reference to publicly available historical mapping and environmental database records together with information held by the Local Authority Contaminated Land Team, historical information held by the Garrison and a site walkover survey.

Records indicate that this part of the Arborfield Garrison site was originally open agricultural land and the farmyard buildings of Langley Common Farm, with the farm buildings located within the northernmost corner of the site. By 1938, the site is shown to have formed part of the expanding military facilities to the south, with most of the site remaining as agricultural land, although by the time of this map the former farm buildings are recorded as Langley Sick Lines, which is reference to the use of the site for the provision of horses to the military, with the sick lines being the main veterinary isolation facility. Subsequent maps show the gradual expansion of the military facilities as they supported the mechanization of the Army with substantial development within the central southern part of the site during the 1950s and 1960s, together with further development within the eastern part of the site during the 1980s and 1990s, prior to the subsequent closure of the military facilities in 2015.

Following on from this closure, the remaining buildings and areas of hardstanding have been used by various film and television companies as part of the filming of a wide range of productions.

As part of the various phases of development, buildings on site have included teaching classrooms, mechanics workshops, a fuel filling station, oil stores, chemical stores, sports facilities, medical facilities and accommodation buildings.

Desk study research has indicated that the site is not located within an area affected by radon and has not identified any significant potential sources of contamination in the vicinity of this land parcel, although a number of historical tanks have been identified and recorded.

GROUND CONDITIONS

Whilst the scope of work has been limited by the presence of existing buildings and live services, the initial phase of ground investigation comprised a series of 50 boreholes have been drilled in accessible locations across the site, including through the floor slabs of buildings and in the vicinity of the underground fuel storage tanks. The subsequent phase of additional targeted ground investigation comprised a further 43 boreholes and trial pits in selected parts of the site.

The ground investigation works have indicated the presence of made ground to a depth variable depths of between 0.50 m and 3.20 m with localised fuel contamination identified in several locations, although across the majority of the site made ground was encountered to a depth of less than 1.00m with no visual or olfactory indications of ground contamination.

Firm clay soils of the London Clay were encountered beneath the made ground and proved to the maximum depth of investigation at 5.00m below ground level. Groundwater was encountered as seepages of perched water within the made ground.

Laboratory soil contamination testing of selected soil samples have indicated the presence of apparently localised asbestos and low levels of relic fuel contamination, with most of the samples not indicating elevated concentrations of a wide range of potential chemicals of concern and widespread ground contamination not encountered.

GEOTECHNICAL CONCLUSIONS AND RECOMMENDATIONS

Following demolition and clearance of the existing buildings, the development proposals at this site entail the construction of predominantly two storey traditional housing as part of a routine residential redevelopment of this brownfield site. It is considered likely that traditional strip foundations should be eminently suitable for this development although foundations may need to be locally deepened in the vicinity of trees and in areas where locally deeper made ground has been encountered. Further deepening will also be required in the areas of the underground fuel storage tanks which will need to be removed and remediated as part of an enabling phase of demolition and clearance work.

Ground floor slabs should be designed as suspended over a naturally ventilated void. Elevated sulphate design precautions are not required for the specification of foundation concrete and whilst localised perched groundwater inflows and excavation side instability may be expected within the areas of deeper made ground, foundation excavation are anticipated to remain generally dry and stable.

The results of soakage testing have confirmed that soakaways are not considered to present a viable option for the disposal of surface waters due to the predominantly clayey nature of the near surface soils and negilgable measured infiltration. It is understood that a scheme for the development wide surface water management, attenuation, storage and discharge has been developed.

GEOENVIRONMENTAL CONCLUSIONS AND RECOMMENDATIONS

The historical use of the site is considered to be potentially contaminative and the ground investigation has indicated the presence of apparently localised asbestos and fuel related contamination, although the majority of samples recovered have not indicated elevated concentrations of a wide range of potential soil contaminants.

The results of the subsequent phases of targeted ground investigation have helped refine the contaminated land risks and have confirmed that whilst localised contamination of concern has been identified, such that limited remediation works are necessary, contamination of significance has not generally been encountered.

An effective contaminated land watching brief will need to be maintained throughout the demolition works, enabling works and subsequent ground works to identify, investigate and assess, and remediate as necessary and subsequent localised pockets of ground contamination that may be encountered at this site. Effective management of the site works will also need to be ensured to mitigate any risks posed during the construction period.

The presence of underlying clay soils are assessed as being effectively impermeable, which has contributed to the absence of widespread ground contamination at this site. These clay soils will also effectively prevent any migration of contaminants to the wider environment.

PRELIMINARY REMEDIATION DISCUSSION

Further remediation above and beyond the provision of a clean capping layer will be locally required, and will need to include works such as removal of the underground fuel tank areas, the apparently localised area of relic fuel contamination within the northern part of the site and any other areas of apparently localised ground contamination that may be encountered as part of a demolition and ground works contaminated land watching brief.

Where garden and soft landscaping areas are to be created with a formation layer within clean and natural clay soils, further remediation will not be required, although where made ground remains present at formation level, a requirement for a capping system incorporating verified clean and suitable topsoil placed over a geotextile marker layer will be required. Supervision and recording of the areas where capping will be required will form an essential part of the remediation necessary as part of the redevelopment at this site.

In accordance with best practice for redevelopment of any brownfield site, a geo-environmental watching brief should be maintained during the ground works phase of the development in order that should any suspicious or contaminated soils be encountered, they may be investigated, assessed and remediated as necessary under the supervision of Wilson Bailey Partnership and in conjunction with the Local Authority.

1.0 INTRODUCTION

The Wilson Bailey Partnership has been commissioned by Crest Nicholson Operations Limited to research the environmental setting and history of the site and to carry out a ground investigation of this land parcel that forms Arborfield Studios (Parcels W, Y and Z)

1.1 Proposed Development

Consideration is currently being given to the development of the site as part of the wider redevelopment of the former Garrison. The residential development will comprise predominantly two storey traditional masonry built houses together with garages, driveways, areas of hardstanding for car parking, access roads with ancillary areas of planted soft landscaping and areas of private domestic gardens.

1.2 Purpose of Work

The principal technical objectives of the work carried out were as follows.

- to check the history of the site with respect to previous uses of the site and surrounding areas;
- to determine the prevailing near surface ground conditions;
- to investigate and test for the presence of contamination;
- to carry out an appropriate risk assessment with regards to any contamination; and
- to provide advice and recommendations with respect to geotechnical design.

1.3 Scope of Work

In order to meet the above objectives, a desk study was carried out, followed by a ground investigation. The desk study comprised:

- a review of readily available geological maps and publically available information provided by the Environment Agency;
- a review of information provided by the Health Protection Agency with regards to radon;
- a review of Ordnance Survey (OS) maps sourced from the Groundsure database;
- a review of anecdotal information and historical maps held by the barracks; and
- a walkover survey of the site.

The initial physical ground investigation comprised, in summary, the following activities:

- a pre-demolition ground investigation comprising a 50 small diameter boreholes drilled to depths of up to 5 m below ground level in accessible locations across the site;
- laboratory testing of selected soil samples for geotechnical properties;
- laboratory testing of selected soil samples for the presence of contamination;
- monitoring of the installed standpipes for groundwater levels and the presence of routine soil gasses; and
- provision of a report presenting and interpreting the above data, together with our advice and recommendations with respect to the proposed development.

The subsequent phases of targeted physical ground investigation comprised, in summary, the following activities:

- a further 38 small diameter boreholes and trial pits formed to depths of up to 5 m below ground level in targeted accessible locations across the site;
- a series of four additional trial pits and a shallow trench formed to depths of up to 2m below ground level ;
- laboratory testing of selected soil samples for geotechnical properties; and
- laboratory testing of selected soil samples for the presence of contamination.

The initial physical ground investigation comprising 50 boreholes was carried out to provide overall coverage of the site and confirm baseline ground conditions. The subsequent phase of additional boreholes and excavations was carried out to target identified or previously inaccessible areas of the site as noted below

- Borehole Nos 51-79 – further investigation and delineation of an area of apparently localised relic historical fuel contamination identified as part of the initial phase of works;
- Borehole Nos 80 & 81 – further investigation in the vicinity of an above ground waste oil tank;
- Borehole Nos 82-88 – general coverage of area not accessible at the time of the initial phase of investigation; and
- Trial Pit Nos 1-4 and the associated trial trench were excavated in an area of apparently localised deepened made ground identified as part of the initial phase of works.

1.4 Limitations

The conclusions and recommendations made in this report are limited to those that can be made on the basis of the investigation. The results of the work should be viewed in the context of the range of data sources consulted, the number of locations where the ground was sampled and the number of soil, gas or groundwater samples tested; no liability can be accepted for information in other data sources or conditions not revealed by the sampling or testing. The physical scope of the ground investigation has been limited by the presence of existing buildings and live services. Any comments made on the basis of information obtained from the client or other third parties are given in good faith on the assumption that the information is accurate; no independent validation of such information has been made by the Wilson Bailey Partnership.

2.0 THE SITE

2.1 Site Description

The Arborfield Studios parcel of the Arborfield Garisson Development comprises an irregularly shaped parcel that is occupied by a wide range of former military buildings that stretch through the whole development history of the former garrison at this site.

The land parcel has maximum approximate dimensions of 246m by 686m and has an overall gentle slope downwards form the northwest towards the southeast, which is consistent with the variation of the local topography, although the ground levels across the site are artificially modified to form levelled building platforms for the various buildings on site.

The buildings on site within the norther section of the site include the original farmhouse and remnants of the original farm courtyard that we converted to be used as infirmary stables and veterinary facilities as part of the initial military use of the site. Adjacent to this part of the site is a substantial water tower built from reinforced concrete.

Within the central western parts of the site are the majority of the buildings that were constructed as part of the second phase of major development of the military facilities, with these buildings comprising as series of brick and steel bult warehouse and workshop buildings that were originally used a vehicle workshops and materiel stores. Buildings within the main western part of the site predominantly comprise a range of workshops that were constructed in the 1970s and 1980s development phases and include large concrete block and steel portal frame buildings that were used for vehicle maintenance, storage and training together with substantial areas of concrete hardstanding.

Within the central part of the site is a tarmac surfaced car park, to the south and southeast of which are a range of concrete block and steel built buildings that were formally a gymnasium, sports facilities, a medical centre and administration buildings.

Within the northern central part of the site is a further area of tarmac hardstanding that is understood to have formerly been used as tennis courts, whilst the main eastern part of the site is occupied by a substantial and more modern steel and sheet clad building that was used for training on army aviation equipment including primarily maintenance and mechanical training on helicopters.

Within the site there are several patches of ancillary soft landscaping together with a band of mature trees along the northern boundary of the site and occasional specimen trees across the site.

Following the closure of the military facilities at this site, partial demolition and decommissioning of selected buildings has been carried out, and the site has subsequently been used b film and television companies as a film studio to construct sets both inside and outside of the existing buildings and film a wide range of productions.

Across the site there are a number of former military POL (petrol oil and lubrication) storage points including designated areas of barrel storage, removed above ground oil tanks, a bunded area of waste oil storage and a substantial vehicle refuelling point that includes a series of underground fuel tanks. Previous enquiries to the Local Petroleum Officer have confirmed that the site held Crown Immunity on the grounds of National Defence and as such was not required to register and record the storage of fuels at this site.

All of the fuel and oil stage tanks appear to have been appropriately emptied and decommissioned. Above ground waste oil tanks are empty and the associated bunds appear to have been maintained. The underground fuel tanks have been either hard foam filled for former petrol tanks and sand and cement filled for former diesel tanks and where possible this has been confirmed by physical inspection.

A centralised hot water and heating system has been historically installed at this site and includes the now disused formerly gas powered boiler house located within the central southern part of this land parcel. Prior to this, selected buildings would likely have been heated with individual boilers powered by coal or heating oil, although it is likely that main workshops and store buildings would not have been heated. Several former stanchion bases for heating oil tanks were noted together with now cut off steel chimneys to several buildings.

Other than the appropriately decommissioned fuel storage tanks, no visual or olfactory indications of ground contamination were identified and no indications of any stressed or discoloured vegetation were noted as part of the site walkover.

The presence of suspected asbestos cladding was noted on buildings in several locations across the site, although it is understood that a full asbestos inspection is being carried out by others. No visible fragments of asbestos were noted on the ground surface near to any of these asbestos clad sections.

An annotated site plan was created as part of our site walkover visit and is included in the appendix to this report showing the main potential contaminated land areas of interest.

2.2 Site History

The site history has been researched by reference to historical Ordnance Survey (OS) maps sourced from the Groundsure database and supplemented by information provided by the Local Authority environmental enquiry response and historical anecdotal information held by the garrison.

Records indicate that Arborfield Garrison has undergone three main phases of redevelopment during which various buildings have been demolished, cleared and constructed.

Records indicate that this part of the Arborfield Garrison site was originally open agricultural land and the farmyard buildings of Langley Common Farm, with the farm buildings located within the northernmost corner of the site. By 1938, the site is shown to have formed part of the expanding military facilities to the south, with most of the site remaining as agricultural land, although by the time of this map the former farm buildings are recorded as Langley Sick Lines, which is reference to the use of the site for the provision of horses to the military, with the sick lines being the main veterinary isolation facility. Subsequent maps show the gradual expansion of the military facilities as they supported the mechanization of the Army with substantial development within the central southern part of the site during the 1950s and 1960s, together with further development within the eastern part of the site during the 1980s and 1990s, prior to the subsequent closure of the military facilities in 2015.

As part of the various phases of development, buildings on site have included teaching classrooms, mechanics workshops, a fuel filling station, oil stores, chemical stores, sports facilities, medical facilities and accommodation buildings.

Following closure of the military facilities, the site has been used by a number of film and television companies for the filming of a wide range of

Desk study research has indicated that the site is not located within an area affected by radon and has not identified any significant potential sources of contamination in the vicinity of this land parcel, although a number of historical tanks have been identified and recorded.

2.3 Other Information

Searches of information provided by the Environment Agency have not indicated the presence of any nearby registered historical or current land fill sites.

The searches have also indicated the site to be located in an area where less than 1% of homes may be affected by radon emissions, which is the lowest risk category such that radon protection measures are not required as part of the redevelopment of this site.

The Geological Survey map of the area indicates the site to be underlain by London Clay from the surface, with various tracts of alluvium present in the vicinity of the site. Information provided by the Environment Agency indicates the site to not be underlain by any class of productive strata and to not be located within any class of Source Protection Zone associated with any licensed groundwater abstraction points.

The buildings at this site are not understood to include any substantial basement areas or plant rooms, although the historical military buildings may have included such features and potentially may potentially have included below ground level air raid shelters.

2.4 Preliminary Risk Assessment

The historical use of the site as part of a substantial military barracks presents several sources of potential contamination such as fuel stores, oil stores and workshops, although the more recent use of the site as a film studio is not considered to present a potential for ground contamination. The time that has elapsed since the historical potentially contaminative use may be expected to mitigate the potential risk posed by any relic ground contamination.

There is a potential for asbestos lined underground service trenches to have been installed as part of the former barrack use and there is a potential that the former military buildings at this site may have included potential contaminants including asbestos construction materials and lead based paints.

The presence of assumed low to negligible permeability London Clay soils is likely to mitigate the potential for any off-site sources of ground contamination, groundwater contamination or soil gasses to impact upon this site.

On the basis of the above information there is considered to be a generally low to medium risk of potentially significant ground contamination at this site, although there may be a locally increased risk of significant ground contamination within the immediate vicinity of the decommissioned but remaining underground fuel storage tanks

3.0 EXPLORATORY WORK SAMPLING STRATEGY

In order to meet the objectives described in Section 1.2 a post demolition ground investigation has been carried out at this comprising a series of 50 exploratory holes to depths of up to 5.00 m below ground level. The locations of the exploratory holes were selected to obtain a general coverage and allow investigation of the prevailing ground conditions within the locally significant restrictions of the ongoing use of the sit, presence of existing buildings and live services.

Following on from this initial stage of ground investigation a subsequent phase of works has been carried out to further investigate the identified areas of potential contaminated land concern.

Representative samples of the soils encountered were taken to the laboratory for geotechnical testing and contamination analyses. The analytical suite of soil contamination testing was selected to identify concentrations of a wide range of potential contaminants of concern for the purposes of general coverage.

For this investigation the analytical suite included a range of metals, speciated total petroleum hydrocarbons (TPHCWG), speciated polycyclic aromatic hydrocarbons (PAH), and monohydric phenols together with routine analyses for pH and organic content.

The contamination analyses were carried out at an independent MCERTs accredited laboratory and details of the MCERTs accreditation and test methods may be supplied on request.

The exploratory hole records and results of the insitu soil testing and laboratory analyses are appended together with a site plan indicating the exploratory positions.

4.0 GROUND CONDITIONS

The investigation has broadly confirmed the expected ground conditions in that below a variable depth of made ground firm brown becoming stiff dark bluish grey clay soils of the London Clay that were proved to the full depth of investigation.

4.1 Made Ground

The ground investigation works have indicated the presence of made ground to variable depths of between 0.50 m and 3.20 m with localised fuel contamination identified in several locations, although across the majority of the site made ground was encountered to a depth of less than 1.00m with no visual or olfactory indications of ground contamination.

The locations where localised increased depths of made ground have been identified together with areas of localised fuel contamination are highlighted on the annotated site plans included within the appendix to this report.

Representative samples of the made ground and natural soils were recovered from a number of the boreholes from across the land parcels and analysed for a range of contaminants and the results are summarised in Section 4.3. Whilst not every soil sample has been tested it is considered that a suitable coverage of the site has been achieved.

4.2 London Clay Formation

The clay soils of the London Clay Formation were encountered underlying the made ground across the site and proved to the maximum depth of investigation. These clay soils were found to be firm brown generally silty and sandy, locally vey sandy clay soils with occasional partings of fine orange-brown silty sand.

Field indications of the effects of trees were not noted as part of the ground investigation works, with the presence of locally desiccated clay soils confirmed by laboratory testing of samples recovered from the vicinity of trees. The laboratory geotechnical testing has indicated these clay soils to be of medium volume change potential and medium plasticity.

4.3 Soil Contamination – Initial Phase of Works

Part IIA of the Environmental Protection Act 1990, which was inserted into that Act by Section 57 of the Environment Act 1995, provides the main regulatory regime for the identification and remediation of contaminated land. The determination of contaminated sites is based on a "suitable for use" approach which involves managing the risks posed by contaminated land by

making risk-based decisions. This risk assessment is carried out on the basis of a source-pathway-receptor approach.

The results of comprehensive laboratory analyses carried out by an MCERTS accredited laboratory on 29 representative soil samples recovered as part of the initial phase of works. These 29 samples represent the initial suite of analyses carried out on samples recovered from locations across the site and exclude the phases of supplementary ground investigation carried out to investigate the identified areas of potential concern.

The testing suite has included testing for a wide range of metallic contaminants, speciated hydrocarbons, speciated poly-aromatic hydrocarbons and asbestos the results of which are presented in Part 1 of this report.

The significance of the measured concentrations of any chemicals of concern have been assessed in relation to the available Environment Agency provided statutory C4SLs, supplemented with the available S4UL values that have been adopted by the Chartered Institute of Environmental Health (CIEH) for a residential with plant uptake end use and a soil organic matter representative of the results of the testing carried out (1%). These values are widely accepted as providing a suitable initial screening value against which measured concentrations of potential contaminants can be assessed to determine the requirement for site specific quantitative risk assessment.

Determinant	Acceptability Criteria (residential with plant uptake) mg/kg	Number of exceedances	Location of exceedances
Asbestos	No asbestos	2 of 29	BH 19 and BH22 in Made Ground
Arsenic (As)	32	None of 29	--
Cadmium (Cd)	10	None of 29	--
Chromium (hex)	4.3	None of 29	--
Chromium (Cr)	3000	None of 29	--
Copper (Cu)	2330	None of 29	--
Lead (Pb)	200	None of 29	--
Mercury (Hg)	1.0	None of 29	--
Nickel (Ni)	130	None of 29	--
Selenium (Se)	350	None of 24	--
Zinc (Zn)	3750	None of 24	--
Benzo(a)pyrene	5.0	None of 24	
Total Phenols (mono)	420	None of 24	--
Speciated Fuel Relation hydrocarbons (TPH)	Various species-specific values	None of 24	--

The results of the additional laboratory analyses carried out as part of the subsequent phases of further work are not included in the above assessment as they have been specifically targeted on the basis of the findings of the initial phase of works. These results and the findings of the targeted supplementary phase of investigation are discussed separately as part of the Ground Model discussions presented in Section 5.0 below.

4.4 Groundwater

Groundwater seepages and inflows were encountered in a number of exploratory boreholes at depths consistent with the bottom of the made ground, such that these inflows are considered to be indicative of isolated pockets of perched water within the made ground and are not a consistent piezometric surface.

4.5 Soil Gas

Soil gas monitoring has been carried out using monitoring wells installed within selected boreholes located across the site.

The limited programme of soil gas monitoring carried out to date has indicated initially elevated concentrations of carbon dioxide in selected boreholes where generally deeper levels of made ground have been identified. These initially elevated concentrations have been found to diminish over time and to no longer remain elevated.

It is considered that the initial elevated concentrations may be associated with drilling related ground disturbance and the introduction of oxygen into the organic rich made ground causing a temporary increase in the breakdown of organic matter and the temporary generation of carbon dioxide. The absence of any significant flow and the absence of detectable methane or carbon monoxide would support this view.

5.0 GROUND MODEL

A critical element of the assessment of contaminated land on complex sites such as the Arborfield Studios Parcel is the development of an overall Ground Model and the subsequent identification of localised parts of the site where the Ground Model may be different and require further consideration. On the basis of the fieldwork, the ground conditions at this site can be characterised as follows.

- Variable made ground was generally encountered to depths of less than about 1.00m, although made ground has been locally encountered to depths of 3.20m below ground level as discussed below;
- underlying the near surface made ground firm brown silty locally sandy clay soils of the London Clay were encountered to the maximum depth of investigation at 5.00m;
- visual or olfactory evidence of ground contamination was not generally noted across the majority of the site, although localised indications of ground contamination were noted as discussed below;
- widespread elevated concentrations of a wide range of potential contaminants across the majority of the site, although localised relic ground contamination has been identified and apparently localised detections of asbestos have been identified within the near surface soils sampled in Borehole Nos 19 and 22;
- soil gas monitoring carried out to date initially identified elevated concentrations of carbon dioxide, although the recorded concentrations have been shown to have diminished over time and are likely to be associated with natural breakdown of organic matter within the locally deepened made ground; and
- perched groundwater was encountered within the made ground at a range of depths that are not considered to be hydraulically continuous.

Ground conditions have however been locally found to deviate from this generalised site Ground Model in a series of apparently localised areas as noted below, with the locations of these areas indicated on an appended site plan.

Area A – Suspected historical fuel tank / boiler house in the vicinity of this area
Characterised by BH 6, 49 and 50 and supplementary BH 51 to 78
Visual and olfactory indications of relic fuel contamination of the made ground and the natural soils was noted to depth of between 1.50m and 2.30m. The results of soil contamination testing of 21 recovered samples has not generally indicated the presence of elevated concentrations of fuel related hydrocarbons, although above detection level concentrations have been identified in a number of the locations.

Marginally elevated concentrations of selected hydrocarbon species have been detected in two samples recovered as part of the supplementary investigation works, although when reviewed as part of an overall population of results the marginal exceedances of the assessment criteria are not considered to be significant.

Whilst the results of the multiphased investigation of this part of the site have not indicated the presence of significant fuel related ground contamination that requires remediation, the source of the low level ground contamination has not been identified and as sub further post demolition ground investigation will be required in this part of the site. In addition, whilst the soil contamination is not considered to pose a contaminated land risk on the basis of the results of laboratory testing, during the site works a noticeable weathered fuel odour was noted, which could give rise to nuisance odours being detectable.

Area B – Former Tennis Courts area
Characterised by BH 37 & 39, Trench 1 and Trial Pit Nos 1-4
Locally increased depth of made ground with buried concrete, metal wastes, buried tarmac, buried reworked topsoil and tarmac has been encountered to depths of about 1.40m in this area, which could be indicative of deliberate excavation and burial / backfill of waste materials as part of a levels raising strategy to form the levelled building platform for the former tennis courts area.

The results of soil testing carried out on soil samples recovered as part of the multiphased investigation of this area has not indicated the presence of ground contamination of concern, although the physical nature of the materials present poses a potential requirement for remediation.

Area C – Former private military fuel filling station
Characterised by BH23, 25 & 27 plus historical wells
Within this area there are a number of decommissioned fuel dispensing pumps, a former pup island and accessible steel covers over the filler points for underground fuel storage tanks. During the site walkover the following details were collected;

- Tank No 1 – 4,750ltrs marked as storing diesel for mobile plant – observed concrete filled filler chamber.
- Tank No 2 – 8,650ltrs marked as redundant - marked as decommissioned on vent pipe, inspection of filler chamber not possible.
- Tank No 3 – 11,800ltrs marked as being unleaded petrol – marked as decommissioned on vent pipe – pipework inspected in filler chamber was found to be foam filled.
- Tank No 4 – 29100ltrs marked as being for motor transport (vehicle) diesel – unable to access to check whether decommissioned / filled.

A series of boreholes were drilled in the approximate vicinity of the tanks, although as the tank locations and dimensions are not known, boreholes were located conservatively to avoid direct contact with the tanks themselves. Borehole No 25, located to the north of the tank filler points encountered grey stained clay and a fuel odour was noted between 1.70m and 2.10m below ground level, although the results of soil contamination testing of a recovered sample have only indicated residual low concentrations of speciated fuel related hydrocarbons.

Supplementary ground investigation has not been carried out in this identified area of potential contaminated land concern due to the limited scope for further pre-demolition and pre-tank removal investigation and assessment.

Area D - Vehicle Workshop Area
Characterised by BH 10 and 10a
These boreholes have identified an apparently localised anomalous area of deep made ground with buried concrete and obstructions to 2.90m and 1.60m below ground level respectively, although results of soil testing carried out on a recovered soil sample representative of these soils has not indicated the presence of ground contamination.

Further investigation of this area as part of the supplementary phase of works has indicated the presence of locally reworked topsoil and made ground that appears to be consistent with historical earthworks carried out as part of a raising of ground levels in this part of the site as part of the historical workshop development.

Area E – vicinity of an open oil/water interceptor serving the adjoining car park area
Characterised by BH36
Multiple attempts at this borehole resulted in it being abandoned due to obstructions at a range of depths to 1.00 m below ground level. No visual or olfactory indications of ground contamination associated with the nearby oil/water interceptor were noted and the results of soil testing carried out on a recovered soil sample representative of these soils has not indicated the presence of ground contamination.

Supplementary ground investigation has not been carried out in this identified area of potential contaminated land concern due to the limited scope for further pre-demolition and pre-tank removal investigation and assessment.

Area F – above ground bunded waste oil tank
Characterised by BH8, 12, 79 and 80
Whilst Borehole Nos 8 and 12, which were drilled in the vicinity of this above ground waste oil tank have not indicated the presence of fuel or oil related ground contamination, the presence of this above ground waste oil tank indicated the potential for localised contamination to be present in the immediate vicinity of this waste oil tank.

Supplementary ground investigation to refine the presence and extent of any such contamination in this area has been limited to two additional boreholes (Borehole Nos 79 & 80) due to the presence of live services, obstructions and the presence of the tank itself. No further indications of ground contamination have been identified in these boreholes, although the potential for localised ground contamination beneath the tank remains.

6.0 ADVICE AND RECOMMENDATIONS

The medium strength silty sandy clay soils of the London Clay should be suitable for supporting the anticipated lightly loaded spread foundations associated with traditional two storey houses.

6.1 Spread Foundations

Moderate width pad or strip foundations are anticipated to be viable for traditional housing up to two storeys. Foundations should bypass the made ground and reworked natural soils and may be designed to found within the medium strength brown variably sandy clay soils of the London Clay at a minimum depth of 1.00 m below ground level and apply a net allowable bearing pressure of 100 kN/m2, with a minimum width of 0.60m.
Foundations will need to be locally deepened to bypass the locally significant depths of made ground that have been encountered as part of the ground investigation.

The above assumed net allowable bearing capacity value includes an adequate factor of safety against bearing capacity failure and should ensure that settlement remains within normal tolerable limits. In the unlikely event that heavily or eccentrically loaded foundations are required, a check should however be made on the magnitude of settlement once the base sizes are known, as the design bearing pressure is settlement dependent.

Foundations will need to be deepened in the vicinity of existing, retained and proposed trees and National House Building Council (NHBC). Where trees are to be removed the required founding depth should be determined on the basis of the existing tree height if it is less than 50% of the mature height and on the basis of full mature height if the current height is more than 50% of the mature height. Where a tree is to be retained the final mature height should be adopted and due allowance should be made for future growth of trees, with particular reference to the relatively dense additional planting that is proposed as part of the ecological mitigation measures. As part of the foundation assessment an allowance for the group effects of trees and dense vegetation should be considered, with further ground investigation and plot specific assessment carried out as deemed necessary by the structural engineers.

Notwithstanding NHBC guidelines, all foundations should extend beyond the zone of desiccation; in this respect it would be prudent to have foundation excavations inspected by a suitably experienced engineer. The requirement for compressible material alongside foundations should be determined by reference to the NHBC guidelines.

The results of laboratory geotechnical testing indicate the clay soils to be medium plasticity with a medium volume change potential.

Due to the extensive historical development and redevelopment of this site, there remains a risk that further localised pockets of deeper made ground could be present on site, although these are not anticipated to be extensive or widespread.

6.2 Piled Foundations

Should any plots be constructed within the vicinity of trees or groups of trees that foundations could locally need to extend to a depth such that they are no longer viable, piled foundations may be required.

In the unlikely event that further ground investigation works indicate that the apparently localised areas of deeper made ground that have been encountered are more extensive than envisaged,

piled foundations could present a locally viable alternative to stepped and deepened traditional strip foundations to selected plots.

Further ground investigation works will be required to obtain information to assist with the design of piled foundations at this site, although the extent of any such further ground investigation can only be determined once the detailed layout of the proposed development has been determined.

If possible, the layout of the proposed development scheme should be designed to avoid construction in the vicinity of trees and avoid the construction of more substantial units within the areas of deeper made ground where possible.

6.3 Excavations

It is likely that across the majority of the site shallow excavations for services and foundations within the near surface soils are likely to remain dry and broadly stable in the short term. Groundwater seepages of perched water may be encountered within the made ground although these should be of limited volume and should be readily controlled by sump pumping.

Where personnel are required to enter excavations, a risk assessment should be carried out and temporary lateral support or battering of the excavation sides considered in order to comply with normal safety requirements.

6.4 Ground Floor Slabs

In view of the presence of medium volume change potential clay soils and the presence locally deepened made ground, it is anticipated that there will be a requirement for suspended ground floor slabs over a void in accordance with NHBC guidelines at this site.
It is anticipated that further soil gas monitoring carried out as part of an extended programme of soil gas monitoring would be expected to demonstrate that the organic matter present within the locally deepened made ground does not present a viable realistic long term potential soils of soil gas such that gas protection measures are not anticipated to be required to be incorporated into the design of proposed ground floor slabs.

The requirement for gas protection measure will however need to be reviewed and considered once the extended programme of soil gas monitoring is completed.

6.5 Pavement Design

The formation level for hard standings and access roads across the majority of the site is likely to be within the near surface clay soils such that pavements may be designed on the basis of an assessed California Bearing Ratio (CBR) of 5%. Where new pavements are required to be constructed within areas of reworked natural ground and historical fill materials, preliminary design may be based upon an assumed CBR of "less than 2%".

Preliminary CBR testing carried out using a TRL DCP supports the suitability of these values for preliminary design, although insitu CBR testing should be carried out as part of the detailed design of new pavements once the layout and levels of the proposed development are known. Due to the presence of clay soils, earthworks and road formations within winter months may be challenging and the formation level may be expected to degrade rapidly with site traffic and rain.

6.6 Buried Services

Precautions to ensure the protection of potentially sensitive underground services, such as drinking water pipes, are not likely to be required based on the results of parcel specific soil contamination testing, subject to completion of remediation works including fuel tank removal and excavation validation in the area of the underground fuel tanks.

Statutory utility providers do however have a responsibility for ensuring the provision of wholesome water and may insist upon a parcel wide requirement for protected plastic services, particularly due to the former military use, the history of fuel storage and multiple phases of development and redevelopment at this site. Detailed discussions with the utility company should be held as soon as possible in order to discuss and agree the protection of buried potentially sensitive services.

6.7 Effect of Sulphates

The results of chemical analyses of selected soil samples for the presence of sulphates indicated generally low concentrations of soluble sulphate, corresponding to Class DS-1 AC-1s of Table 2 of BRE Special Digest 1: SD1 Part. The guidelines contained in the above digest should be followed in the design of foundation concrete.

6.8 Surface Water Drainage

Soakage testing has been carried out in five locations across the site, which were selected to be representative of the ground conditions, whilst working within the physical constraints of the site at the time of investigation. The results of these tests are presented separately and confirm that the clay soils of the London Clay present at this site are essentially impermeable and that infiltration based drainage is not considered to present a viable option for the disposal of surface waters at this site.

It is understood that a scheme for the development wide surface water management, attenuation, storage and discharge has been developed and includes the provision of attenuation basis within the Green Corridor located to the south of this land parcel.

6.9 Contamination Risk Assessment

The long-term historical use of the site as part of an army technical college including workshops and fuel storage and dispensing facilities as part of a military establishment may be expected to present a concern with regards to soil contamination.

The ground investigation did not identify widespread visual or olfactory indications of contamination, although localised ground contamination has been identified. The results of soil contamination tests have also not indicated the presence of elevated concentrations of a wide range of potential soil contaminants across the majority of the site. This testing has however identified the presence of near surface above trace concentrations of asbestos in selected samples of the near surface fill materials and a single sample of the residual topsoil present within the eastern part of the site

One of the requirements of the Environment Act (1995) is that local authorities carry out inspections of their area with a view to identifying sites that may be contaminated. When assessing whether a site is contaminated the local authority will attempt to establish the presence of a ‘pollution linkage’. A pollution linkage requires there to be a source of contamination, a

sensitive receptor that can be adversely affected by the contamination and a pathway via which contamination can reach the target.

The proposed development of the site will introduce new sensitive receptors in the form of end users and construction workers, together with the formation of new pathways through the creation of areas of private domestic gardens.

With regards to the specific considerations required under the planning conditions, the risk to the following potentially sensitive receptors has been considered;

Human Health (end users)
Potential risks posed to human health have been considered and the results of soil contamination testing indicate that across the majority of the site there is no requirement for ground remediation.

Localised remediation will be required in Areas A to F identified as part of this ground investigation, including the former private fuel filling station and other locations where apparently localised ground contamination or deepened made ground have been identified.

In addition to specific further works required in Areas A to F, across the site where the formation level to areas of private garden and soft landscaping may be formed within made ground, it is considered that a topsoil capping system, with geotextile marker and separator layer, should be combined with a suitable thickness of clean and verified topsoil to ensure protection of end users from any relic contamination, including asbestos. Where the formation level to gardens of soft landscaping is to be formed within natural clay soils, further precautions are not deemed necessary.

The depth of the marker layer and subsequent topsoil and subsoil will need to be formalised as part of Remediation Strategy that will need to be produced for this site, which will also need to establish the record keeping, supervision and testing regimes that will be necessary to support this approach.

A requirement for soil gas protection to be incorporated into the design of ground floor slabs has potentially been identified, due to the presence of initially raised concentrations of carbon dioxide in locations where an increased depth of made ground has been encountered. It is considered that further monitoring will demonstrate that the raised carbon dioxide is associated with degradation of localised organic material within these soils and does not represent a persistent source such that with additional data informing a gas risk assessment, the requirement for gas protection may potentially be obviated.

As with any brownfield redevelopment site there is an albeit limited potential for localised ground contamination that should be managed as part of an overall site contaminated land watching brief.

Human Health (site workers and future maintenance workers)
The presence of above trace concentrations of asbestos within the fill materials will result in a requirement for precautions to be adopted with regards to site workers and future maintenance workers across the site.

These site wide precautions will need to be set out in a Remediation Method Statement for the site and are likely to include effective dust management and dust monitoring with testing for asbestos fibres within any collected dust.

Additional precautions will be required in the identified Areas A to F where apparently localised ground contamination has been encountered with specific precautions required with respect to the various potential concerns that have been identified in these areas.

Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
The risk to these potential receptors has been considered and in view of the absence of significant potentially mobile ground contamination, a significant risk warranting further action has not been identified.

The requirement for protected services such as drinking water has been considered and should be discussed in detail with the statutory utility provider for potable water.

Adjoining land,
The risk to this potential receptor has been considered and in view of the absence of significant potentially mobile ground contamination, a significant risk warranting further action has not been identified.

Groundwaters and surface waters
The risk to these potential receptors has been considered and in view of the absence of significant potentially mobile ground contamination, or a hydraulically continuous groundwater regime, a significant risk warranting further action has not been identified.

Ecological systems
The risk to this potential receptor has been considered and in view of the absence of significant potentially mobile ground contamination, a significant risk warranting further action has not been identified

6.10 Waste Disposal and Materials Management

Any spoil arising from excavations or landscaping works will need to be disposed of to a licensed tip. Under the European Waste Directive landfills are classified as accepting Inert, Non-hazardous or Hazardous wastes in accordance with Waste Acceptance Criteria (WAC) which, for Non-hazardous and Inert wastes are based upon the results of CEN method bulk leaching tests or percolation tests.

Based upon the results of the analyses carried out and the technical guidance provided by the Environment Agency[1] it is considered likely that arisings from construction works on this land parcel are likely to be generally classified as Non-Hazardous waste, although arisings from excavations into natural ground and the reworked natural ground within the western parts of the site may be classified as Inert.

In the unlikely event that during the course of the ground works soils are found to be stained or have any hydrocarbon odour, they should be stockpiled separately from other soils in order that they may be tested to determine a revised waste classification, as these soils may potentially require classification as Hazardous waste.

1 Environment Agency 2003. *Hazardous Waste: Interpretation of the definition and classification of hazardous waste.* Technical Guidance WM2

Any such segregation, stockpiling or on site treatment to reduce or alter the likely waste classification may need to be carried out in accordance with a Materials Management Plan that will need to be approved by the Environment Agency prior to commencement of work.

In any case, all waste classifications should be confirmed by the receiving landfill once the soils to be discarded have been identified. In order to finalise an Inert waste classification, it will probably be necessary to carry out further analyses including WAC CEN method bulk leaching tests. Such tests should be carried out upon representative samples from the waste stream once the extent of the materials to be discarded has been established.

The local waste regulation department of the Environment Agency (EA) should be contacted to obtain details of tips that are licensed to accept the soil represented by the test results. The tips will be able to provide costs for disposing of this material and the scope of any additional testing that may be required.

7.0 REQUIREMENT FOR REMEDIATION

On the basis of the ground investigation works and subsequently soil gas and groundwater monitoring presented within this report the following requirement for remediation has been identified;

Requirement for Soil Contamination Remediation
Site wide management of the risk of asbestos fibres will be required as part of the demolition and subsequent ground works at this site.

A site wide watching brief will be required across the site for any indications of localised ground contamination that may be present in order that these soils may be inspected, investigated, assessed and subsequently remediated and validated as necessary.

Further post demolition ground investigation will also be required in Areas A to F as identified by these works in order to formulate specific remediation proposals for these areas of concern, although it is clear that these localised areas do not present insurmountable contaminated land challenges that should be readily resolved through excavation and removal of contaminants and fuel storage tanks together with further post demolition investigation and remediation as necessary.

The scope of remediation will depend upon the findings of these further works and the nature of the proposed development to be carried out in these parts of the overall site. The finalised proposals for remediation in these areas will need to be set out as part of a Remediation Strategy for the site.

Areas of proposed managed soft landscaping and private gardens will need to be created with formation levels within either clean and natural soils, or with a suitable capping system where made ground remains at formation level. The capping is likely to comprise a geo-marker layer together with a suitable thickness of verified clean and suitable topsoil and subsoil. The depths of capping system and detailed discussion of the proposals will need to be formulated as part of a Remediation Strategy for the site.

Requirement for Groundwater Remediation
The ground investigation works have not indicated the potential for on-site contamination of the groundwater, such that a requirement for groundwater remediation is not envisaged.

Requirement for Soil Gas Remediation

The soil gas monitoring carried out to date has indicated initially elevated concentrations of carbon dioxide that have subsequently been found to reduce to acceptable levels. It is considered that further gas monitoring should be carried out to inform a robust gas risk assessment that is anticipated to support the view that the initial readings are associated with the breakdown of organic matter within the made ground and as such these are not expected to pose a realistic risk to the site.

At this stage however a contingency allowance for basic soil gas protection measures should be allowed for, although further monitoring and assessment is likely to conclude that protection is may not be required.

8.0 FURTHER WORK

As with the development of any site there is the risk of further localised pockets of contamination being encountered as part of the proposed ground works. The development should therefore be carried out in accordance with the requirements of a routine geo-environmental watching brief, whereby should any contaminated or suspicious soils be encountered they may be appropriately tested, investigated and assessed by Wilson Bailey in consultation with the Regulatory Authorities before agreeing the scope of any remedial actions as necessary.

A phase of enabling site clearance will be required prior to the importation and placement of fill materials. A watching brief should also be maintained during this phase of works to check for the presence of any localised ground contamination that may require further assessment.

Further post demolition investigation is required in the identified Areas A to F in order to fully characterise these areas and formulate Remediation Proposals for the specific issues of concern for each of these zones, although the supplementary phase of targeted ground investigation in these areas has confirmed that the extent of the identified land contamination may be managed through remedial actions and would not prevent development of this site for the proposed residential end use.

Remediation works in these areas are likely to include excavation and removal of underground fuel tanks and associated contaminated soils, together with the possibility of capping deeper levels of made ground that may be present. The finalised proposals for remediation in these areas will need to be set out as part of a Remediation Strategy for the site.

Outside of the identified Areas A to F a site wide consideration of the risk posed by the presence of asbestos within the near surface soils will need to be carried out and finalised proposals for remediation in these areas will need to be set out as part of a Remediation Strategy.

Further gas monitoring should be carried out to inform a gas risk assessment and clarify the requirement for gas protection measures to proposed new dwellings.

Once the detailed development proposals have been finalised a further phase of ground investigation may be required to inform the design of piled foundations to the proposed new buildings as necessary.

A Validation Report will need to be provided in due course to confirm that the details contained within the finalised Remediation Strategy have been carried out and the site has been rendered suitable for the consented residential development.

APPENDIX

Desk Study Walkover Plan and Notes

Overall Site Plans and Assessment Plans

Area A and Area B Plans

Initial Set of Exploratory Borehole Records

Soil Geotechnical Laboratory Analyses

Initial Set of Soil Chemical Analyses

Selected Historical Ordnance Survey Maps

Soil Gas and Groundwater Monitoring Records

Targeted Further Testing of Areas A-F
Borehole Logs and Test Results

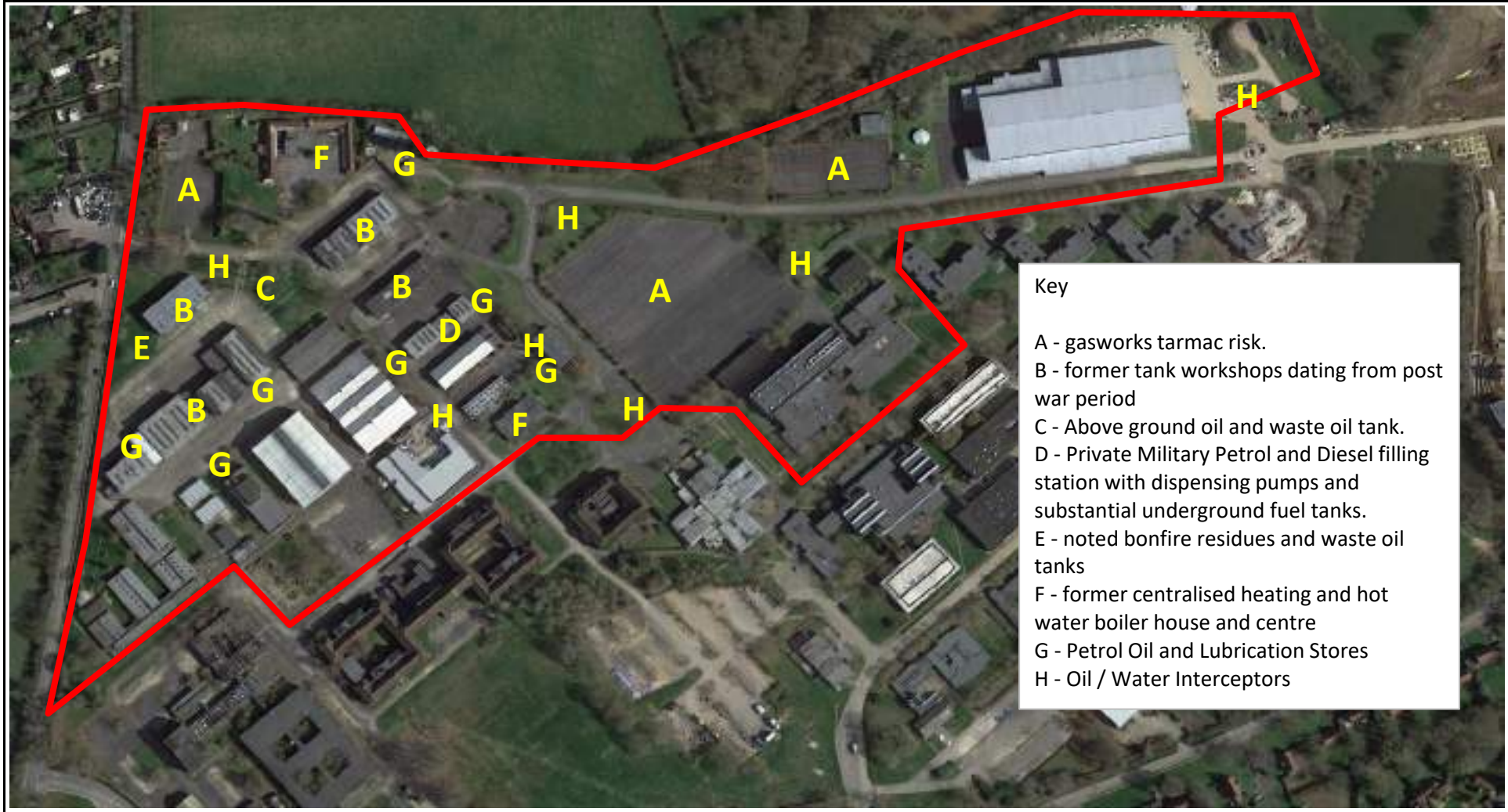
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Wiltshire
SP7 9DD

Ground Risks Plan

Site Arborifeld Film Studios Parcel

Client Crest Nicholson



Walkover Plan - Studio

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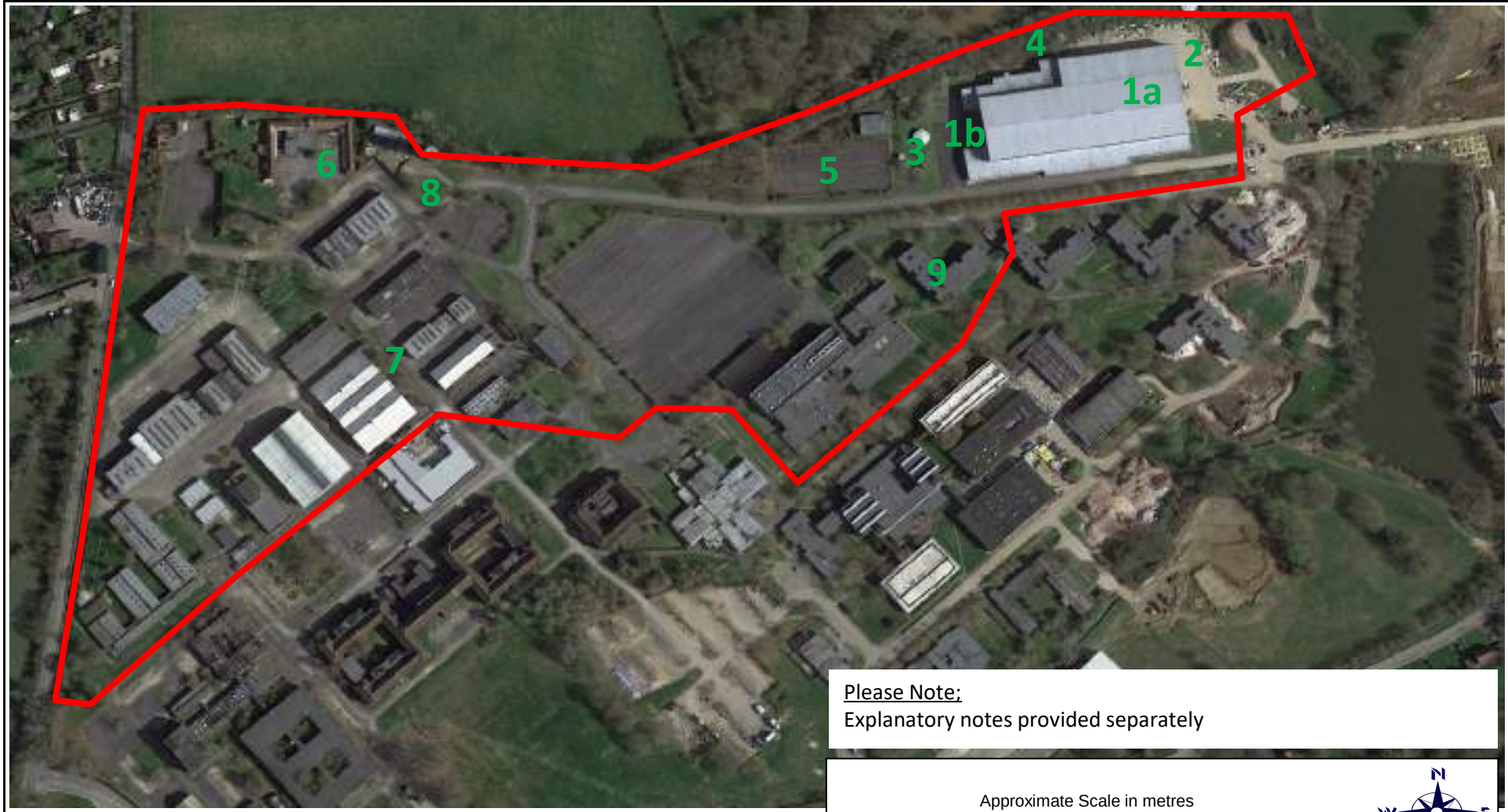
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Site Plan

Site Arborfield Film Studios Parcel

Client Crest Nicholson

Plan annotated with post demolition levels comments



Post Deomiltion Level Plan

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Site Plan

Site Arborfield Film Studios Parcel

Client Crest Nicholson

Plan annotated with post demolition levels comments

Location	Explanatory Notes
1a	This part of the building is on a slightly raised platform in a sloping topography with the floor slab approx. 0.80m above natural levels.
1b	This part of the building is built into a reduced level within the sloping topography with a minimal construction thickness such that it could be a location for fill placement.
1	The development in this area could use the building platform, which is level, and therefore locally above and below the road level to the south which looks to be retained. Cut and fill looks to be required to achieve level driveway access with the road.
2	This area is a wrap around apron to the rear of the building and at the northern end is formed upon placed fill materials up to about 2m. These fill materials could be cut and reused, but as they are already reworked, their reuse may be challenging. This area should perhaps be left at the existing levels and identified as an area of potential deepening of road construction and foundations.
3	This area is a mound of site generated spoil presumably left over from the construction of the adjoining building. Whilst the materials might not be suitable for segregation and reuse, this landscape feature is likely to require removal so should not be allowed for in proposed levels. It appears form the latest layout that this area has been left as open land, so presumably the mound can remain.
4	There is a steep bank upwards to the north away from the building that was presumably formed as part of the construction of the level building platform within a sloping topography. This should be left, it looks to be within safe slope angles and has established vegetation. The proposed layout looks to cut into this slope a little with a proposed estate road - this will need to be carefully checked. There may be a requirement for tricky earthworks / retaining structures.
5	This is a level parcel of land that was a tennis court area and subsequently a car park, but initial phase SI indicates it to be underlain by buried debris and made ground. The latest layout suggests that this will be left as an are a of soft landscaping, so further investigation may not be required.
6	This is an area where fuel contaminated soils have been identified, remediation excavation will be required and this will then need to be backfilled. This will not have an impact on levels, but foundations may need to be locally deepened in this area.
7	This is the area of decommissioned substantial underground fuel tanks which will need to be excavated and removed together with any locally fuel contaminated soils. As with Area 7 above, this will need to be excavated and backfilled so will not impact levels, but foundations may need to be local deepened in this area.
8	This is a natural sloping area with the water tower located in this part of the site. The layout of the development does not really take account of the variation in the topography, so it is assumed that this localised mound is to be removed. This will require boundary earthworks, although it looks like retaining structures may be avoidable if the open space close to this area can be steeply sloping (and potentially not useable as POS).
9	This area has been demolished and levelled with crushed concrete that will need to be removed and could be suitable for reuse.

Post Demolition Level Notes

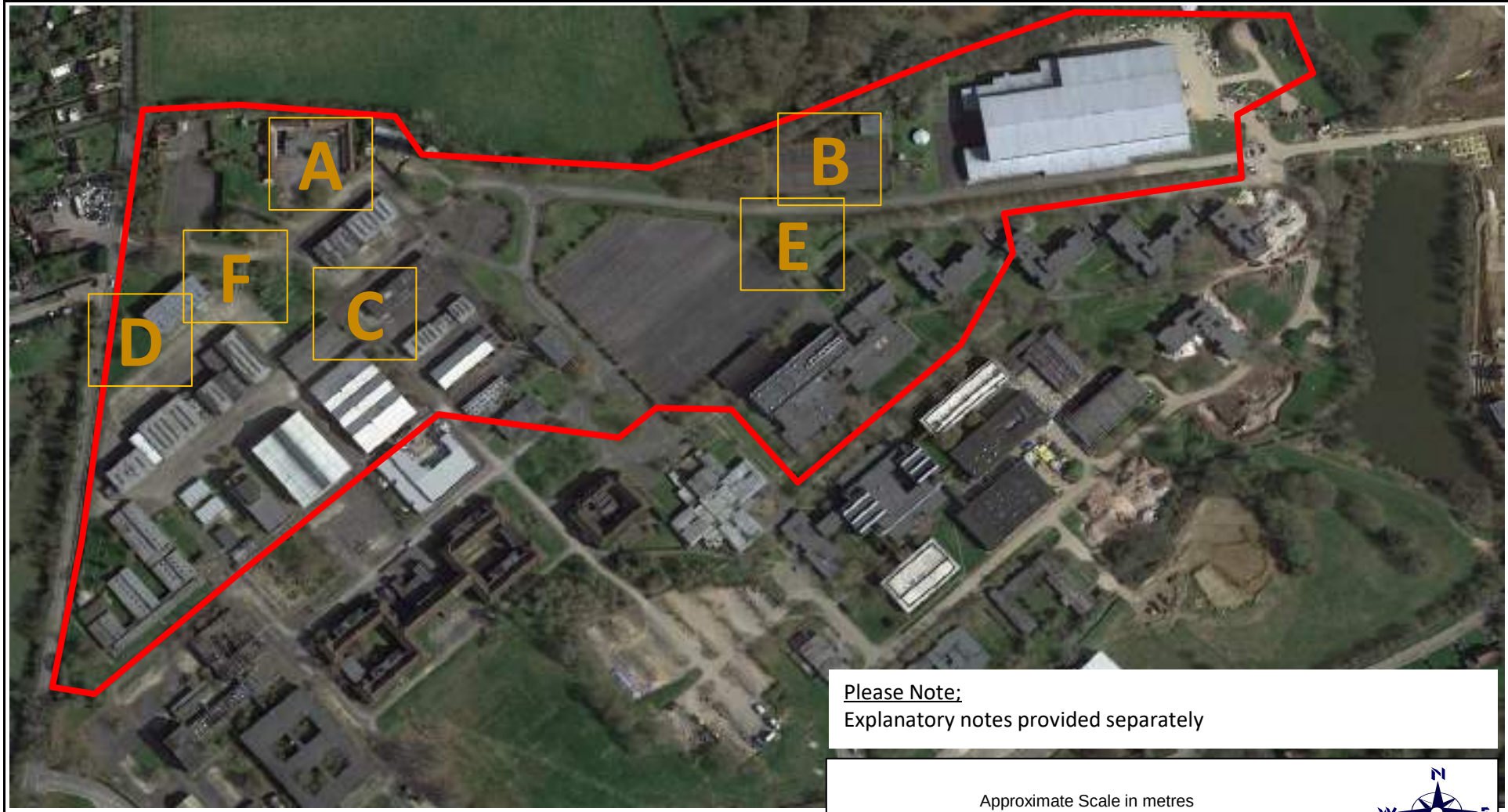
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Site Plan
Ground Issues

Site Arborifeld Film Studios Parcel

Client Crest Nicholson



Ground Issue Zones

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Site Plan
Concrete Slab Thickness

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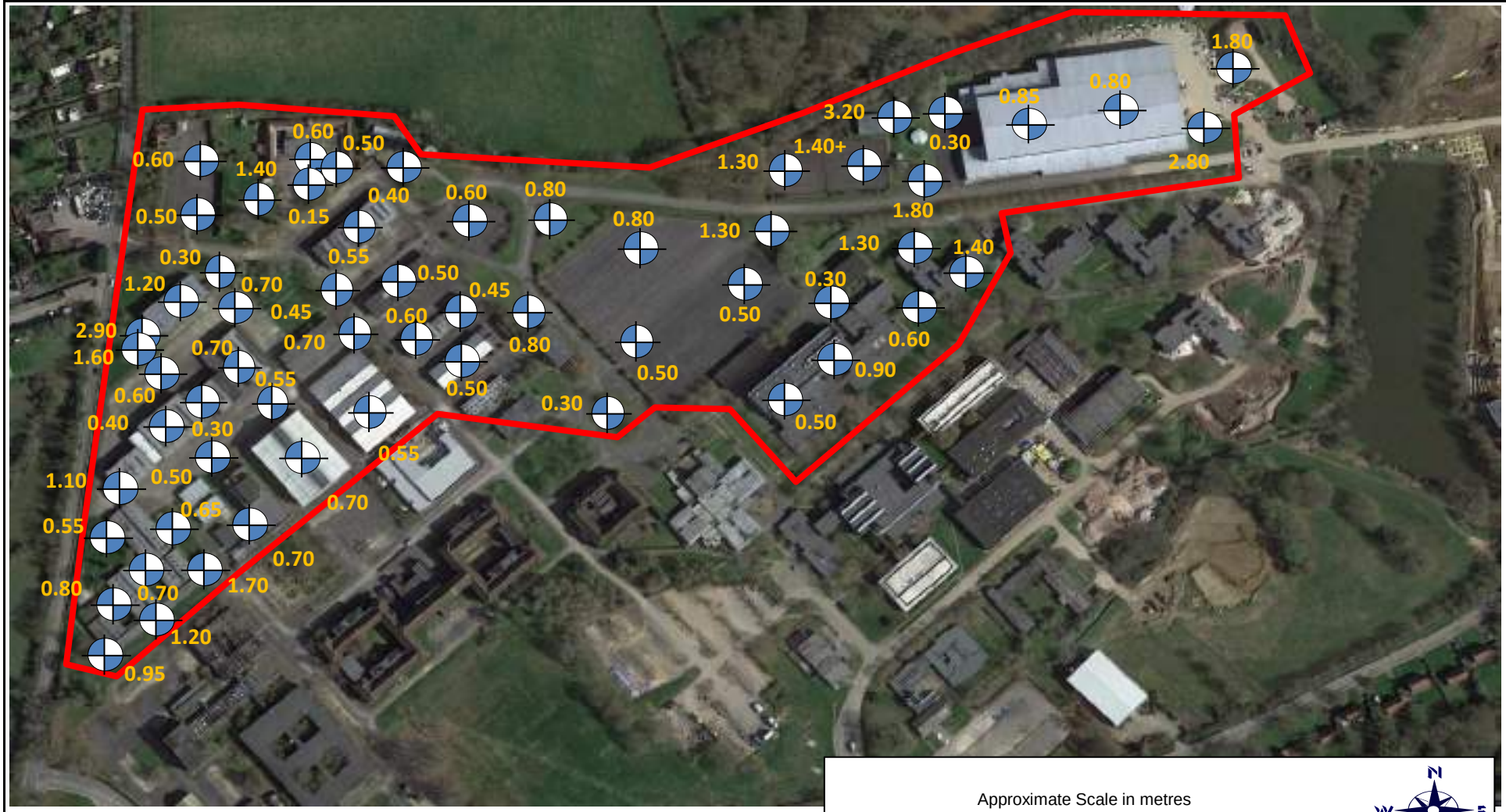
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Site Plan

Site Arborifeld Film Studios Parcel

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Showing Depth to the base of the Made Ground / Depth to Natural Soils



Depth of Made Ground to Natural

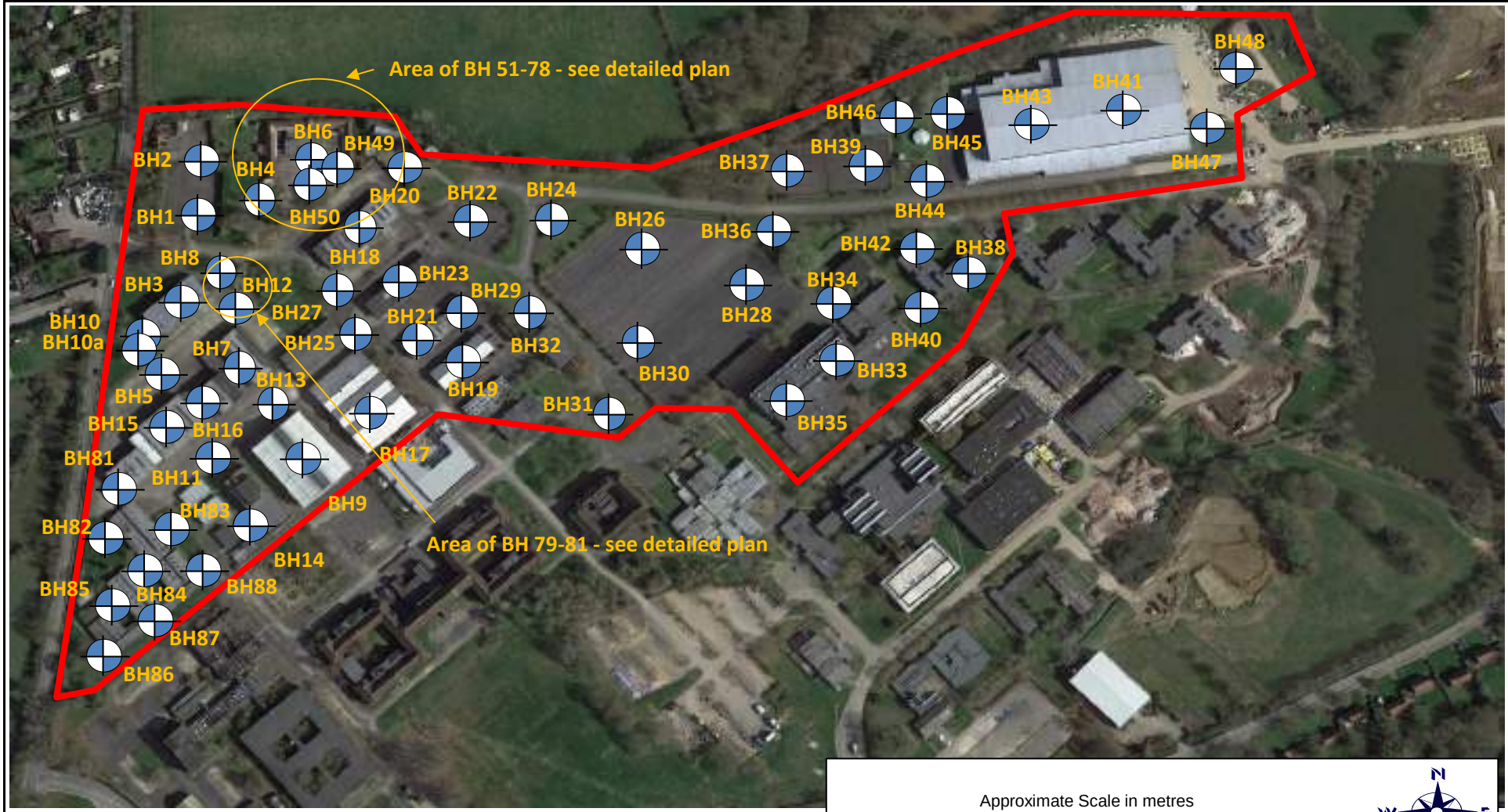
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Site Plan
Borehole Locations

Site Arborifeld Film Studios Parcel

Client Crest Nicholson



Site Plan - BH Refs

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Site Plan
Borehole Locations

Site Arborifeld Film Studios Parcel

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Site Plan - BH Refs

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Site Plan
Trial Pit Locations

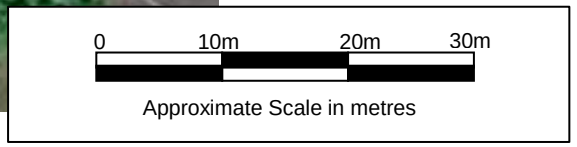
Site Arborifeld Film Studios Parcel

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AREA B







Site Plan - BH Refs

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH1

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (tarmac)		
					(0.40)	MADE GROUND (crushed aggregate)		
0.50	D1				0.50	Firm brown silty CLAY		
1.00	D2							
1.50	D3				(2.50)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH1

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH10

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	MADE GROUND (reworked topsoil)		
					(0.20) 0.40	MADE GROUND (crushed aggregate)		
0.50	D1					MADE GROUND (reworked brown and grey clay)		
1.00	D2							
1.50	D3				(2.50)			
2.00	D4							
2.50	D5							
3.00	D6				2.90	Firm pale brown and pale grey mottled slightly silty CLAY		
3.50	D7				(1.10)			
4.00	D8				4.00	Complete at 4.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH10

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH10A

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.25)	MADE GROUND (reworked topsoil)		
					0.25 (0.25)	MADE GROUND (crushed aggregate)		
0.50	D1				0.50	MADE GROUND (reworked clay)		
1.00-1.45	SPT N=2		1,1/0,0,1,1		(1.10)			
1.00	D2							
1.50	D3				1.60			
					(0.30)	Firm dark grey and brown silty slightly sandy CLAY		
					1.90			
2.00-2.45	SPT N=7		1,1/1,2,2,2			Firm brown silty slightly sandy CLAY		
2.00	D4							
2.50	D5				(1.10)			
3.00-3.45	SPT N=32		5,7/7,9,8,8		3.00			
3.00	D6					Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH10A

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GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH11

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.22)	Reinforced CONCRETE slab		
					0.22			
					(0.20)	MADE GROUND (crushed aggregate)		
					0.50			
0.50	D1					MADE GROUND (dark brown and grey silty sandy clay with brick and gravel)		
1.00	D2					Firm orange-brown and brown silty locally sandy CLAY with occasional partings of orange-brown silty sand		
1.50	D3							
					(2.50)			
2.00	D4							
2.50	D5							
					3.00			
3.00	D6					Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH11

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH12

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	CONCRETE slab with reinforcement		
					(0.30) 0.50	MADE GROUND (crushed aggregate)		
0.50	D1				(0.20) 0.70	Dark grey silty clayey SAND		
1.00	D2				(2.30)	Firm pale brown silty locally sandy CLAY		
1.50	D3							
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH12

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH13

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.22)	Reinforced CONCRETE slab		
					0.22			
					(0.33)	MADE GROUND (crushed aggregate)		
0.50	D1				0.55	Firm orange-brown and brown silty locally slightly sandy CLAY		
1.00	D2							
1.50	D3							
					(2.45)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH13

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH14

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.30)	MADE GROUND (reworked topsoil)		
					0.30			
					(0.40)	MADE GROUND (reworked clay with occasional brick and gravel)		
0.50	D1				0.70			
						Firm brown silty locally sandy CLAY		
1.00-1.45	SPT N=6		1,1/1,1,2,2					
1.00	D2							
1.50	D3							
					(2.30)			
2.00-2.45	SPT N=12		2,2/3,3,3,3					
2.00	D4							
2.50	D5							
					3.00			
3.00-3.45	SPT N=17		3,3/3,4,5,5			Complete at 3.00m		
3.00	D6							

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH14

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH15

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.25) 0.25	Reinforced CONCRETE slab		
					(0.15) 0.40	MADE GROUND (crushed pink aggregate)		
0.50	D1					Firm brown silty sandy CLAY		
1.00	D2				(0.90) 1.30			
1.50	D3					Firm pale ornage-brown and brown silty sandy CLAY		
2.00	D4				(1.70)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH15

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH16

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.18) 0.18	CONCRETE slab - no reinfocement		
					0.30	MADE GROUND (crrushed aggregate and brick)		
0.50	D1				(0.90)	Firm dark grey silty sandy CLAY with organic odour		
1.00	D2				1.20	Firm orange-brown silty locallt sandy CLAY		
1.50	D3							
2.00	D4				(1.80)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH16

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH17

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.37)	Multi layer reinforced CONCRETE slab on thick membrane		
					0.37			
					(0.18)	MADE GROUND (crushed aggregate and brick)		
0.50	D1				0.55	Firm brown silty slightly sandy CLAY		
1.00	D2							
1.50	D3				(2.45)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH17

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH18

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.25) 0.25	CONCRETE slab - no reinforcement but very hard gravel aggregate		
					(0.30) 0.55	MADE GROUND (crushed aggregate and brick)		
0.50	D1					Firm brown silty locally slightly sandy CLAY with occasional orange-brown silty sand partings		
1.00	D2							
1.50	D3							
					(2.45)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH18

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH19

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	Reinforced CONCRETE slab		
					(0.30) 0.50	MADE GROUND (crushed aggregate with brick)		
0.50	D1					Firm brown silty locally sandy CLAY		
1.00	D2							
1.50	D3				(2.50)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH19

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH2

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (tarmac)		
					(0.50)	MADE GROUND (crushed aggregate)		
0.50	D1		Water strike(1) at 0.40m.		0.60	Firm brown silty locally slightly sandy CLAY		
1.00	D2							
1.50	D3				(2.40)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH2

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH20

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.40)	MADE GROUND (reworked topsoil with gravel)		
					0.40			
0.50	D1					Firm pale brown and brown silty CLAY with partings of orange-brown silty sand - decayed tree root at 0.80m		
1.00-1.45	SPT N=6		1,1/1,1,2,2					
1.00	D2							
1.50	D3				(2.60)			
2.00-2.45	SPT N=12		2,2/3,3,3,3					
2.00	D4							
2.50	D5							
					3.00			
3.00-3.45	SPT N=17		3,4/4,4,5,4			Complete at 3.00m		
3.00	D6							

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH20

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH21

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	2 part on reinforced CONCRETE slab		
					(0.40)	MADE GROUND (crushed aggregate)		
0.50	D1				0.60	Firm brown silty CLAY		
1.00-1.45	SPT N=8		2,2/2,2,2,2					
1.00	D2							
1.50	D3							
					(2.40)			
2.00-2.45	SPT N=10		2,2/2,3,2,3					
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH21

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH22

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.60)	MADE GROUND (crushed tarmac and aggregate)		
0.50	D1		Water strike(1) at 0.50m.		0.60	Firm brown silty slightly sandy CLAY		1
1.00	D2							
1.50	D3				(2.40)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater seepage at 0.50m in made ground.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH22

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH23

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.17) 0.17	On reinforcced CONCRETE slab		
					(0.33)	MADE GROUND (crushed aggregate and brick)		
0.50	D1				0.50	Firkmbrown silty slightly sandy CLAY		
1.00-1.45 1.00	SPT N=8 D2		1,2/2,2,2,2					
1.50	D3				(2.50)			
2.00-2.45 2.00	SPT N=11 D4		2,2/2,3,3,3					
2.50	D5							
3.00-3.45 3.00	SPT N=13 D6		2,2/3,3,3,4		3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH23

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH24

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.80)	MADE GROUND (reworked topsoil)		
0.50	D1				0.80			
1.00-1.45	SPT N=6		1,0/1,1,2,2			Firm brown silty CLAY		
1.00	D2							
1.50	D3				(2.20)			
2.00-2.45	SPT N=10		1,1/2,2,3,3					
2.00	D4							
2.50	D5							
3.00-3.45	SPT N=14		3,3/3,3,4,4		3.00	Complete at 3.00m		
3.00	D6							

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH24

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH25

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (tarmac)		
					(0.60)	MADE GROUND (crushed aggregate)		
0.50	D1				0.70			
						Firm brown silty slightly sandy CLAY		
1.00-1.45	SPT N=8		2,2/2,2,2,2					
1.00	D2				(1.00)			
1.50	D3							
					1.70			
					(0.40)	Firm greenish grey and brown silty slightly sandy CLAY with fuel odour		
2.00-2.45	SPT N=9		2,2/2,2,2,3		2.10			
2.00	D4					Firm brown silty slightly sandy CLAY		
2.50	D5				(0.90)			
					3.00			
3.00-3.45	SPT N=12		2,2/3,3,3,3			Complete at 3.00m		
3.00	D6							

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH25

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH26

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.15) 0.15	MADE GROUND (tarmac)		
					(0.35) 0.50	MADE GROUND (crushed aggregate)		
0.50	D1				(0.30) 0.80	Firm dark grey and brown silty sandy CLAY with slight organic / old fuel odour		
0.75	D1.5					Firm brown silty locally slightly sandy CLAY with occasional silty sand partings below 2.50m		
1.00	D2							
1.50	D3							
					(2.20)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH26

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH27

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (tarmac)		
					(0.35)	MADE GROUND (crushed aggregate)		
0.50	D1				0.45	Firm pale grey stained brown silty sandy CLAY		
					(0.45)			
1.00	D2				0.90	Firm brown silty locally sandy CLAY with occasional silty sand partings		
1.50	D3							
2.00	D4				(2.10)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered. Standpipe installed with a response zone from 1.00m to 3.00m.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH27

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH28

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (tarmac)		
					(0.40)	MADE GROUND (crushed aggregate and brick)		
0.50	D1				0.50	Firm brown with occasional pale grey mottled silty locally sandy CLAY		
1.00-1.45 1.00	SPT N=7 D2		1,1/1,2,2,2					
1.50	D3				(2.50)			
2.00-2.45 2.00	SPT N=8 D4		2,1/1,2,2,3					
2.50	D5							
3.00-3.45 3.00	SPT N=23 D6		3,4/4,5,7,7		3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH28

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH3

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	Reinforced CONCRETE slab		
0.50	D1				(1.00)	MADE GROUND (crushed aggregate)		
1.00-1.45	SPT N=8		2,1/2,2,2,2					
1.00	D2				1.20			
1.50	D3				(0.40) 1.60	Soft dark brown and black sandy CLAY with decayed organic matter and gravel)		
2.00-2.45	SPT N=8		2,2/2,2,2,2		(0.70)	Firm brown and dark brown CLAY		
2.00	D4				2.30			
2.50	D5				(1.15)	Firm becoming stiff brown CLAY		
3.00-3.45	SPT N=12		2,3/3,3,3,3					
3.00	D6				3.45			
3.45	D7					Complete at 3.45m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH3

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH30

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (taramc)		
					(0.40)	MADE GROUND (crushed aggregate)		
0.50	D1		Water strike(1) at 0.40m.		0.50	Firm brown silty locally slightly sandy CLAY		1
1.00	D2							
1.50	D3				(2.50)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Gorundwater seepage at 0.40m.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH30

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH31

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.30)	MADE GROUND (reworked topsoil)		
					0.30	Firm brown silty CLAY with abudnant roots and rootlets to 0.90m		
0.50	D1							
1.00-1.45	SPT N=4		2,3/2,1,0,1		(1.60)			
1.00	D2							
1.50	D3							
					1.90			
2.00-2.45	SPT N=2		1,1/0,0,1,1			Firm pale grey silty sandy CLAY with decayed organic matter and slight organic odour		
2.00	D4				(0.80)			
2.50	D5							1
			Water strike(1) at 2.70m.		2.70			
					(0.30)	Firm brown silty CLAY		
3.00-3.45	SPT N=13		3,4/4,3,3,3		3.00			
3.00	D6					Complete at 3.00m		

Remarks
Groundwater seepage at 2.70m. Dessicated to 1.30m.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH31

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GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH32

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 29/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	MADE GROUND (topsoil)		
0.50	D1				(0.60)	MADE GROUND (pale yellowish brown sandy gravel with brick)		
1.00	D2				0.80 (0.40) 1.20	Firm pale yellowish brown very silty CLAY		
1.50	D3					Firm brown silty CLAY with occasional partings of brown silty fine sand		
2.00	D4				(1.80)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH32

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GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH33

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.18) 0.18	Reinforced CONCRETE slab and screed		
0.50	D1		Water strike(1) at 0.60m.		(0.72)	MADE GROUND (brown saandy gravel with occasional brick)		▼1
1.00	D2				0.90	Firm brown silty slightly sandy CLAY		
1.50	D3							
2.00	D4				(2.10)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater seepage at 0.90m in made ground.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH33

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH34

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10 (0.20) 0.30	TOPSOIL MADE GROUND (brown sand with fine to medium flint gravel)		
0.50	D1					Firm brown silty sandy CLAY with occasional partings of orange-brown sitly sand		
1.00	D2							
1.50	D3				(2.70)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH34

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GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH35

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.24)	Reinforced CONCRETE slab and screed		
					0.24			
					(0.26)	MADE GROUND (brown sandy gravel)		
0.50	D1		Water strike(1) at 0.50m.		0.50	Firm brown silty slightly sandy CLAY		▽1
1.00	D2							
1.50	D3				(2.00)			
2.00	D4							
2.50	D5				2.50	Stiff dark bluish grey silty CLAY		
					(0.50)			
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater seepage at 0.50m.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH35

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH36

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	MADE GROUND (reworked topsoil)		
						MADE GROUND (reworked brown sandy clay with brick, concrete and gravel)		
0.50	D1				(1.10)			
0.75	D1.5							
1.00	D2				1.30			
						Firm brown silty CLAY		
1.50	D3							
2.00	D4				(1.70)			
2.50	D5							
3.00	D6				3.00			
						Complete at 3.00m		

Remarks
Gorundwater not encountered. Standpipe installed with a response zone from 1.00m to 3.00m.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH36

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH37

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10 (0.15) 0.25	MADE GROUND (tarmac)		
						MADE GROUND (crushed aggregate and grey sand)		
0.50	D1				(1.05)	MADE GROUND (dark brown and grey silty sandy clay with occasional gravel and brick)		
1.00	D2				1.30			
1.50	D3				(1.00)	Firm pale brown and brown mottled silty CLAY		
2.00	D4				2.30			
2.50	D5				(0.70)	Firm brown sitly slightly sandy CLAY		
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH37

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH38

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	MADE GROUND (crushed stone surfacing)		
						MADE GROUND (reworked clay with brick and gravel and pockets of sand)		
0.50	D1							
0.75	D1.5				(1.20)			
1.00	D2		Water strike(1) at 1.00m.					▽1
1.50	D3				1.40	Firm brown silty CLAY		
2.00	D4				(1.60)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater seepage at 1.00m.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH38

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH39

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (tarmac)		
					0.20	MADE GROUND (crushed aggregate)		
0.50	D1				(1.20)	MADE GROUND (reworked brown silty sandy clay)		
1.00	D2							
1.41	D3				1.40	MADE GROUND (concrete slab)		
					1.41	Complete at 1.41m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH39

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH4

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	MADE GROUND (reworked topsoil)		
						MADE GROUND (reworked clay with brick and gravel)		
					(1.20)			
1.00-1.45	SPT N=3		1,0/0,1,1,1					
1.00	D2							
1.50	D3				1.40	Firm brown and grey mottled silty CLAY		
2.00-2.45	SPT N=8		1,1/1,2,2,3					
2.00	D4				(2.05)			
2.50	D5							
3.00-3.45	SPT N=14		3,3/3,3,4,4					
3.00	D6							
3.45	D7				3.45	Complete at 3.45m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH4

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH40

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (reworked topsoil)		
					(0.50)	MADE GROUND (brown sandy clay with gravel)		
0.50	D1				0.60	Firm brown silty locally slightly sandy CLAY		
1.00	D2							
1.50	D3				(2.40)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH40

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GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH41

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.18) 0.18	Reinfoced CONCRETE slab		
					(0.42)	MADE GROUND (crushed aggregate)		
0.50	D1				0.60 (0.20) 0.80	MADE GROUND (brown sandy gravel)		
1.00	D2					Firm brown silty CLAY		
1.50	D3				(2.20)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH41

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH42

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.30)	MADE GROUND (crushed stone surfacing)		
					0.30	MADE GROUND (crushed concrete)		
0.50	D1				(0.60)			
0.75	D1.5				0.90	MADE GROUND (reworked brown and greyish green silty sandy clay with abundany flint gravel)		
1.00	D2				(0.40)			
					1.30	Firm greyish green and brown silty sandy CLAY		
1.50	D3				(0.50)			
					1.80	Firm brown silty locally slightly sandy CLAY		
2.00	D4							
					(1.20)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH42

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GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH43

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.18) 0.18	Reinforced CONCRETE slab		
					(0.22) 0.40	MADE GROUND (crushed aggregate)		
0.50	D1				(0.40) 0.80	MADE GROUND (brown silty sanyd fine to medium flint gravel)		
0.80	D1.5				0.85	Black stained silty sandy CLAY - slight organic odour		
1.00	D2					Firm brown silty sandy CLAY		
1.50	D3							
2.00	D4				(2.15)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH43

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH44

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	MADE GROUND (reworked topsoil)		
0.50	D1				(1.00)	MADE GROUND (reworked brown clay with occasional brick and gravel)		
1.00	D2				1.20			
1.50	D3				(0.60)	MADE GROUND (dark grey silty sandy clay with brick and gravel)		
2.00	D4				1.80			
2.50	D5				(1.20)	Firm brown silty slightly sandy CLAY		
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH44

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH46

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	MADE GROUND (reworked topsoil)		
0.50	D1					MADE GROUND (reworked brown clay with brick)		
1.00	D2				(1.30)			
1.50	D3				1.50			
					(0.60)	MADE GROUND (dark grey and brown clay with gravel and concrete)		
2.00	D4				2.10			
2.50	D5				(1.10)	MADE GROUND (dark brown clay with tarmac and brick)		
3.00	D6				3.20			
3.50	D7				(0.80)	Firm brown silty CLAY		
4.00	D8				4.00	Complete at 4.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH46

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH47

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.30) 0.30	MADE GROUND (reworked topsoil)		
0.50	D1				(1.00)	MADE GROUND (reworked clay with brick and gravel)		
1.00	D2				1.30			
1.50	D3				(0.30) 1.60	MADE GROUND (grey crushed flint)		
2.00	D4				(0.70)	MADE GROUND (reworked brown clay with occasional brick)		
2.50	D5				2.30 (0.50)	Possible MADE GROUND (decayed organic matter)		
3.00	D6				2.80	Firm brown silty CLAY		
3.50	D7				(1.20)			
4.00	D8				4.00	Complete at 4.00m		

Remarks
Groundwater not encountered. Standpipe installed with a respinse zone from 1.00m to 3.00m.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH47

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH48

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	MADE GROUND (reworked topsoil)		
0.50	D1					MADE GROUND (reworked brown clay wiith abundant fine to medium flint gravel)		
1.00	D2				(1.60)			
1.50	D3							
2.00	D4				1.80	Firm brown silty CLAY		
2.50	D5				(1.20)			
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH48

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH49

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05	MADE GROUND (tarmac)		
					0.15 (0.35)	CONCRETE		
0.50	D1				0.50	MADE GROUND (crushed aggregate)		
1.00	D2		Water strike(1) at 1.00m.		(1.30)	Firm pale grey and bluish grey stained silty sandy CLAY with strong fuel odour		▽1
1.50	D3							
2.00	D4				1.80	Firm brown silty sandy CLAY		
2.50	D5				(1.20)			
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater seepage at 1.00m. Standpipe installed with a response zone from 1.00m to 3.00m.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH49

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH5

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.25) 0.25	Reinforced CONCRETE slab		
			Water strike(1) at 0.25m.		(0.35)	MADE GROUND (crushed aggregate)		1
0.50	D1				0.60	Firm pale grey and greyish brown silty CLAY - locally very silty - possible made ground		
1.00	D2				(1.20)			
1.50	D3							
2.00	D4				1.80	Firm pale orange-brown sand brown silty CLAY		
2.50	D5				(1.20)			
3.00	D6				3.00	Complete at 3.00m		

Remarks
Abundant groundwater seepage at 0.25m.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH5

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GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH50

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 04/06/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05	MADE GROUND (tarmac)		
					0.15	CONCRETE		
					(0.55)			
0.50	D1				0.70	Soft dark pale grey silty very sandy CLAY		
1.00	D2				(0.80)	Firm brown and pale grey stained silty sandy CLAY with fuel odour		
1.50	D3				1.50	Firm brown silty slightly sandy CLAY		
2.00	D4				(1.50)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH50

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH6

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (tarmac)		
					(0.20)			
					0.30	CONCRETE slab		
					(0.30)			
0.50	D1				0.60	MADE GROUND (crushed aggregate)		
						Firm dark bluish grey stained silty CLAY with old fuel odour		
1.00	D2							
1.50	D3				(1.70)			
2.00	D4							
					2.30	Firm brown and grey CLAY		
2.50	D5				(0.70)			
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH6

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Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH7

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.22) 0.22	Reinforced CONCRETE slab		
					(0.28) 0.50	MADE GROUND (crushed aggretate)		
0.50	D1				(0.20) 0.70	Firm dark brown sandy CLAY		
1.00	D2				(2.30)	Firm pale bronw silty locally sandy CLAY with occasional sand partings		
1.50	D3							
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH7

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH8

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10 (0.20) 0.30	MADE GROUND (topsoil)		
						MADE GROUND (reworked brown sandy clay)		
0.50	D1					Firm pale brown silty locally sandy CLAY		
1.00-1.45	SPT N=11		1,1/2,3,3,3					
1.00	D2							
1.50	D3				(2.70)			
2.00-2.45	SPT N=12		2,2/2,3,3,4					
2.00	D4							
2.50	D5							
3.00-3.45	SPT N=17		3,4/4,4,4,5		3.00	Complete at 3.00m		
3.00	D6							

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH8

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Former Arborfield Studios (Parcels W, Y & Z), Arborfield Green	BH9

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler			Crest Nicholson Operations Ltd	J202524
	Location	**Dates** 28/05/2025	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.22) 0.22	Reinforced CONCRETE slab over blue plastic membrane		
0.50	D1				(0.48)	MADE GROUND (crushed aggregate)		
					0.70 (0.20) 0.90	Firm dark brown sandy CLAY		
1.00	D2					Firm pale brown and orange-brown silty lcoally sandy CLAY		
1.50	D3							
2.00	D4				(2.10)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202524.BH9

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH81

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 07/04/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (reworked topsoil)		
					(0.50)	MADE GROUND (dark brown reworked topsoil with abundant crushed concrete)		
0.50	D1				0.60			
					(0.50)	MADE GROUND (reworked brown clay with occasional brick)		
1.00-1.45	SPT N=11		1,1/2,3,3,3		1.10			
1.00	D2					Firm brown sitly CLAY		
1.50	D3							
2.00-2.45	SPT N=13		1,2/3,3,3,4					
2.00	D4				(2.30)			
2.50	D5							
3.00-3.45	SPT N=21		4,5/5,5,5,6					
3.00	D6							
					3.40			
3.50	D7					Firm becoming stiff dark grey fissured CLAY		
					(1.05)			
4.00-4.45	SPT N=21		3,4/5,5,5,6					
4.00	D8							
					4.45			
4.45	D9					Complete at 4.45m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH81

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH82

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 07/04/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (reworked topsoil)		
					(0.45)	MADE GROUND (reworked brown clay with brick and crushed brick)		
0.50	D1				0.55	Firm orange-brown and brown silty sandy CLAY		
1.00	D2				(0.75)			
1.50	D3				1.30	Firk brown slightly silty locally fissured CLAY		
2.00	D4							
2.50	D5				(2.10)			
3.00	D6							
3.50	D7				3.40	Stiff dark grey silty CLAY		
4.00	D8				(0.60)			
					4.00	Complete at 4.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH82

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH83

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 07/04/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.25)	MADE GROUND (reworked topsoil)		
					0.25			
					(0.20)	Soft dark brown CLAY subsoil with occasional flint gravel - possible made ground		
					0.45			
0.50	D1				(0.20)			
					0.65	Pale yellowish brown and brown crushed flint gravel with brown clayey SAND - possoble made ground		
1.00-1.45	SPT N=10		1,1/2,2,3,3			Firm brown slightly silty locally very silty CLAY		
1.00	D2							
1.50	D3							
2.00-2.45	SPT N=12		1,2/2,3,3,4					
2.00	D4				(3.20)			
2.50	D5							
3.00-3.45	SPT N=23		4,5/6,5,6,6					
3.00	D6							
3.50	D7							
					3.85	Stiff grey silty CLAY		
4.00-4.45	SPT N=20		4,3/4,5,5,6					
4.00	D8				(0.60)			
					4.45			
4.45	D9					Complete at 4.45m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH83

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	**BH84**

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 07/04/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (reworked topsoil)		
					0.20	MADE GROUND (brown sandy gravel with brick)		
					(0.50)	MADE GROUND (brown sandy gravel with whole bricks)		
					0.70	Firm brown silty locally very silty CLAY		
1.00	D1							
1.50	D2							
2.00	D3				(2.90)			
2.50	D4							
3.00	D5							
3.50	D6				3.60	Stiff dark grey silty CLAY		
					(0.40)			
4.00	D7				4.00	Complete at 4.00m		

Remarks
Groundwater not encountered. Poor recovery 0.20m to 1.00m due to brick.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH84

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH85

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 07/04/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.80)	MADE GROUND (reworked topsoil with occasional bricj and concrete)		
0.50	D1				0.80			
			Water strike(1) at 0.80m.			Firm brown silty locally very silty CLAY		1
1.00-1.45	SPT N=8		1,1/1,2,2,3					
1.00	D2							
1.50	D3							
2.00-2.45	SPT N=10		1,1/2,2,3,3		(2.60)			
2.00	D4							
2.50	D5							
3.00-3.45	SPT N=20		3,4/5,4,5,6					
3.00	D6							
					3.40			
3.50	D7					Firm dark grey silty CLAY		
					(1.05)			
4.00-4.45	SPT N=21		4,5/5,5,5,6					
4.00	D8							
					4.45			
4.45	D9					Complete at 4.45m		

Remarks
Groundwater seepage at 0.80m from made ground. Standpipe installed with a response zone from 1.00m to 4.00m.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH85

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Site	Number
Arborfield Film Studios Supplementary	BH86

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 07/04/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.25	D1				(0.95)	MADE GROUND (reworked topsoil with brick, concrete and gravel)		
0.50	D2							
0.75	D3				0.95			
1.00	D4					Firm brown silty locally very silty CLAY		
1.50	D5							
2.00	D6				(2.75)			
2.50	D7							
3.00	D8							
3.50	D9				3.70			
					(0.30)	Stiff grey very silty CLAY		
4.00	D10				4.00			
						Complete at 4.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH86

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WILSON BAILEY
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Site	Number
Arborfield Film Studios Supplementary	BH87

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 07/04/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	MADE GROUND (crushed aggregate)		
0.50	D1				(1.00)	MADE GROUND (reworked brown and grey clay with brick and concrete)		
1.00	D2				1.20			
1.50	D3					Firm brown silty locally very silty CLAY		
2.00	D4							
2.50	D5				(2.80)			
3.00	D6							
3.50	D7							
4.00	D8				4.00	Complete at 4.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH87

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH88

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 07/04/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (crushed aggregate)		
0.50	D1		Water strike(1) at 0.40m.		(0.75)	MADE GROUND (reworked brown clay and topsoil with concrete and brick fragments)		▽1
1.00	D2				0.85	MADE GROUND (reworked brown clay)		
1.50	D3				(0.55)			
2.00	D4				1.40	MADE GROUND (buried decayed relic topsoil)		
2.50	D5				(0.30)			
3.00	D6				1.70	Firm brown sitly locally very silty CLAY		
3.50	D7				(2.30)			
4.00	D8				4.00	Complete at 4.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH88

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Summary of Water Content, Liquid Limit (1 point) and Plastic Limit Results

Job No.	Project Name	Programme	
37453	ARB F5	Samples received	30/05/2025
		Schedule received	18/06/2025
Project No.	Client	Project started	18/06/2025
-	Wilson Bailey	Testing Started	08/07/2025

Hole No.	Sample				Soil Description	Water content	Passing 425µm	Preparation	LL	PL	PI	Remarks
	Ref	Top m	Base m	Type		%	%		%	%	%	
BH1	-	1.00	-	D	Orangish brown slightly mottled grey slightly sandy silty CLAY	22.6	100	Tested in natural condition	43	22	21	
BH3	-	1.50	-	D	Orangish brown slightly mottled light bluish grey slightly sandy silty CLAY	23.3						
BH4	-	2.00	-	D	Dark bluish grey slightly mottled orangish brown sandy silty CLAY	22.1	100	Tested in natural condition	41	21	20	
BH5	-	1.50	-	D	Dark bluish grey oxidized orangish brown slightly sandy silty CLAY	23.4						
BH5	-	2.50	-	D	Orangish brown slightly mottled dark bluish grey slightly sandy silty CLAY	21.9	100	Tested in natural condition	43	21	22	
BH9	-	1.00	-	D	Dark bluish grey and orangish brown slightly sandy silty CLAY	23.3						
BH9	-	2.00	-	D	Orangish brown slightly mottled grey slightly sandy silty CLAY	23.8	100	Tested in natural condition	41	20	21	
BH9	-	3.00	-	D	Orangish brown slightly mottled light bluish grey slightly sandy silty CLAY	23.4						
BH11	-	1.50	-	D	Orangish brown slightly mottled grey slightly sandy silty CLAY	22.3	100	Tested in natural condition	45	22	23	
BH14	-	1.00	-	D	Orangish brown mottled light bluish grey slightly sandy silty CLAY	23.4						
BH19	-	1.50	-	D	Orangish brown slightly mottled grey sandy silty CLAY	23.0	100	Tested in natural condition	40	20	20	
BH22	-	1.50	-	D	Orangish brown and occasional light bluish grey slightly sandy silty CLAY	24.0						

80g/300 cone used unless otherwise stated, Corretation factor for 1 point method carried out using Table 1 (BS1377: 1990, Part 2)

Test Methods: BS EN ISO 17892
Part 1: 2014+A1:2022 Water content
Part 12: 2018 +A2:2022 Liquid & plastic limit

These results only apply to the items tested
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Test Report by K4 SOILS LABORATORY
Unit 8 Olds Close Olds Approach
Watford Herts WD18 9RU

Tel: 01923 711 288
Email: James@k4soils.com

Checked and Approved
Initials **J.P**
Date: 11/07/2025

2519 Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

Summary of Water Content, Liquid Limit (1 point) and Plastic Limit Results

Job No.	Project Name	Programme	
37453	ARB F5	Samples received	30/05/2025
		Schedule received	18/06/2025
Project No.	Client	Project started	18/06/2025
-	Wilson Bailey	Testing Started	08/07/2025

Hole No.	Sample				Soil Description	Water content	Passing 425µm	Preparation	LL	PL	PI	Remarks
	Ref	Top m	Base m	Type		%	%		%	%	%	
BH27	-	1.00	-	D	Orangish brown slightly mottled grey sandy silty CLAY	22.1	100	Tested in natural condition	39	20	19	

80g/300 cone used unless otherwise stated, Corretation factor for 1 point method carried out using Table 1 (BS1377: 1990, Part 2)

Test Methods: BS EN ISO 17892
Part 1: 2014+A1:2022 Water content
Part 12: 2018 +A2:2022 Liquid & plastic limit

These results only apply to the items tested

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Test Report by K4 SOILS LABORATORY
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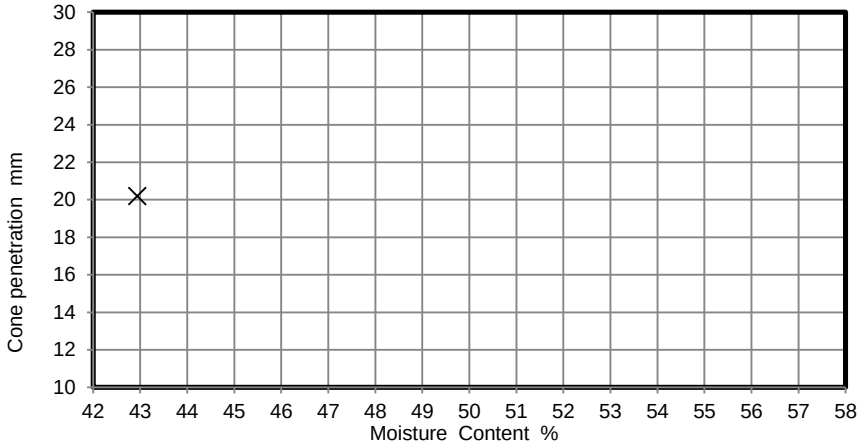
Checked and Approved

Initials **J.P**

Date: 11/07/2025

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	37453
				Borehole/Pit No.	BH1
Site Name	ARB F5			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	1.00
Soil Description	Orangish brown slightly mottled grey slightly sandy silty CLAY			Depth Base m	-
				Sample Type	D
				Samples received	30/05/2025
				Schedules received	18/06/2025
				Project Started	18/06/2025
				Date Tested	08/07/2025



WATER CONTENT	**22.6**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**43**	**%**
PLASTIC LIMIT	**22**	**%**
PLASTICITY INDEX	**21**	**%**

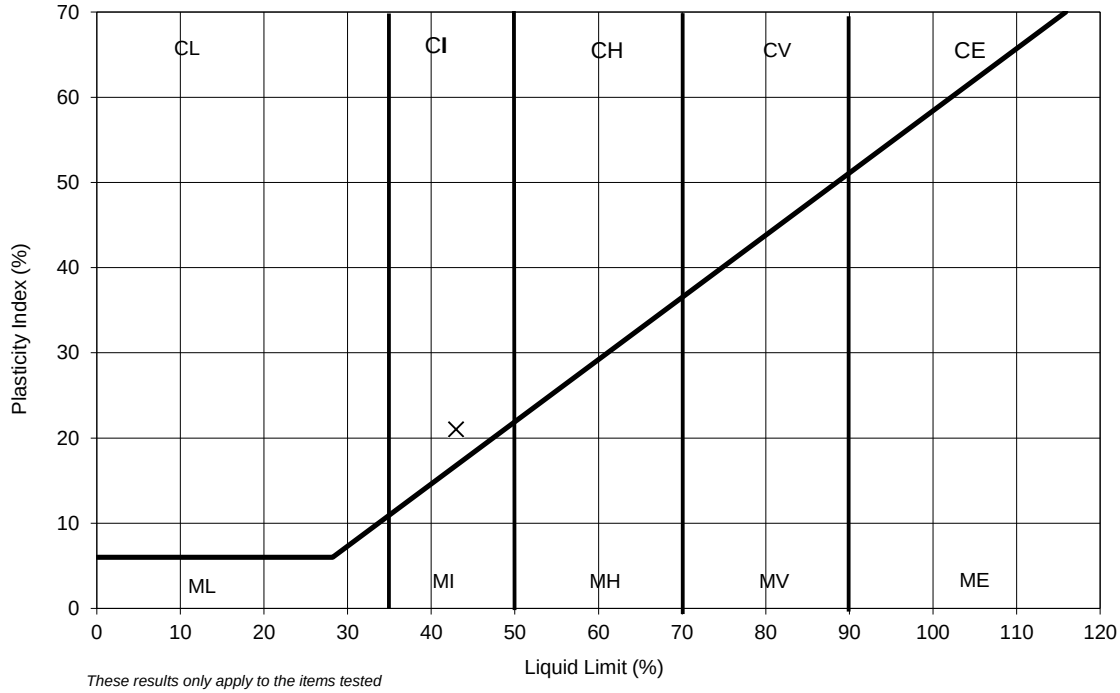
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

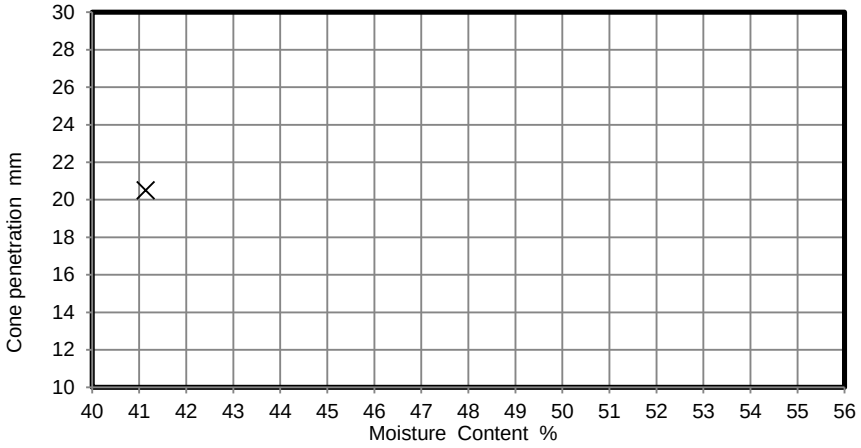
Initials: J.P
Date: 11/07/2025

Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU
Tel: 01923 711 288 Email: James@k4soils.com

2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

	LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX			Job No.	37453
				Borehole/Pit No.	BH4
Site Name	ARB F5			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	2.00
Soil Description	Dark bluish grey slightly mottled orangish brown sandy silty CLAY			Depth Base m	-
				Sample Type	D
				Samples received	30/05/2025
				Schedules received	18/06/2025
				Project Started	18/06/2025
				Date Tested	08/07/2025



WATER CONTENT	**22.1**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**41**	**%**
PLASTIC LIMIT	**21**	**%**
PLASTICITY INDEX	**20**	**%**

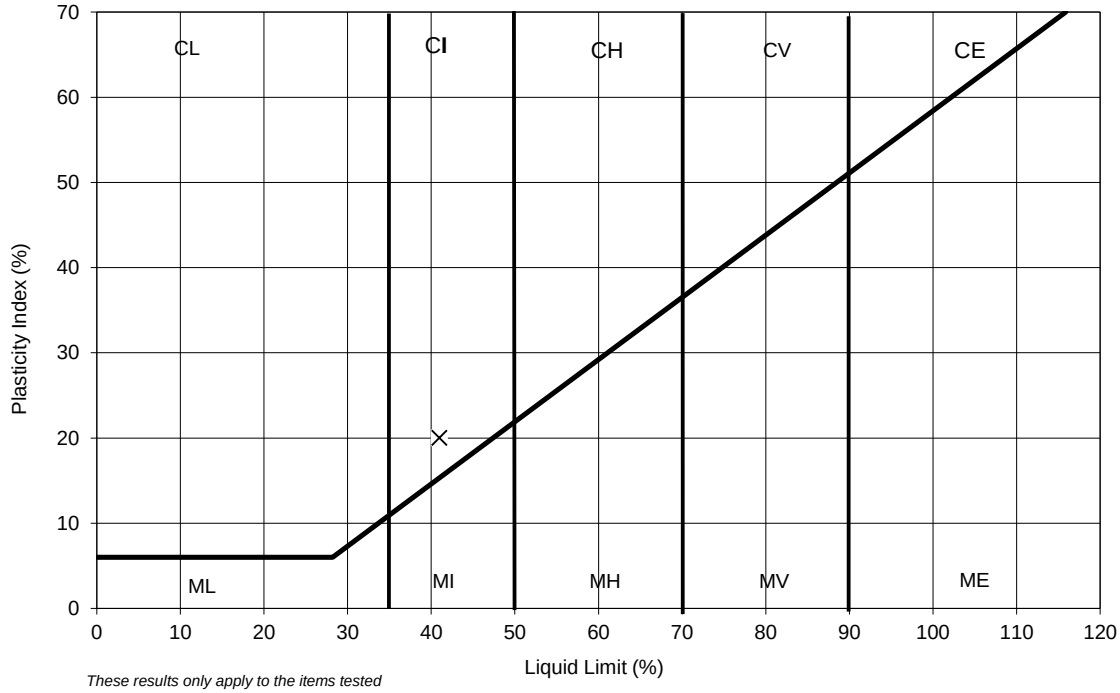
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

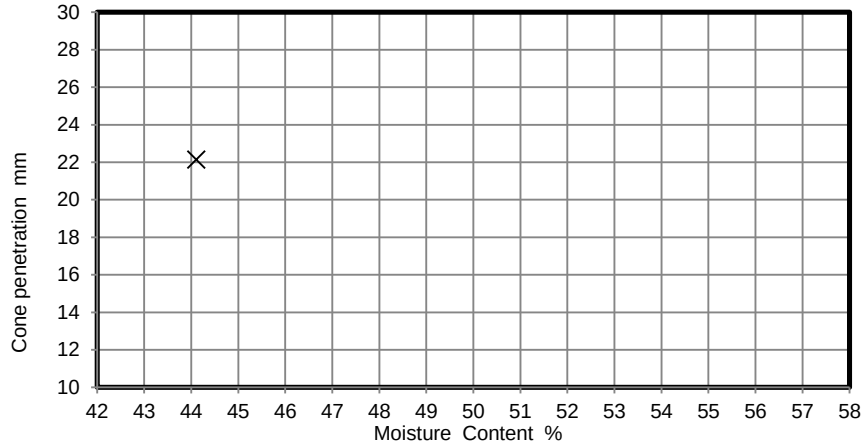
Initials: J.P
Date: 11/07/2025

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Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

	LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX			Job No.	37453
				Borehole/Pit No.	BH5
Site Name	ARB F5			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	2.50
Soil Description	Orangish brown slightly mottled dark bluish grey slightly sandy silty CLAY			Depth Base m	-
				Sample Type	D
				Samples received	30/05/2025
				Schedules received	18/06/2025
				Project Started	18/06/2025
				Date Tested	08/07/2025



WATER CONTENT	**21.9**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**43**	**%**
PLASTIC LIMIT	**21**	**%**
PLASTICITY INDEX	**22**	**%**

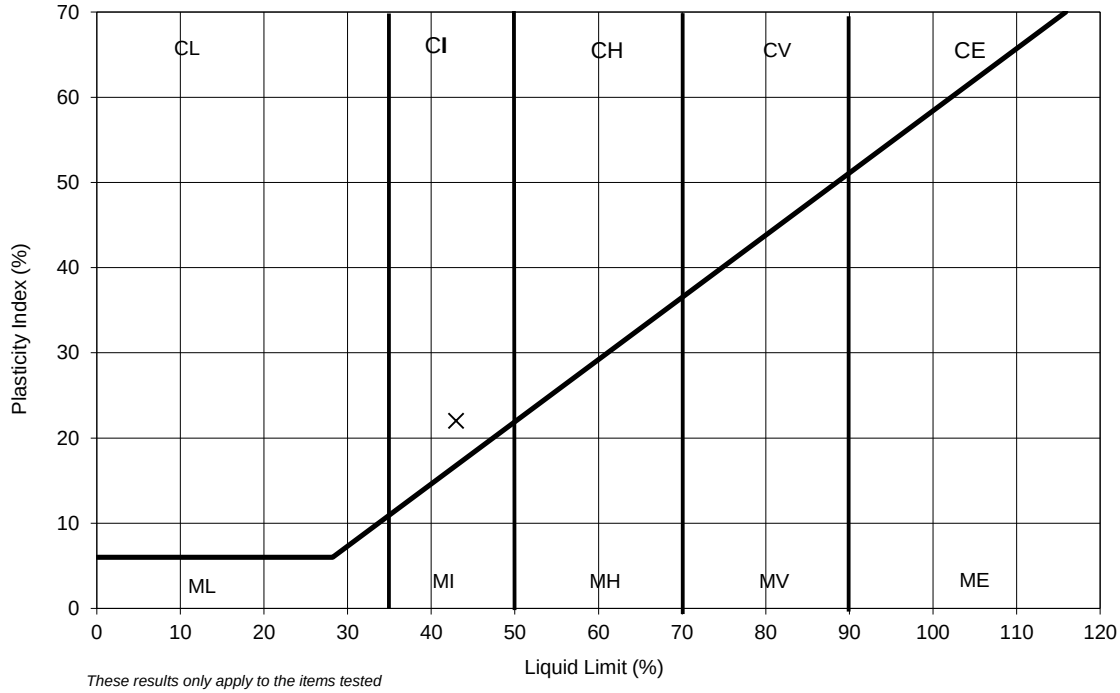
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

Initials: J.P
Date: 11/07/2025

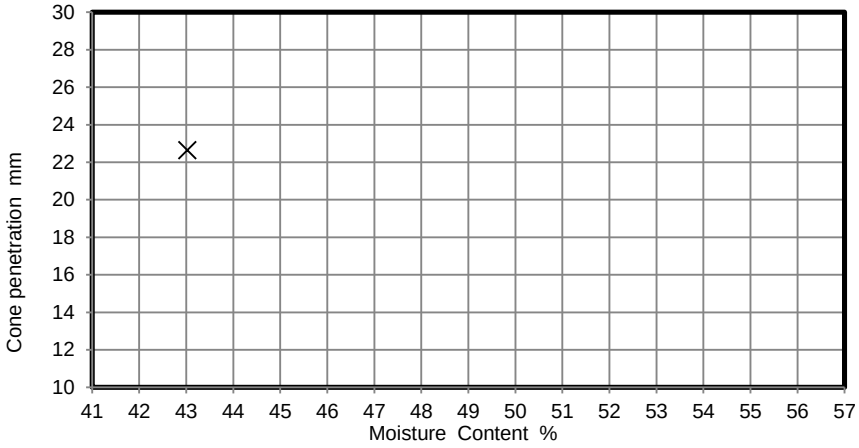
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Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	37453
				Borehole/Pit No.	BH9
Site Name	ARB F5			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	2.00
Soil Description	Orangish brown slightly mottled grey slightly sandy silty CLAY			Depth Base m	-
				Sample Type	D
				Samples received	30/05/2025
				Schedules received	18/06/2025
				Project Started	18/06/2025
				Date Tested	08/07/2025



WATER CONTENT	**23.8**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**41**	**%**
PLASTIC LIMIT	**20**	**%**
PLASTICITY INDEX	**21**	**%**

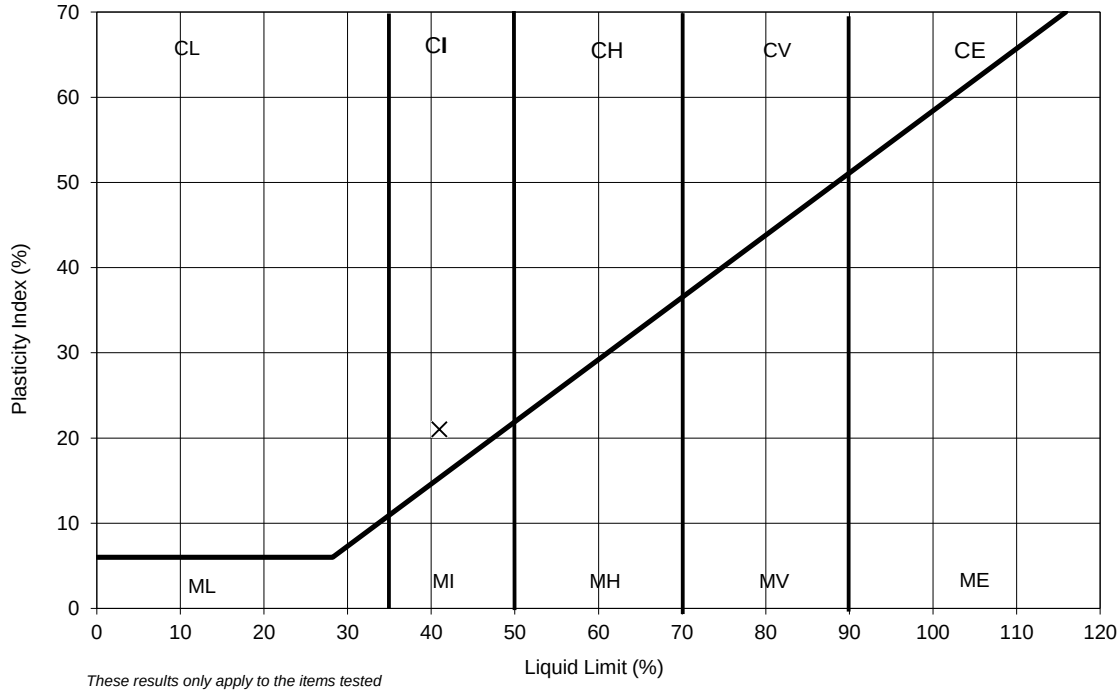
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

Initials: J.P
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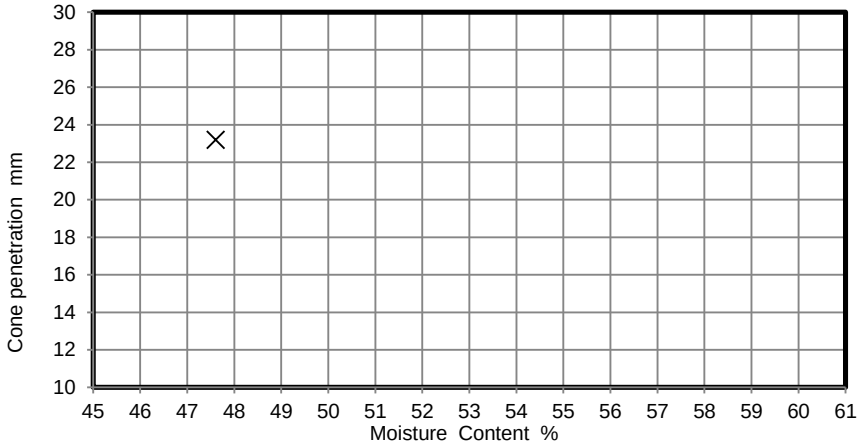
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Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	37453
				Borehole/Pit No.	BH11
Site Name	ARB F5			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	1.50
Soil Description	Orangish brown slightly mottled grey slightly sandy silty CLAY			Depth Base m	-
				Sample Type	D
				Samples received	30/05/2025
				Schedules received	18/06/2025
				Project Started	18/06/2025
				Date Tested	08/07/2025



WATER CONTENT	**22.3**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**45**	**%**
PLASTIC LIMIT	**22**	**%**
PLASTICITY INDEX	**23**	**%**

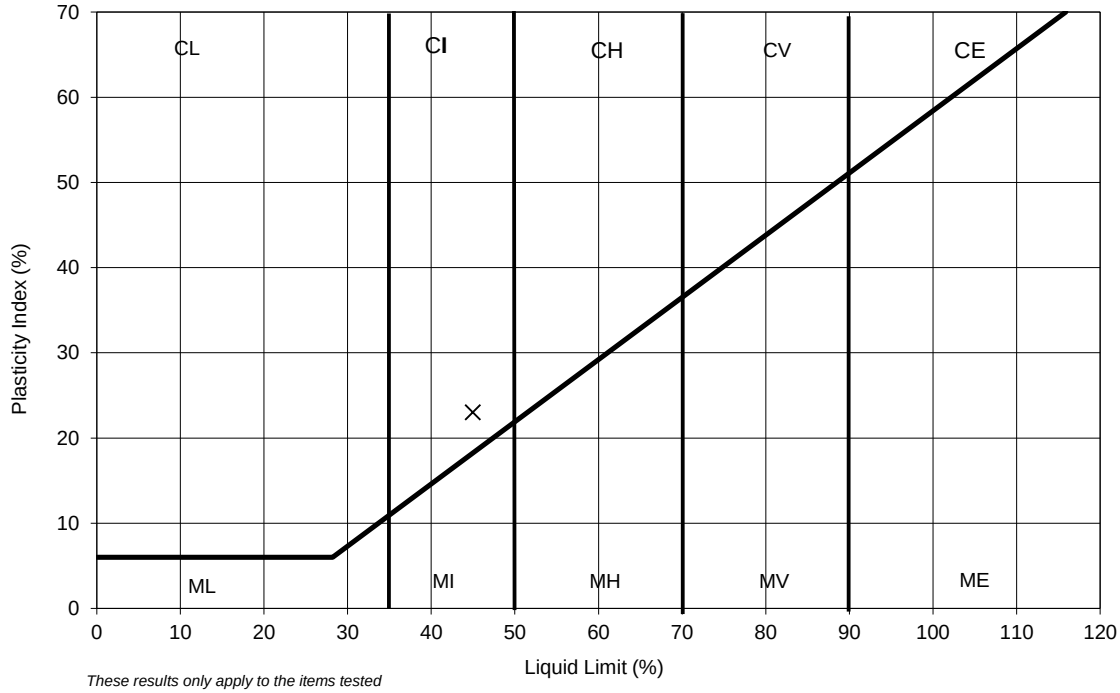
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

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Initials: J.P
Date: 11/07/2025

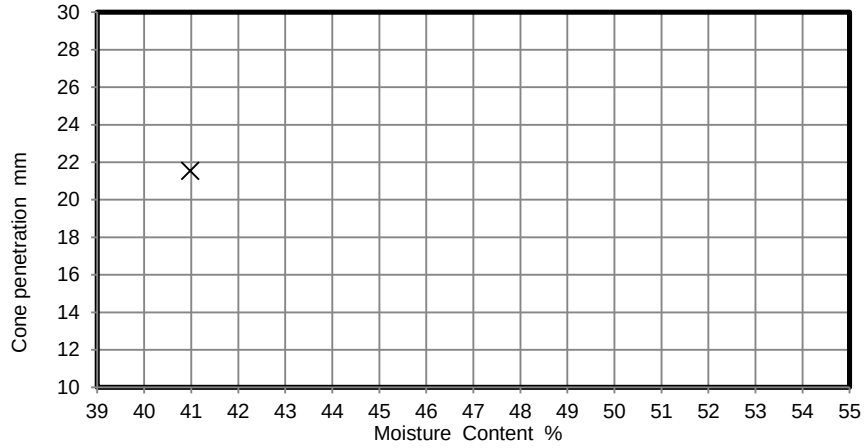
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Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	37453
				Borehole/Pit No.	BH19
Site Name	ARB F5			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	1.50
Soil Description	Orangish brown slightly mottled grey sandy silty CLAY			Depth Base m	-
				Sample Type	D
				Samples received	30/05/2025
				Schedules received	18/06/2025
				Project Started	18/06/2025
				Date Tested	08/07/2025



WATER CONTENT	**23.0**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**40**	**%**
PLASTIC LIMIT	**20**	**%**
PLASTICITY INDEX	**20**	**%**

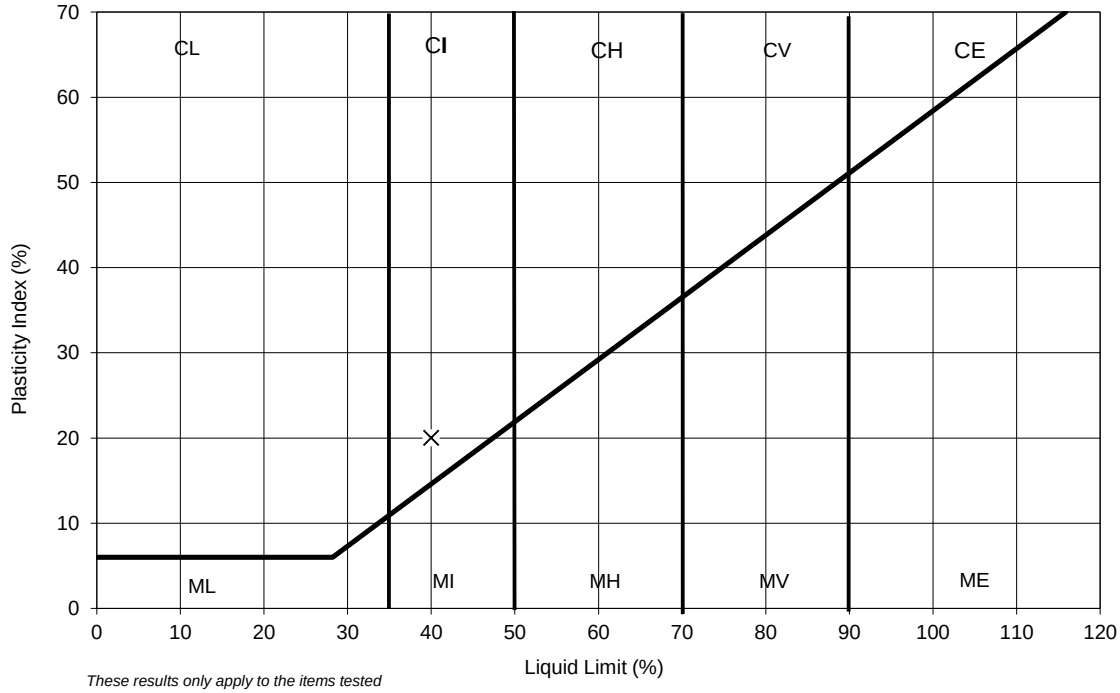
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

Initials: J.P
Date: 11/07/2025

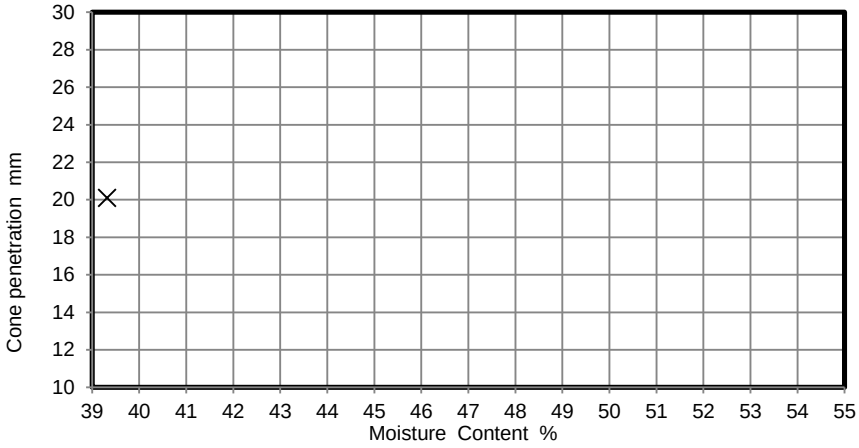
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Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	37453
				Borehole/Pit No.	BH27
Site Name	ARB F5			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	1.00
Soil Description	Orangish brown slightly mottled grey sandy silty CLAY			Depth Base m	-
				Sample Type	D
				Samples received	30/05/2025
				Schedules received	18/06/2025
				Project Started	18/06/2025
				Date Tested	08/07/2025



WATER CONTENT	**22.1**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**39**	**%**
PLASTIC LIMIT	**20**	**%**
PLASTICITY INDEX	**19**	**%**

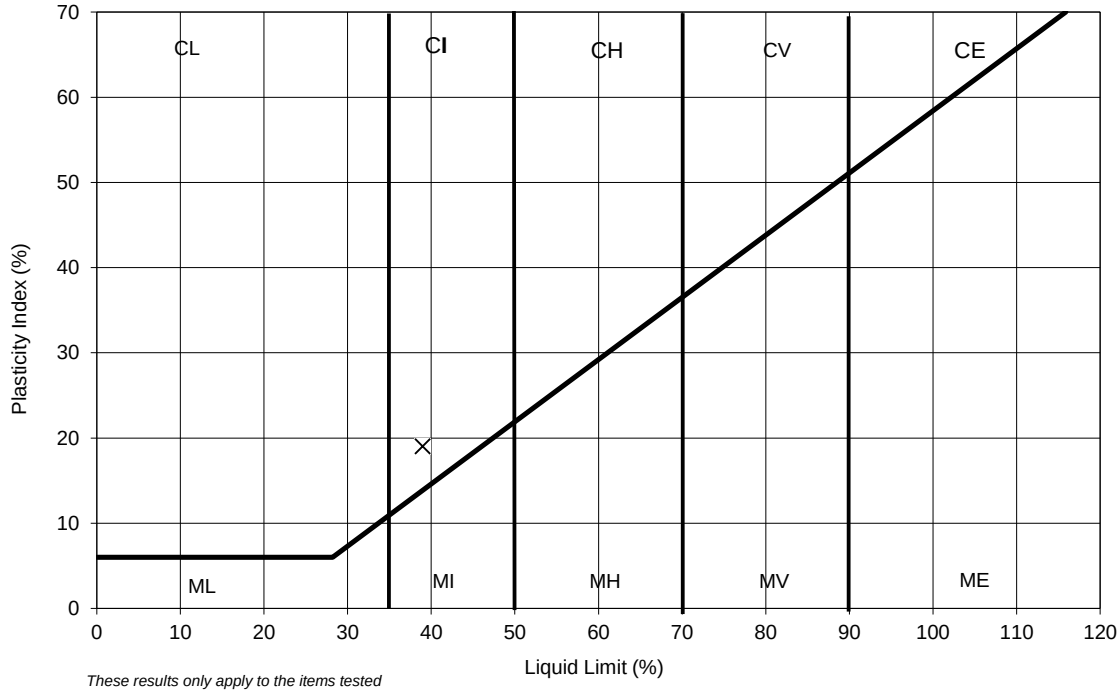
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

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Date: 11/07/2025

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Tel: 01923 711 288 Email: James@k4soils.com

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Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

Sulphate Content (Gravimetric Method) for 2:1 Soil: Water Extract and pH Value - Summary of Results

Tested in accordance with BS1377 : Part 3 : 2018, Clause 7.6 & Clause 12

Job No.	Project Name	Programme	
37453	ARB F5	Samples received	30/05/2025
		Schedule received	18/06/2025
Project No.	Client	Project started	18/06/2025
-	Wilson Bailey	Testing Started	09/07/2025

Hole No.	Sample				Soil description	Dry Mass passing 2mm	SO4 Content	pH	Remarks
	Ref	Top m	Base m	Type		%	mg/l		
BH1	-	1.00	-	D	Orangish brown slightly mottled grey slightly sandy silty CLAY	100	280	7.9	
BH5	-	1.50	-	D	Dark bluish grey oxidized orangish brown slightly sandy silty CLAY	100	300	8.0	
BH9	-	2.00	-	D	Orangish brown slightly mottled grey slightly sandy silty CLAY	100	220	8.0	
BH14	-	1.00	-	D	Orangish brown mottled light bluish grey slightly sandy silty CLAY	100	230	8.0	
BH27	-	1.00	-	D	Orangish brown slightly mottled grey sandy silty CLAY	100	210	8.0	

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Unit 8 Olds Close Olds Approach
Watford Herts WD18 9RU
Tel: 01923 711 288
Email: James@k4soils.com

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Initials J.P

Date: 11/07/2025

Summary of Water Content, Liquid Limit (1 point) and Plastic Limit Results

Job No.	Project Name	Programme	
37538	Arborfield FS	Samples received	24/06/2025
		Schedule received	08/07/2025
Project No.	Client	Project started	08/07/2025
-	Wilson Bailey	Testing Started	21/07/2025

Hole No.	Sample				Soil Description	Water content	Passing 425µm	Preparation	LL	PL	PI	Remarks
	Ref	Top m	Base m	Type		%	%		%	%	%	
BH26	-	1.50	-	D	Brown and greyish brown mottled sandy silty CLAY with fine rootlets	21.0	100	Tested in natural condition	44	22	22	
BH28	-	1.50	-	D	Orangish brown sandy silty CLAY	20.8						
BH34	-	1.50	-	D	Orangish brown mottled greyish brown sandy silty CLAY	23.2	100	Tested in natural condition	43	21	22	
BH35	-	1.50	-	D	Orangish brown sandy silty CLAY	24.5						
BH36	-	1.50	-	D	Brown mottled greyish brown and orangish brown sandy silty CLAY	18.6	100	Tested in natural condition	42	20	22	
BH42	-	2.00	-	D	Grey and orangish brown mottled slightly sandy silty CLAY	22.5						
BH47	-	2.85	-	D	Dark grey mottled brown sandy silty CLAY with rare fm sub-angular gravel and fine rootlets	22.1	98	Tested after >425um removed by hand	45	22	23	

80g/300 cone used unless otherwise stated, Corretation factor for 1 point method carried out using Table 1 (BS1377: 1990, Part 2)

Test Methods: BS EN ISO 17892
Part 1: 2014+A1:2022 Water content
Part 12: 2018 +A2:2022 Liquid & plastic limit

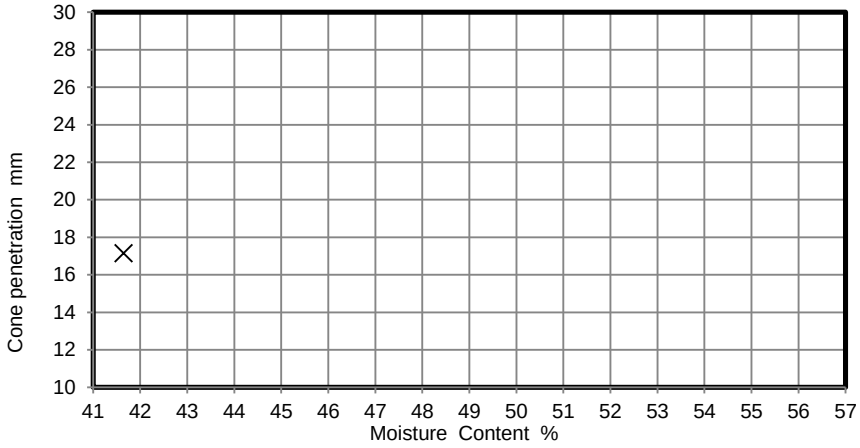
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Watford Herts WD18 9RU

Tel: 01923 711 288
Email: James@k4soils.com

Checked and Approved
Initials **J.P**
Date: 22/07/2025

	LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX			Job No.	37538
				Borehole/Pit No.	BH26
Site Name	Arborfield FS			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	1.50
Soil Description	Brown and greyish brown mottled sandy silty CLAY with fine rootlets			Depth Base m	-
				Sample Type	D
				Samples received	24/06/2025
				Schedules received	08/07/2025
				Project Started	08/07/2025
				Date Tested	21/07/2025



WATER CONTENT	**21.0**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**44**	**%**
PLASTIC LIMIT	**22**	**%**
PLASTICITY INDEX	**22**	**%**

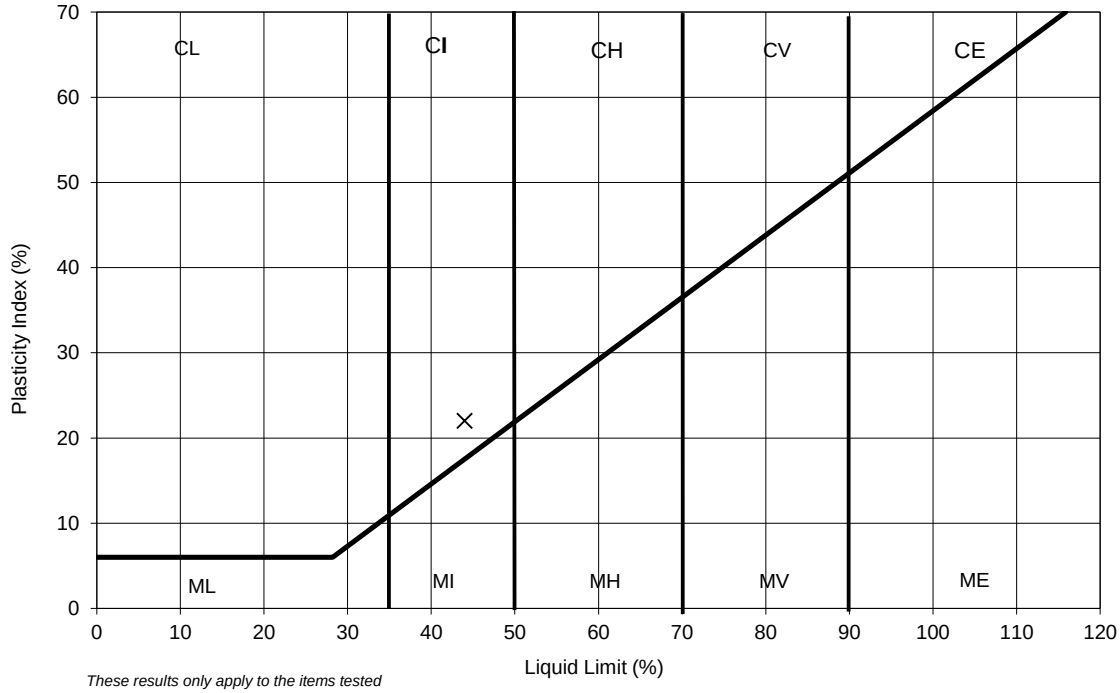
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

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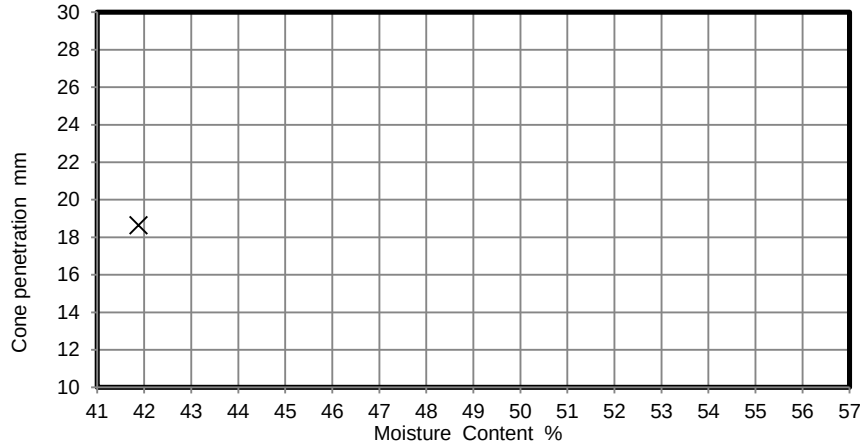
Initials: J.P
Date: 22/07/2025

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Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

	LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX			Job No.	37538
				Borehole/Pit No.	BH34
Site Name	Arborfield FS			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	1.50
Soil Description	Orangish brown mottled greyish brown sandy silty CLAY			Depth Base m	-
				Sample Type	D
				Samples received	24/06/2025
				Schedules received	08/07/2025
				Project Started	08/07/2025
				Date Tested	21/07/2025



WATER CONTENT	**23.2**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**43**	**%**
PLASTIC LIMIT	**21**	**%**
PLASTICITY INDEX	**22**	**%**

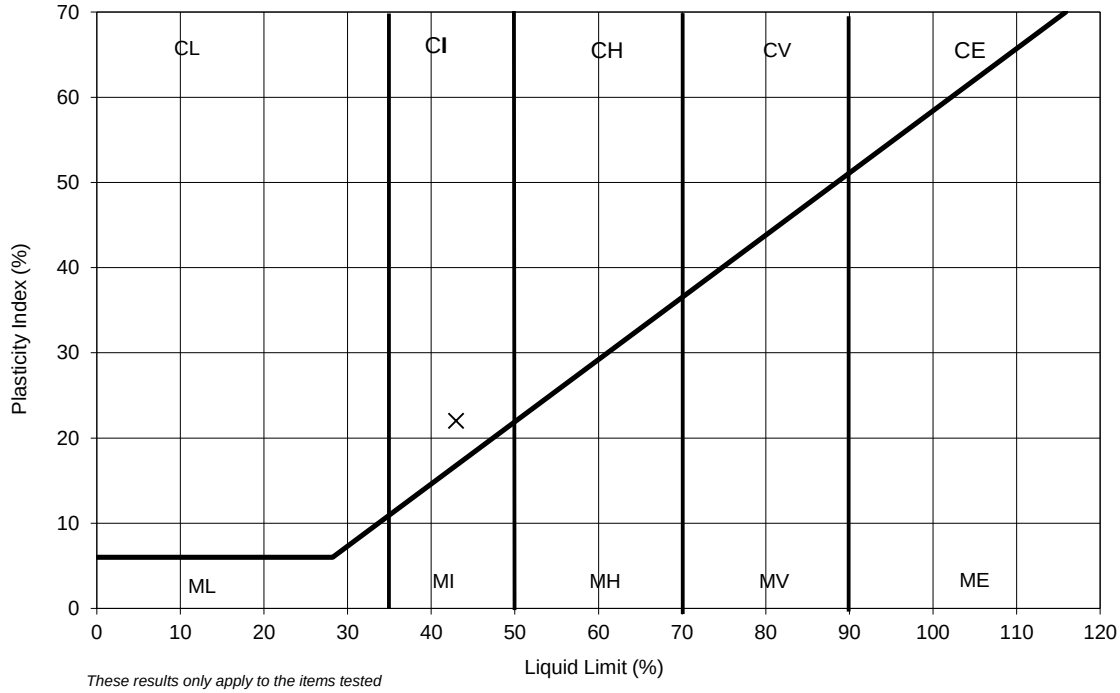
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

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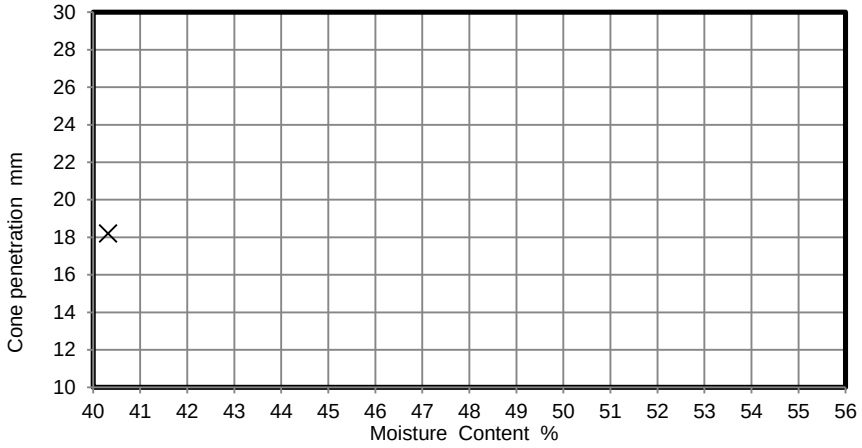
Initials: J.P
Date: 22/07/2025

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	LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX			Job No.	37538
				Borehole/Pit No.	BH36
Site Name	Arborfield FS			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	1.50
Soil Description	Brown mottled greyish brown and orangish brown sandy silty CLAY			Depth Base m	-
				Sample Type	D
				Samples received	24/06/2025
				Schedules received	08/07/2025
				Project Started	08/07/2025
				Date Tested	21/07/2025



WATER CONTENT	**18.6**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**42**	**%**
PLASTIC LIMIT	**20**	**%**
PLASTICITY INDEX	**22**	**%**

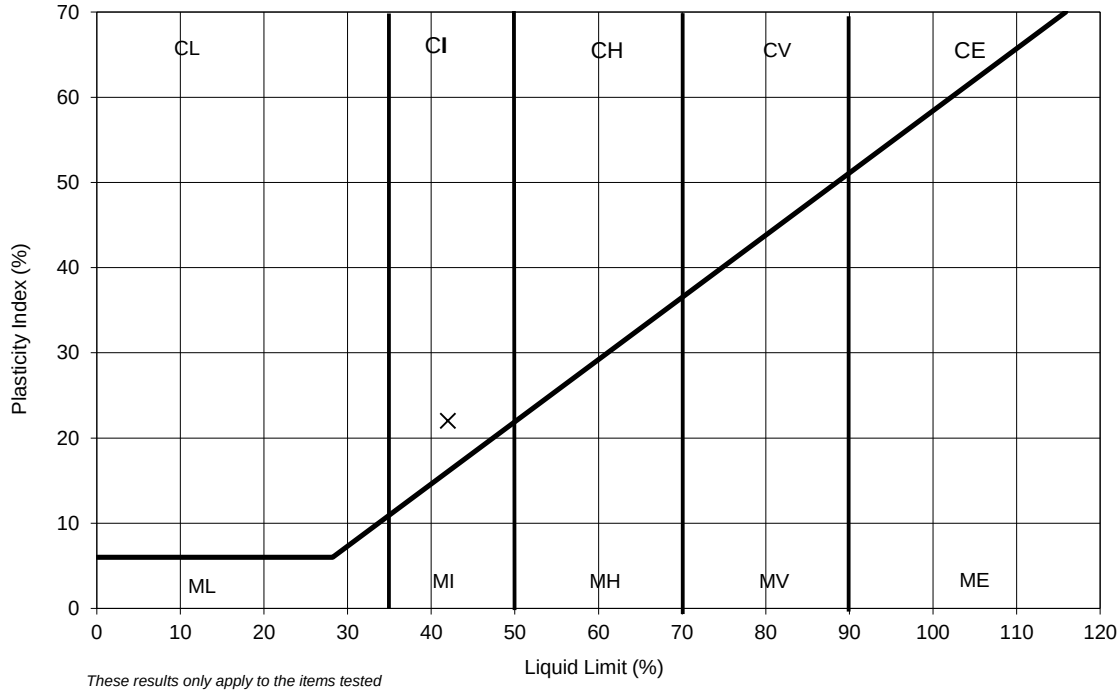
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

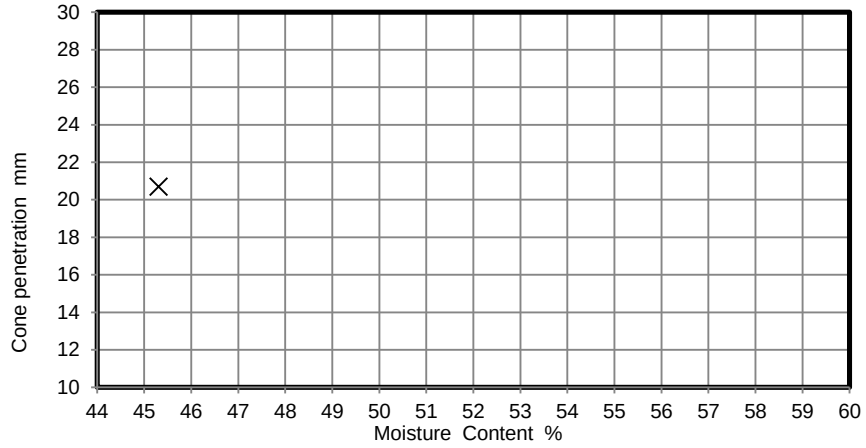
Initials: J.P
Date: 22/07/2025

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Tel: 01923 711 288 Email: James@k4soils.com

2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

	LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX			Job No.	37538
				Borehole/Pit No.	BH47
Site Name	Arborfield FS			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	2.85
Soil Description	Dark grey mottled brown sandy silty CLAY with rare fm sub-angular gravel and fine rootlets			Depth Base m	-
				Sample Type	D
				Samples received	24/06/2025
				Schedules received	08/07/2025
				Project Started	08/07/2025
				Date Tested	21/07/2025



WATER CONTENT	**22.1**	**%**
% PASSING 425µm SIEVE	**98**	**%**
LIQUID LIMIT	**45**	**%**
PLASTIC LIMIT	**22**	**%**
PLASTICITY INDEX	**23**	**%**

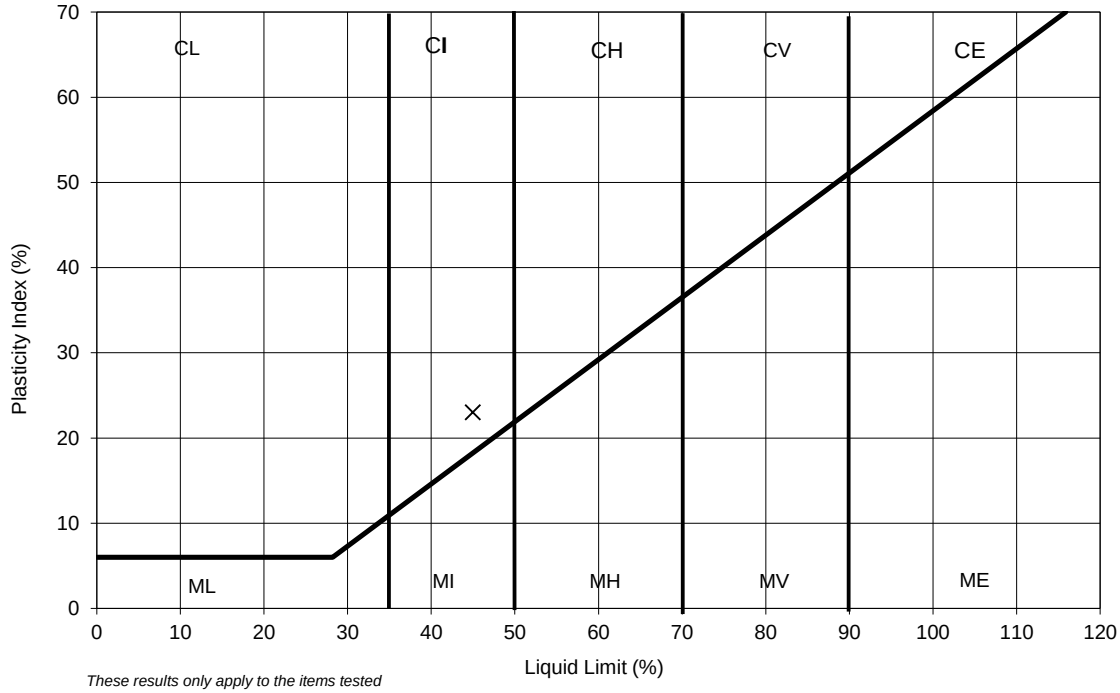
Preparation Method

Tested after >425um removed by hand

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



These results only apply to the items tested

NOTE: The report shall not be reproduced except in full without authority of the laboratory

TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

Initials: J.P
Date: 22/07/2025

Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU
Tel: 01923 711 288 Email: James@k4soils.com

2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

Sulphate Content (Gravimetric Method) for 2:1 Soil: Water Extract and pH Value - Summary of Results

Tested in accordance with BS1377 : Part 3 : 2018, Clause 7.6 & Clause 12

Job No.	Project Name	Programme	
37538	Arborfield FS	Samples received	24/06/2025
		Schedule received	08/07/2025
Project No.	Client	Project started	08/07/2025
-	Wilson Bailey	Testing Started	11/07/2025

Hole No.	Sample				Soil description	Dry Mass passing 2mm	SO4 Content	pH	Remarks
	Ref	Top m	Base m	Type		%	mg/l		
BH26	-	1.50	-	D	Brown and greyish brown mottled sandy silty CLAY with fine rootlets	100	180	7.9	
BH35	-	1.50	-	D	Orangish brown sandy silty CLAY	100	250	7.9	
BH47	-	2.85	-	D	Dark grey mottled brown sandy silty CLAY with rare fm sub-angular gravel and fine rootlets	99	710	7.7	

Test Report by K4 SOILS LABORATORY
Unit 8 Olds Close Olds Approach
Watford Herts WD18 9RU
Tel: 01923 711 288
Email: James@k4soils.com

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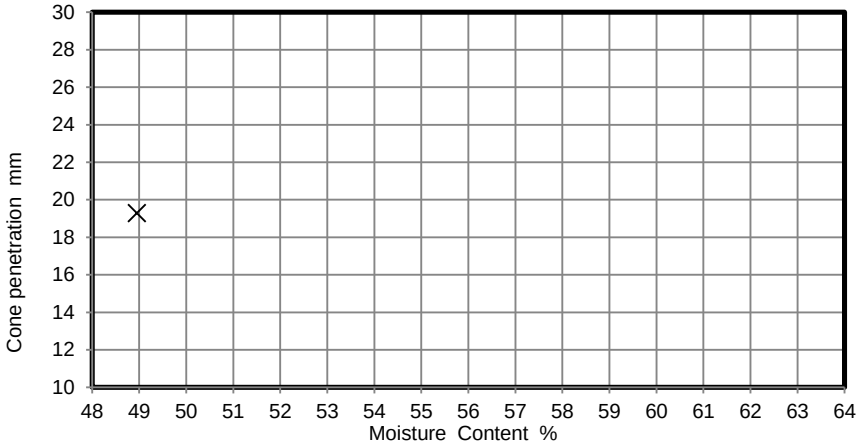
Checked and Approved

Initials J.P

Date: 22/07/2025

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	38848
				Borehole/Pit No.	BH81
Site Name	ARB Film Studio			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	1.50
Soil Description	Grey mottled orange-brown silty CLAY with sandy patches			Depth Base m	-
				Sample Type	D
				Samples received	29/04/2026
				Schedules received	07/05/2026
				Project Started	08/05/2026
				Date Tested	22/05/2026



WATER CONTENT	**25.2**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**50**	**%**
PLASTIC LIMIT	**22**	**%**
PLASTICITY INDEX	**28**	**%**

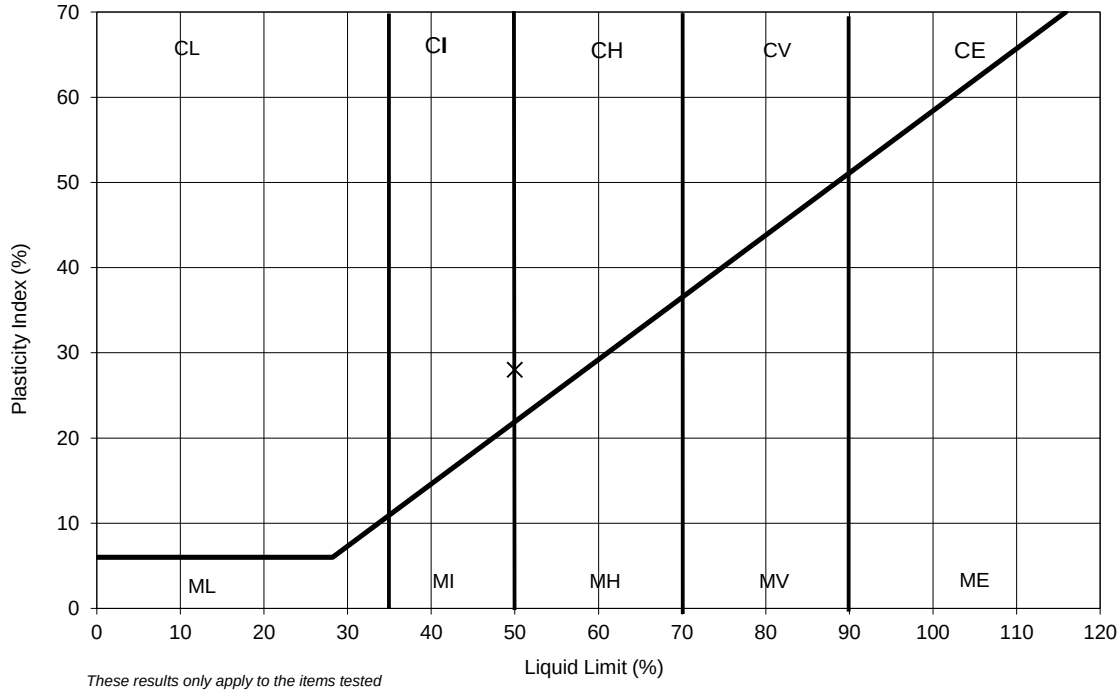
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



These results only apply to the items tested

NOTE: The report shall not be reproduced except in full without authority of the laboratory

TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

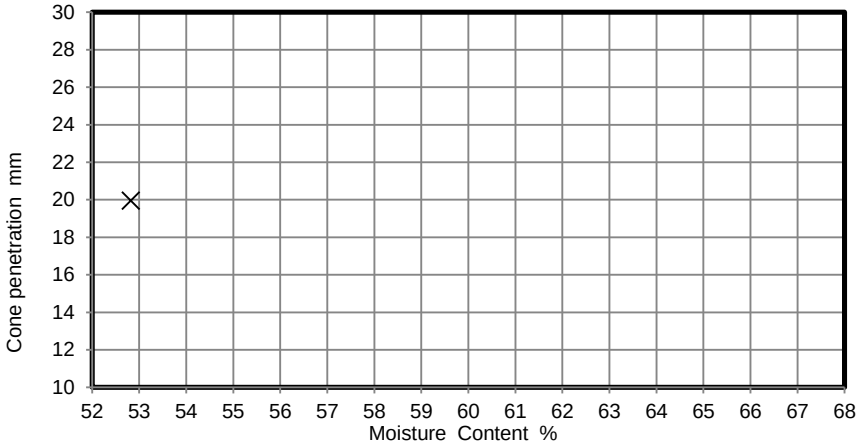
Initials: J.P
Date: 26/05/2026

Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU
Tel: 01923 711 288 Email: James@k4soils.com

2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

	LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX			Job No.	38848
				Borehole/Pit No.	BH83
Site Name	ARB Film Studio			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	1.00
Soil Description	Grey and orange-brown mottled silty CLAY with sandy patches and rare fm sub-angular gravel			Depth Base m	-
				Sample Type	D
				Samples received	29/04/2026
				Schedules received	07/05/2026
				Project Started	08/05/2026
				Date Tested	22/05/2026



WATER CONTENT	**23.3**	**%**
% PASSING 425µm SIEVE	**99**	**%**
LIQUID LIMIT	**53**	**%**
PLASTIC LIMIT	**21**	**%**
PLASTICITY INDEX	**32**	**%**

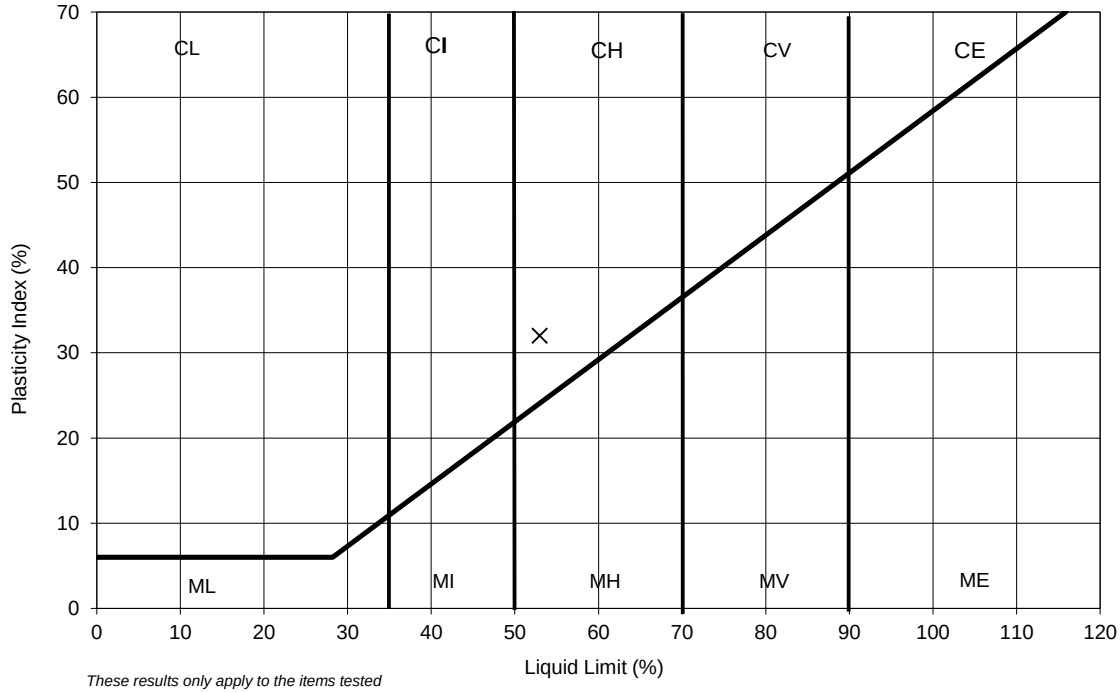
Preparation Method

Tested after >425um removed by hand

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



These results only apply to the items tested

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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

Initials: J.P
Date: 26/05/2026

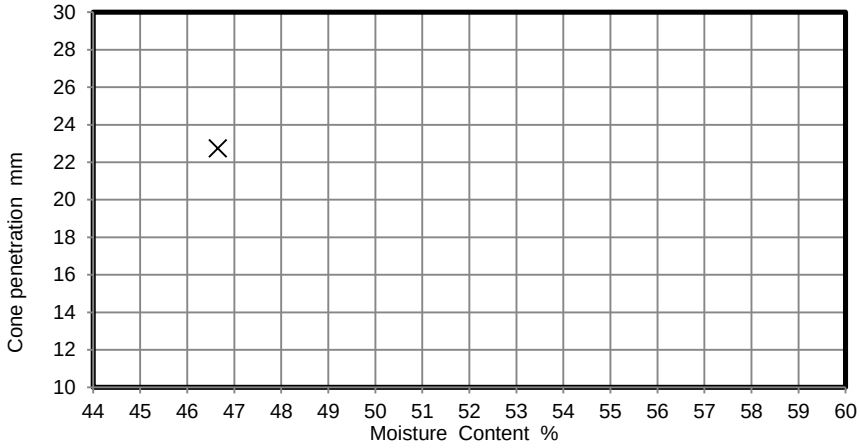
Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU
Tel: 01923 711 288 Email: James@k4soils.com

2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	38848
				Borehole/Pit No.	BH83
Site Name	ARB Film Studio			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	2.50
Soil Description	Brown and orange-brown mottled slightly sandy silty CLAY with sandy patches			Depth Base m	-
				Sample Type	D
				Samples received	29/04/2026
				Schedules received	07/05/2026
				Project Started	08/05/2026
				Date Tested	22/05/2026



WATER CONTENT	**23.1**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**45**	**%**
PLASTIC LIMIT	**21**	**%**
PLASTICITY INDEX	**24**	**%**

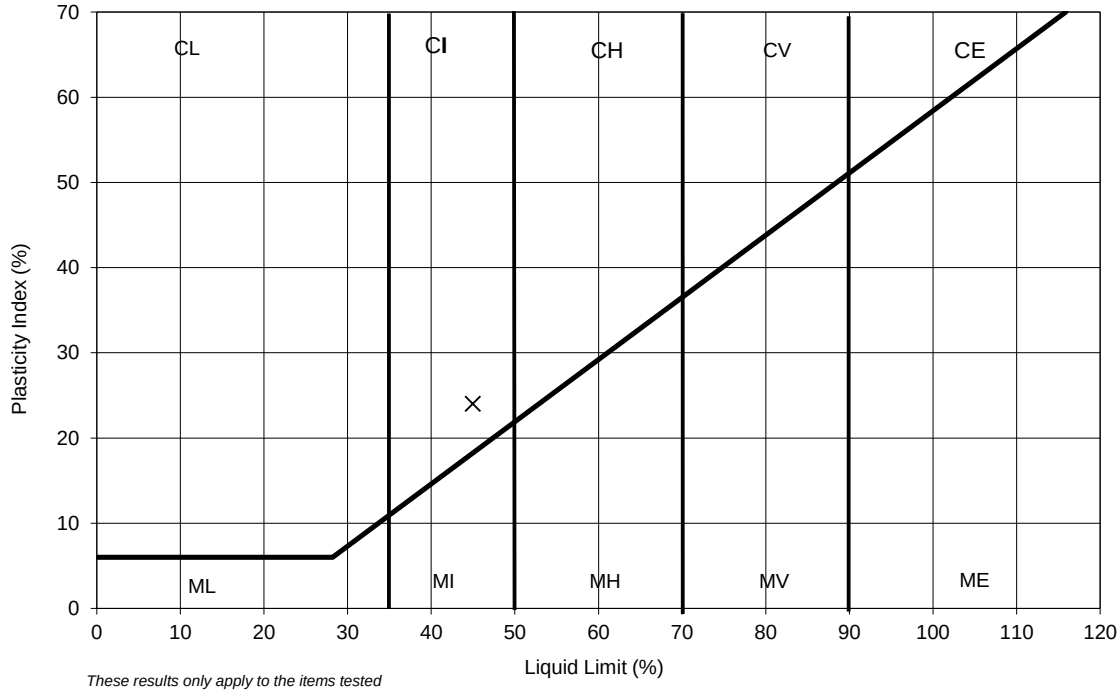
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



These results only apply to the items tested

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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

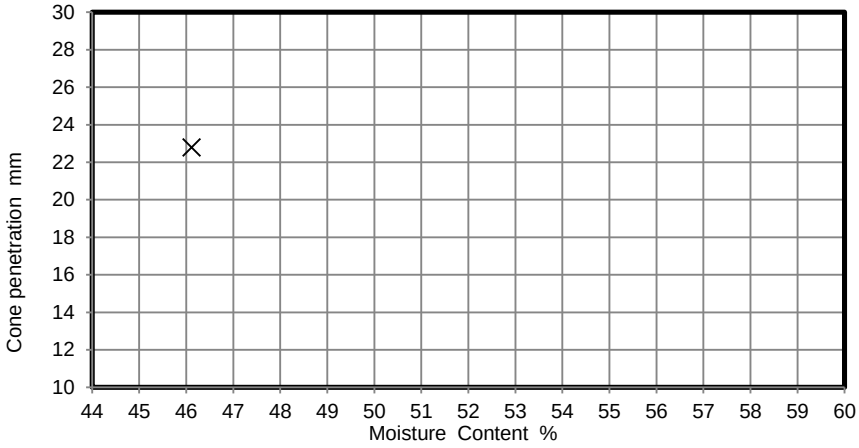
Initials: J.P
Date: 26/05/2026

Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU
Tel: 01923 711 288 Email: James@k4soils.com

2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

	LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX			Job No.	38848
				Borehole/Pit No.	BH85
Site Name	ARB Film Studio			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	2.00
Soil Description	Brown mottled orange-brown slightly sandy silty CLAY with sandy patches			Depth Base m	-
				Sample Type	D
				Samples received	29/04/2026
				Schedules received	07/05/2026
				Project Started	08/05/2026
				Date Tested	22/05/2026



WATER CONTENT	**28.8**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**44**	**%**
PLASTIC LIMIT	**21**	**%**
PLASTICITY INDEX	**23**	**%**

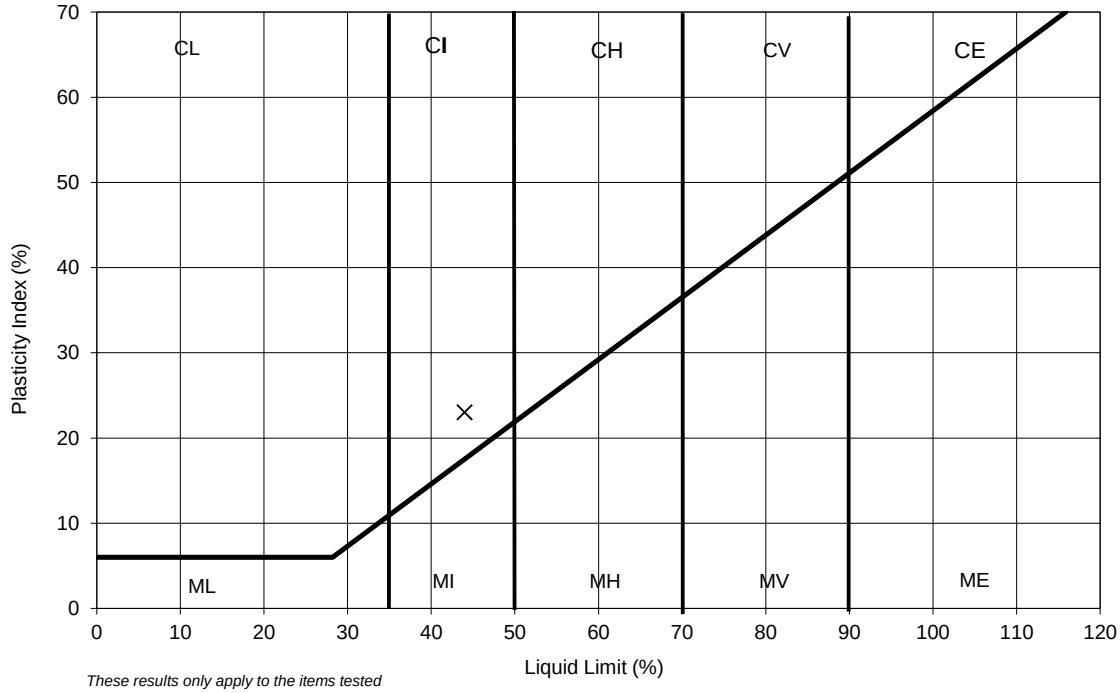
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

Initials: J.P
Date: 26/05/2026

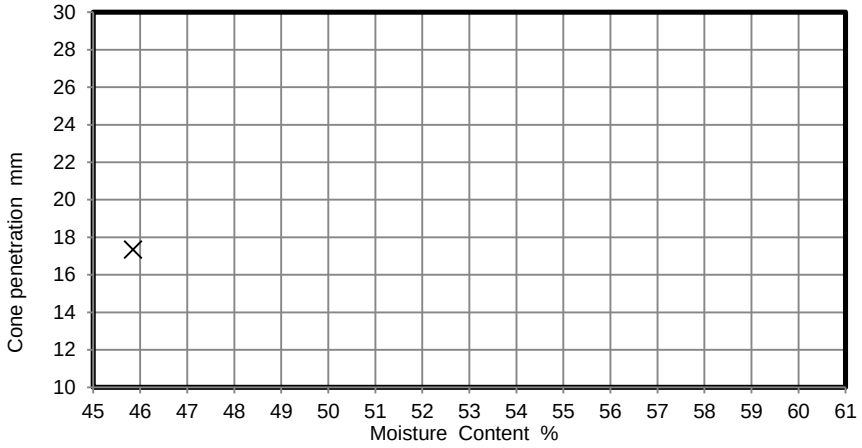
Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU
Tel: 01923 711 288 Email: James@k4soils.com

2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	38848
				Borehole/Pit No.	BH87
Site Name	ARB Film Studio			Sample No.	-
Project No.	-	Client	Wilson Bailey	Depth Top m	1.50
Soil Description	Brown mottled orange-brown, locally ironstained, silty CLAY with sandy patches			Depth Base m	-
				Sample Type	D
				Samples received	29/04/2026
				Schedules received	07/05/2026
				Project Started	08/05/2026
				Date Tested	22/05/2026



WATER CONTENT	**26.3**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**48**	**%**
PLASTIC LIMIT	**20**	**%**
PLASTICITY INDEX	**28**	**%**

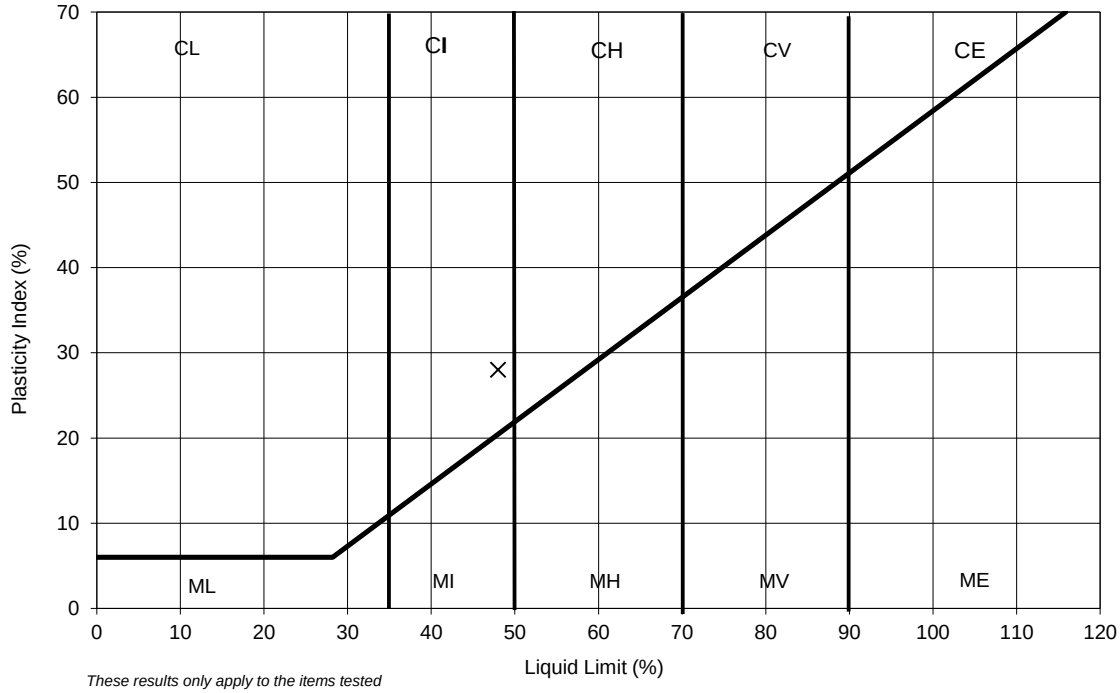
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content
BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

Initials: J.P
Date: 26/05/2026

Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU
Tel: 01923 711 288 Email: James@k4soils.com

2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

Summary of Water Content, Liquid Limit (1 point) and Plastic Limit Results

Job No.	Project Name	Programme	
38848	ARB Film Studio	Samples received	29/04/2026
		Schedule received	07/05/2026
Project No.	Client	Project started	08/05/2026
-	Wilson Bailey	Testing Started	22/05/2026

Hole No.	Sample				Soil Description	Water content	Passing 425µm	Preparation	LL	PL	PI	Remarks
	Ref	Top m	Base m	Type		%	%		%	%	%	
BH81	-	1.50	-	D	Grey mottled orange-brown silty CLAY with sandy patches	25.2	100	Tested in natural condition	50	22	28	
BH83	-	1.00	-	D	Grey and orange-brown mottled silty CLAY with sandy patches and rare fm sub-angular gravel	23.3	99	Tested after >425um removed by hand	53	21	32	
BH83	-	2.50	-	D	Brown and orange-brown mottled slightly sandy silty CLAY with sandy patches	23.1	100	Tested in natural condition	45	21	24	
BH85	-	2.00	-	D	Brown mottled orange-brown slightly sandy silty CLAY with sandy patches	28.8	100	Tested in natural condition	44	21	23	
BH87	-	1.50	-	D	Brown mottled orange-brown, locally ironstained, silty CLAY with sandy patches	26.3	100	Tested in natural condition	48	20	28	

80g/30 degree cone used unless otherwise stated, Corretation factor for 1 point method carried out using Table 1 (BS1377: 1990, Part 2)

Test Methods: BS EN ISO 17892
Part 1: 2014+A1:2022 Water content
Part 12: 2018 +A2:2022 Liquid & plastic limit

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Test Report by K4 SOILS LABORATORY
Unit 8 Olds Close Olds Approach
Watford Herts WD18 9RU

Tel: 01923 711 288
Email: James@k4soils.com

Checked and Approved
Initials **J.P**
Date: 26/05/2026

2519 Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

Sulphate Content (Gravimetric Method) for 2:1 Soil: Water Extract and pH Value - Summary of Results

Tested in accordance with BS1377 : Part 3 : 2018, Clause 7.6 & Clause 12

Job No.	Project Name	Programme	
38848	ARB Film Studio	Samples received	29/04/2026
		Schedule received	07/05/2026
Project No.	Client	Project started	08/05/2026
-	Wilson Bailey	Testing Started	18/05/2026

Hole No.	Sample				Soil description	Dry Mass passing 2mm	SO4 Content	pH	Remarks
	Ref	Top	Base	Type					
		m	m			%	mg/l		
BH81	-	1.50	-	D	Grey mottled orange-brown silty CLAY with sandy patches	100	260	7.5	
BH85	-	2.00	-	D	Brown mottled orange-brown slightly sandy silty CLAY with sandy patches	100	380	7.5	

Test Report by K4 SOILS LABORATORY
Unit 8 Olds Close Olds Approach
Watford Herts WD18 9RU
Tel: 01923 711 288
Email: James@k4soils.com

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Checked and Approved

Initials J.P

Date: 26/05/2026

Normec DETS

UKAS TESTING 4480

Dominic Brightman
Wilson Bailey Geotechnical & Environmental Ltd
Northdown Farmhouse
Donhead St Mary
Wiltshire
SP7 9DD

Normec DETS Limited
Unit 1
Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Kent
ME17 2JN
t: 01622 850410

DETS Report No: 25-05593

Site Reference:	Arborfield Film Studios
Project / Job Ref:	DB
Order No:	None Supplied
Sample Receipt Date:	11/06/2025
Sample Scheduled Date:	11/06/2025
Report Issue Number:	1
Reporting Date:	19/06/2025

Authorised by:

Steve Knight
Customer Support Manager

Dates of laboratory activities for each tested analyte are available upon request.

Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Normec DETS Limited
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410

Soil Analysis Certificate						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental Ltd	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH4	BH6	BH6	BH8	BH10
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	1.00	2.00	2.50	0.50	1.00
Reporting Date: 19/06/2025	**DETS Sample No**	778575	778576	778577	778578	778579

Determinand	Unit	RL	Accreditation					
Asbestos Screen (S)	N/a	N/a	ISO17025	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
Sample Matrix (S)	Material Type	N/a	NONE					
Asbestos Type (S)	PLM Result	N/a	ISO17025					
Asbestos Quantification (S)	%	< 0.001	ISO17025					
pH	pH Units	N/a	MCERTS	7.1	7.7	7.2	7.6	7.2
TOC (Total Organic Carbon)	%	< 0.1	MCERTS	0.6	0.3	0.3	0.5	0.8
Arsenic (As)	mg/kg	< 2	MCERTS	5	7	9	6	7
W/S Boron	mg/kg	< 1	NONE	< 1	< 1	< 1	< 1	< 1
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (Cr)	mg/kg	< 2	MCERTS	16	23	24	40	29
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
Copper (Cu)	mg/kg	< 4	MCERTS	6	11	13	7	13
Lead (Pb)	mg/kg	< 3	MCERTS	8	7	7	9	15
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
Nickel (Ni)	mg/kg	< 3	MCERTS	6	32	11	15	21
Selenium (Se)	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Zinc (Zn)	mg/kg	< 3	MCERTS	27	34	29	31	43
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2

Normec DETS Limited
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410

Soil Analysis Certificate						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental Ltd	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH11	BH12	BH14	BH14	BH16
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	0.50	0.50	0.60	1.00	0.50
Reporting Date: 19/06/2025	**DETS Sample No**	778580	778581	778582	778583	778584

Determinand	Unit	RL	Accreditation					
Asbestos Screen (S)	N/a	N/a	ISO17025	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
Sample Matrix (S)	Material Type	N/a	NONE					
Asbestos Type (S)	PLM Result	N/a	ISO17025					
Asbestos Quantification (S)	%	< 0.001	ISO17025					
pH	pH Units	N/a	MCERTS	6.8	7.7	7.7	7.6	7.8
TOC (Total Organic Carbon)	%	< 0.1	MCERTS	0.9	0.4	1.1	1.1	0.8
Arsenic (As)	mg/kg	< 2	MCERTS	6	8	6	9	7
W/S Boron	mg/kg	< 1	NONE	< 1	< 1	< 1	< 1	< 1
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (Cr)	mg/kg	< 2	MCERTS	24	30	36	36	30
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
Copper (Cu)	mg/kg	< 4	MCERTS	6	10	11	11	11
Lead (Pb)	mg/kg	< 3	MCERTS	17	9	20	82	30
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
Nickel (Ni)	mg/kg	< 3	MCERTS	8	26	15	13	12
Selenium (Se)	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Zinc (Zn)	mg/kg	< 3	MCERTS	23	33	35	38	36
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2

Normec DETS Limited
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410

Soil Analysis Certificate						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental Ltd	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH17	BH19	BH22	BH23	BH24
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	0.50	1.00	0.50	0.75	0.50
Reporting Date: 19/06/2025	**DETS Sample No**	778585	778586	778587	778588	778589

Determinand	**Unit**	**RL**	**Accreditation**					
Asbestos Screen [S]	N/a	N/a	**ISO17025**	Not Detected	Detected	Detected	Not Detected	Not Detected
Sample Matrix [S]	Material Type	N/a	NONE		Amosite present as fibre bundles	Amosite & Chrysotile & Crocidolite present in visible insulation debris		
Asbestos Type [S]	PLM Result	N/a	**ISO17025**		Amosite	Chrysotile Amosite Crocidolite		
Asbestos Quantification [S]	%	< 0.001	**ISO17025**		0.004	0.640		
pH	pH Units	N/a	**MCERTS**	7.9	8.0	8.3	7.5	7.5
TOC (Total Organic Carbon)	%	< 0.1	**MCERTS**	1	1	1	0.3	1.1
Arsenic (As)	mg/kg	< 2	**MCERTS**	7	6	8	8	10
W/S Boron	mg/kg	< 1	NONE	< 1	< 1	< 1	< 1	< 1
Cadmium (Cd)	mg/kg	< 0.2	**MCERTS**	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (Cr)	mg/kg	< 2	**MCERTS**	39	33	64	32	64
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
Copper (Cu)	mg/kg	< 4	**MCERTS**	14	10	14	9	14
Lead (Pb)	mg/kg	< 3	**MCERTS**	29	21	24	7	15
Mercury (Hg)	mg/kg	< 1	**MCERTS**	< 1	< 1	< 1	< 1	< 1
Nickel (Ni)	mg/kg	< 3	**MCERTS**	15	13	20	14	26
Selenium (Se)	mg/kg	< 2	**MCERTS**	< 2	< 2	< 2	< 2	< 2
Zinc (Zn)	mg/kg	< 3	**MCERTS**	41	34	39	27	42
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2

Normec DETS Limited
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Soil Analysis Certificate						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental Ltd	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH25	BH26	BH27	BH30	BH31
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	2.00	0.75	0.50	0.50	2.00
Reporting Date: 19/06/2025	**DETS Sample No**	778590	778591	778592	778593	778594

Determinand	Unit	RL	Accreditation				(n)	
Asbestos Screen (S)	N/a	N/a	ISO17025	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
Sample Matrix (S)	Material Type	N/a	NONE					
Asbestos Type (S)	PLM Result	N/a	ISO17025					
Asbestos Quantification (S)	%	< 0.001	ISO17025					
pH	pH Units	N/a	MCERTS	7.6	7.0	7.6	9.0	8.4
TOC (Total Organic Carbon)	%	< 0.1	MCERTS	0.3	0.9	0.4	0.1	0.3
Arsenic (As)	mg/kg	< 2	MCERTS	8	7	9	2	9
W/S Boron	mg/kg	< 1	NONE	< 1	< 1	< 1	< 1	< 1
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (Cr)	mg/kg	< 2	MCERTS	27	27	32	78	22
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
Copper (Cu)	mg/kg	< 4	MCERTS	11	8	9	< 4	11
Lead (Pb)	mg/kg	< 3	MCERTS	7	9	7	< 3	7
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
Nickel (Ni)	mg/kg	< 3	MCERTS	20	9	12	18	22
Selenium (Se)	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Zinc (Zn)	mg/kg	< 3	MCERTS	35	29	31	6	36
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2

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Soil Analysis Certificate						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental Ltd	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH33	BH36	BH37	BH38	BH42
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	0.50	0.75	0.75	1.00	1.50
Reporting Date: 19/06/2025	**DETS Sample No**	778595	778596	778597	778598	778599

Determinand	Unit	RL	Accreditation				(n)	
Asbestos Screen (S)	N/a	N/a	ISO17025	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
Sample Matrix (S)	Material Type	N/a	NONE					
Asbestos Type (S)	PLM Result	N/a	ISO17025					
Asbestos Quantification (S)	%	< 0.001	ISO17025					
pH	pH Units	N/a	MCERTS	7.5	8.0	8.0	10.2	7.4
TOC (Total Organic Carbon)	%	< 0.1	MCERTS	0.3	3.9	1.4	0.9	0.6
Arsenic (As)	mg/kg	< 2	MCERTS	5	15	7	3	3
W/S Boron	mg/kg	< 1	NONE	< 1	< 1	< 1	< 1	< 1
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	< 0.2	< 0.2	0.5	< 0.2	< 0.2
Chromium (Cr)	mg/kg	< 2	MCERTS	10	19	19	10	13
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
Copper (Cu)	mg/kg	< 4	MCERTS	6	50	17	9	< 4
Lead (Pb)	mg/kg	< 3	MCERTS	< 3	68	41	122	7
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1	1.2	< 1	< 1	< 1
Nickel (Ni)	mg/kg	< 3	MCERTS	10	23	12	5	5
Selenium (Se)	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Zinc (Zn)	mg/kg	< 3	MCERTS	11	100	98	31	21
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2

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Soil Analysis Certificate						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	
Wilson Bailey Geotechnical & Environmental Ltd	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH43	BH46	BH49	BH50	
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	
~Order No: None Supplied	**~Depth (m)**	0.80	1.00 - 2.00	1.50	1.50	
Reporting Date: 19/06/2025	**DETS Sample No**	778600	778601	778602	778603	

Determinand	Unit	RL	Accreditation					
Asbestos Screen (S)	N/a	N/a	ISO17025	Not Detected	Not Detected	Not Detected	Not Detected	
Sample Matrix (S)	Material Type	N/a	NONE					
Asbestos Type (S)	PLM Result	N/a	ISO17025					
Asbestos Quantification (S)	%	< 0.001	ISO17025					
pH	pH Units	N/a	MCERTS	7.5	7.9	6.9	7.0	
TOC (Total Organic Carbon)	%	< 0.1	MCERTS	0.8	1.9	0.4	0.5	
Arsenic (As)	mg/kg	< 2	MCERTS	8	6	8	8	
W/S Boron	mg/kg	< 1	NONE	< 1	< 1	< 1	< 1	
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	
Chromium (Cr)	mg/kg	< 2	MCERTS	23	15	35	26	
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	
Copper (Cu)	mg/kg	< 4	MCERTS	10	19	12	16	
Lead (Pb)	mg/kg	< 3	MCERTS	13	25	7	9	
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	
Nickel (Ni)	mg/kg	< 3	MCERTS	8	10	18	34	
Selenium (Se)	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	
Zinc (Zn)	mg/kg	< 3	MCERTS	30	47	35	41	
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	

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Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH4	BH6	BH6	BH8	BH10
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	1.00	2.00	2.50	0.50	1.00
Reporting Date: 19/06/2025	**DETS Sample No**	778575	778576	778577	778578	778579

Determinand	Unit	RL	Accreditation					
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	mg/kg	< 0.1	MCERTS	0.24	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	mg/kg	< 0.1	MCERTS	0.43	< 0.1	0.15	< 0.1	< 0.1
Phenanthrene	mg/kg	< 0.1	MCERTS	0.98	< 0.1	0.33	< 0.1	< 0.1
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	0.42	< 0.1	< 0.1
Fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	1.6	< 1.6	< 1.6	< 1.6	< 1.6

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Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH11	BH12	BH14	BH14	BH16
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	0.50	0.50	0.60	1.00	0.50
Reporting Date: 19/06/2025	**DETS Sample No**	778580	778581	778582	778583	778584

Determinand	Unit	RL	Accreditation					
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	0.29
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	0.28	< 0.1	0.40
Pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	0.27	< 0.1	0.32
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	0.14	< 0.1	0.16
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	0.18	< 0.1	0.17
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	0.16	0.20	< 0.1	0.13
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	0.16	0.16	< 0.1	0.13
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	0.12	< 0.1	< 0.1	< 0.1
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	< 1.6	< 1.6	< 1.6	< 1.6

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Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH17	BH19	BH22	BH23	BH24
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	0.50	1.00	0.50	0.75	0.50
Reporting Date: 19/06/2025	**DETS Sample No**	778585	778586	778587	778588	778589

Determinand	Unit	RL	Accreditation					
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	mg/kg	< 0.1	MCERTS	0.17	0.18	0.16	< 0.1	< 0.1
Pyrene	mg/kg	< 0.1	MCERTS	0.17	0.17	0.15	< 0.1	< 0.1
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	0.12	< 0.1	0.12	< 0.1	< 0.1
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	0.15	< 0.1	< 0.1
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	< 1.6	< 1.6	< 1.6	< 1.6

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Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH25	BH26	BH27	BH30	BH31
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	2.00	0.75	0.50	0.50	2.00
Reporting Date: 19/06/2025	**DETS Sample No**	778590	778591	778592	778593	778594

Determinand	Unit	RL	Accreditation				(n)	
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	0.56
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	0.82
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	0.61
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	1.36
Fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	3.04
Pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	2.18
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	0.28
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	0.22
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	< 1.6	< 1.6	< 1.6	9.1

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Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH33	BH36	BH37	BH38	BH42
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	0.50	0.75	0.75	1.00	1.50
Reporting Date: 19/06/2025	**DETS Sample No**	778595	778596	778597	778598	778599

Determinand	Unit	RL	Accreditation				(n)	
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	0.13	< 0.1	< 0.1	< 0.1
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	0.15	< 0.1	< 0.1	< 0.1
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	1.96	0.63	< 0.1	< 0.1
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	0.52	0.13	< 0.1	< 0.1
Fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	3.96	1.03	0.50	< 0.1
Pyrene	mg/kg	< 0.1	MCERTS	< 0.1	2.99	0.88	0.47	< 0.1
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	1.88	0.42	0.26	< 0.1
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1	2.22	0.44	0.25	< 0.1
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	2.26	0.45	0.30	< 0.1
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	0.57	0.13	< 0.1	< 0.1
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	1.79	0.37	0.23	< 0.1
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	1.17	0.24	0.14	< 0.1
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	0.27	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	0.96	0.21	0.13	< 0.1
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	20.8	4.9	2.3	< 1.6

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Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH43	BH46	BH49	BH50	
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	
~Order No: None Supplied	**~Depth (m)**	0.80	1.00 - 2.00	1.50	1.50	
Reporting Date: 19/06/2025	**DETS Sample No**	778600	778601	778602	778603	

Determinand	Unit	RL	Accreditation					
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	0.18	< 0.1	< 0.1	
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Fluoranthene	mg/kg	< 0.1	MCERTS	0.16	0.47	< 0.1	< 0.1	
Pyrene	mg/kg	< 0.1	MCERTS	0.13	0.46	< 0.1	< 0.1	
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	0.21	< 0.1	< 0.1	
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1	0.24	< 0.1	< 0.1	
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	0.23	< 0.1	< 0.1	
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	0.23	< 0.1	< 0.1	
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	0.13	< 0.1	< 0.1	
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	0.13	< 0.1	< 0.1	
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	2.3	< 1.6	< 1.6	

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Soil Analysis Certificate - TPH CWG Banded						
DETS Report No: 25-05593	~Date Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	~TP / BH No	BH4	BH6	BH6	BH8	BH10
~Project / Job Ref: DB	~Additional Refs	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	~Depth (m)	1.00	2.00	2.50	0.50	1.00
Reporting Date: 19/06/2025	DETS Sample No	778575	778576	778577	778578	778579

Determinand	Unit	RL	Accreditation					
Aliphatic >C5 - C6	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >C6 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic >C8 - C10	mg/kg	< 2	MCERTS	5	< 2	< 2	< 2	< 2
Aliphatic >C10 - C12	mg/kg	< 2	MCERTS	21	3	4	< 2	< 2
Aliphatic >C12 - C16	mg/kg	< 3	MCERTS	125	33	35	< 3	< 3
Aliphatic >C16 - C21	mg/kg	< 3	MCERTS	130	36	35	< 3	< 3
Aliphatic >C21 - C34	mg/kg	< 10	MCERTS	13	< 10	< 10	< 10	< 10
Aliphatic (C5 - C34)	mg/kg	< 21	NONE	293	72	74	< 21	< 21
Aromatic >C5 - C7	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C7 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aromatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C10 - C12	mg/kg	< 2	MCERTS	25	< 2	5	< 2	< 2
Aromatic >C12 - C16	mg/kg	< 2	MCERTS	140	14	36	< 2	< 2
Aromatic >C16 - C21	mg/kg	< 3	MCERTS	105	17	26	< 3	< 3
Aromatic >C21 - C35	mg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10
Aromatic (C5 - C35)	mg/kg	< 21	NONE	270	31	66	< 21	< 21
Total >C5 - C35	mg/kg	< 42	NONE	563	102	141	< 42	< 42

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Soil Analysis Certificate - TPH CWG Banded						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH11	BH12	BH14	BH14	BH16
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	0.50	0.50	0.60	1.00	0.50
Reporting Date: 19/06/2025	**DETS Sample No**	778580	778581	778582	778583	778584

Determinand	Unit	RL	Accreditation					
Aliphatic >C5 - C6	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >C6 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aliphatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aliphatic >C12 - C16	mg/kg	< 3	MCERTS	< 3	< 3	< 3	< 3	< 3
Aliphatic >C16 - C21	mg/kg	< 3	MCERTS	< 3	< 3	< 3	< 3	< 3
Aliphatic >C21 - C34	mg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10
Aliphatic (C5 - C34)	mg/kg	< 21	NONE	< 21	< 21	< 21	< 21	< 21
Aromatic >C5 - C7	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C7 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aromatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C12 - C16	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C16 - C21	mg/kg	< 3	MCERTS	< 3	< 3	< 3	< 3	< 3
Aromatic >C21 - C35	mg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10
Aromatic (C5 - C35)	mg/kg	< 21	NONE	< 21	< 21	< 21	< 21	< 21
Total >C5 - C35	mg/kg	< 42	NONE	< 42	< 42	< 42	< 42	< 42

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Soil Analysis Certificate - TPH CWG Banded						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH17	BH19	BH22	BH23	BH24
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	0.50	1.00	0.50	0.75	0.50
Reporting Date: 19/06/2025	**DETS Sample No**	778585	778586	778587	778588	778589

Determinand	Unit	RL	Accreditation					
Aliphatic >C5 - C6	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >C6 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aliphatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aliphatic >C12 - C16	mg/kg	< 3	MCERTS	< 3	< 3	< 3	< 3	< 3
Aliphatic >C16 - C21	mg/kg	< 3	MCERTS	< 3	< 3	< 3	< 3	< 3
Aliphatic >C21 - C34	mg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10
Aliphatic (C5 - C34)	mg/kg	< 21	NONE	< 21	< 21	< 21	< 21	< 21
Aromatic >C5 - C7	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C7 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aromatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C12 - C16	mg/kg	< 2	MCERTS	< 2	< 2	4	< 2	< 2
Aromatic >C16 - C21	mg/kg	< 3	MCERTS	< 3	< 3	4	< 3	< 3
Aromatic >C21 - C35	mg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10
Aromatic (C5 - C35)	mg/kg	< 21	NONE	< 21	< 21	< 21	< 21	< 21
Total >C5 - C35	mg/kg	< 42	NONE	< 42	< 42	< 42	< 42	< 42

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Soil Analysis Certificate - TPH CWG Banded						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH25	BH26	BH27	BH30	BH31
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	2.00	0.75	0.50	0.50	2.00
Reporting Date: 19/06/2025	**DETS Sample No**	778590	778591	778592	778593	778594

Determinand	Unit	RL	Accreditation				(n)	
Aliphatic >C5 - C6	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >C6 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aliphatic >C10 - C12	mg/kg	< 2	MCERTS	3	< 2	< 2	< 2	< 2
Aliphatic >C12 - C16	mg/kg	< 3	MCERTS	28	< 3	< 3	< 3	< 3
Aliphatic >C16 - C21	mg/kg	< 3	MCERTS	37	< 3	< 3	< 3	< 3
Aliphatic >C21 - C34	mg/kg	< 10	MCERTS	10	< 10	< 10	< 10	< 10
Aliphatic (C5 - C34)	mg/kg	< 21	NONE	78	< 21	< 21	< 21	< 21
Aromatic >C5 - C7	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C7 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aromatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C12 - C16	mg/kg	< 2	MCERTS	24	< 2	< 2	< 2	5
Aromatic >C16 - C21	mg/kg	< 3	MCERTS	44	< 3	< 3	< 3	24
Aromatic >C21 - C35	mg/kg	< 10	MCERTS	16	< 10	< 10	< 10	< 10
Aromatic (C5 - C35)	mg/kg	< 21	NONE	83	< 21	< 21	< 21	29
Total >C5 - C35	mg/kg	< 42	NONE	161	< 42	< 42	< 42	< 42

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Soil Analysis Certificate - TPH CWG Banded						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH33	BH36	BH37	BH38	BH42
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	0.50	0.75	0.75	1.00	1.50
Reporting Date: 19/06/2025	**DETS Sample No**	778595	778596	778597	778598	778599

Determinand	Unit	RL	Accreditation				(n)	
Aliphatic >C5 - C6	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >C6 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aliphatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aliphatic >C12 - C16	mg/kg	< 3	MCERTS	< 3	< 3	< 3	< 3	< 3
Aliphatic >C16 - C21	mg/kg	< 3	MCERTS	< 3	< 3	< 3	5	< 3
Aliphatic >C21 - C34	mg/kg	< 10	MCERTS	< 10	< 10	< 10	59	< 10
Aliphatic (C5 - C34)	mg/kg	< 21	NONE	< 21	< 21	< 21	65	< 21
Aromatic >C5 - C7	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C7 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aromatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C12 - C16	mg/kg	< 2	MCERTS	< 2	3	5	2	< 2
Aromatic >C16 - C21	mg/kg	< 3	MCERTS	< 3	25	16	12	< 3
Aromatic >C21 - C35	mg/kg	< 10	MCERTS	< 10	27	12	43	< 10
Aromatic (C5 - C35)	mg/kg	< 21	NONE	< 21	55	32	57	< 21
Total >C5 - C35	mg/kg	< 42	NONE	< 42	55	< 42	122	< 42

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Soil Analysis Certificate - TPH CWG Banded						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH43	BH46	BH49	BH50	
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	
~Order No: None Supplied	**~Depth (m)**	0.80	1.00 - 2.00	1.50	1.50	
Reporting Date: 19/06/2025	**DETS Sample No**	778600	778601	778602	778603	

Determinand	Unit	RL	Accreditation					
Aliphatic >C5 - C6	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	
Aliphatic >C6 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	
Aliphatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	
Aliphatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	< 2	8	10	
Aliphatic >C12 - C16	mg/kg	< 3	MCERTS	< 3	< 3	54	83	
Aliphatic >C16 - C21	mg/kg	< 3	MCERTS	< 3	< 3	54	88	
Aliphatic >C21 - C34	mg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	
Aliphatic (C5 - C34)	mg/kg	< 21	NONE	< 21	< 21	116	180	
Aromatic >C5 - C7	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	
Aromatic >C7 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	
Aromatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	
Aromatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	< 2	< 2	2	
Aromatic >C12 - C16	mg/kg	< 2	MCERTS	< 2	< 2	34	42	
Aromatic >C16 - C21	mg/kg	< 3	MCERTS	< 3	10	50	64	
Aromatic >C21 - C35	mg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	
Aromatic (C5 - C35)	mg/kg	< 21	NONE	< 21	< 21	84	108	
Total >C5 - C35	mg/kg	< 42	NONE	< 42	< 42	200	288	

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Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH4	BH6	BH6	BH8	BH10
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	1.00	2.00	2.50	0.50	1.00
Reporting Date: 19/06/2025	**DETS Sample No**	778575	778576	778577	778578	778579

Determinand	Unit	RL	Accreditation					
Benzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Toluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5
Ethylbenzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
p & m-xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
o-xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
MTBE	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5

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Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 25-05593	~Date Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	~TP / BH No	BH11	BH12	BH14	BH14	BH16
~Project / Job Ref: DB	~Additional Refs	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	~Depth (m)	0.50	0.50	0.60	1.00	0.50
Reporting Date: 19/06/2025	DETS Sample No	778580	778581	778582	778583	778584

Determinand	Unit	RL	Accreditation					
Benzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Toluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5
Ethylbenzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
p & m-xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
o-xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
MTBE	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5

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Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH17	BH19	BH22	BH23	BH24
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	0.50	1.00	0.50	0.75	0.50
Reporting Date: 19/06/2025	**DETS Sample No**	778585	778586	778587	778588	778589

Determinand	Unit	RL	Accreditation					
Benzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Toluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5
Ethylbenzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
p & m-xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
o-xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
MTBE	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5

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Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH25	BH26	BH27	BH30	BH31
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	2.00	0.75	0.50	0.50	2.00
Reporting Date: 19/06/2025	**DETS Sample No**	778590	778591	778592	778593	778594

Determinand	Unit	RL	Accreditation				(n)	
Benzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Toluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5
Ethylbenzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
p & m-xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
o-xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
MTBE	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5

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Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH33	BH36	BH37	BH38	BH42
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	**~Depth (m)**	0.50	0.75	0.75	1.00	1.50
Reporting Date: 19/06/2025	**DETS Sample No**	778595	778596	778597	778598	778599

Determinand	Unit	RL	Accreditation				(n)	
Benzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Toluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5
Ethylbenzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
p & m-xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
o-xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
MTBE	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5

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Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 25-05593	**~Date Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	
Wilson Bailey Geotechnical & Environmental L	**~Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	
~Site Reference: Arborfield Film Studios	**~TP / BH No**	BH43	BH46	BH49	BH50	
~Project / Job Ref: DB	**~Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	
~Order No: None Supplied	**~Depth (m)**	0.80	1.00 - 2.00	1.50	1.50	
Reporting Date: 19/06/2025	**DETS Sample No**	778600	778601	778602	778603	

Determinand	Unit	RL	Accreditation					
Benzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	
Toluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	
Ethylbenzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	
p & m-xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	
o-xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	
MTBE	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	

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Soil Analysis Certificate - Sample Descriptions	
DETS Report No: 25-05593	
Wilson Bailey Geotechnical & Environmental Ltd	
~Site Reference: Arborfield Film Studios	
~Project / Job Ref: DB	
~Order No: None Supplied	
Reporting Date: 19/06/2025	

DETS Sample No	~TP / BH No	~Additional Refs	~Depth (m)	Moisture Content (%)	Sample Matrix Description
^ 778575	BH4	None Supplied	1.00	15.5	Grey clay
^ 778576	BH6	None Supplied	2.00	17.5	Light brown sandy clay
^ 778577	BH6	None Supplied	2.50	17.3	Light grey clay
^ 778578	BH8	None Supplied	0.50	12.2	Light brown sandy clay
^ 778579	BH10	None Supplied	1.00	17.8	Brown sandy clay
^ 778580	BH11	None Supplied	0.50	11	Brown sandy clay
^ 778581	BH12	None Supplied	0.50	10.5	Brown sandy clay
^ 778582	BH14	None Supplied	0.60	8.8	Brown sandy clay
^ 778583	BH14	None Supplied	1.00	10.6	Brown sandy clay with stones
^ 778584	BH16	None Supplied	0.50	12.3	Brown sandy clay with stones
^ 778585	BH17	None Supplied	0.50	10.3	Brown sandy clay
^ 778586	BH19	None Supplied	1.00	9.2	Brown sandy clay with stones and brick
^ 778587	BH22	None Supplied	0.50	11.1	Brown sandy clay
^ 778588	BH23	None Supplied	0.75	16.3	Light brown sandy clay
^ 778589	BH24	None Supplied	0.50	3.9	Brown sandy clay with stones and chalk
^ 778590	BH25	None Supplied	2.00	16.7	Brown sandy clay
^ 778591	BH26	None Supplied	0.75	14.9	Grey sandy clay
^ 778592	BH27	None Supplied	0.50	16	Brown clay
^ 778593	BH30	None Supplied	0.50	7	Light brown sandy gravel with stones
^ 778594	BH31	None Supplied	2.00	19.2	Brown sandy clay
^ 778595	BH33	None Supplied	0.50	5.8	Light brown sand
^ 778596	BH36	None Supplied	0.75	10.8	Brown sandy clay with stones and brick
^ 778597	BH37	None Supplied	0.75	12.8	Brown sandy clay with stones and brick
^ 778598	BH38	None Supplied	1.00	8.1	Brown sandy gravel with stones and concrete
^ 778599	BH42	None Supplied	1.50	11.1	Brown sandy clay
^ 778600	BH43	None Supplied	0.80	16.3	Brown sandy clay
^ 778601	BH46	None Supplied	1.00 - 2.00	13.5	Brown sandy clay with stones
^ 778602	BH49	None Supplied	1.50	19.1	Light brown clay
^ 778603	BH50	None Supplied	1.50	21.5	Light brown clay

Moisture content is part of procedure E003 & is not an accredited test

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4480

Soil Analysis Certificate - Methodology & Miscellaneous Information

DETS Report No: 25-05593

Wilson Bailey Geotechnical & Environmental Ltd

~Site Reference: Arborfield Film Studios

~Project / Job Ref: DB

~Order No: None Supplied

Reporting Date: 19/06/2025

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)	Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 – C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	Fraction Organic Carbon (FOC)	Determination of TOC by combustion analyser.	E027
Soil	D	Organic Matter (SOM)	Determination of TOC by combustion analyser.	E027
Soil	D	TOC (Total Organic Carbon)	Determination of TOC by combustion analyser.	E027
Soil	AR	Exchangeable Ammonium	Determination of ammonium by discrete analyser.	E029
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	pH	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Total	Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR	Sulphide	Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	TPH CWG (ali: C5- C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
Soil	AR	VOCs	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E001

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Certificate Key

Symbol	Description
F	Filtered sample
UF	Unfiltered sample
D	Dried sample
AR	As received sample
RL	Reporting limit
~	Sample details provided by customer and can affect the validity of results
M/S	Missing Sample
n	Please note that we are MCERTS soil accredited (UK soils only) for sand, loam, and clay, and UKAS accredited for groundwater, tap water, surface water, and generated leachates. Other matrices are outside our scope of accreditation.
S	Subcontracted analysis
M	MCERTS accredited test
U	UKAS accredited test

Certificate of Analysis

Certificate Number	26-08547	*Issued:*	21-Apr-26

Client Wilson Bailey Geotechnical & Environmental Ltd
Northdown Farmhouse
Donhead St Mary
Wiltshire
SP7 9DD

Our Reference	26-08547
Client Reference ~	(not supplied)
Order No ~	(not supplied)
Contract Title ~	Arborfield Film Studios
Description	5 Soil samples.
Date Received	10-Apr-26
Date Started	10-Apr-26
Date Completed	21-Apr-26
Test Procedures	Identified by prefix DETSn (details on request).
Notes	Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Reyhan Irfan
Operations Manager

2139

Sample Deviations present. See Deviation Table Section for details.

Summary of Chemical Analysis
Matrix Descriptions

Our Ref 26-08547
Client Ref ~
Contract Title ~ Arborfield Film Studios

Sample ID	Depth	Lab No	Completed	Matrix Description
BH82	0.5	2668973	21/04/2026	Brown gravelly, sandy CLAY (Possible made ground - brick)
BH85	0.5	2668974	21/04/2026	Brown gravelly, sandy CLAY
BH86	0.25	2668975	21/04/2026	Brown gravelly, sandy CLAY
BH86	0.75	2668976	21/04/2026	Brown gravelly, sandy CLAY
BH87	0.5	2668977	21/04/2026	Brown gravelly, sandy CLAY

Summary of Chemical Analysis
Soil Samples

Our Ref 26-08547
Client Ref ~
Contract Title ~ Arborfield Film Studios

	Lab No	2668973	2668974	2668975	2668976	2668977
	Sample ID ~	BH82	BH85	BH86	BH86	BH87
	Depth ~	0.50	0.50	0.25	0.75	0.50
	Other ID ~					
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	n/s	n/s	n/s	n/s	n/s
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**			
Asbestos Quantification (Gravimetric)	DETSC 1102	0.001	%			0.004		
Preparation								
Moisture Content	DETSC 1004	0.1	%	17	14	14	15	13
Metals								
Arsenic	DETSC 2301#	0.2	mg/kg	6.2	7.8	9.0	9.9	6.1
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.6	0.8	0.8	0.7	0.7
Cadmium	DETSC 2301#	0.1	mg/kg	< 0.1	< 0.1	0.5	0.2	< 0.1
Chromium	DETSC 2301#	0.15	mg/kg	17	17	24	17	14
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	7.9	16	29	16	9.5
Lead	DETSC 2301#	0.3	mg/kg	9.0	18	79	24	48
Mercury	DETSC 2325#	0.05	mg/kg	0.06	< 0.05	< 0.05	< 0.05	< 0.05
Nickel	DETSC 2301#	1	mg/kg	8.8	11	17	13	8.4
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	33	44	81	67	36
Inorganics								
pH	DETSC 2008#		pH	9.3	9.8	8.2	9.4	8.1
Total Organic Carbon	DETSC 2084#	0.5	%	0.8	0.9	4.4	1.4	1.2
Petroleum Hydrocarbons								
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >EC10-EC12 Cleanup	DETSC 3521*	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC12-EC16 Cleanup	DETSC 3521*	1.2	mg/kg	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20
Aliphatic >EC16-EC21 Cleanup	DETSC 3521*	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC21-EC35 Cleanup	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >EC10-EC12 Cleanup	DETSC 3521*	0.9	mg/kg	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90
Aromatic >EC12-EC16 Cleanup	DETSC 3521*	0.5	mg/kg	< 0.50	< 0.50	< 0.50	0.84	< 0.50
Aromatic >EC16-EC21 Cleanup	DETSC 3521*	0.6	mg/kg	4.62	4.13	1.68	20.03	1.30
Aromatic >EC21-EC35 Cleanup	DETSC 3521*	1.4	mg/kg	7.74	7.14	11.78	55.13	< 1.40
Aromatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg	12.35	11.27	13.46	76.00	< 10.00
TPH Ali/Aro Total C5-C35 Cleanup	DETSC 3521*	10	mg/kg	12.35	11.27	13.46	76.00	< 10.00
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
m+p Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
o Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01

Summary of Chemical Analysis
Soil Samples

Our Ref 26-08547
Client Ref ~
Contract Title ~ Arborfield Film Studios

			Lab No	2668973	2668974	2668975	2668976	2668977
			Sample ID ~	BH82	BH85	BH86	BH86	BH87
			Depth ~	0.50	0.50	0.25	0.75	0.50
			Other ID ~					
			Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL
			Sampling Date ~	n/s	n/s	n/s	n/s	n/s
			Sampling Time ~	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**					
PAHs								
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10	0.12	< 0.10	0.53	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg	< 0.10	0.11	< 0.10	0.56	< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg	0.14	1.0	0.13	4.8	< 0.10
Anthracene	DETSC 3301	0.1	mg/kg	< 0.10	0.29	< 0.10	1.6	< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg	0.50	2.3	0.43	11	< 0.10
Pyrene	DETSC 3301	0.1	mg/kg	0.44	1.9	0.43	9.3	< 0.10
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	0.64	1.6	0.54	6.1	< 0.10
Chrysene	DETSC 3301	0.1	mg/kg	0.21	1.2	0.19	5.7	< 0.10
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	0.32	1.2	0.26	5.4	< 0.10
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	0.22	0.62	0.17	3.0	< 0.10
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	0.34	1.3	0.35	6.3	< 0.10
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	0.54	1.3	0.41	5.0	< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	0.12	0.19	0.17	0.51	< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	0.28	0.73	0.28	3.8	< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg	3.6	14	3.4	63	< 1.6
Phenols								
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	1.1	1.4	1.8	2.1	< 0.3

Summary of Asbestos Analysis
Soil Samples

Our Ref 26-08547
Client Ref ~
Contract Title ~ Arborfield Film Studios

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2668973	BH82 0.50	SOIL	NAD	none	Lee Kerridge
2668974	BH85 0.50	SOIL	NAD	none	Lee Kerridge
2668975	BH86 0.25	SOIL	Chrysotile	Chrysotile bundles present	Lee Kerridge
2668976	BH86 0.75	SOIL	NAD	none	Lee Kerridge
2668977	BH87 0.50	SOIL	NAD	none	Lee Kerridge

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Summary of Asbestos Quantification Analysis
Soil Samples

Our Ref 26-08547
Client Ref ~
Contract Title ~ Arborfield Film Studios

Lab No	2668975
Sample ID ~	BH86
Depth ~	0.25
Other ID ~	
Sample Type ~	
Sampling Date ~	n/s
Sampling Time ~	

Test	Method	LOQ	Units	
Total Mass% Asbestos (a+b+c)	DETSC 1102	< 0.001	Mass %	**0.004**
Gravimetric Quantification (a)	DETSC 1102	< 0.001	Mass %	na
Detailed Gravimetric Quantification (b)	DETSC 1102	< 0.001	Mass %	0.004
Quantification by PCOM (c)	DETSC 1102	< 0.001	Mass %	na
Potentially Respirable Fibres (d)	DETSC 1102	< 0.001	Fibres/g	na
Breakdown of Gravimetric Analysis (a)				
Mass of Sample			g	20.04
ACMs present*			type	
Mass of ACM in sample			g	
% ACM by mass			%	
% asbestos in ACM			%	
% asbestos in sample			%	
Breakdown of Detailed Gravimetric Analysis (b)				
% Amphibole bundles in sample			Mass %	na
% Chrysotile bundles in sample			Mass %	0.004
Breakdown of PCOM Analysis (c)				
% Amphibole fibres in sample			Mass %	na
% Chrysotile fibres in sample			Mass %	na
Breakdown of Potentially Respirable Fibre Analysis (d)				
Amphibole fibres			Fibres/g	na
Chrysotile fibres			Fibres/g	na

* Denotes test or material description outside of UKAS accreditation.
% asbestos in Asbestos Containing Materials (ACMs) is determined by
by reference to HSG 264.
Recommended sample size for quantification is approximately 1kg
denotes deviating sample
The results are based on dry weight.

Information in Support of the Analytical Results

Our Ref 26-08547
Client Ref ~
Contract ~ Arborfield Film Studios

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2668973	BH82 0.50 SOIL		GJ 250ml	Sample date and/or time not supplied, Asbestos (999 days), Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2668974	BH85 0.50 SOIL		GJ 250ml	Sample date and/or time not supplied, Asbestos (999 days), Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2668975	BH86 0.25 SOIL		GJ 250ml	Sample date and/or time not supplied, Asbestos (999 days), Asbestos Quanitification (999 days), Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2668976	BH86 0.75 SOIL		GJ 250ml	Sample date and/or time not supplied, Asbestos (999 days), Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2668977	BH87 0.50 SOIL		GJ 250ml	Sample date and/or time not supplied, Asbestos (999 days), Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	

Information in Support of the Analytical Results

Our Ref 26-08547
Client Ref ~
Contract ~ Arborfield Film Studios

Key: G-Glass J-Jar
Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO4	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO4	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3311	C10-C24 Diesel Range Organics (DRO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	C24-C40 Lube Oil Range Organics (LORO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	EPH (C10-C40)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	m+p Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	o Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 28 + PCB 31	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 52	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 101	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 118	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 153	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 138	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 180	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB Total	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3521	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3521	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3521	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS. No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS

Key:
~ Sample details are provided by the client and can affect the validity of the results
***** -not accredited.
-MCERTS (accreditation only applies if report carries the MCERTS logo).
$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

End of Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

Film Studio Parcel, Arborfield Development Site, Arborfield Green, Wokingham

Order Details

Date: 14/08/2025

Your ref: crest chiltern

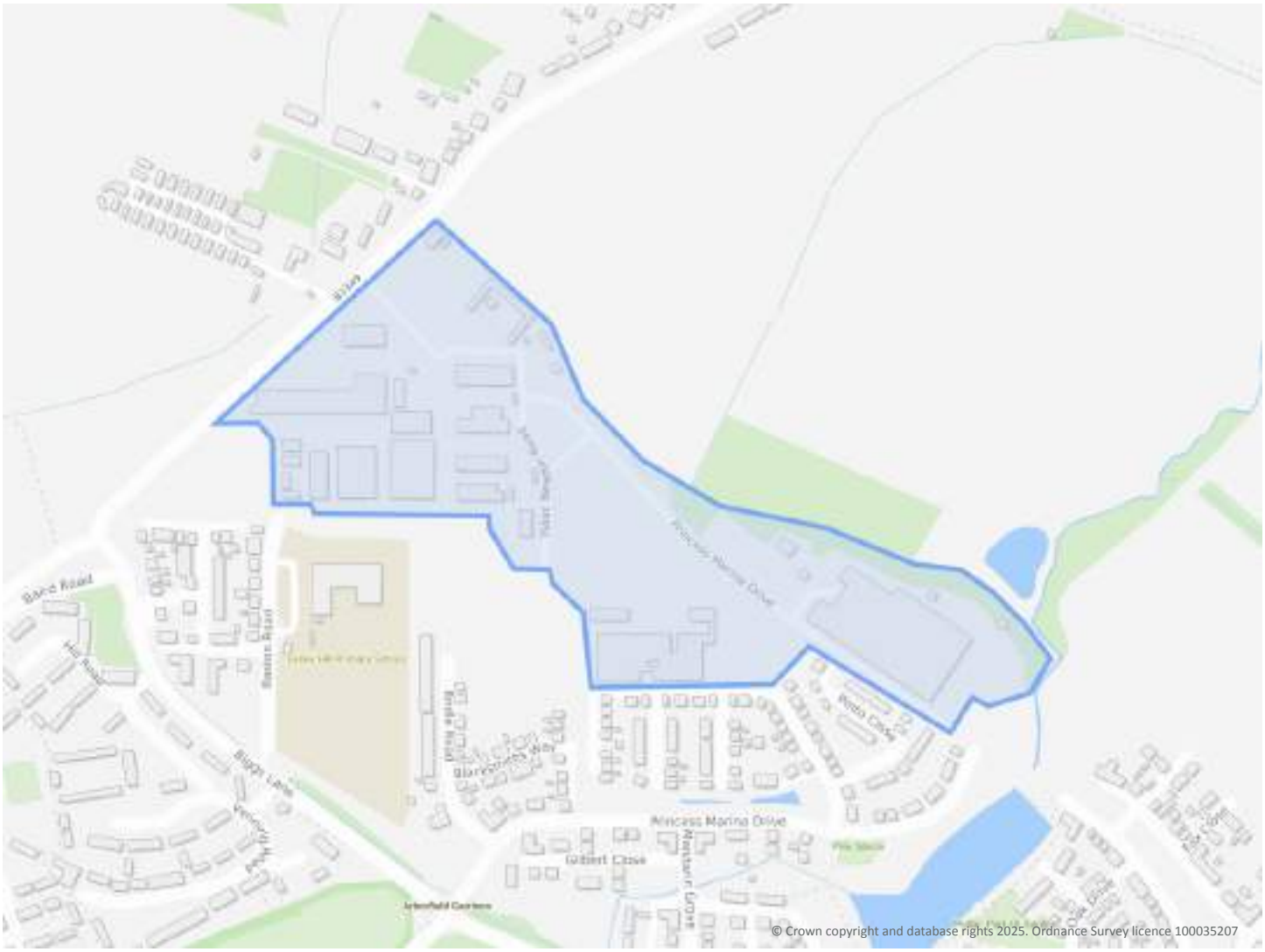
Our Ref: GS-KRC-WXZ-AL4-LGN

Site Details

Location: 477100 166221

Area: 12.99 ha

Authority: Wokingham Borough Council ↗



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Summary of findings p. 2 >

OS MasterMap site plan N/A: >10ha

Aerial image p. 9 >

Insight User Guide ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	1	2	14	3	-
15 >	1.2 >	Historical tanks >	6	0	6	5	-
16 >	1.3 >	Historical energy features >	0	0	3	11	-
17	1.4	Historical petrol stations	0	0	0	0	-
17 >	1.5 >	Historical garages >	0	3	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	1	2	18	6	-
21 >	2.2 >	Historical tanks >	11	0	10	9	-
22 >	2.3 >	Historical energy features >	0	0	6	16	-
23	2.4	Historical petrol stations	0	0	0	0	-
23 >	2.5 >	Historical garages >	0	6	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
26	3.5	Historical waste sites	0	0	0	0	-
26 >	3.6 >	Licensed waste sites >	0	0	2	2	-
27 >	3.7 >	Waste exemptions >	0	0	30	55	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
35 >	4.1 >	Recent industrial land uses >	3	1	9	-	-
36	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
36	4.3	Current or recent petrol stations	0	0	0	0	-
37	4.4	Electricity cables	0	0	0	0	-
37	4.5	Gas pipelines	0	0	0	0	-

37	4.6	Sites determined as Contaminated Land	0	0	0	0	-
37	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
37	4.8	Regulated explosive sites	0	0	0	0	-
38	4.9	Hazardous substance storage/usage	0	0	0	0	-
38	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
38	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
38	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
38 >	**4.13 >**	**Radioactive Substance Authorisations >**	0	0	1	0	-
39 >	**4.14 >**	**Licensed Discharges to controlled waters >**	0	0	0	1	-
39	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
39	4.16	Pollutant release to public sewer	0	0	0	0	-
40	4.17	List 1 Dangerous Substances	0	0	0	0	-
40	4.18	List 2 Dangerous Substances	0	0	0	0	-
40 >	**4.19 >**	**Pollution Incidents (EA/NRW) >**	0	0	1	0	-
40	4.20	Pollution inventory substances	0	0	0	0	-
41	4.21	Pollution inventory waste transfers	0	0	0	0	-
41	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
42 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
43 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
44 >	**5.3 >**	**Groundwater vulnerability >**	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 >**	**Groundwater abstractions >**	0	0	0	0	1
48	5.7	Surface water abstractions	0	0	0	0	0
48	5.8	Potable abstractions	0	0	0	0	0
48	5.9	Source Protection Zones	0	0	0	0	-
49	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

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

50 >	6.1 >	Water Network (OS MasterMap) >	2	8	47	-	-
55 >	6.2 >	Surface water features >	1	6	23	-	-
55 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
56 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
56	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
57 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
58	7.2	Historical Flood Events	0	0	0	-	-
58	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 >	Identified (within 50m)				
60 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
61 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
63 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
65	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
65	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
65	10.4	Special Protection Areas (SPA)	0	0	0	0	0
65	10.5	National Nature Reserves (NNR)	0	0	0	0	0
66 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
66 >	10.7 >	Designated Ancient Woodland >	1	1	2	3	41
69	10.8	Biosphere Reserves	0	0	0	0	0
69	10.9	Forest Parks	0	0	0	0	0
69	10.10	Marine Conservation Zones	0	0	0	0	0
70	10.11	Green Belt	0	0	0	0	0

70	10.12	Proposed Ramsar sites	0	0	0	0	0
70	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
70	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
70	10.15	Nitrate Sensitive Areas	0	0	0	0	0
71 >	10.16 >	Nitrate Vulnerable Zones >	1	1	0	0	1
72 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
73 >	10.18 >	SSSI Units >	0	0	0	0	2
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
74	11.1	World Heritage Sites	0	0	0	-	-
74	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
74	11.3	National Parks	0	0	0	-	-
74	11.4	Listed Buildings	0	0	0	-	-
75	11.5	Conservation Areas	0	0	0	-	-
75	11.6	Scheduled Ancient Monuments	0	0	0	-	-
75	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
77	12.2	Open Access Land	0	0	0	-	-
77	12.3	Tree Felling Licences	0	0	0	-	-
77 >	12.4 >	Environmental Stewardship Schemes >	1	0	0	-	-
78	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
79 >	13.1 >	Priority Habitat Inventory >	3	1	8	-	-
80	13.2	Habitat Networks	0	0	0	-	-
80	13.3	Open Mosaic Habitat	0	0	0	-	-
80	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
82 >	14.1 >	10k Availability >	Identified (within 500m)				
83 >	14.2 >	Artificial and made ground (10k) >	3	0	6	2	-

85 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-
86	14.4	Landslip (10k)	0	0	0	0	-
87 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
88	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
89 >	15.1 >	50k Availability >	Identified (within 500m)				
90	15.2	Artificial and made ground (50k)	0	0	0	0	-
90	15.3	Artificial ground permeability (50k)	0	0	-	-	-
91 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
92 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
92	15.6	Landslip (50k)	0	0	0	0	-
92	15.7	Landslip permeability (50k)	None (within 50m)				
93 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
94 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
94	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
95 >	16.1 >	BGS Boreholes >	21	1	21	-	-
Page	Section	Natural ground subsidence >					
98 >	17.1 >	Shrink swell clays >	Low (within 50m)				
99 >	17.2 >	Running sands >	Low (within 50m)				
101 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
103 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
104 >	17.5 >	Landslides >	Very low (within 50m)				
105 >	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
107 >	18.1 >	BritPits >	0	0	0	1	-
108 >	18.2 >	Surface ground workings >	1	0	9	-	-
109	18.3	Underground workings	0	0	0	0	0
109	18.4	Underground mining extents	0	0	0	0	-

109	18.5	Historical Mineral Planning Areas	0	0	0	0	-
109	18.6	Non-coal mining	0	0	0	0	0
109	18.7	JPB mining areas	None (within 0m)				
110	18.8	The Coal Authority non-coal mining	0	0	0	0	-
110 >	**18.9 >**	**Researched mining >**	0	0	1	0	-
110	18.10	Mining record office plans	0	0	0	0	-
110	18.11	BGS mine plans	0	0	0	0	-
111	18.12	Coal mining	None (within 0m)				
111	18.13	Brine areas	None (within 0m)				
111	18.14	Gypsum areas	None (within 0m)				
111	18.15	Tin mining	None (within 0m)				
111	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
112	19.1	Natural cavities	0	0	0	0	-
112	19.2	Mining cavities	0	0	0	0	0
112	19.3	Reported recent incidents	0	0	0	0	-
112	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon >**					
114 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
116 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	5	8	-	-	-
117	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
117	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
118	22.1	Underground railways (London)	0	0	0	-	-
118	22.2	Underground railways (Non-London)	0	0	0	-	-
118	22.3	Railway tunnels	0	0	0	-	-
118	22.4	Historical railway and tunnel features	0	0	0	-	-
118	22.5	Royal Mail tunnels	0	0	0	-	-

119	22.6	Historical railways	0	0	0	-	-
119	22.7	Railways	0	0	0	-	-
119	22.8	Crossrail 2	0	0	0	0	-
119	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 30/04/2022

Site Area: 12.99ha

Recent site history - 2019 aerial photograph



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Capture Date: 29/06/2019

Site Area: 12.99ha

Recent site history - 2010 aerial photograph



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Capture Date: 25/09/2010

Site Area: 12.99ha

Recent site history - 2005 aerial photograph



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Capture Date: 12/07/2005

Site Area: 12.99ha

Recent site history - 1999 aerial photograph



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Capture Date: 04/09/1999

Site Area: 12.99ha

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	20

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 14 >**

ID	Location	Land use	Dates present	Group ID
1	**On site**	**Unspecified Heap**	**1988**	**1895048**

ID	Location	Land use	Dates present	Group ID
C	17m NW	Unspecified Depot	1988	1916104
C	17m NW	Unspecified Depot	1979	1997960
D	62m SE	Unspecified Works	1961	1890887
D	62m SE	Disused Sewage Works	1969	1891977
E	119m SW	Unspecified Tank	1932 - 1938	1962213
F	135m SE	Unspecified Tanks	1961 - 1969	1922541
D	138m SE	Unspecified Tanks	1961 - 1969	1945626
F	151m SE	Rifle Range	1979	1945485
F	151m SE	Rifle Range	1988	1945864
E	162m S	Filter Beds	1938	1985818
E	165m S	Filter Beds	1932	1982276
4	170m SW	Unspecified Tank	1961	1892365
G	171m S	Unspecified Heap	1988	1895046
F	180m SE	Unspecified Tanks	1961	1890224
6	184m S	Unspecified Heap	1988	1895047
7	190m W	Brick Kiln	1898	1909485
8	306m S	Barracks	1969 - 1979	1923535
N	460m SE	Unspecified Tanks	1932 - 1938	1963217
9	462m N	Nursery	1969 - 1979	1971839

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**17**

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
2	**On site**	**Tanks**	**1968 - 1978**	**342764**
A	**On site**	**Unspecified Tank**	**1996**	**326659**
A	**On site**	**Unspecified Tank**	**1933**	**326663**
A	**On site**	**Unspecified Tank**	**1987 - 1996**	**332858**
A	**On site**	**Unspecified Tank**	**1978 - 1987**	**337061**
A	**On site**	**Unspecified Tank**	**1968**	**342403**
C	74m NW	Unspecified Tank	1968	326675
C	81m NW	Tanks	1968	318583
3	85m SE	Settling Tanks	1968	326942
C	97m NW	Unspecified Tank	1968	326658
E	159m SW	Unspecified Tank	1933	326662
G	214m S	Unspecified Tank	1968 - 1993	339835
K	356m S	Unspecified Tank	1968 - 1976	328128
N	465m SE	Tanks	1933	318581
10	469m S	Unspecified Tank	1968 - 1976	329266
11	471m S	Unspecified Tank	1968 - 1976	340984
12	488m S	Unspecified Tank	1968 - 1976	333884

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**14**

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
5	176m S	Electricity Substation	1978	208916

ID	Location	Land use	Dates present	Group ID
H	247m SW	Electricity Substation	1993 - 1996	225782
H	248m SW	Electricity Substation	1978 - 1987	231578
I	321m SW	Electricity Substation	1993 - 1996	232289
I	321m SW	Electricity Substation	1978 - 1987	211677
J	329m SW	Electricity Substation	1976 - 1999	218101
J	329m SW	Electricity Substation	-	206885
K	337m S	Electricity Substation	1976	210013
L	408m S	Electricity Substation	-	206887
L	410m S	Electricity Substation	1976	218446
L	410m S	Electricity Substation	1999	221530
L	412m S	Electricity Substation	1987	213559
M	419m NE	Electricity Substation	1987	208917
M	428m NE	Electricity Substation	1993	208922

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	3

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
B	12m NW	Garage	1993 - 1996	70736
B	12m NW	Garage	1978 - 1987	70568
B	14m NW	Garage	1968	69788

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	27

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

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

ID	Location	Land Use	Date	Group ID
1	**On site**	**Unspecified Heap**	**1988**	**1895048**
D	17m NW	Unspecified Depot	1988	1916104
D	17m NW	Unspecified Depot	1979	1997960

ID	Location	Land Use	Date	Group ID
E	62m SE	Disused Sewage Works	1969	1891977
E	62m SE	Unspecified Works	1961	1890887
F	119m SW	Unspecified Tank	1938	1962213
G	135m SE	Unspecified Tanks	1961	1922541
E	138m SE	Unspecified Tanks	1969	1945626
E	138m SE	Unspecified Tanks	1961	1945626
G	144m SE	Unspecified Tanks	1969	1922541
G	151m SE	Rifle Range	1988	1945864
G	151m SE	Rifle Range	1979	1945485
F	162m S	Filter Beds	1938	1985818
F	165m S	Filter Beds	1932	1982276
F	165m S	Filter Beds	1932	1982276
3	170m SW	Unspecified Tank	1961	1892365
H	171m S	Unspecified Heap	1988	1895046
F	172m SW	Unspecified Tank	1932	1962213
G	180m SE	Unspecified Tanks	1961	1890224
5	184m S	Unspecified Heap	1988	1895047
6	190m W	Brick Kiln	1898	1909485
J	306m S	Barracks	1969	1923535
J	306m S	Barracks	1979	1923535
P	460m SE	Unspecified Tanks	1938	1963217
Q	462m N	Nursery	1969	1971839
Q	462m N	Nursery	1979	1971839
P	465m SE	Unspecified Tanks	1932	1963217

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	30

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

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

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Tank**	**1933**	**326663**
A	**On site**	**Unspecified Tank**	**1968**	**342403**
A	**On site**	**Unspecified Tank**	**1978**	**337061**
A	**On site**	**Unspecified Tank**	**1987**	**332858**
A	**On site**	**Unspecified Tank**	**1987**	**337061**
A	**On site**	**Unspecified Tank**	**1996**	**326659**
A	**On site**	**Unspecified Tank**	**1996**	**332858**
A	**On site**	**Unspecified Tank**	**1993**	**332858**
A	**On site**	**Unspecified Tank**	**1993**	**332858**
B	**On site**	**Tanks**	**1968**	**342764**
B	**On site**	**Tanks**	**1978**	**342764**
D	74m NW	Unspecified Tank	1968	326675
D	81m NW	Tanks	1968	318583
2	85m SE	Settling Tanks	1968	326942
D	97m NW	Unspecified Tank	1968	326658
F	159m SW	Unspecified Tank	1933	326662
H	214m S	Unspecified Tank	1993	339835
H	214m S	Unspecified Tank	1993	339835
H	216m S	Unspecified Tank	1976	339835
H	216m S	Unspecified Tank	1968	339835
H	216m S	Unspecified Tank	1987	339835
M	356m S	Unspecified Tank	1976	328128
M	356m S	Unspecified Tank	1968	328128

ID	Location	Land Use	Date	Group ID
P	465m SE	Tanks	1933	318581
R	469m S	Unspecified Tank	1976	329266
R	469m S	Unspecified Tank	1968	329266
S	471m S	Unspecified Tank	1976	340984
S	471m S	Unspecified Tank	1968	340984
T	488m S	Unspecified Tank	1968	333884
T	488m S	Unspecified Tank	1976	333884

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**22**

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

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

ID	Location	Land Use	Date	Group ID
4	176m S	Electricity Substation	1978	208916
I	247m SW	Electricity Substation	1996	225782
I	247m SW	Electricity Substation	1993	225782
I	247m SW	Electricity Substation	1993	225782
I	248m SW	Electricity Substation	1978	231578
I	248m SW	Electricity Substation	1987	231578
K	321m SW	Electricity Substation	1996	232289
K	321m SW	Electricity Substation	1993	232289
K	321m SW	Electricity Substation	1993	232289
K	321m SW	Electricity Substation	1978	211677
K	321m SW	Electricity Substation	1987	211677
L	329m SW	Electricity Substation	1976	218101
L	329m SW	Electricity Substation	-	206885

ID	Location	Land Use	Date	Group ID
L	330m SW	Electricity Substation	1999	218101
L	331m SW	Electricity Substation	1987	218101
M	337m S	Electricity Substation	1976	210013
N	408m S	Electricity Substation	-	206887
N	410m S	Electricity Substation	1976	218446
N	410m S	Electricity Substation	1999	221530
N	412m S	Electricity Substation	1987	213559
O	419m NE	Electricity Substation	1987	208917
O	428m NE	Electricity Substation	1993	208922

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	**6**

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'.

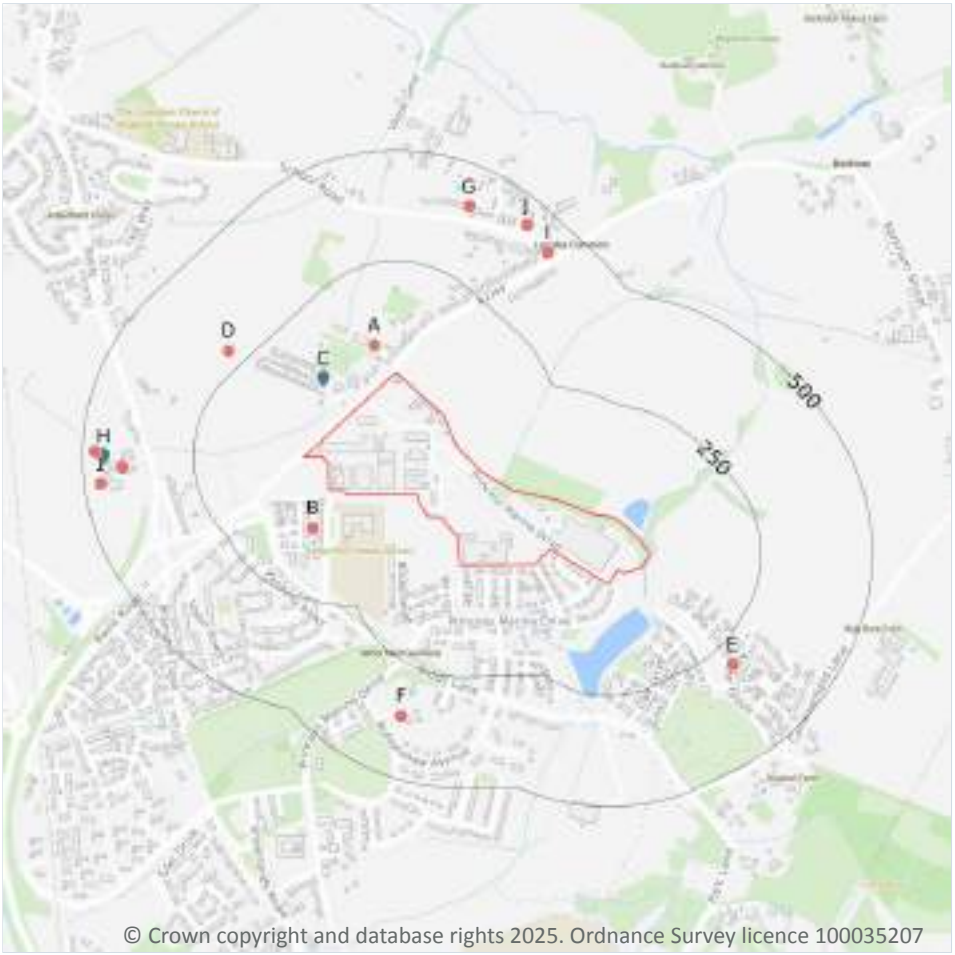
Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
C	12m NW	Garage	1996	70736
C	12m NW	Garage	1993	70736
C	12m NW	Garage	1993	70736
C	12m NW	Garage	1978	70568

ID	Location	Land Use	Date	Group ID
C	12m NW	Garage	1987	70568
C	14m NW	Garage	1968	69788

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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Site Outline

Search buffers in metres (m)

Licensed waste sites

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	4

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

Features are displayed on the Waste and landfill map on **page 25 >**

ID	Location	Details		
C	100m NW	Site Name: Lanstar, Langley Common Rd, Barkham Rg40 Site Address: Lanstar Ltd, 64, Langley Common Rd, Barkham, Wokingham, Berkshire, RG40 4TS Correspondence Address: -	Type of Site: Special Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LAN004 EPR reference: EA/EPR/DP3593EZ/S003 Operator: Lanstar Ltd Waste Management licence No: 83151 Annual Tonnage: 50000	Issue Date: 29/03/1995 Effective Date: - Modified: - Surrendered Date: Oct 27 1999 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered

ID	Location	Details		
C	100m NW	Site Name: Lanstar, Langley Common Rd, Barkham Rg40 Site Address: 64, Langley Common Rd, Barkham, Wokingham, Berkshire, RG40 4TS Correspondence Address: -	Type of Site: Special Waste Transfer Station Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 650545 EPR reference: EA/EPR/DP3593EZ Operator: Lanstar Limited Waste Management licence No: 83151 Annual Tonnage: 50000	Issue Date: 29/03/1995 Effective Date: 29/03/1995 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Surrendered
H	453m W	Site Name: Ducks Nest Farm Site Address: Unit 4, Ducks Nest Farm, Eversley Road, Arborfield, RG2 9PJ Correspondence Address: -	Type of Site: 75kte WEEE Treatment Facility Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: 629288 EPR reference: EA/EPR/WE8542AB Operator: Intelligent Waste Management Ltd Waste Management licence No: 120875 Annual Tonnage: 0	Issue Date: 12/06/2024 Effective Date: 09/06/2024 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
H	453m W	Site Name: Ducks Nest Farm Site Address: Unit 4 Ducks Nest Farm, Eversley Road, Reading, RG2 9PJ Correspondence Address: -	Type of Site: 75kte WEEE Treatment Facility Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: - EPR reference: EA/EPR/WE8542AB/A001 Operator: Intelligent Waste Management Limited Waste Management licence No: 120875 Annual Tonnage: 0	Issue Date: 12/06/2024 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	**85**

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 25 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX158232	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX158232	Disposing of waste exemption	On a farm	Burning waste in the open
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX158232	Using waste exemption	On a farm	Use of waste in construction
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX158232	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX158232	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX158232	Using waste exemption	On a farm	Use of waste for a specified purpose
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX158232	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX426521	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX426521	Using waste exemption	On a farm	Use of waste in construction
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX426521	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX426521	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX426521	Disposing of waste exemption	On a farm	Burning waste in the open
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX426521	Using waste exemption	On a farm	Use of waste for a specified purpose

ID	Location	Site	Reference	Category	Sub-Category	Description
A	78m NW	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX426521	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	94m SW	Arborfield Garrison Berks Rg2 9nh	EPR/HF0604HV/A001	Treating waste exemption	Non-agricultural waste only	Aerobic composting and associated prior treatment
B	94m SW	Arborfield Garrison Berks Rg2 9nh	EPR/HF0604HV/A001	Using waste exemption	Non-agricultural waste only	Use of mulch
B	94m S	-	WEX401140	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	94m S	-	WEX401140	Using waste exemption	Not on a farm	Use of mulch
B	94m S	-	WEX401140	Using waste exemption	Not on a farm	Spreading waste on non-agricultural land to confer benefit
B	94m S	-	WEX401140	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
B	94m S	Arborfield Garrison, Reading, Berks, Rg2 9nh	WEX133895	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
B	94m S	Arborfield Garrison, Reading, Berks, Rg2 9nh	WEX133895	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	94m S	Arborfield Garrison, Reading, Berks, Rg2 9nh	WEX134560	Using waste exemption	Not on a farm	Spreading waste on non-agricultural land to confer benefit
B	94m S	Arborfield Garrison, Reading, Berks, Rg2 9nh	WEX133895	Using waste exemption	Not on a farm	Use of mulch
B	94m S	-	WEX273096	Using waste exemption	Not on a farm	Spreading waste on non-agricultural land to confer benefit
B	94m S	-	WEX273096	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	94m S	-	WEX273096	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment

ID	Location	Site	Reference	Category	Sub-Category	Description
B	94m S	-	WEX273096	Using waste exemption	Not on a farm	Use of mulch
B	96m S	Hazebrouck Barracks Reading Rg2 9nh	EPR/BF0736EV/A001	Treating waste exemption	Non-agricultural waste only	Aerobic composting and associated prior treatment
B	96m S	Hazebrouck Barracks Reading Rg2 9nh	EPR/BF0736EV/A001	Treating waste exemption	Non-agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/PF0704EQ/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/PF0704EQ/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/PF0704EQ/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/PF0704EQ/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on non-agricultural land to confer benefit
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/PF0704EQ/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste for a specified purpose
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/PF0704EQ/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/PF0704EQ/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/SE5353ZY /A001	Disposing of waste exemption	Agricultural waste only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/SE5353ZY /A001	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/SE5353ZY /A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/SE5353ZY /A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/SE5353ZY /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/SE5353ZY /A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
D	291m NW	Field Farm Langley Common Road Barkham Rg40 4ts	EPR/SE5353ZY /A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste for a specified purpose
E	299m SE	-	WEX156524	Using waste exemption	Not on a farm	Use of waste in construction
E	299m SE	-	WEX156524	Treating waste exemption	Not on a farm	Screening and blending of waste
F	365m S	Natta Building Company, Biggs Lane, Arborfield, Rg29ln	WEX152659	Treating waste exemption	Not on a farm	Screening and blending of waste
F	365m S	Natta Building Company, Biggs Lane, Arborfield, Rg29ln	WEX136429	Using waste exemption	Not on a farm	Use of waste in construction
G	406m NE	Handpost Farm School Road Wokingham Berkshire Rg41 4tn	EPR/ZH0013RF /A001	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit

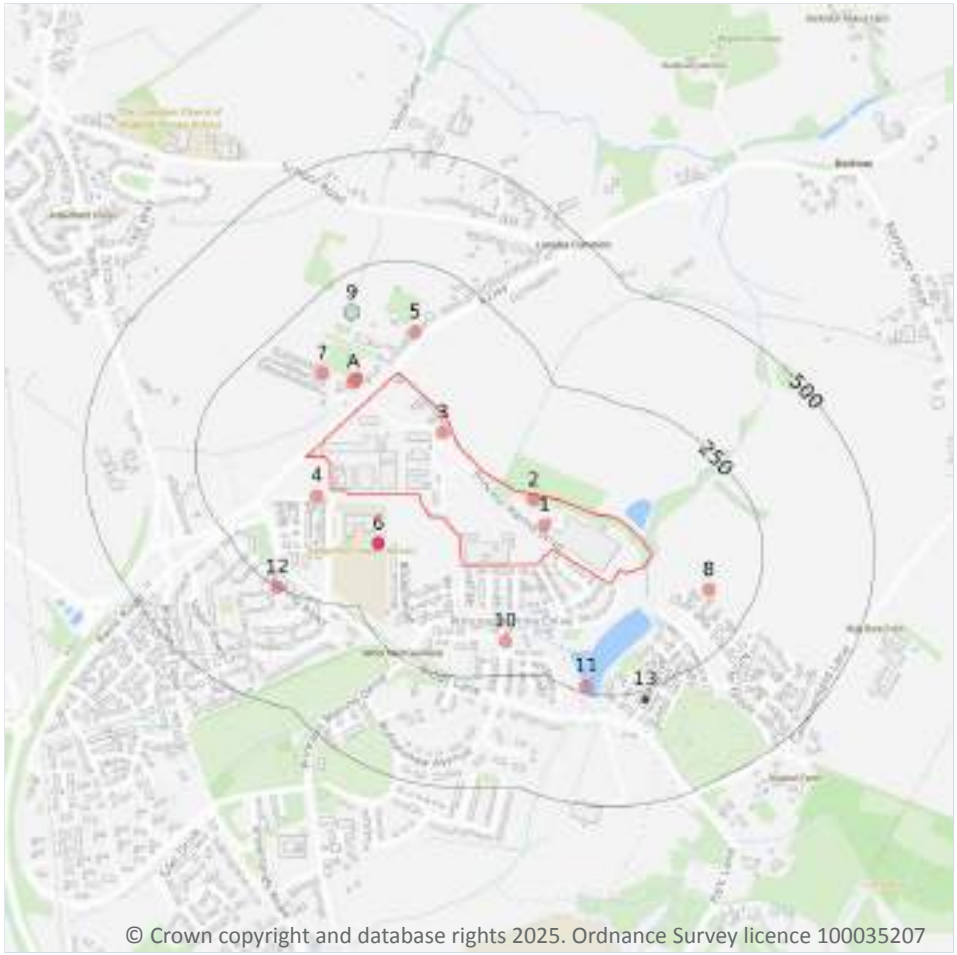
ID	Location	Site	Reference	Category	Sub-Category	Description
G	406m NE	Handpost Farm School Road Wokingham Berkshire Rg41 4tn	EPR/ZH0013RF/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
G	406m NE	Handpost Farm School Road Wokingham Berkshire Rg41 4tn	EPR/ZH0013RF/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
G	406m NE	Handpost Farm School Road Wokingham Berkshire Rg41 4tn	EPR/ZH0013RF/A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
G	406m NE	Handpost Farm School Road Wokingham Berkshire Rg41 4tn	EPR/ZH0013RF/A001	Using waste exemption	Agricultural waste only	Spreading of plant matter to confer benefit
G	406m NE	Handpost Farm School Road Wokingham Berkshire Rg41 4tn	EPR/ZH0013RF/A001	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
G	407m NE	Willow Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX434535	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
G	407m NE	Willow Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX434535	Using waste exemption	On a farm	Use of waste in construction
G	407m NE	Willow Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX434535	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
G	407m NE	Willow Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX434535	Using waste exemption	On a farm	Use of waste for a specified purpose
G	407m NE	Willow Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX434535	Disposing of waste exemption	On a farm	Burning waste in the open
G	407m NE	Willow Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX434535	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
G	407m NE	Willow Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX434535	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
H	411m W	Unit 4 Ducks Nest Farm, Eversley Road, Arborfield, Rg2 9pj	EXP/KP3846YQ	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE

ID	Location	Site	Reference	Category	Sub-Category	Description
H	411m W	Ducks Nest Farm, Eversley Road, Arborfield Cross, Reading, Rg2 9pj	WEX157842	Using waste exemption	On a farm	Use of waste in construction
H	411m W	Ducks Nest Farm, Eversley Road, Arborfield Cross, Reading, Rg2 9pj	WEX293263	Using waste exemption	On a farm	Use of waste in construction
H	411m W	Ducks Nest Farm, Eversley Road, Arborfield Cross, Reading, Rg2 9pj	WEX370522	Using waste exemption	On a farm	Use of waste in construction
I	428m NE	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX297042	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
I	428m NE	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX297042	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
I	428m NE	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX297042	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
I	428m NE	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX297042	Using waste exemption	On a farm	Use of waste for a specified purpose
I	428m NE	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX297042	Using waste exemption	On a farm	Use of waste in construction
I	428m NE	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX297042	Disposing of waste exemption	On a farm	Burning waste in the open
I	428m NE	Field Farm, Langley Common Road, Barkham, Wokingham, Rg40 4ts	WEX297042	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
J	442m NE	Handpost Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX158113	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
J	442m NE	Handpost Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX158113	Disposing of waste exemption	On a farm	Burning waste in the open
J	442m NE	Handpost Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX158113	Using waste exemption	On a farm	Spreading of plant matter to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
J	442m NE	Handpost Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX158113	Using waste exemption	On a farm	Use of waste in construction
J	442m NE	Handpost Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX158113	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
J	442m NE	Handpost Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX158113	Using waste exemption	On a farm	Use of waste for a specified purpose
J	442m NE	Handpost Farm, School Road, Barkham, Wokingham, Rg41 4tn	WEX158113	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
1	465m W	Ducks Nest Farm Eversley Road Reading Berkshire Rg2 9pj	EPR/PF0704SZ/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
H	473m W	-	WEX357169	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
H	473m W	-	WEX357169	Storing waste exemption	Not on a farm	Storage of waste in a secure place
H	473m W	-	WEX357169	Storing waste exemption	Not on a farm	Storage of waste in secure containers
H	473m W	-	WEX357169	Treating waste exemption	Not on a farm	Recovery of scrap metal
H	473m W	-	WEX357169	Treating waste exemption	Not on a farm	Sorting mixed waste

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

4 Current industrial land use



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Site Outline

Search buffers in metres (m)

Recent industrial land uses

Radioactive Substance Authorisations

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	13

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 35 >**

ID	Location	Company	Address	Activity	Category
1	**On site**	**Electricity Sub Station**	**Berkshire, RG40**	**Electrical Features**	**Infrastructure and Facilities**
2	**On site**	**Mast**	**Berkshire, RG40**	**Telecommunications Features**	**Infrastructure and Facilities**
3	**On site**	**Water Tower**	**Berkshire, RG40**	**Water Pumping Stations**	**Industrial Features**

ID	Location	Company	Address	Activity	Category
4	34m SW	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
A	52m NW	Redlake Garage Services Ltd	58-62, Langley Common Road, Barkham, Wokingham, Berkshire, RG40 4TS	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	52m NW	Stay Sure Tyres	58-62, Langley Common Road, Barkham, Berkshire, RG40 4TS	Vehicle Parts and Accessories	Motoring
A	52m NW	Coupes & Convertibles Ltd	58-62, Langley Common Road, Barkham, Berkshire, RG40 4TS	Secondhand Vehicles	Motoring
5	98m NE	Iona Engineering	38, Langley Common Road, Barkham, Berkshire, RG40 4TS	Precision Engineers	Engineering Services
7	114m NW	Imperial Bodycraft	64b, Langley Common Road, Barkham, Berkshire, RG40 4TS	Vehicle Repair, Testing and Servicing	Repair and Servicing
8	150m SE	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
10	171m S	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities
11	236m S	Jetty	Berkshire, RG2	Moorings and Unloading Facilities	Water
12	249m SW	Electricity Sub Station	Berkshire, RG2	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

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

Records within 250m	**0**

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m	**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	0

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.

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 35 >**

ID	Location	Address	Details	
6	111m S	Ministry Of Defence, School Of Electronic Engineering,hazelbrouck Barracks,aborfield, Reading, Berkshire, RG2 9NH	Operator: Ministry Of Defence Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: AM4762 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 01/01/2015 Status: Superseded By Variation

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

4.14 Licensed Discharges to controlled waters

Records within 500m	**1**

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 35 >**

ID	Location	Address	Details	
13	269m S	ARBORFIELD GARRISON, ARBORFIELD NEAR READING, BERKSHIRE	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: CATM.2572 Permit Version: 1 Receiving Water: TRIBUTARY OFTHE BARKHAMBROOK	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 19/12/1996 Effective Date: 19/12/1996 Revocation Date: -

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m	**0**

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

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

4.16 Pollutant release to public sewer

Records within 500m	**0**

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m	0

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

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

4.18 List 2 Dangerous Substances

Records within 500m	0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m	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 35 >**

ID	Location	Details	
9	170m NW	Incident Date: 15/08/2002 Incident Identification: 100497 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 Pollution inventory substances

Records within 500m	0

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

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

4.21 Pollution inventory waste transfers

Records within 500m	0

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

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

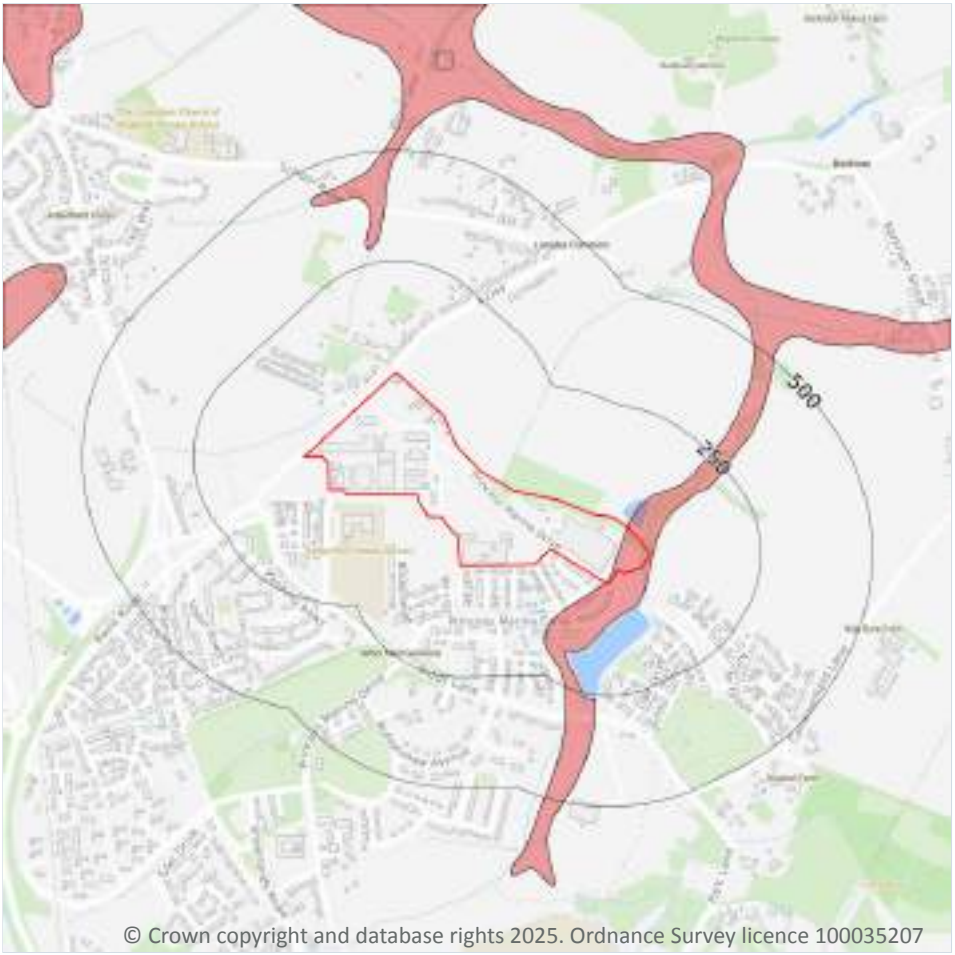
4.22 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	1

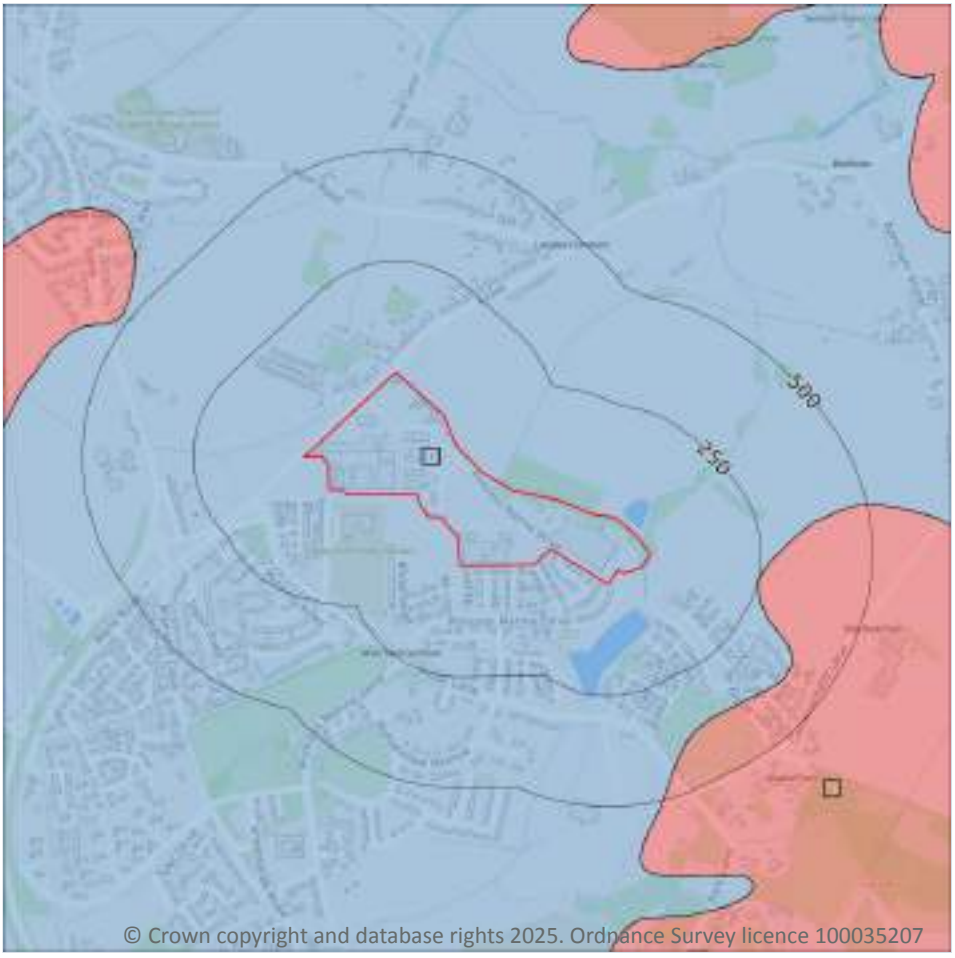
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 42 >**

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**

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	2

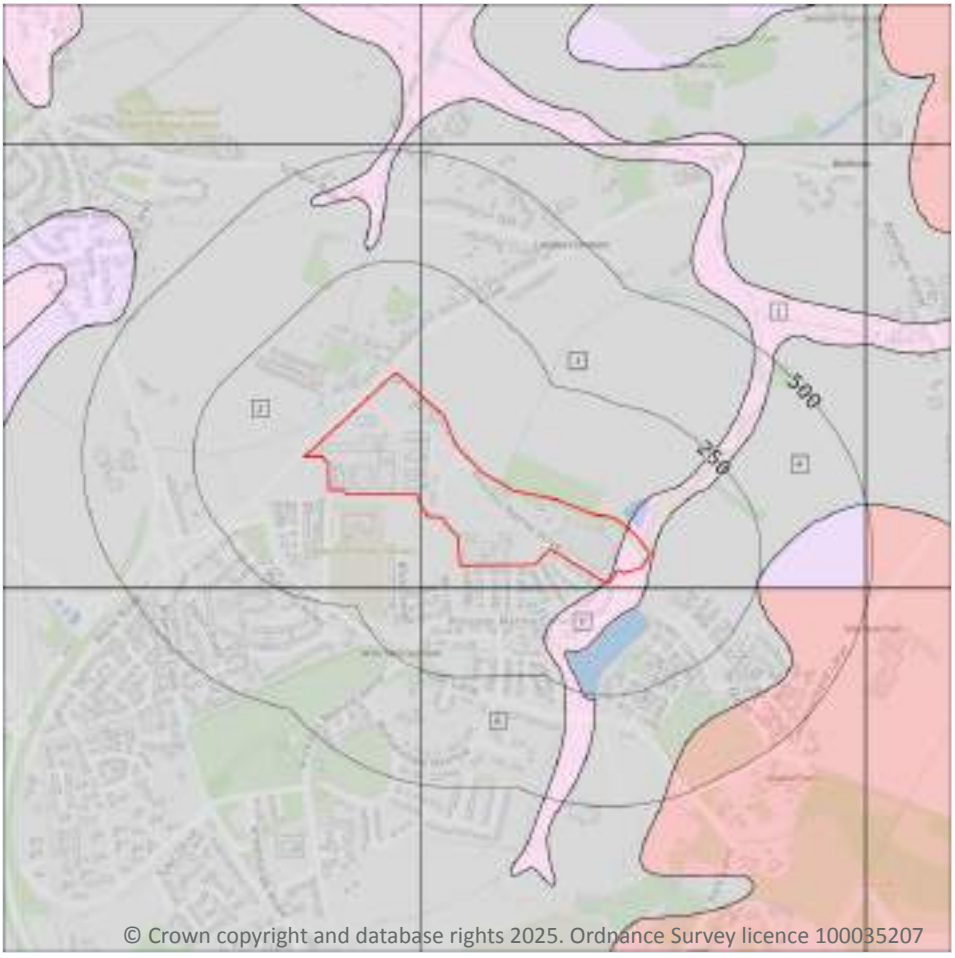
Aquifer status of groundwater held within bedrock geology.

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	251m 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.

Groundwater vulnerability



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Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	6

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 44 >**

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**
3	**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**
4	6m E	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
5	8m S	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: >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
6	19m SW	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: >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.

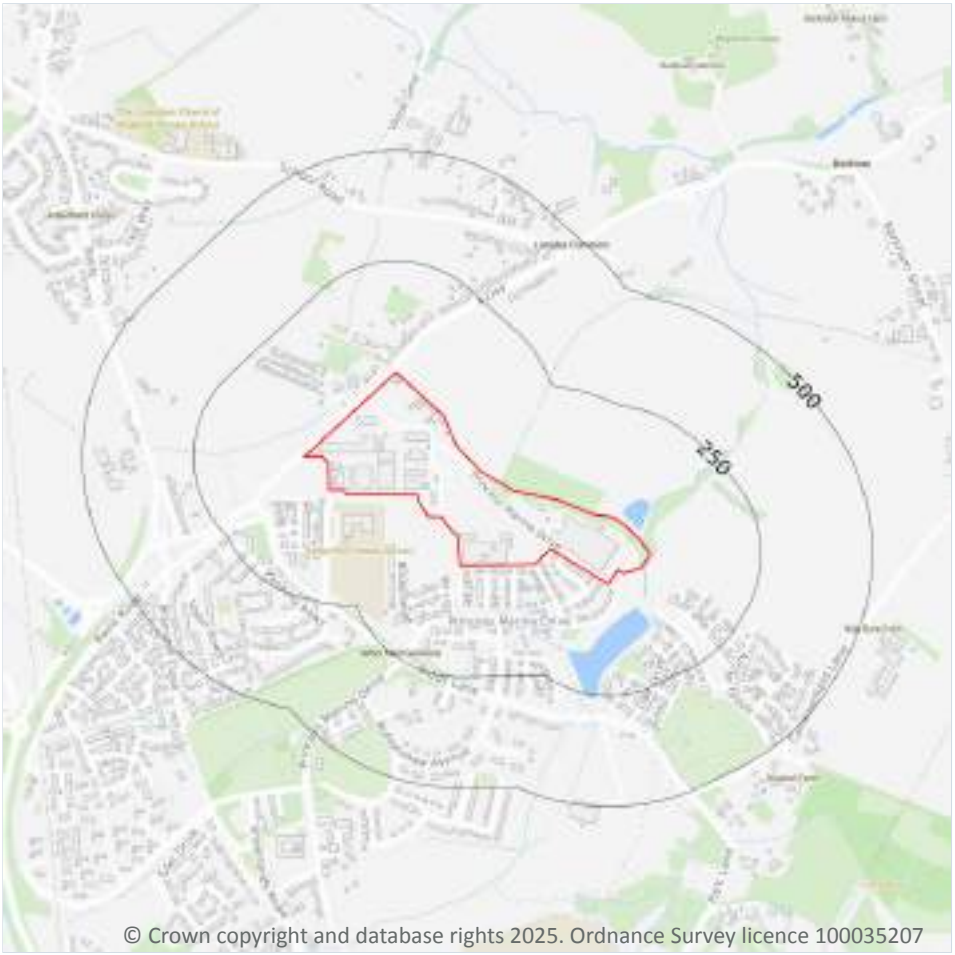
5.5 Groundwater vulnerability- local information

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
- 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	1

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	
-	1621m N	Status: Historical Licence No: 28/39/24/0102 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: WELL AT NEWLANDS, ARBORFIELD Data Type: Point Name: HATCH FARM DAIRIES LTD Easting: 476800 Northing: 168100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/05/1967 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2001 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**0**

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.

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

5.8 Potable abstractions

Records within 2000m	**0**

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

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

5.9 Source Protection Zones

Records within 500m	**0**

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

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

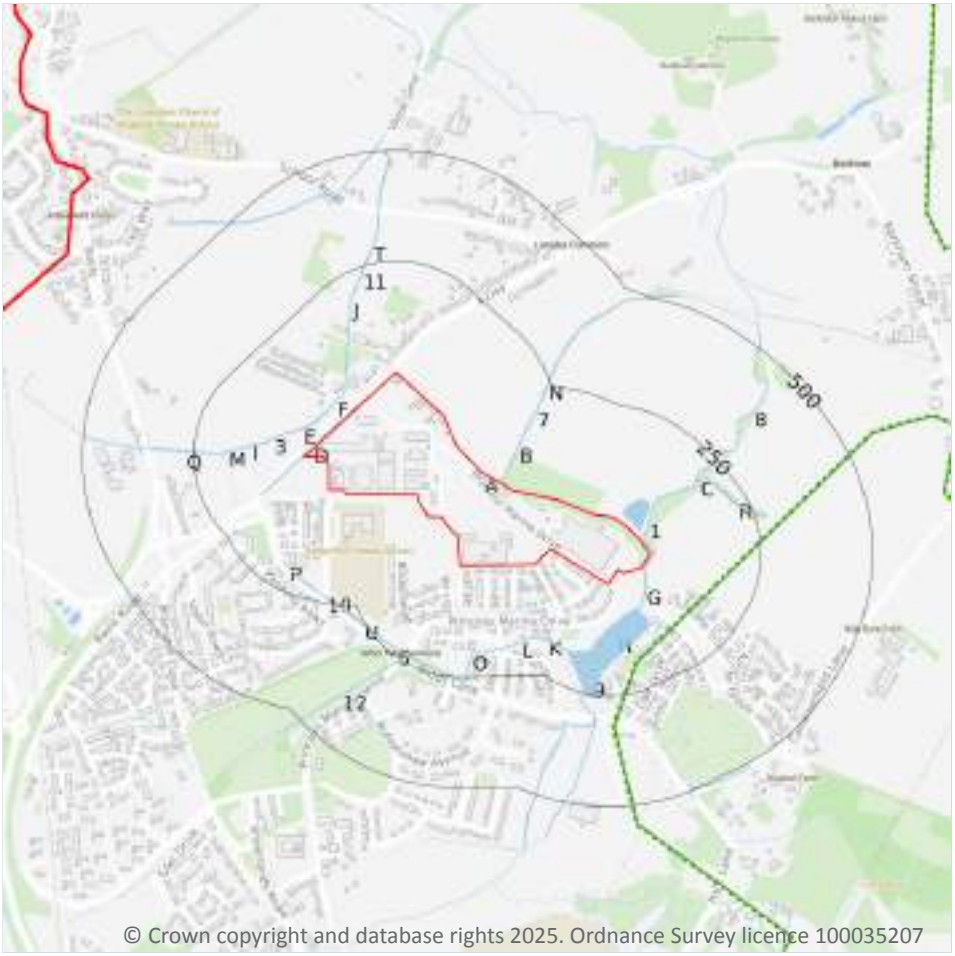
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



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	**57**

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 50 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	**On site**	**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
A	**On site**	**Inland river not influenced by normal tidal action.**	**Underground**	**Watercourse contains water year round (in normal circumstances)**	**-**
B	2m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	3m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
1	4m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	40m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	40m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	46m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	46m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	46m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	55m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
F	60m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	68m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
3	81m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
I	84m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	89m S	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	114m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
F	117m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	124m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
F	139m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	149m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
J	151m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	162m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
L	162m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
M	172m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
7	173m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
M	175m 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
K	176m SW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	176m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	177m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
N	182m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	184m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	184m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
9	186m S	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
L	188m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
M	188m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
P	189m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
O	189m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
Q	193m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	195m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
C	201m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	203m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
P	204m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	205m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
R	207m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
10	228m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
11	233m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
S	234m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
S	234m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
S	235m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
S	236m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
T	236m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
S	238m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
S	238m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
S	238m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
12	239m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
U	239m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**30**

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 50 >**

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 50 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Barkham Brook**	**GB106039017400**	**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 50 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	561m NE	River	Barkham Brook	GB106039017400 ↗	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	5

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).

Features are displayed on the River and coastal flooding map on **page 57 >**

Distance	Flood risk category
On site	**Low**
0 - 50m	High

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

7.2 Historical Flood Events

Records within 250m	**0**

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

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

7.3 Flood Defences

Records within 250m	**0**

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	**0**

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

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

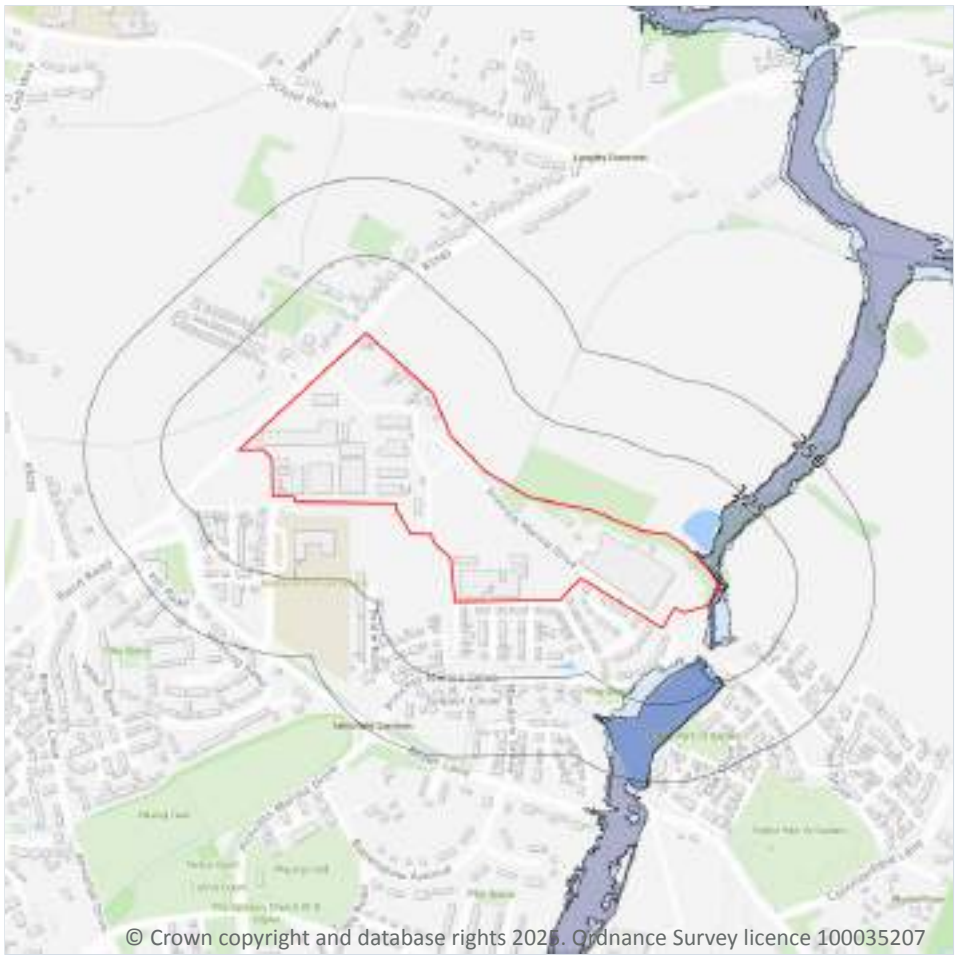
7.5 Flood Storage Areas

Records within 250m	**0**

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

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

River and coastal flooding - Flood Zones



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

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.

Features are displayed on the River and coastal flooding map on **page 57 >**

Location	Type
On site	**Zone 2 - (Fluvial /Tidal Models)**

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

7.7 Flood Zone 3

Records within 50m	1

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.

Features are displayed on the River and coastal flooding map on **page 57 >**

Location	Type
On site	**Zone 3 - (Fluvial /Tidal Models)**

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

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

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

Features are displayed on the Surface water flooding map on **page 61 >**

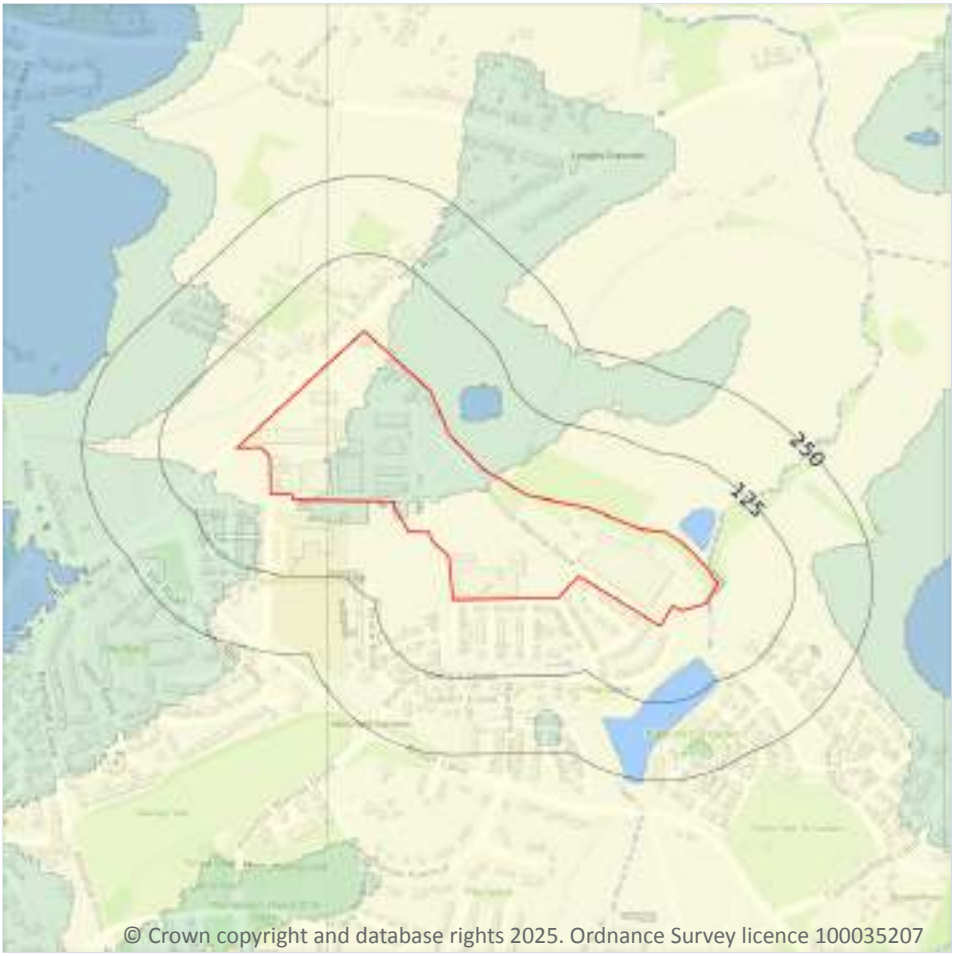
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	Greater than 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

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

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 63 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Local Nature Reserves (LNR)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 64 >**

ID	Location	Name	Data source
B	602m SE	Longmoor Bog SSSI	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 64 >**

ID	Location	Name	Data source
B	604m SE	Longmoor Bog	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	48

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 64 >**

ID	Location	Name	Woodland Type
1	**On site**	**Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)**	**Ancient & Semi-Natural Woodland**
2	4m NE	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
3	184m NE	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
4	201m NE	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
5	308m NE	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
A	442m NE	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
A	466m NE	Kidgem Copse (Tithe:kitchem Coppice)(tithe:kitchen Coppice)(osd=kidghans (?) Coppice)	Ancient & Semi-Natural Woodland
6	677m SE	(Tithe=411=the Clumps; Osd=long Moor)	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
7	893m N	(Epo2: Hazeltons Copse; Tithe:hazletons Copse)	Ancient & Semi-Natural Woodland
8	893m SW	Whitehall Copse (Tithe Map: White Hall Coppice)(tithe:white Hall Coppice)	Ancient & Semi-Natural Woodland
9	916m NE	The Coombes	Ancient & Semi-Natural Woodland
10	941m W	Unknown	Ancient & Semi-Natural Woodland
11	944m SW	Long Copse (Tithe Map: The Long Coppice)(tithe:long Coppice Hurdle Coppice)	Ancient & Semi-Natural Woodland
12	954m NE	(Tithe:little Coppice)	Ancient & Semi-Natural Woodland
13	972m W	(Epo2:spring Copse. Tithe Map: Spring Coppice)(tithe:spring Coppice)	Ancient & Semi-Natural Woodland
14	1009m NE	Bignell's Copse(tithe:bignolds Coppice)	Ancient & Semi-Natural Woodland
15	1032m SW	(Tithe Map: Hurdle Coppice)(tithe:long Coppice Hurdle Coppice)	Ancient & Semi-Natural Woodland
16	1046m S	Whitehall Copse (Tithe Map: White Hall Coppice)(tithe:white Hall Coppice)	Ancient & Semi-Natural Woodland
17	1054m W	Long Copse (Tithe Map: The Long Coppice)(tithe:long Coppice Hurdle Coppice)	Ancient & Semi-Natural Woodland
18	1075m W	Long Copse (Tithe Map: The Long Coppice)(tithe:long Coppice Hurdle Coppice)	Ancient & Semi-Natural Woodland
19	1098m SW	Robinhood Copse (Tithe Map: Robin Hood's Coppice)(tithe:robin Wood Coppice)	Ancient & Semi-Natural Woodland
20	1183m SW	Unknown	Ancient & Semi-Natural Woodland
21	1195m W	(Tithe Map: Coppice)	Ancient & Semi-Natural Woodland
22	1214m S	Hogwood Shaw(tithe: Hogwood Shaw)	Ancient & Semi-Natural Woodland
23	1324m N	The Coombes	Ancient & Semi-Natural Woodland
24	1441m NE	Bears Copse(tithe:bears Coppice)	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1544m S	Unknown	Ancient & Semi-Natural Woodland
-	1592m SW	Castle Copse (Tithe Map: Castle Coppice)	Ancient & Semi-Natural Woodland
27	1613m SW	(Epoch2:fir Grove)(tithe: Yew Tree Copse)	Ancient & Semi-Natural Woodland
-	1623m SW	Castle Copse (Tithe Map: Castle Coppice)	Ancient & Semi-Natural Woodland
28	1652m NW	(Tithe Map: Brick Kiln Coppice)(tithe:brickkiln Coppice)	Ancient & Semi-Natural Woodland
-	1687m SW	Castle Copse (Tithe Map: Castle Coppice)	Ancient & Semi-Natural Woodland
-	1699m W	Bottom Copse (Tithe Map: Bottoms Coppice)(tithe:bottom Coppice)	Ancient Replanted Woodland
-	1707m SW	Castle Copse (Tithe Map: Castle Coppice)	Ancient & Semi-Natural Woodland
-	1734m SW	Castle Copse (Tithe Map: Castle Coppice)	Ancient & Semi-Natural Woodland
-	1758m S	(Tithe: Sandpit Copse)	Ancient & Semi-Natural Woodland
-	1784m SW	Great Copse (Tithe Map: Horns Coppice)(tithe:horns Coppice)	Ancient & Semi-Natural Woodland
-	1795m NW	Pound Copse (Tithe Map: Pound Coppice Wellan's Coppice)(tithe:pond Or Willans Coppice)	Ancient & Semi-Natural Woodland
-	1822m S	(Tithe: Garden Shaw)	Ancient & Semi-Natural Woodland
-	1834m S	(Tithe: Redgates Shaw)	Ancient & Semi-Natural Woodland
-	1863m SW	(Tithe Map: Castle Coppice)	Ancient & Semi-Natural Woodland
36	1866m SW	Churchland Copse(tithe:burchetts Coppice)	Ancient & Semi-Natural Woodland
-	1877m NW	(Tithe:dog Kennel Copse)	Ancient & Semi-Natural Woodland
-	1905m S	Unknown	Ancient & Semi-Natural Woodland
39	1923m SW	Pink's Copse(tithe:pinks Coppice)	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1949m SW	Great Copse (Tithe Map: Horns Coppice)(tithe:horns Coppice)	Ancient & Semi-Natural Woodland
-	1987m W	Great Copse(tithe:mag Green Coppice)	Ancient & Semi-Natural Woodland
-	1992m NW	(Tithe Map: Furzen Coppice Parson's Coppice)(tithe:furzen Or Parsons Coppice)	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

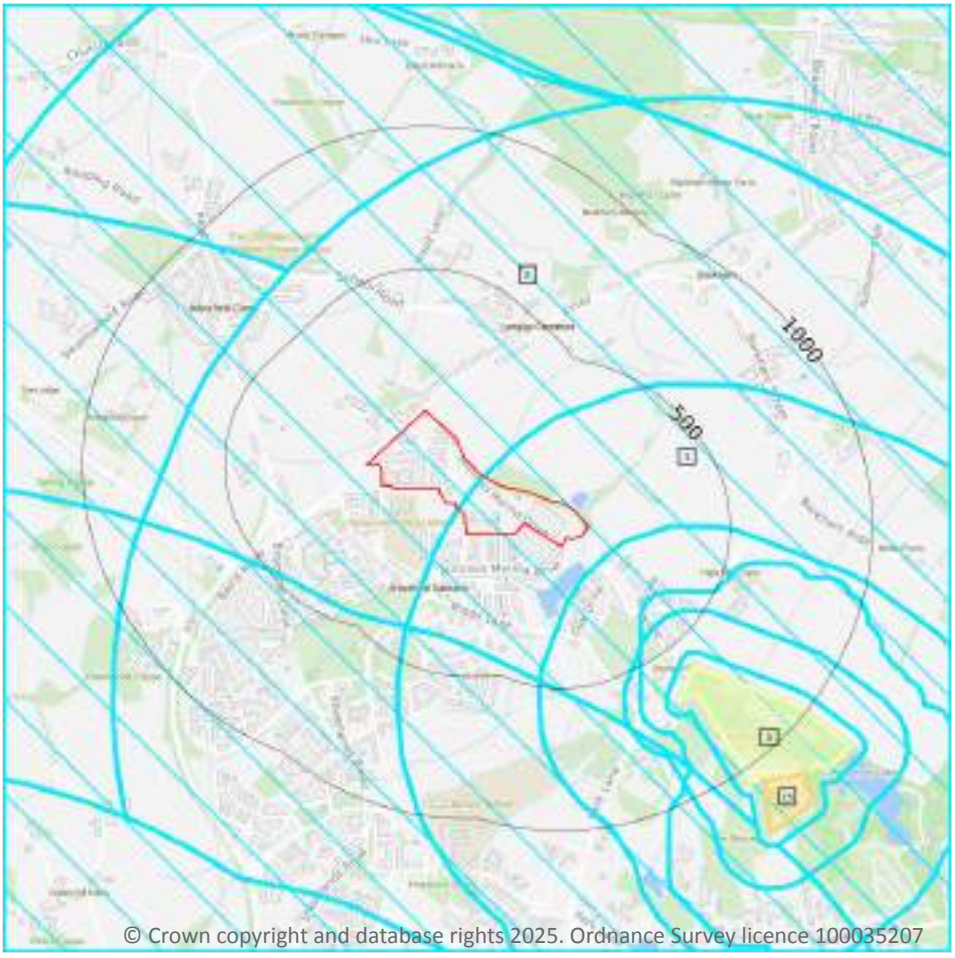
Records within 2000m	**3**

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	**Barkham Brook NVZ**	**Surface Water**	**449**	**Existing**
26m S	Barkham Brook NVZ	Surface Water	449	Existing
1991m NE	Emm Brook NVZ	Surface Water	460	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 72 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101054322201&notes=11401&location=478988,165771%20(IRZ%20polygon%20centre)**
2	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=11401&location=479935,165401%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2

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

Features are displayed on the SSSI Impact Zones and Units map on **page 72 >**

ID: A
Location: 602m SE
SSSI name: Longmoor Bog
Unit name: Wdc
Broad habitat: Fen, Marsh And Swamp - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland fens, including basin, flood-plain, open water transition and valley fens	Unfavourable - Recovering	22/07/2013
Lowland wet heath	Unfavourable - Recovering	22/07/2013
Wet woodland	Favourable	22/07/2013

ID: 15
Location: 1068m SE
SSSI name: Longmoor Bog
Unit name: California
Broad habitat: Fen, Marsh And Swamp - Lowland
Condition: Unfavourable - No change
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland wet heath	Unfavourable - No change	22/07/2013

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.

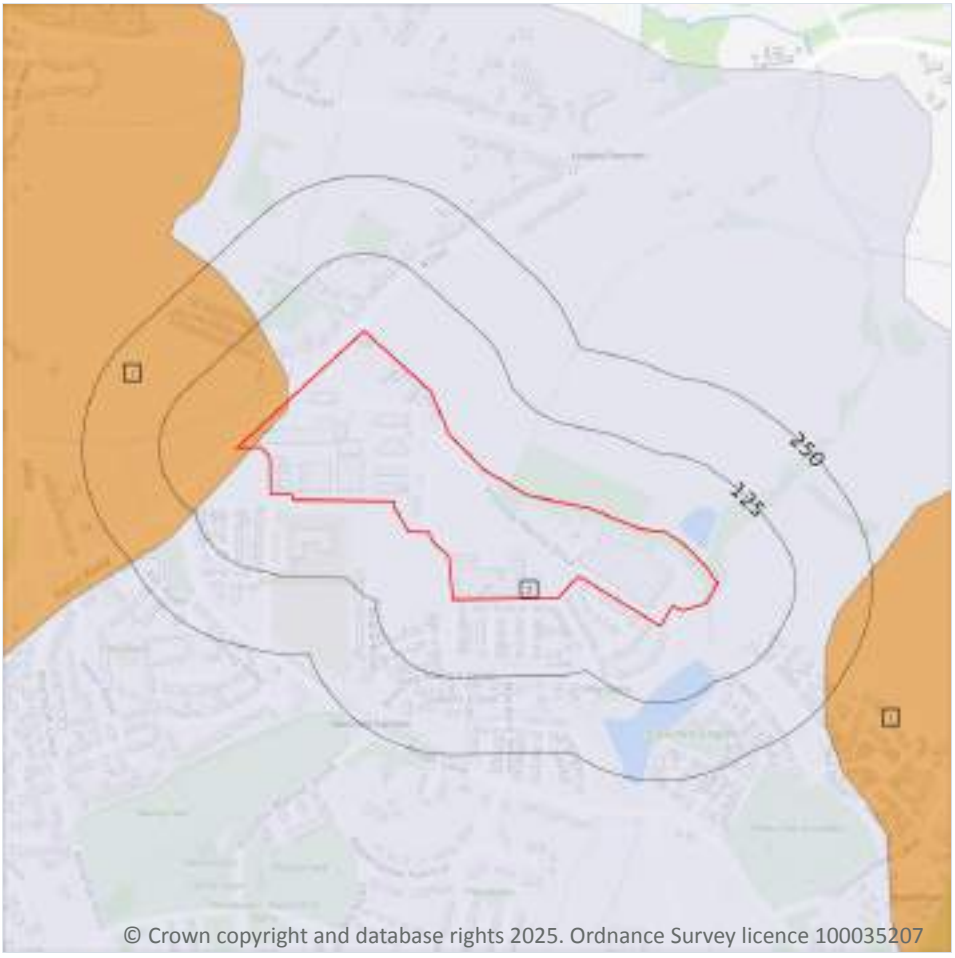
11.7 Registered Parks and Gardens

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



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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	3

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 76 >**

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

ID	Location	Classification	Description
2	**On site**	**Grade 4**	**Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.**
3	199m E	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.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	**0**

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

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

12.3 Tree Felling Licences

Records within 250m	**0**

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	**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
On site	**AG00514111**	**Organic Entry Level Stewardship**	**01/10/2013**	**30/09/2018**

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

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

13.1 Priority Habitat Inventory

Records within 250m	12

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 79 >**

ID	Location	Main Habitat	Other habitats
1	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
2	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
3	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
4	7m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	51m NW	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
6	54m NW	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
7	103m N	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
8	120m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	124m NW	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
A	137m NW	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
A	141m NW	Traditional orchard	Main habitat: TORCH (INV > 50%)
10	225m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

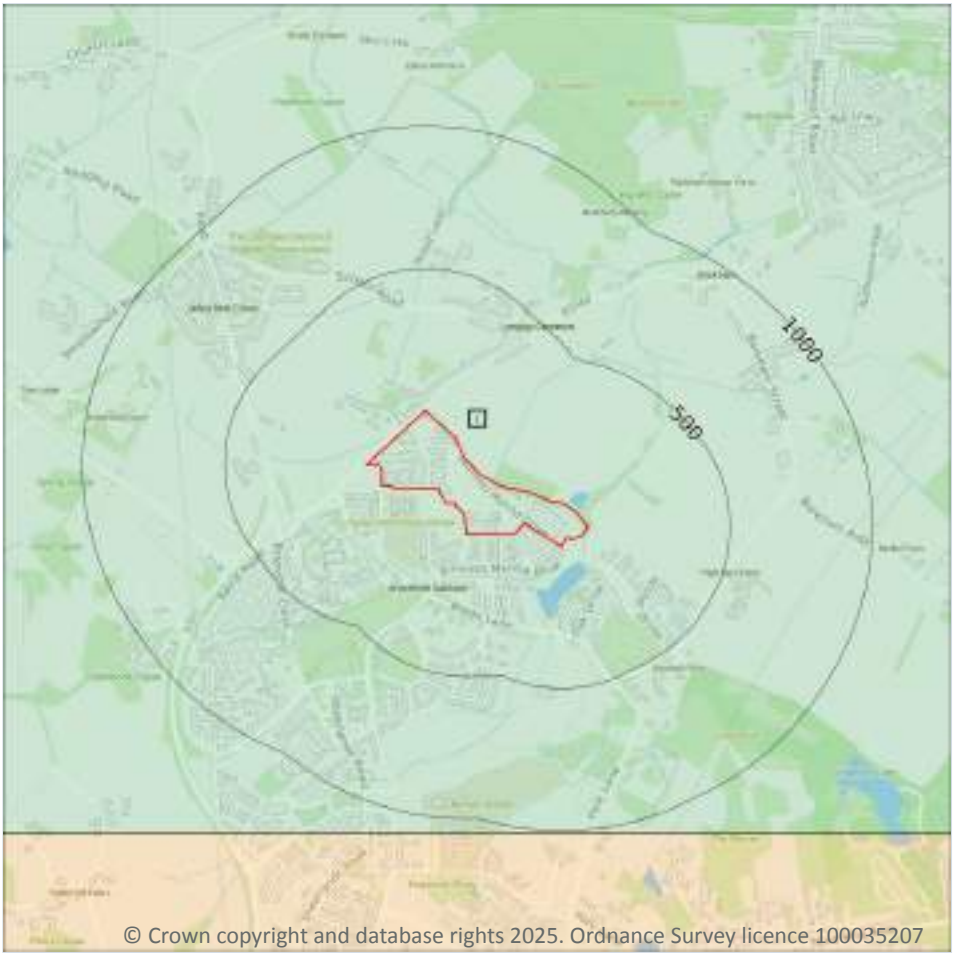
Records within 250m	0

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

Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

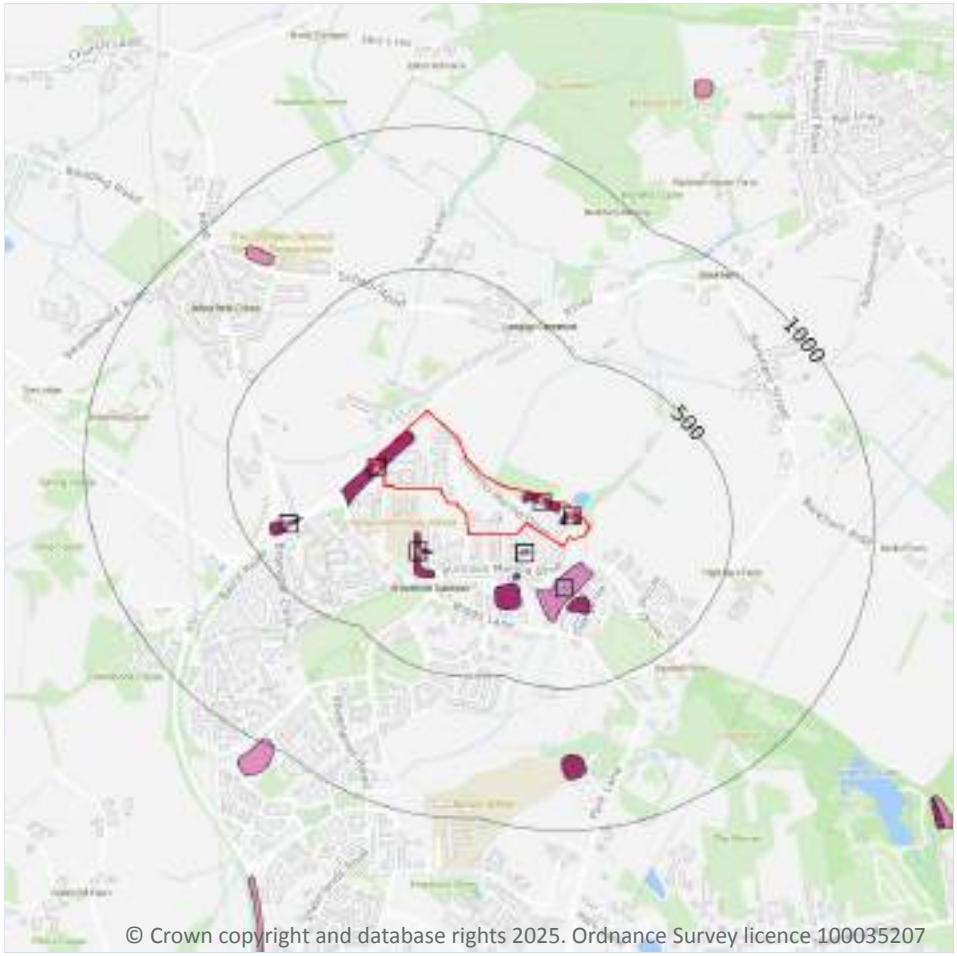
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 82 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SU76NE**

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.

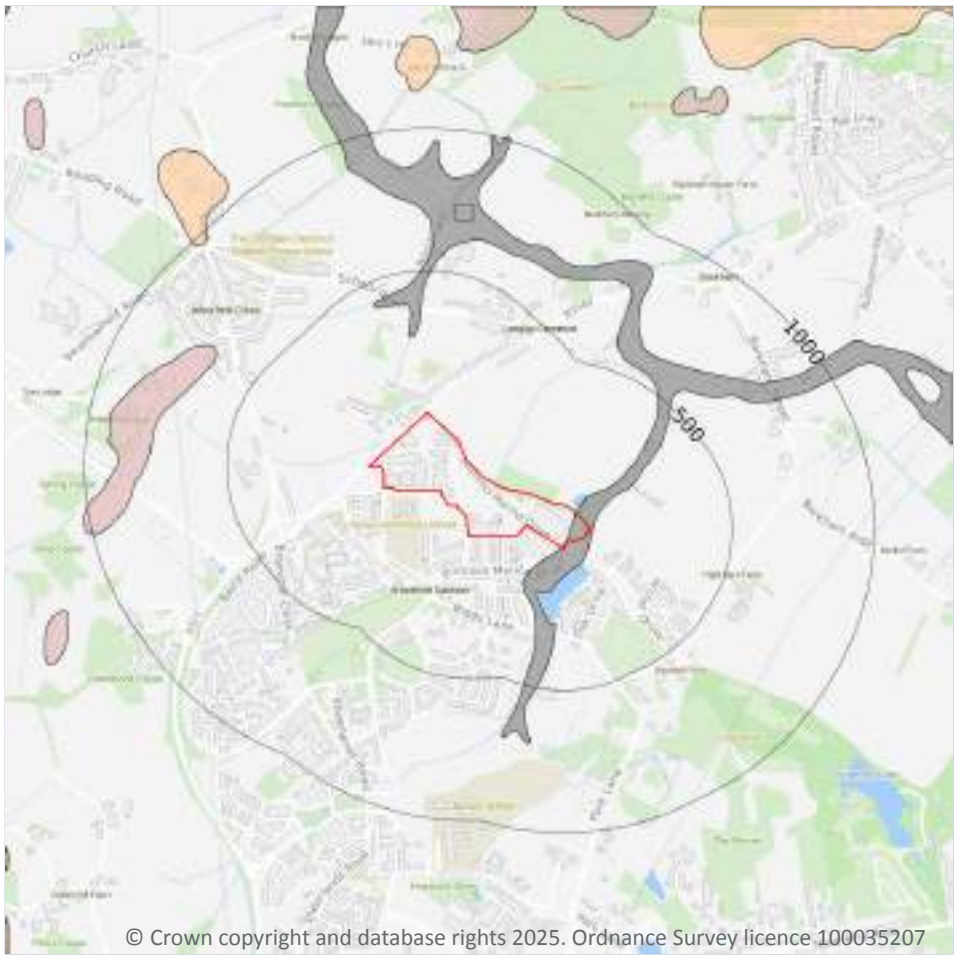
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 83 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**MGR-ARTDP**	**Made Ground (Undivided)**	**Artificial Deposit**
2	**On site**	**MGR-ARTDP**	**Made Ground (Undivided)**	**Artificial Deposit**
3	**On site**	**MGR-ARTDP**	**Made Ground (Undivided)**	**Artificial Deposit**
A	63m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
B	80m SE	WGR-VOID	Worked Ground (Undivided)	Void
4	140m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	142m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	174m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	187m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
C	299m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
C	369m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

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	1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 85 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ALV-Z**	**Alluvium - Silt (unlithified Deposits Coding Scheme)**	**Silt**

This data is sourced from the British Geological Survey.

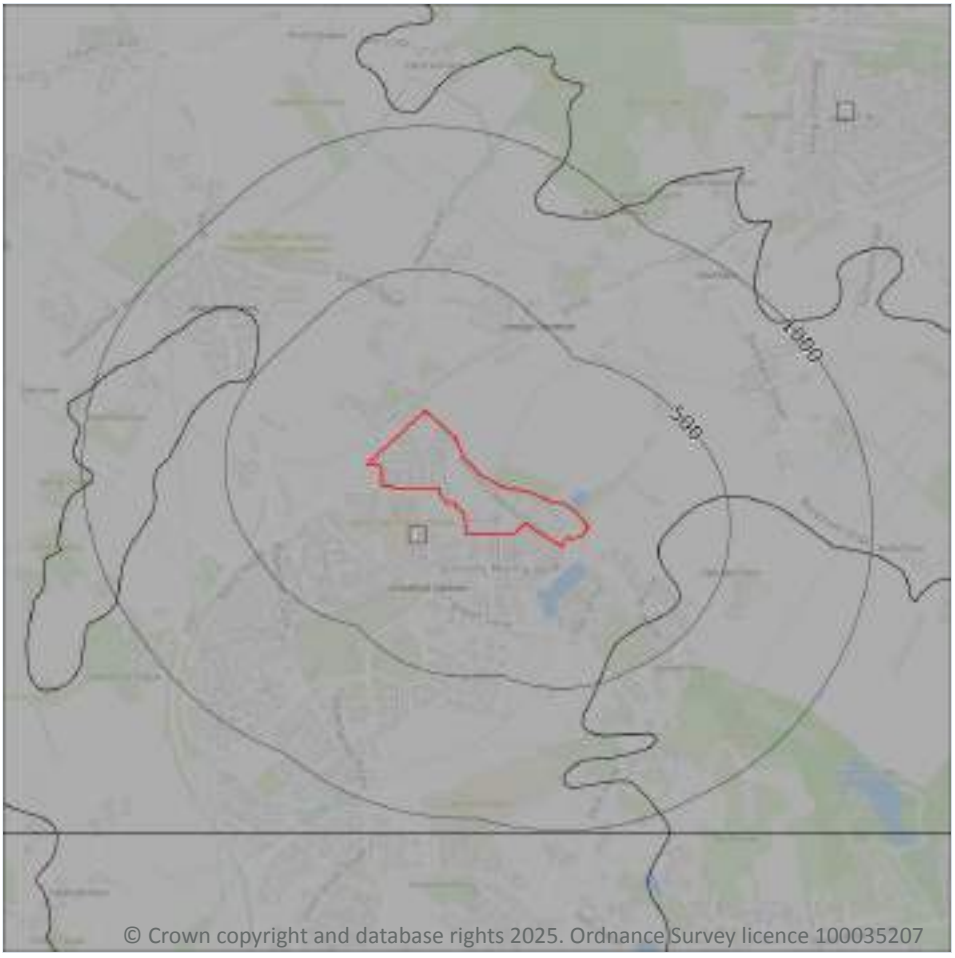
14.4 Landslip (10k)

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 **2**

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 87 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LC-CLSISA**	**London Clay Formation - Clay, Silt And Sand**	**Eocene Epoch**
2	258m E	BGS-SANDU	Bagshot Formation - Sand	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 89 >**

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

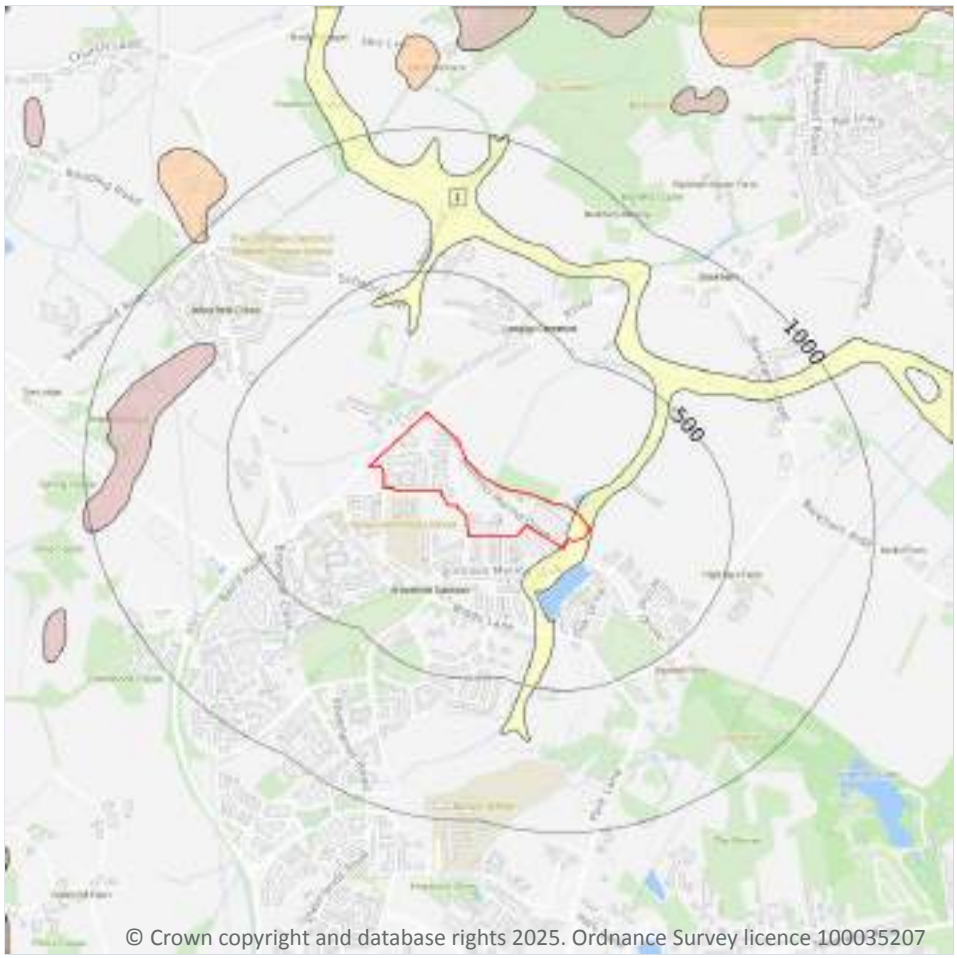
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 91 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ALV-XCZSV**	**ALLUVIUM**	**CLAY, SILT, 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**	**High**	**Very Low**

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.

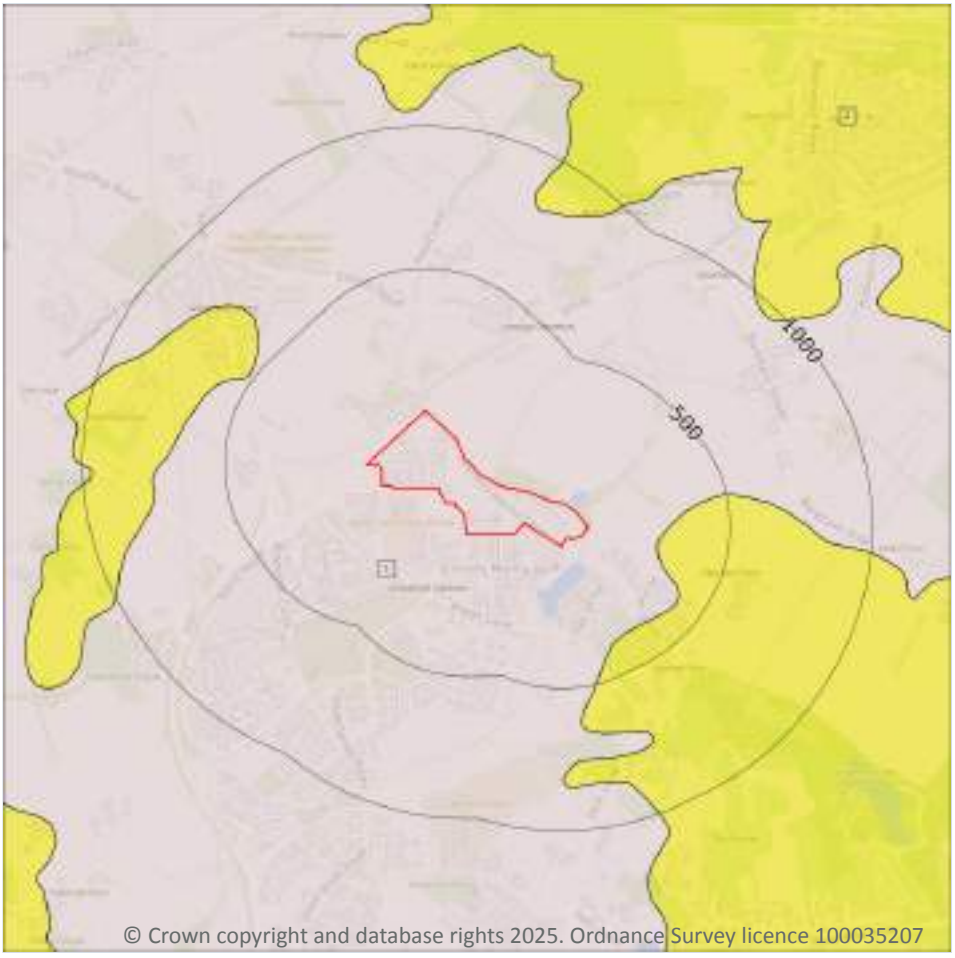
15.7 Landslip permeability (50k)

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	2

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 93 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LC-XCZS**	**LONDON CLAY FORMATION - CLAY, SILT AND SAND**	**YPRESIAN**
2	251m E	BGS-S	BAGSHOT FORMATION - 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.

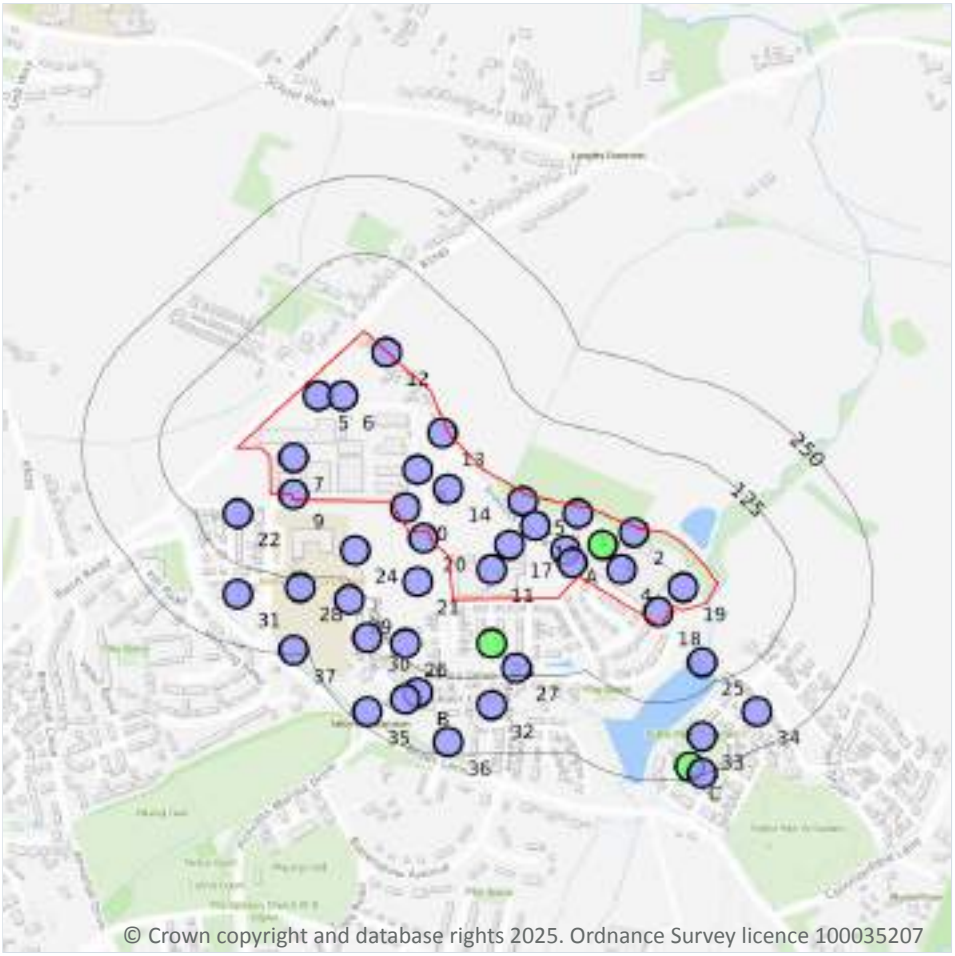
15.10 Bedrock faults and other linear features (50k)

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	43

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 95 >**

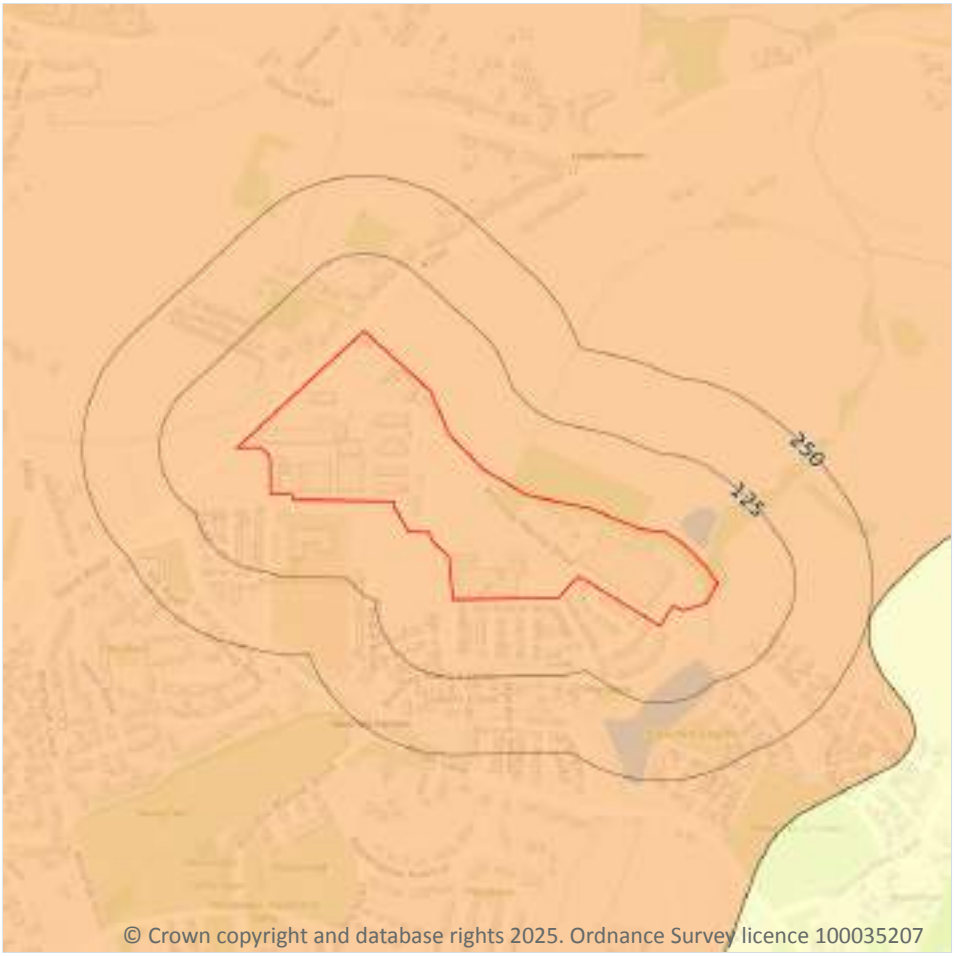
ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	477290 166190	ARBORFIELD GARRISON 21	6.0	N	427009 ↗
2	On site	477380 166160	ARBORFIELD GARRISON 22	6.0	N	427010 ↗
3	On site	477330 166140	ARBORFIELD GARRISON 23	15.0	N	427011 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	**On site**	**477360 166100**	**ARBORFIELD GARRISON 25**	**6.0**	**N**	**427013**
5	**On site**	**476870 166380**	**ARBORFIELD GARRISON 26**	**2.0**	**N**	**427014**
6	**On site**	**476910 166380**	**ARBORFIELD GARRISON 27**	**10.0**	**N**	**427015**
7	**On site**	**476830 166280**	**ARBORFIELD GARRISON 28**	**9.0**	**N**	**427016**
8	**On site**	**477030 166260**	**ARBORFIELD GARRISON 29**	**6.0**	**N**	**427017**
9	**On site**	**476830 166220**	**ARBORFIELD GARRISON 30**	**10.0**	**N**	**427018**
10	**On site**	**477010 166200**	**ARBORFIELD GARRISON 31**	**10.0**	**N**	**427019**
11	**On site**	**477150 166100**	**ARBORFIELD GARRISON 36**	**6.0**	**N**	**427024**
12	**On site**	**476980 166450**	**ARBORFIELD GARRISON 54**	**3.0**	**N**	**427042**
13	**On site**	**477070 166320**	**ARBORFIELD GARRISON 55**	**3.0**	**N**	**427043**
14	**On site**	**477080 166230**	**ARBORFIELD GARRISON 56**	**3.0**	**N**	**427044**
15	**On site**	**477200 166210**	**ARBORFIELD GARRISON 57**	**3.0**	**N**	**427045**
16	**On site**	**477220 166170**	**ARBORFIELD GARRISON 58**	**3.0**	**N**	**427046**
17	**On site**	**477180 166140**	**ARBORFIELD GARRISON 60**	**3.0**	**N**	**427048**
18	**On site**	**477420 166030**	**ARBORFIELD GARRISON 65**	**3.0**	**N**	**427053**
19	**On site**	**477460 166070**	**ARBORFIELD GARRISON 66**	**3.0**	**N**	**427054**
A	**On site**	**477270 166130**	**ARBORFIELD GARRISON 24**	**6.0**	**N**	**427012**
A	**On site**	**477280 166110**	**ARBORFIELD GARRISON 61**	**3.0**	**N**	**427049**
20	10m S	477040 166150	ARBORFIELD GARRISON 59	3.0	N	427047
21	55m W	477030 166080	ARBORFIELD GARRISON 35	10.0	N	427023
22	61m SW	476740 166190	ARBORFIELD GARRISON 32	6.0	N	427020
23	71m S	477150 165980	ARBORFIELD GARRISON 38	15.0	N	427026
24	81m S	476930 166130	ARBORFIELD GARRISON 33	6.0	N	427021
25	89m S	477490 165950	ARBORFIELD GARRISON 70	3.0	N	427058
26	105m SW	477010 165980	ARBORFIELD GARRISON 37	6.0	N	427025
27	112m S	477190 165940	ARBORFIELD GARRISON 69	3.0	N	427057
28	142m S	476840 166070	ARBORFIELD GARRISON 62	3.0	N	427050
29	147m SW	476920 166050	ARBORFIELD GARRISON 63	3.0	N	427051

ID	Location	Grid reference	Name	Length	Confidential	Web link
30	151m SW	476950 165990	ARBORFIELD GARRISON 64	3.0	N	427052 ↗
B	161m S	477030 165900	ARBORFIELD GARRISON 68	3.0	N	427056 ↗
31	170m S	476740 166060	ARBORFIELD GARRISON 34	6.0	N	427022 ↗
32	171m S	477150 165880	ARBORFIELD GARRISON 40	6.0	N	427028 ↗
B	178m SW	477010 165890	ARBORFIELD GARRISON 39	10.0	N	427027 ↗
33	190m S	477490 165830	ARBORFIELD GARRISON 73	3.0	N	427061 ↗
34	194m SE	477580 165870	ARBORFIELD GARRISON 74	3.0	N	427062 ↗
35	227m SW	476950 165870	ARBORFIELD GARRISON 71	3.0	N	427059 ↗
36	231m S	477080 165820	ARBORFIELD GARRISON 72	3.0	N	427060 ↗
C	233m S	477470 165780	ARBORFIELD GARRISON 46	20.0	N	427034 ↗
37	242m S	476830 165970	ARBORFIELD GARRISON 67	3.0	N	427055 ↗
C	247m S	477490 165770	ARBORFIELD GARRISON 47	10.0	N	427035 ↗

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

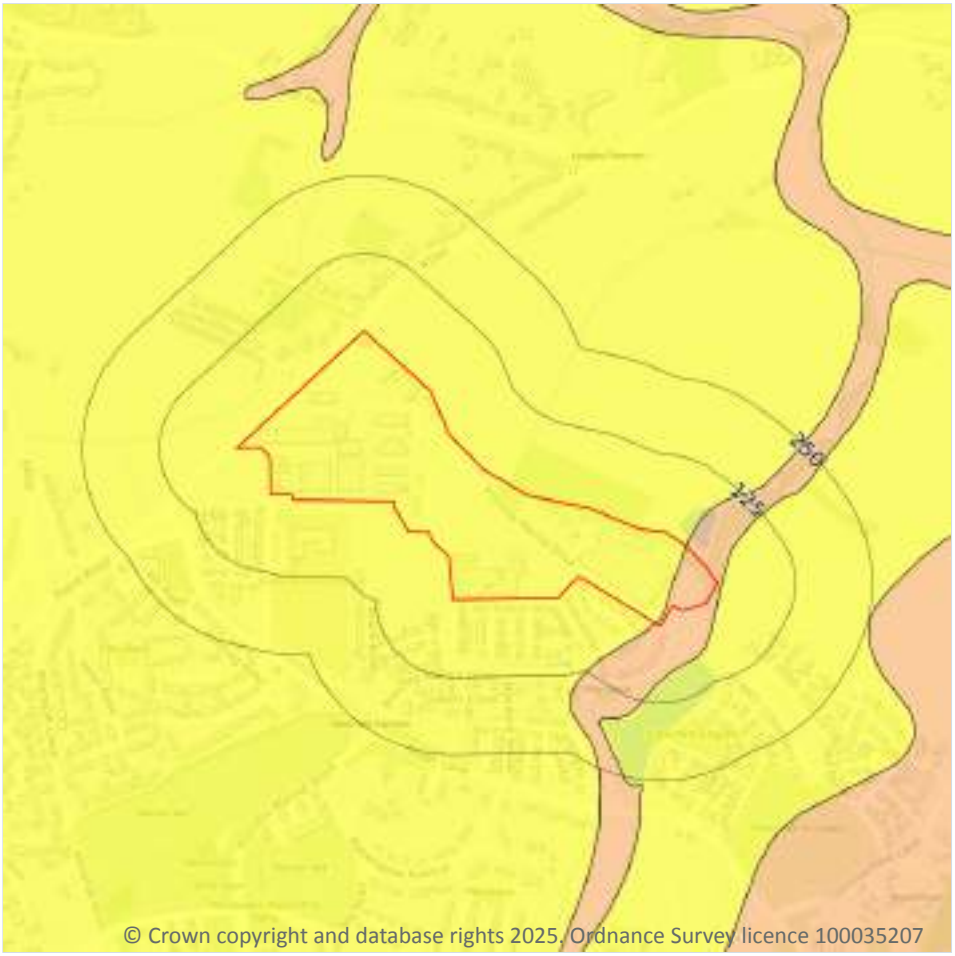
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 98 >**

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	2

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.

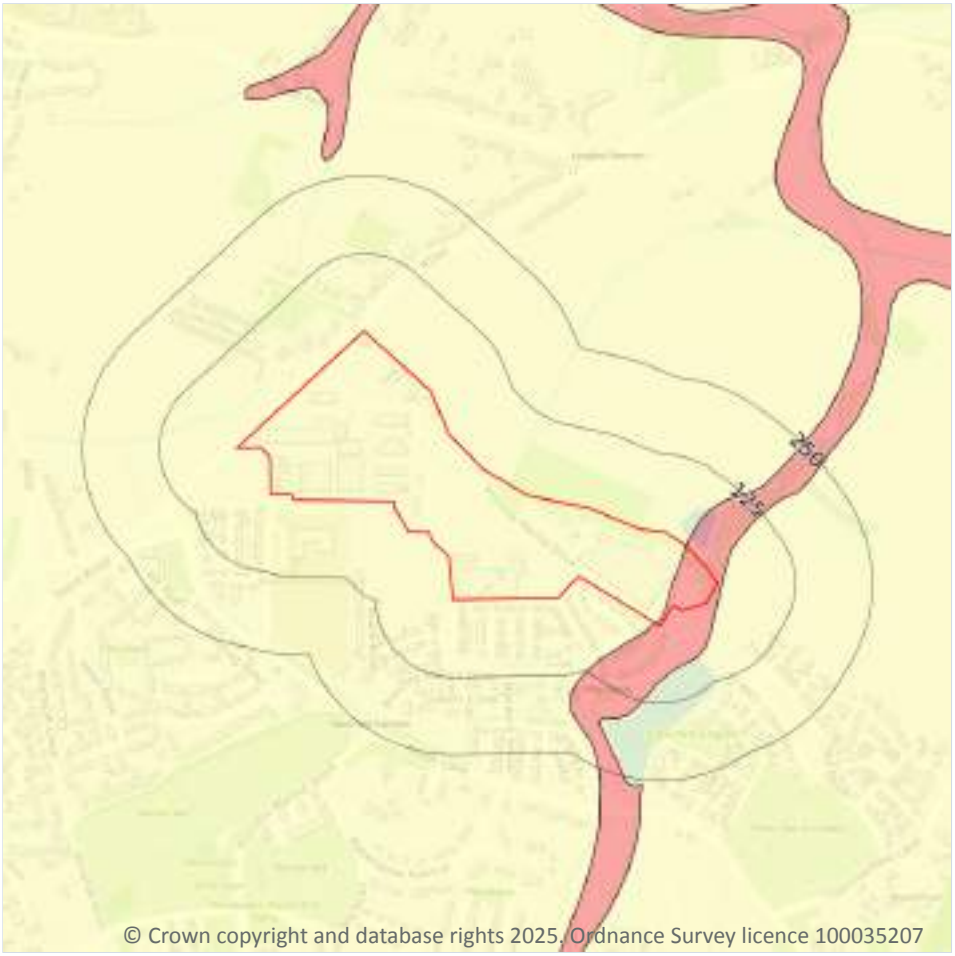
Features are displayed on the Natural ground subsidence - Running sands map on **page 99 >**

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.**

Location	Hazard rating	Details
On site	**Low**	**Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	2

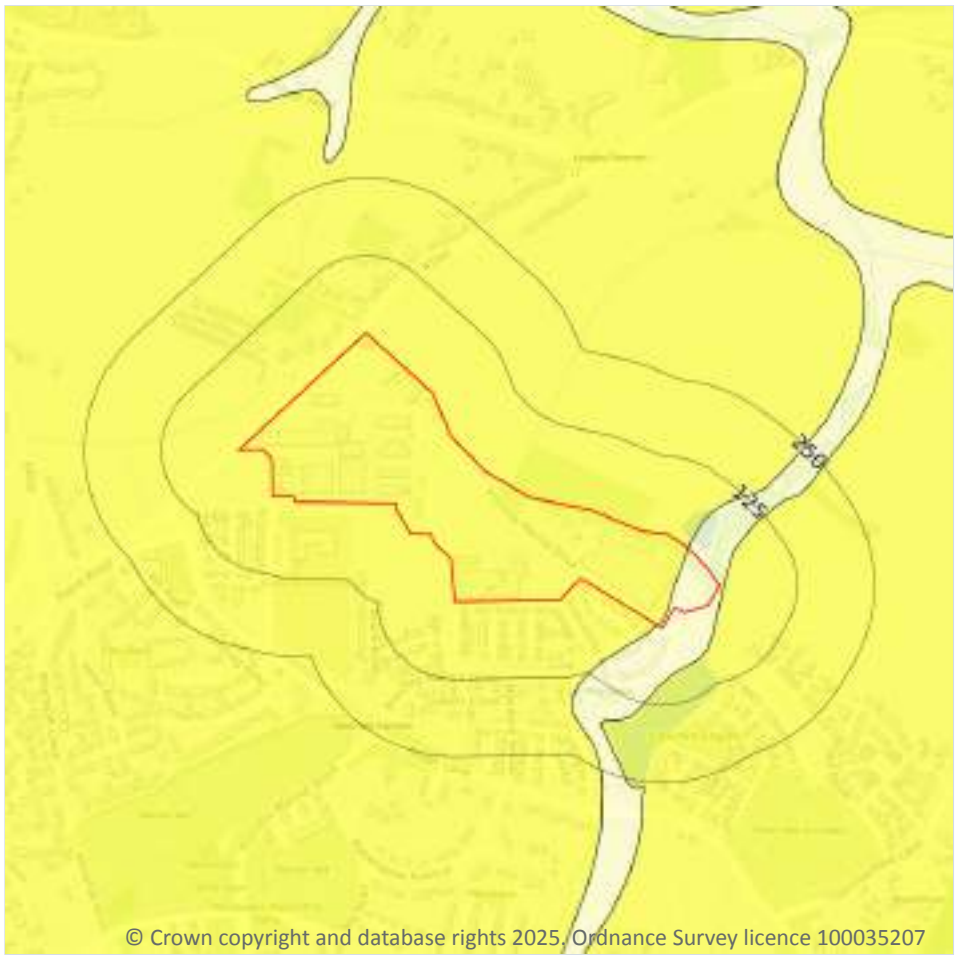
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 101 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
On site	**Moderate**	**Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.**

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	2

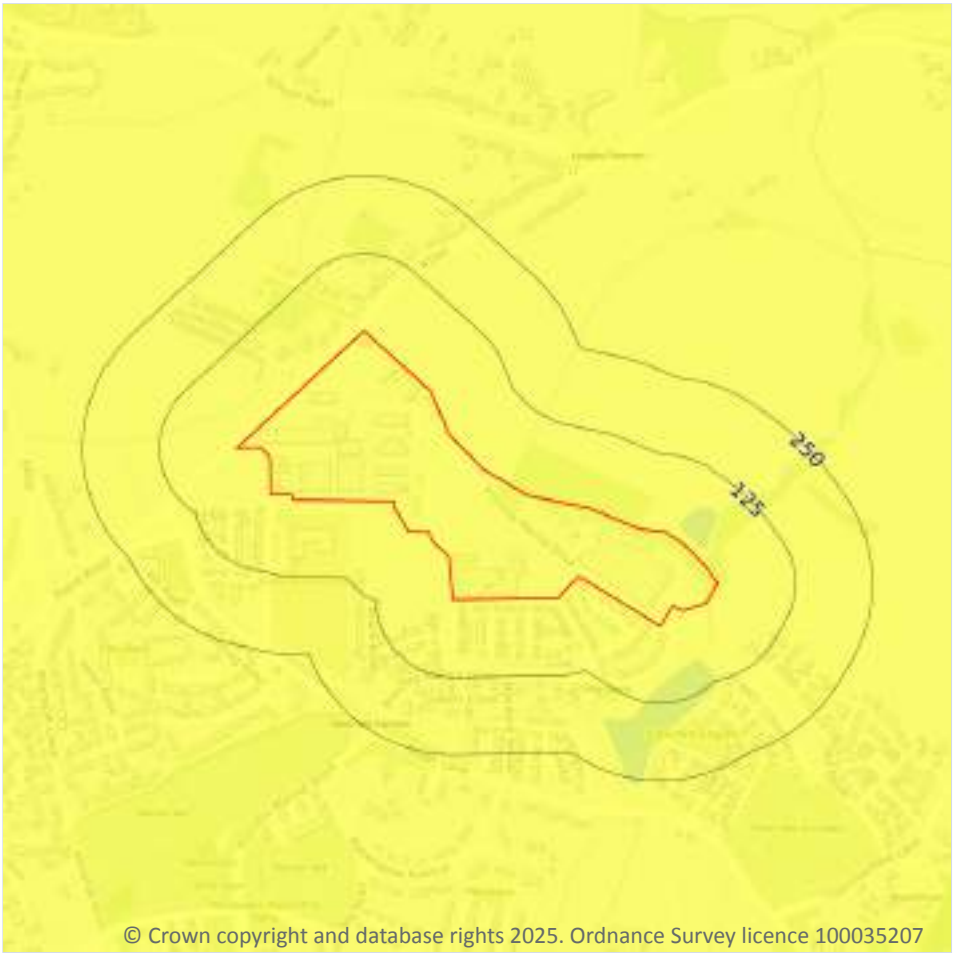
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 103 >**

Location	Hazard rating	Details
On site	**Negligible**	**Deposits with potential to collapse when loaded and saturated are believed not to be present.**
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

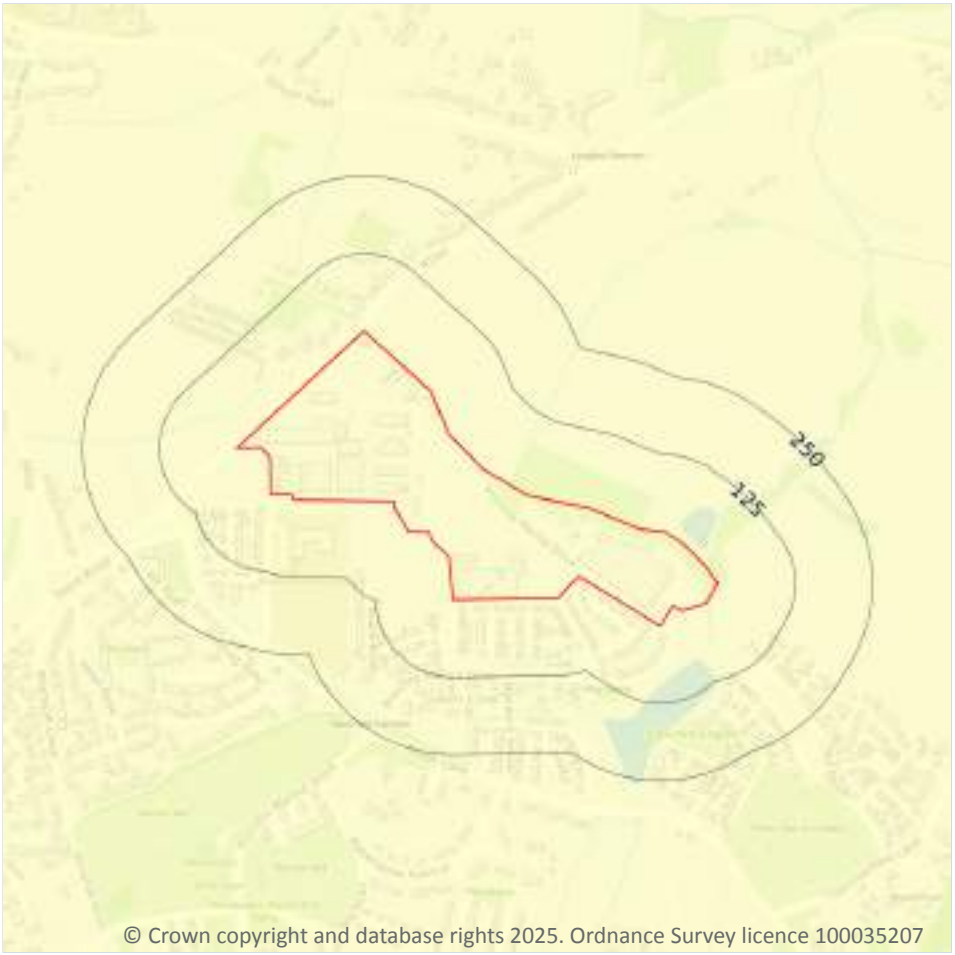
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 104 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

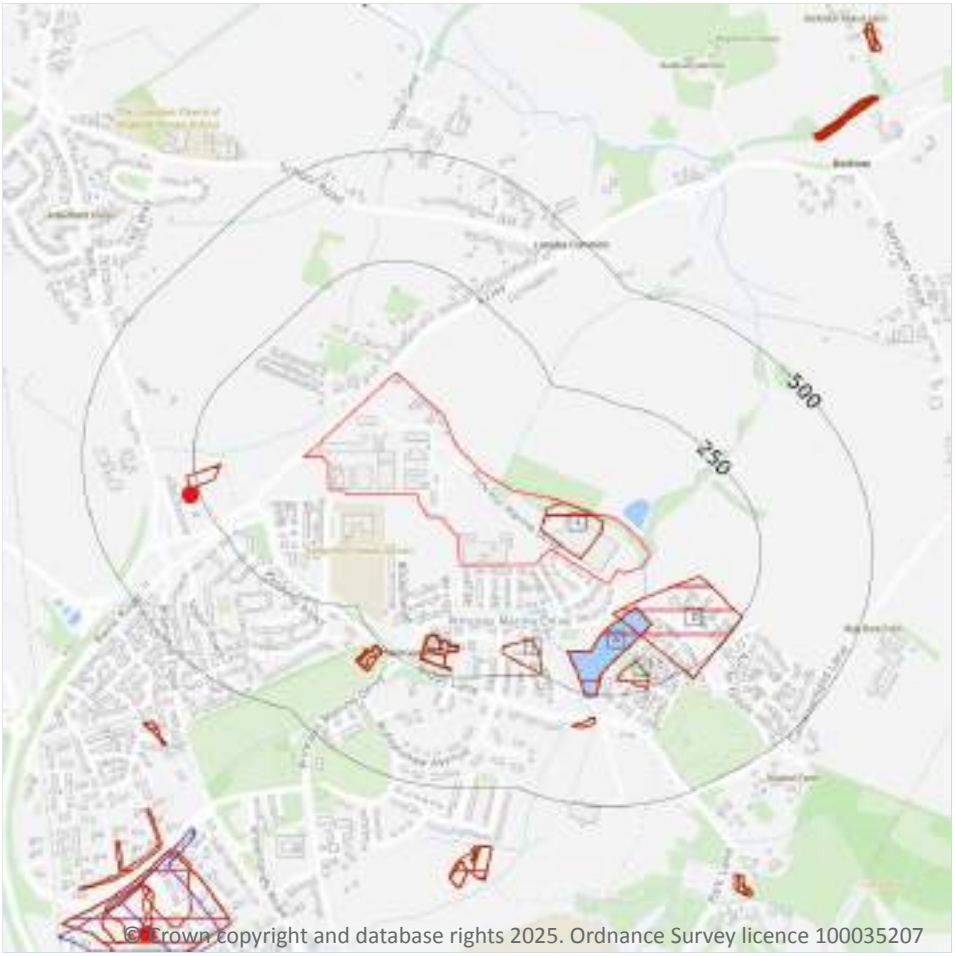
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 105 >**

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	1

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.

Features are displayed on the Mining and ground workings map on **page 107 >**

ID	Location	Details	Description
C	271m W	Name: Targets Farm Brick Field Address: Arborfield Garrison, WOKINGHAM, Berkshire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	**10**

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 107 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	**On site**	**Unspecified Heap**	**1988**	**1:10000**
2	62m SE	Disused Sewage Works	1969	1:10000
A	78m SE	Pond	1988	1:10000
A	78m SE	Pond	1979	1:10000
B	162m S	Filter Beds	1938	1:10560
B	165m S	Filter Beds	1932	1:10560
B	165m S	Filter Beds	1932	1:10560
3	171m S	Unspecified Heap	1988	1:10000
4	184m S	Unspecified Heap	1988	1:10000
C	190m W	Brick Kiln	1898	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	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	1

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.

Location	Mineral type
80m SE	Stone

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

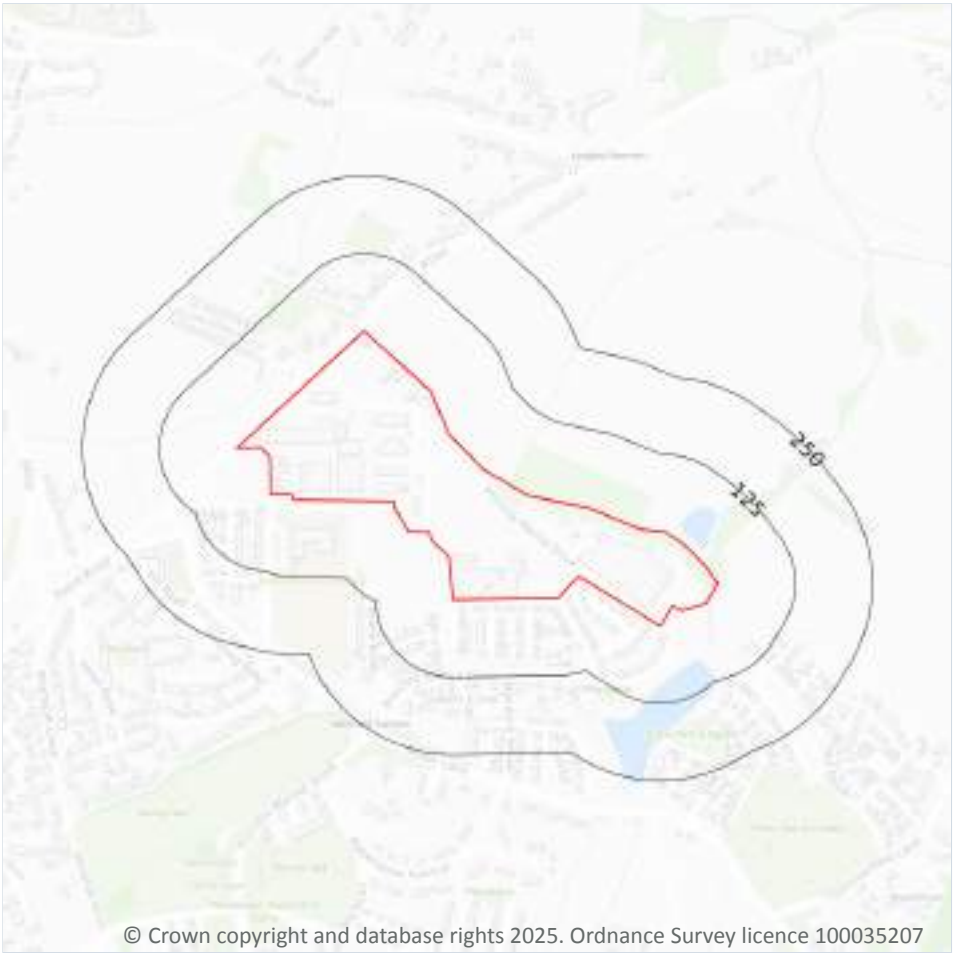
Records within 500m	0

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



Site Outline

Search buffers in metres (m)

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

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 114 >**

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	13

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
6m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
8m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
15m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
19m SW	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
44m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
46m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
49m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
49m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 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 km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

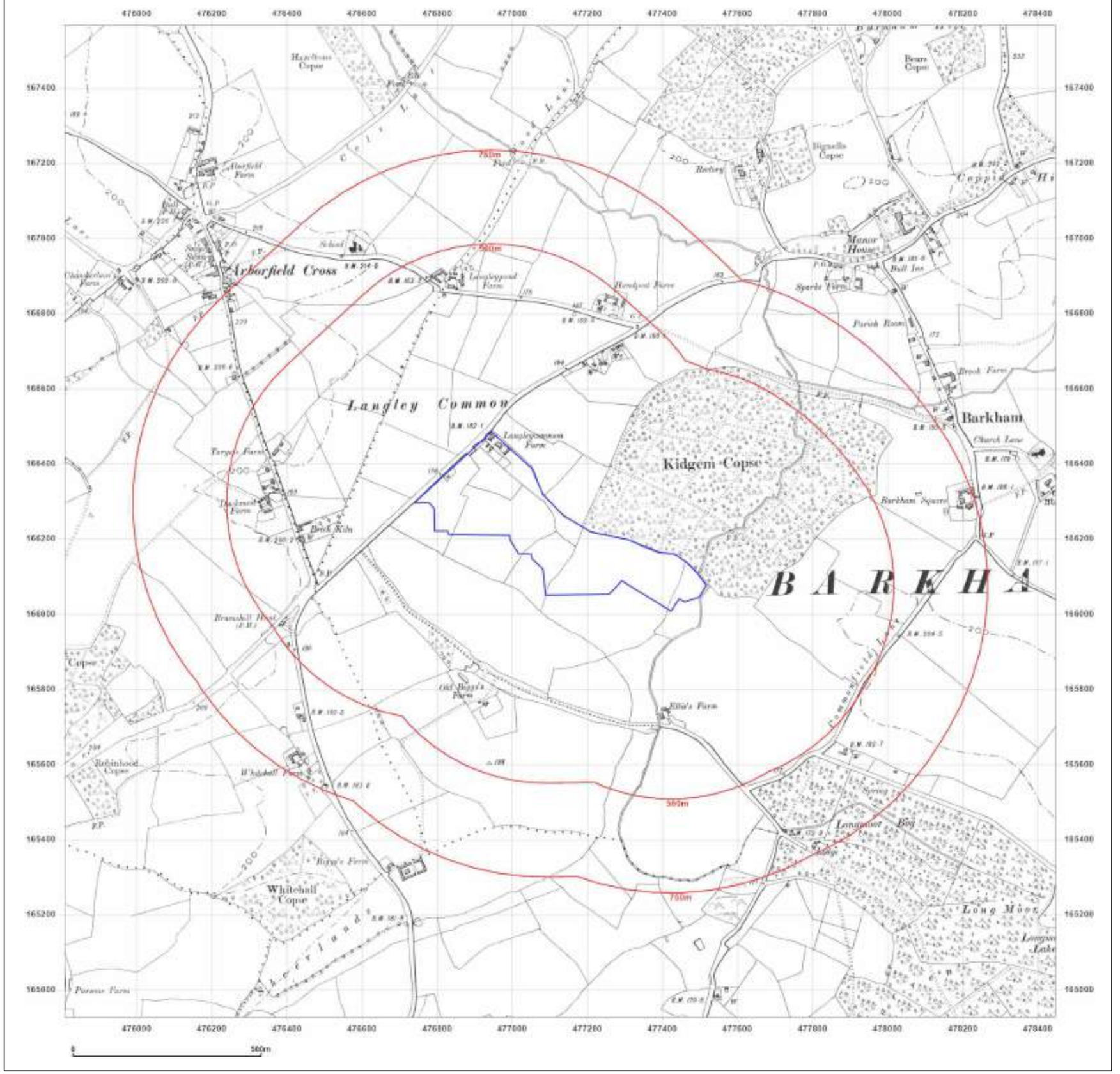
This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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Groundsure INSIGHTS

Site Details:

Film Studio Parcel, Arborfield
Development Site, Arborfield
Green, Wokingham

Client Ref: crest chiltern
Report Ref: GS-XJR-866-ZZJ-WJN
Grid Ref: 477127, 166246

Map Name: County Series

Map date: **1898**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1872
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

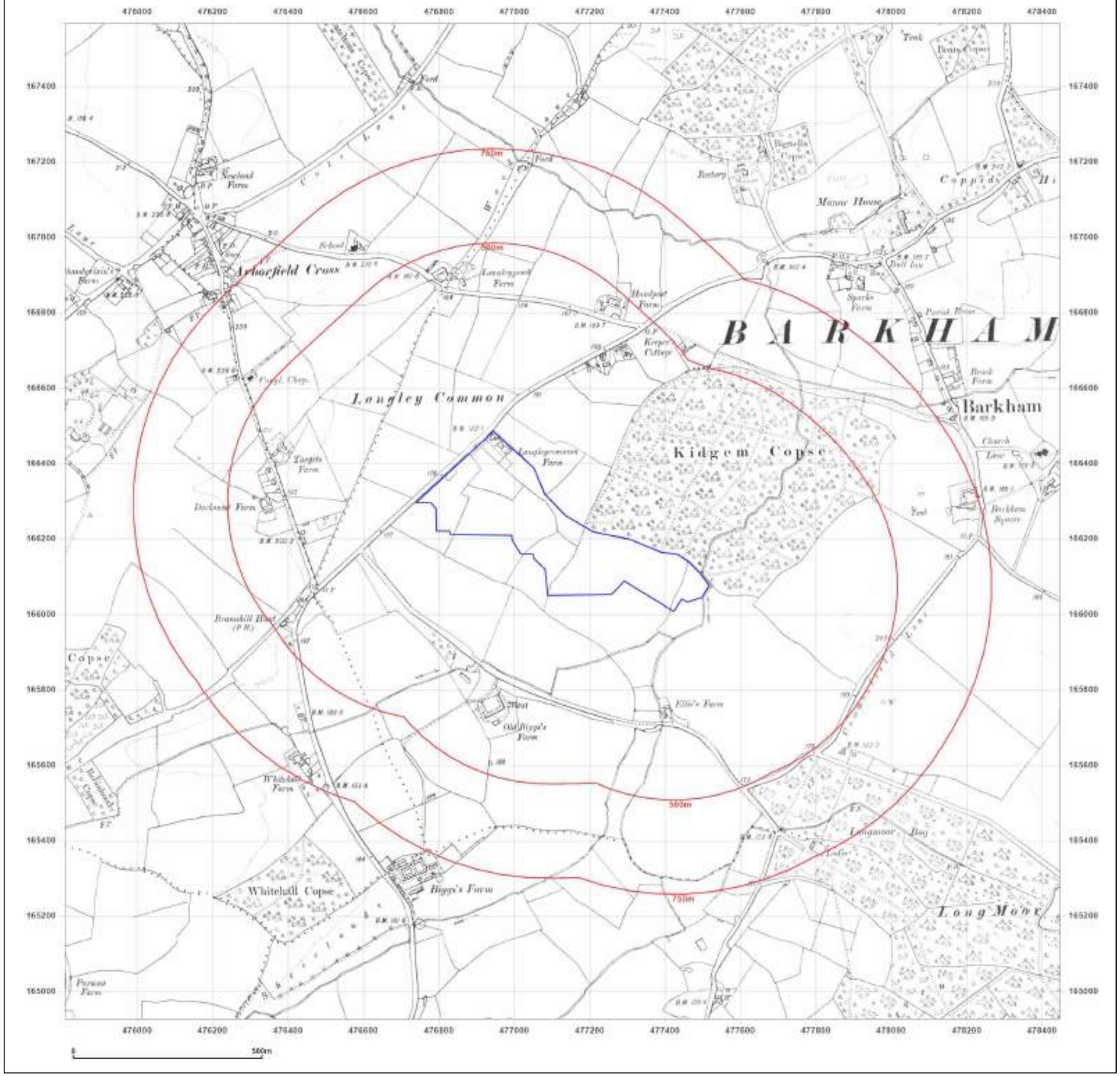
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Map legend available at:
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Groundsure INSIGHTS

Site Details:

Film Studio Parcel, Arborfield Development Site, Arborfield Green, Wokingham

Client Ref: crest chiltern
Report Ref: GS-XJR-866-ZZJ-WJN
Grid Ref: 477127, 166246

Map Name: County Series

Map date: **1910**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1871
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

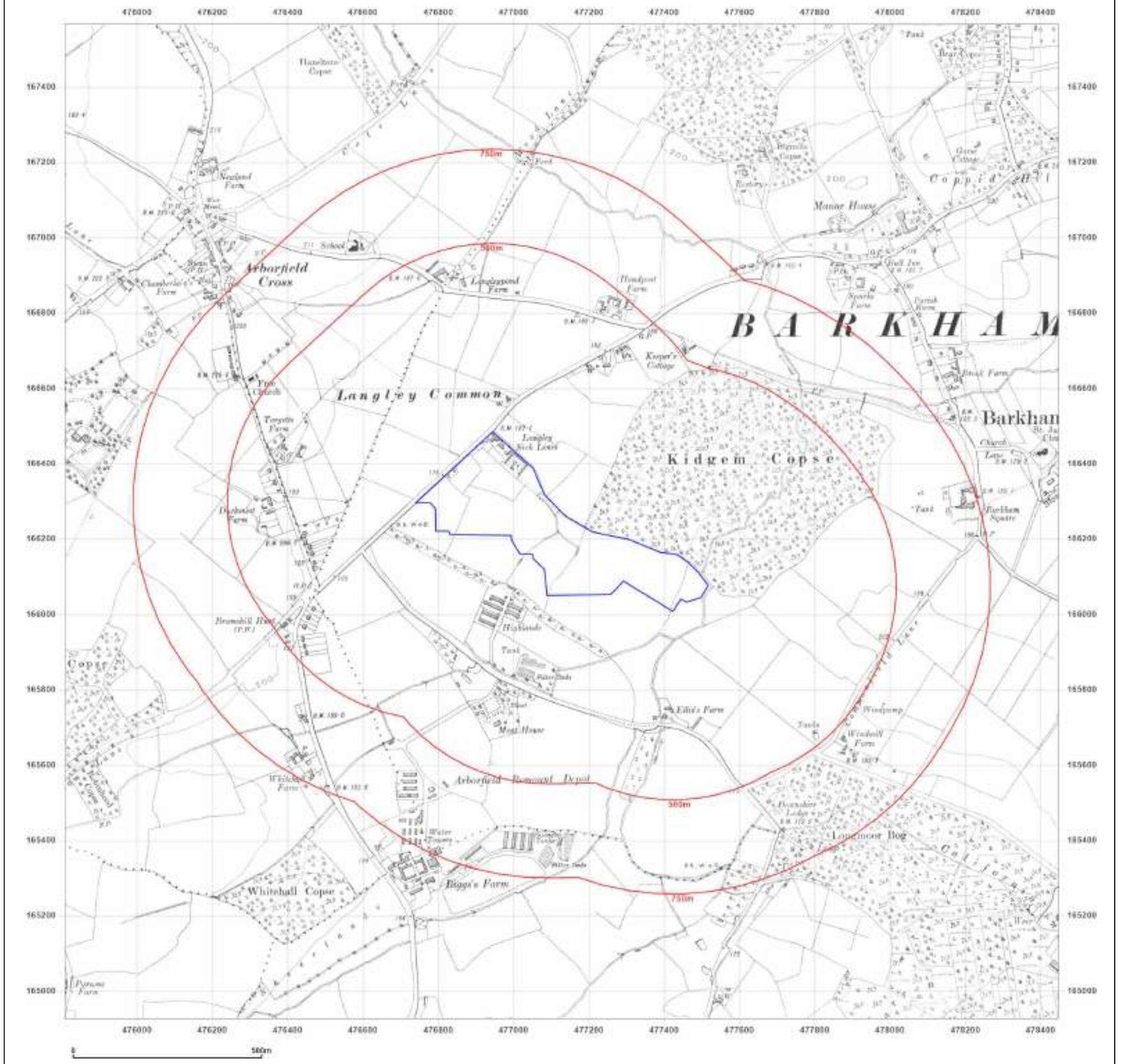
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Groundsure INSIGHTS

Site Details:

Film Studio Parcel, Arborfield Development Site, Arborfield Green, Wokingham

Client Ref: crest chiltern
Report Ref: GS-XJR-866-ZZJ-WJN
Grid Ref: 477127, 166246

Map Name: County Series

Map date: **1932**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

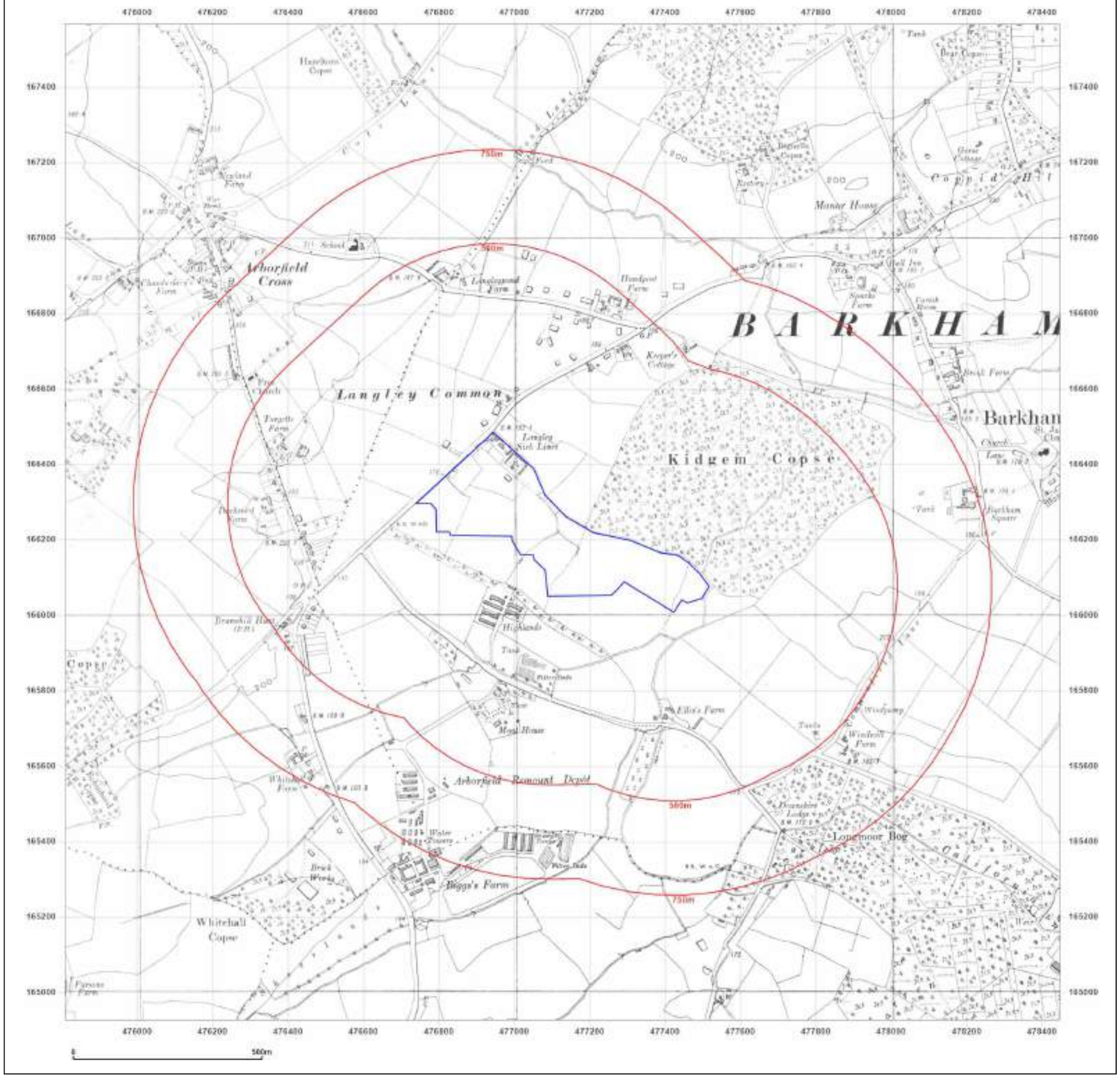
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Groundsure INSIGHTS

Site Details:

Film Studio Parcel, Arborfield
Development Site, Arborfield
Green, Wokingham

Client Ref: crest chiltern
Report Ref: GS-XJR-866-ZZJ-WJN
Grid Ref: 477127, 166246

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1871
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

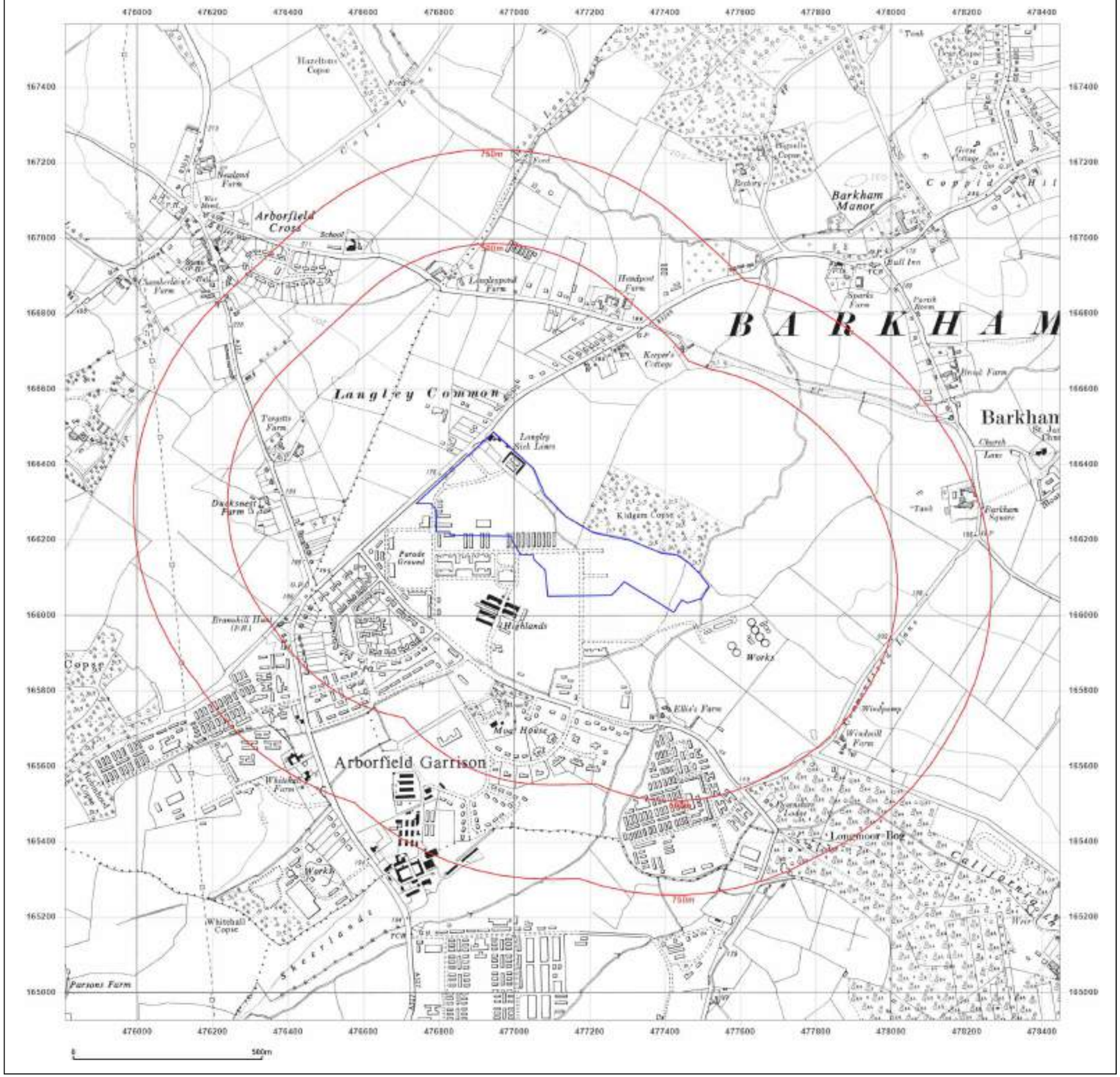
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Groundsure INSIGHTS

Site Details:

Film Studio Parcel, Arborfield Development Site, Arborfield Green, Wokingham

Client Ref: crest chiltern
Report Ref: GS-XJR-866-ZZJ-WJN
Grid Ref: 477127, 166246

Map Name: Provisional

Map date: **1960-1961**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1956
Revised 1956
Edition N/A
Copyright 1961
Levelled N/A

Surveyed 1956
Revised 1960
Edition N/A
Copyright N/A
Levelled N/A

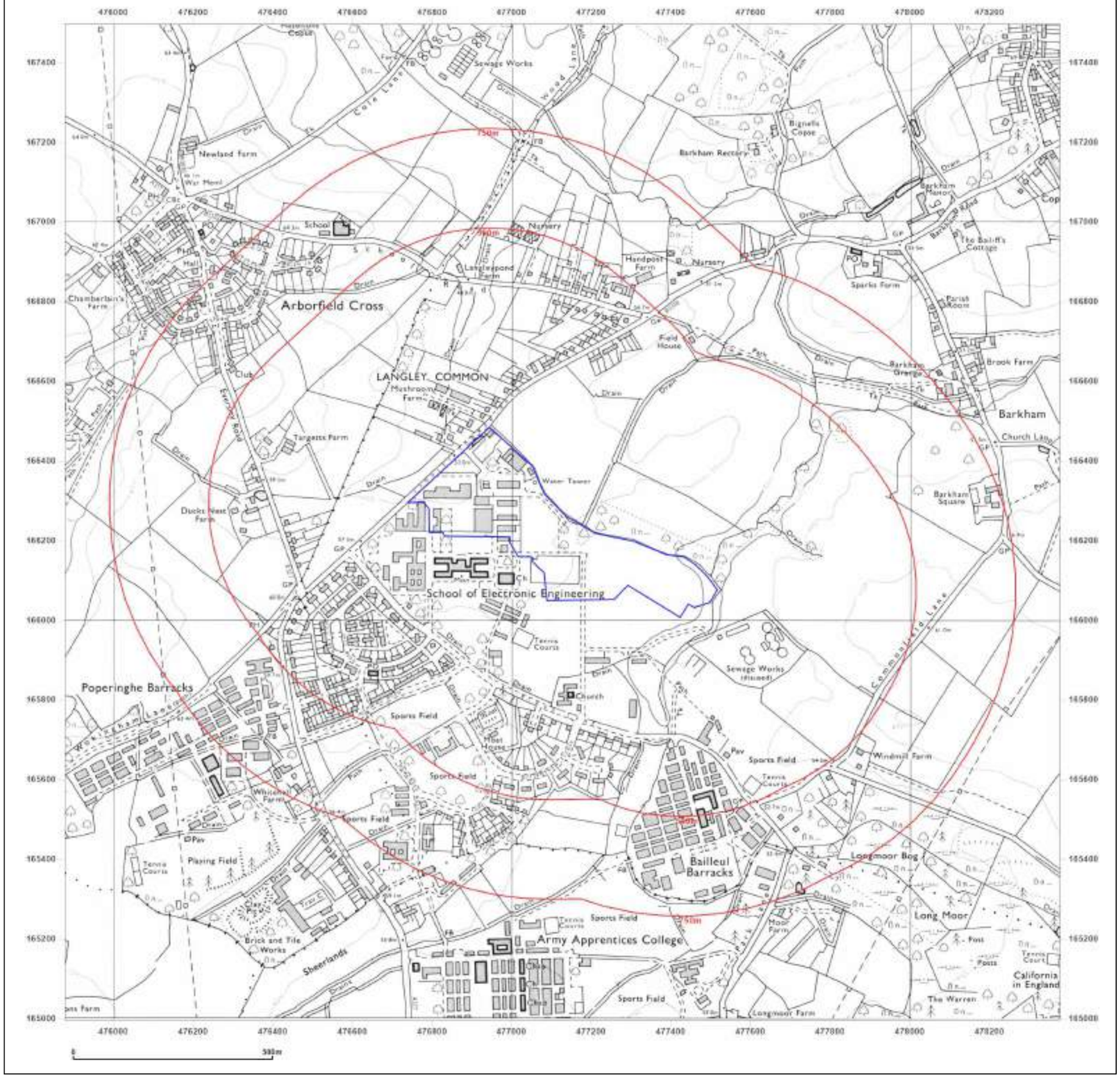
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Groundsure INSIGHTS

Site Details:

Film Studio Parcel, Arborfield
Development Site, Arborfield
Green, Wokingham

Client Ref: crest chiltern
Report Ref: GS-XJR-866-ZZJ-WJN
Grid Ref: 477127, 166246

Map Name: National Grid

Map date: **1969**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

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

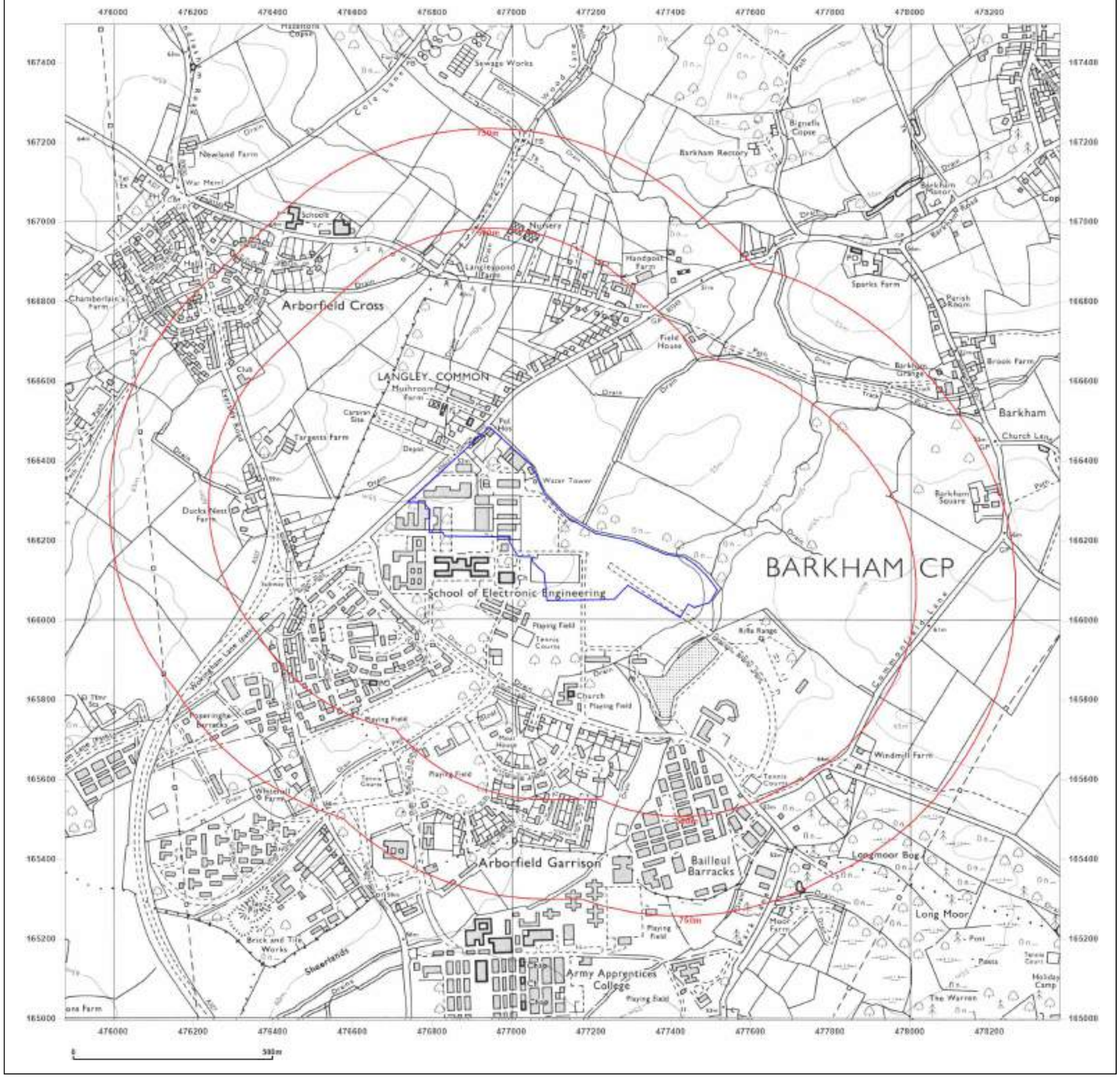
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Groundsure INSIGHTS

Site Details:

Film Studio Parcel, Arborfield
Development Site, Arborfield
Green, Wokingham

Client Ref: crest chiltern
Report Ref: GS-XJR-866-ZZJ-WJN
Grid Ref: 477127, 166246

Map Name: National Grid

Map date: **1978-1979**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

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

Surveyed 1974
Revised 1978
Edition N/A
Copyright 1978
Levelled 1975

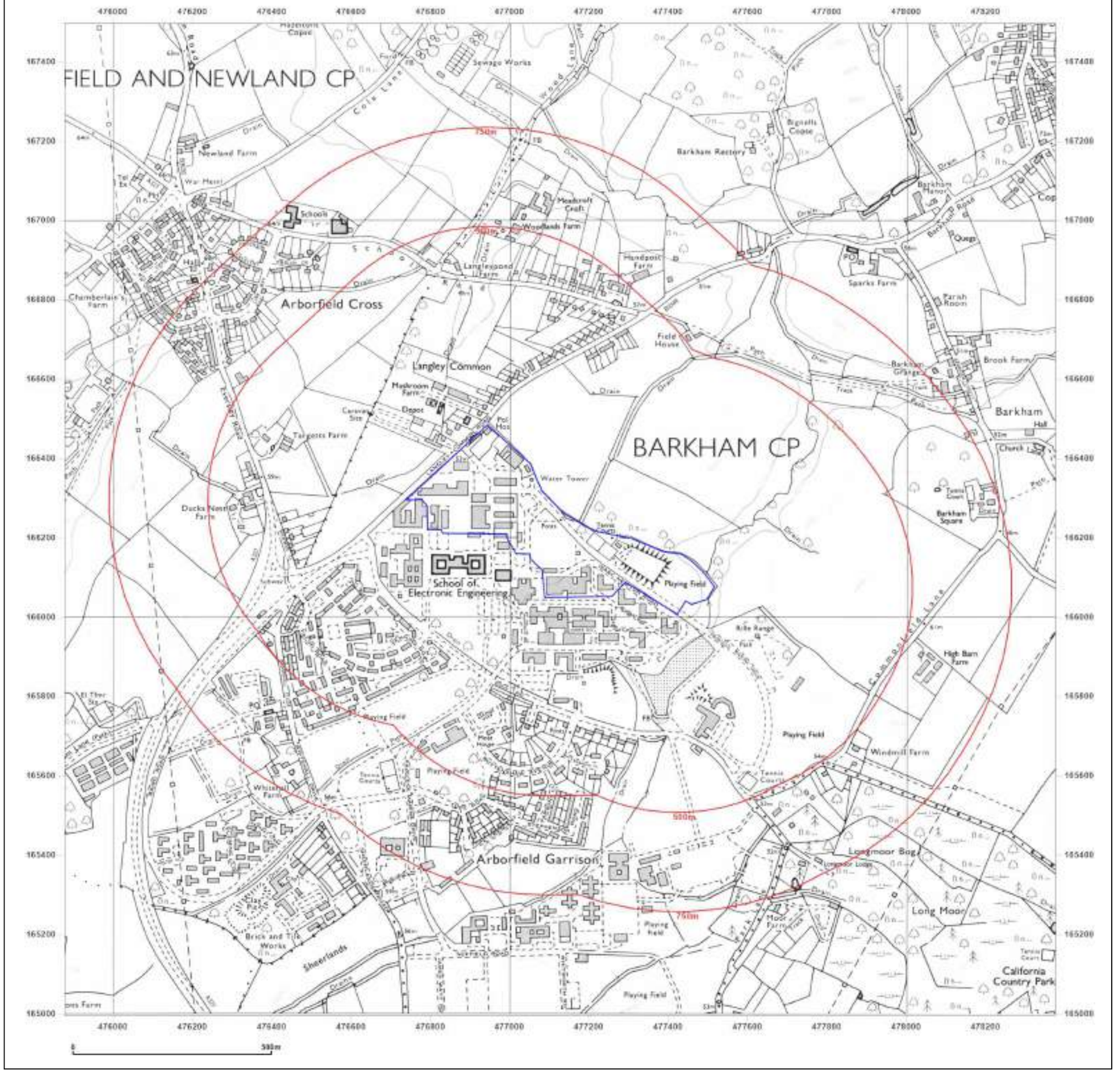
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Site Details:

Film Studio Parcel, Arborfield
Development Site, Arborfield
Green, Wokingham

Client Ref: crest chiltern
Report Ref: GS-XJR-866-ZZJ-WJN
Grid Ref: 477127, 166246

Map Name: National Grid

Map date: **1988**

Scale: 1:10,000

Printed at: 1:10,000

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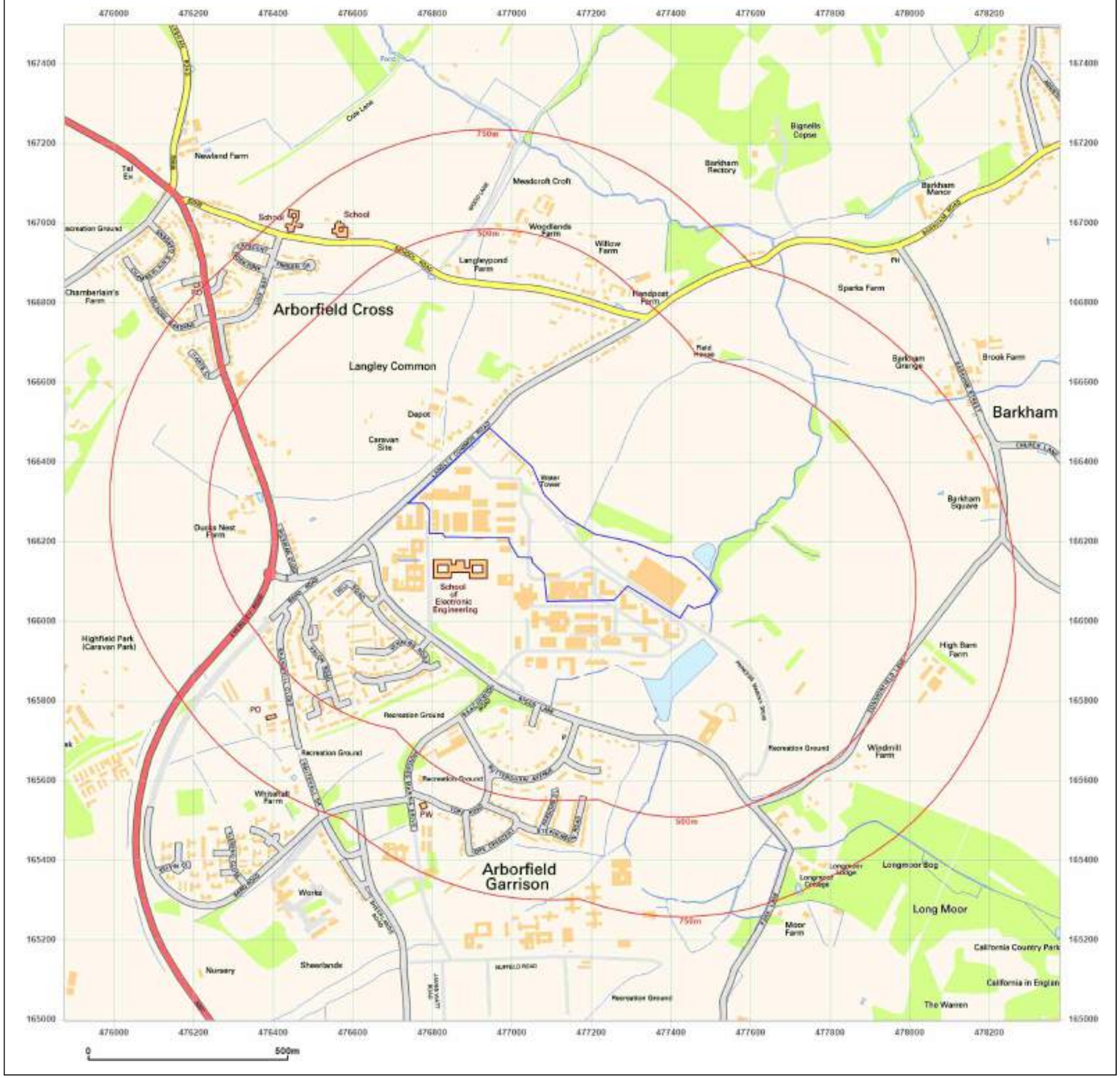
Surveyed 1988
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

Film Studio Parcel, Arborfield
Development Site, Arborfield
Green, Wokingham

Client Ref: crest chiltern
Report Ref: GS-XJR-866-ZZJ-WJN
Grid Ref: 477127, 166246

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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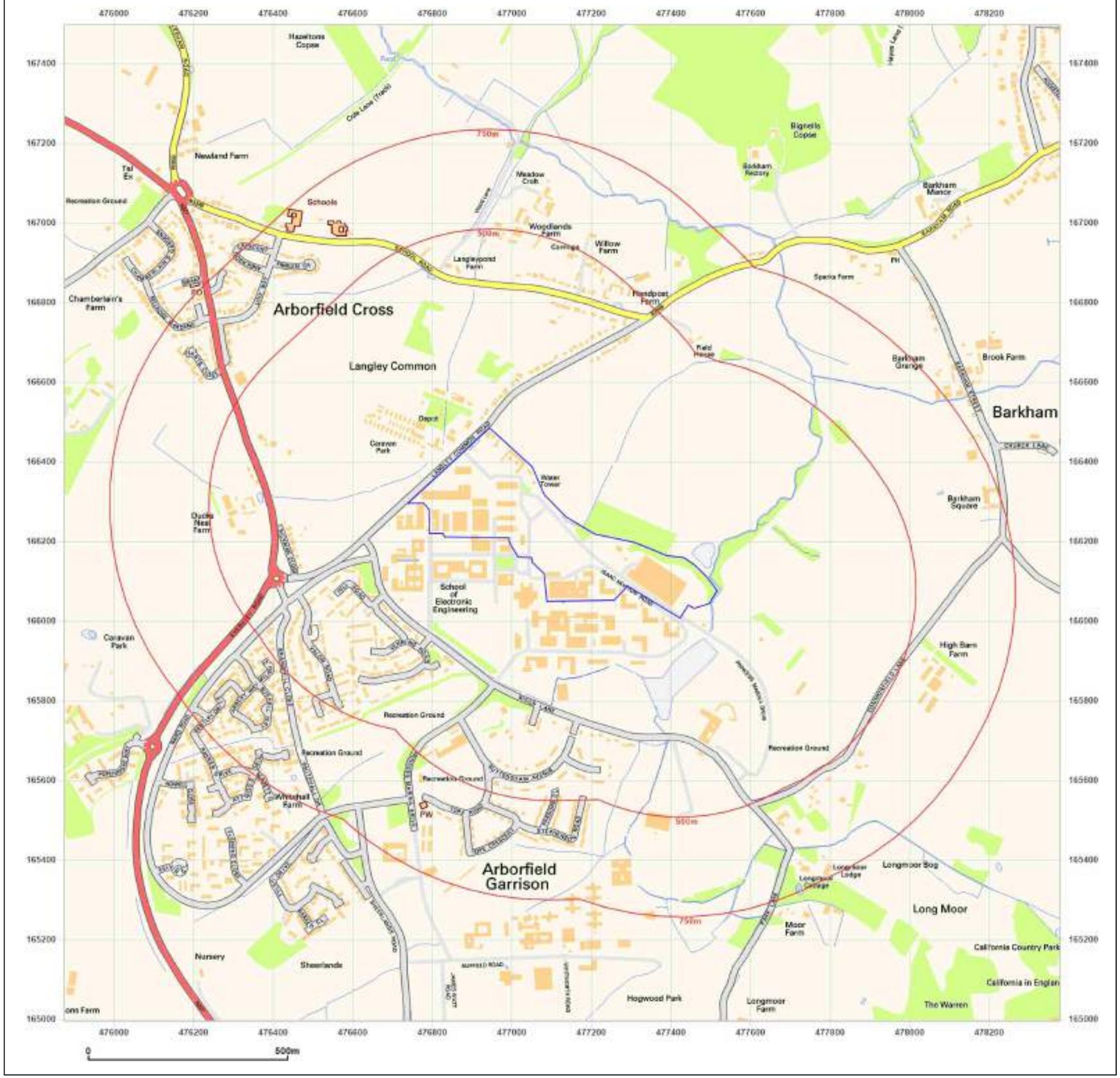
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Groundsure INSIGHTS

Site Details:

Film Studio Parcel, Arborfield
Development Site, Arborfield
Green, Wokingham

Client Ref: crest chiltern
Report Ref: GS-XJR-866-ZZJ-WJN
Grid Ref: 477127, 166246

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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2010

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Groundsure INSIGHTS

Site Details:

Film Studio Parcel, Arborfield Development Site, Arborfield Green, Wokingham

Client Ref: crest chiltern
Report Ref: GS-XJR-866-ZZJ-WJN
Grid Ref: 477127, 166246

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2025

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Production date: 14 August 2025

Map legend available at:
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Client: Wilson Bailey
Site: Arborfield Film Studios
Date: 12/06/2025

Quote No:
Visit No: 1 of 3
Operator: P Philpott
Project Manager:

	GAS CONCENTRATIONS												VOLATILES		FLOW DATA			WELL AND WATER DATA		Comments
Monitoring	Methane (%v/v)		%LEL		Carbon dioxide (%v/v)		Carbon monoxide (ppmv)		Hydrogen sulphide (ppmv)		Oxygen (%v/v)		PID Peak (ppm)	Product thickness (mm)	Flow rate (l/hr)		Differential borehole Pressure (Pa)	Time for flow to equalise (secs)	Water level (mbgl)	Depth of well (m)	
	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady			Peak	Steady					
BH50	0	0	0	0	8.7	0.1	0	0	0	0	19.8	16.2	NR	NR	0	0	0	0	1.86	2.71	
BH27	0	0	0	0	8.4	0.0	0	0	0	0	14.4	10.3	NR	NR	0	0	0	0	1.66	2.95	
BH A	0	0	0	0	2.1	0.3	0	0	0	0	18.5	15.3	NR	NR	0	0	0	0	1.74	2.94	
BH B	0	0	0	0	6.1	2.1	0	0	0	0	18.3	12.2	NR	NR	0	0	0	3	1.93	2.95	
BH C	0	0	0	0	5.0	2.2	0	0	0	0	15.5	15.5	NR	NR	0	0	0	0	1.88	2.50	
BH24	0	0	0	0	2.1	0.8	0	0	0	0	20.0	16.0	NR	NR	0	0	0	0	1.67	2.67	
BH36	0	0	0	0	6.2	0.8	0	0	0	0	19.3	11.5	NR	NR	0	0	0	0	2.66	2.67	
BH46	0	0	0	0	6.6	2.6	0	0	0	0	18.3	13.5	NR	NR	0	0	0	0	1.93	2.63	
BH14	0	0	0	0	2.9	2.3	0	0	0	0	19.3	17.9	NR	NR	0	0	0	0	1.37	2.94	
BH10	0	0	0	0	5.5	2.3	0	0	0	0	18.7	16.7	NR	NR	0	0	0	0	2.24	2.88	
Max	0	0	0	0	8.7	2.6	0	0	0	0	20.0	17.9	NR	NR	0	0	0				
Min	0	0	0	0	2.1	0.0	0	0	0	0	14.4	10.3	NR	NR	0	0	0				

ND - Not detected
NR - Not recorded
NA - Non applicable

METEOROLOGICAL AND SITE INFORMATION:

(Select correct box with X or enter data, as applicable)

State of ground:	X	Dry		Moist		Wet		Snow		Frozen
Wind:		Calm	X	Light		Moderate		Strong		
Cloud cover:		None	X	Slight		Cloudy		Overcast		
Precipitation:	X	None		Slight		Moderate		Heavy		
Time monitoring performed:			7.22	Start			09:16	End		
Barometric pressure (mbar):			1013	Start			1011	End		
Pressure trend (Daily):			X	Falling		Steady		Rising		

Air Temperature (Deg. C): 17 Before 19 After

Date of last calibration:
Date of next calibration: 09/04/2026

Client: Wilson Bailey
Site: Arborfield Film Studios
Date: 05/07/2025

Quote No:
Visit No: 2 of 3
Operator: P Philpott
Project Manager:

	GAS CONCENTRATIONS												VOLATILES		FLOW DATA			WELL AND WATER DATA		Comments
Monitoring	Methane (%v/v)		%LEL		Carbon dioxide (%v/v)		Carbon monoxide (ppmv)		Hydrogen sulphide (ppmv)		Oxygen (%v/v)		PID Peak (ppm)	Product thickness (mm)	Flow rate (l/hr)		Differential borehole Pressure (Pa)	Time for flow to equalise (secs)	Water level (mbgl)	Depth of well (m)	
	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady			Peak	Steady					
BH50	0	0	0	0	3.2	0.0	0	0	0	0	19.9	18.3	NR	NR	0	0	0	0	1.42	2.71	
BH27	0	0	0	0	3.3	0.0	0	0	0	0	20.0	19.2	NR	NR	0	0	0	0	1.38	2.95	
BH A	0	0	0	0	1.3	0.0	0	0	0	0	19.0	19.8	NR	NR	0	0	0	0	1.32	2.94	
BH B	0	0	0	0	4.0	1.2	0	0	0	0	18.7	18.6	NR	NR	0	0	0	3	1.53	2.95	
BH C	0	0	0	0	2.2	1.1	0	0	0	0	19.1	19.3	NR	NR	0	0	0	0	1.57	2.50	
BH24	0	0	0	0	1.8	0.2	0	0	0	0	19.3	19.4	NR	NR	0	0	0	10	1.56	2.67	
BH36	0	0	0	0	3.2	0.1	0	0	0	0	19.7	19.8	NR	NR	0	0	0	0	2.44	2.67	
BH46	0	0	0	0	4.1	0.5	0	0	0	0	18.7	19.2	NR	NR	0	0	0	0	1.71	2.63	
BH14	0	0	0	0	2.2	0.4	0	0	0	0	19.2	19.3	NR	NR	0	0	0	0	1.48	2.94	
BH10	0	0	0	0	3.2	0.3	0	0	0	0	19.1	19.1	NR	NR	0	0	0	0	1.95	2.88	
Max	0	0	0	0	4.1	1.2	0	0	0	0	20.0	19.8	NR	NR	0	0	0				
Min	0	0	0	0	1.3	0.0	0	0	0	0	18.7	18.3	NR	NR	0	0	0				

ND - Not detected
NR - Not recorded
NA - Non applicable

METEOROLOGICAL AND SITE INFORMATION:

(Select correct box with X or enter data, as applicable)										
State of ground:		X	Dry		Moist		Wet		Snow	Frozen
Wind:			Calm	X	Light		Moderate		Strong	
Cloud cover:			None		Slight	X	Cloudy		Overcast	
Precipitation:		X	None		Slight		Moderate		Heavy	
Time monitoring performed:				7.31	Start			8.29	End	
Barometric pressure (mbar):				1017	Start			1010	End	
Pressure trend (Daily):				X	Falling		Steady		Rising	
Air Temperature (Deg. C):				17	Before			17	After	

Date of last calibration:
Date of next calibration: 09/04/2026

Client: Wilson Bailey
Site: Arborfield Film Studios
Date: 02/08/2025

Quote No:
Visit No: 3 of 3
Operator: P Philpott
Project Manager:

	GAS CONCENTRATIONS												VOLATILES		FLOW DATA				WELL AND WATER DATA		Comments
Monitoring	Methane (%v/v)		%LEL		Carbon dioxide (%v/v)		Carbon monoxide (ppmv)		Hydrogen sulphide (ppmv)		Oxygen (%v/v)		PID Peak (ppm)	Product thickness (mm)	Flow rate (l/hr)		Differential borehole Pressure (Pa)	Time for flow to equalise (secs)	Water level (mbgl)	Depth of well (m)	
	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady			Peak	Steady					
BH50	0	0	0	0	4.4	0.1	0	0	0	0	19.8	18.9	NR	NR	0	0	0	0	1.03	2.63	
BH27	0	0	0	0	4.1	0.0	0	0	0	0	17.4	16.6	NR	NR	0	0	0	14	0.99	2.94	
BH A	0	0	0	0	1.5	0.2	0	0	0	0	18.7	17.7	NR	NR	0	0	0	0	1.30	2.95	
BH B	0	0	0	0	4.1	1.5	0	0	0	0	18.6	17.5	NR	NR	0	0	0	0	1.33	2.94	
BH C	0	0	0	0	2.6	1.9	0	0	0	0	18.0	16.0	NR	NR	0	0	0	4	0.59	2.50	
BH24	0	0	0	0	1.9	0.7	0	0	0	0	19.9	19.0	NR	NR	0	0	0	0	1.17	2.65	
BH36	0	0	0	0	4.1	0.7	0	0	0	0	19.3	19.2	NR	NR	0	0	0	2	2.57	2.69	
BH48	0	0	0	0	3.8	1.6	0	0	0	0	19.0	19.8	NR	NR	0	0	0	0	0.50	2.64	
BH14	0	0	0	0	1.8	1.8	0	0	0	0	19.3	18.7	NR	NR	0	0	0	0	1.40	2.94	
BH10	0	0	0	0	4.6	1.8	0	0	0	0	19.1	19.2	NR	NR	0	0	0	0	1.66	2.87	
Max	0	0	0	0	4.6	1.9	0	0	0	0	19.9	19.8	NR	NR	0	0	0				
Min	0	0	0	0	1.5	0.0	0	0	0	0	17.4	16.0	NR	NR	0	0	0				

ND - Not detected
NR - Not recorded
NA - Non applicable

METEOROLOGICAL AND SITE INFORMATION:

(Select correct box with X or enter data, as applicable)

State of ground:	X	Dry		Moist		Wet		Snow		Frozen
Wind:	X	Calm		Light		Moderate		Strong		
Cloud cover:		None		Slight	X	Cloudy		Overcast		
Precipitation:	X	None		Slight		Moderate		Heavy		
Time monitoring performed:			7.31	Start			8.27	End		
Barometric pressure (mbar):			1014	Start			1013	End		
Pressure trend (Daily):			X	Falling		Steady		Rising		

Air Temperature (Deg. C): 13 Before 13 After

Date of last calibration:
Date of next calibration: 09/04/2026

WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site Arborfield Film Studios Supplementary			**Number** BH51
Excavation Method Drive-in Windowless Sampler	**Dimensions**	**Ground Level (mOD)**	**Client**	**Job Number** J202609
	Location	**Dates** 23/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	MADE GROUND (reworke topsoil)		
					(0.30) 0.50	MADE GROUND (crushed flint and brown sand)		
0.50	D1				(0.30) 0.80	MADE GROUND (reworked brown clay with fine brick)		
1.00	D2					Firm brown and orange-brown slightly silty CLAY		
1.50	D3							
2.00	D4				(2.20)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH51

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH52

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 23/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (reworked topsoil)		
					(0.70)	MADE GROUND (crushed flint and brown sand)		
0.50	D0				0.80			
0.85	D1				(0.40)	MADE GROUND (reworked brown clay with occasional flint - very soft)		
1.00	D2				1.20			
1.50	D3					Firm brown slightly silty and sandy silty CLAY		
2.00	D4				(1.80)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH52

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GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH53

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 23/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20) 0.20	TOPSOIL		
					(0.50)	Soft dark brown and brown silty sandy CLAY - possible made ground		
0.50	D1				0.70	Firm pale brown and yellowish brown silty CLAY with occasional partings of orange-brown silty sand		
1.00	D2							
1.50	D3				(2.30)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH53

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GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH54

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 23/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05	MADE GROUND (tarmac)		
					(0.20)			
					0.25	CONCRETE slab		
					(0.45)			
0.50	D1					MADE GROUND (reworked brown silty sandy clay)		
					0.70			
1.00	D2					Firm pale brown and pale grey mottled slightly silty CLAY		
1.50	D3							
					(2.30)			
2.00	D4							
2.50	D5							
					3.00			
3.00	D6					Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH54

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GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH55

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 23/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05			
					(0.20)	MADE GROUND (tarmac)		
					0.25			
					(0.25)	CONCRETE slab		
0.50	D1				0.50	MADE GROUND (brick and crushed brick)		
					0.60	Firm dark brown silty sandy CLAY		
1.00	D2					Firm brown silty CLAY with occacsional partings of orange-brown silty sand and occasional pale grey mottling		
1.50	D3							
					(2.40)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH55

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Site	Number
Arborfield Film Studios Supplementary	BH56

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 23/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05			
					(0.20)	MADE GROUND (tarmac)		
					0.25			
					0.35	CONCRETE slab		
0.50	D1				(0.35)	MADE GROUND (pale brown silty sand with abundant flint gravel_		
					0.70			
1.00	D2					Soft brown and dark brown silty CLAY - possible made ground		
1.50	D3					Firm brown silty CLAY with occasional partings of orange-brown silty sand		
					(2.30)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH56

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Site	Number
Arborfield Film Studios Supplementary	BH57

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 23/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05			
					(0.20)	MADE GROUND (tarmac)		
					0.25			
					0.30	CONCRETE slab		
					(0.30)			
0.50	D1				0.60	MADE GROUND (yellowjsh brown sandy with flint)		
						MADE GROUND (soft brown clay)		
					(0.70)			
1.00	D2					MADE GROUND (reworked grey and brown clay with occasional brick fragments and fuel odour)		
			Water strike(1) at 1.20m.		1.30			▽1
1.50	D3					Firm greenish brown and grey stinaed CLAY with fuel odour		
					(0.80)			
2.00	D4				2.10			
						Firm brown with grey mottled silty CLAY		
2.50	D5				(0.90)			
					3.00			
3.00	D6					Complete at 3.00m		

Remarks
Groundwater seepage at 1.20m.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH57

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Site	Number
Arborfield Film Studios Supplementary	BH58

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 23/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05	MADE GROUND (tarmac)		
					(0.20)			
					0.25	CONCRETE slab		
					(0.15)			
					0.40	MADE GROUND (brown sand with flint gravel)		
0.50	D0					Firm greenish brown stained CLAY with fuel odour		
0.75	D1							
1.00	D2							
					(1.90)			
1.50	D3							
2.00	D4							
					2.30	Firm brown silty CLAY		
2.50	D5				(0.70)			
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH58

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Site	Number
Arborfield Film Studios Supplementary	BH59

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 23/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05 (0.25)	MADE GROUND (tarmac)		
					0.30	CONCRETE slab		
0.50	D1				0.40 (0.40)	MADE GROUND (pale yellowish brown and greenish brown silty sand with fine to medium flint gravel)		
1.00	D2				0.80	MADE GROUND (dark brown and greenish brown silty clay with fuel odour)		
1.50	D3				(2.00)	Firm greenish brown and grey silty CLAY with fuel odour		
2.00	D4							
2.50	D5							
2.80	D6				2.80	Complete at 2.80m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH59

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Site	Number
Arborfield Film Studios Supplementary	BH60

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 23/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05 (0.20)	MADE GROUND (tarmac)		
					0.25 (0.25)	CONCRETE slab		
0.50	D1				0.50 (0.30)	MADE GROUND (pale yellowish brown silty sand with flint gravel)		
					0.80	MADE GROUND (firm brown sandy clay)		
1.00	D2					Firm dark grey and brown becoming brown and grey with greenish staining silty CLAY with fuel odour		
1.50	D3				(1.60)			
2.00	D4							
2.40	D5				2.40	Complete at 2.40m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH60

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Site	Number
Arborfield Film Studios Supplementary	**BH61**

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 24/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05			
					(0.20)	MADE GROUND (tarmac)		
					0.25			
					(0.35)	CONCRETE slab		
0.50	D1				0.60	MADE GROUND (concrete rubble and sand)		
0.75	D2				(0.30)	MADE GROUND (reworked brown clay)		
1.00	D3				0.90			
					1.00	MADE GROUND (braown sand and flint gravel)		
						Complete at 1.00m		

Remarks
Borehole halted on buried concrete at 1.00m. Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH61

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Site	Number
Arborfield Film Studios Supplementary	BH62

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 24/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05			
					(0.15)	MADE GROUND (tarmac)		
					0.20	CONCRETE slab		
0.50	D1				(0.60)	Soft brown and darl brown silty CLAY - possibly reworked		
					0.80			
1.00	D2					Firm brown with pale grey mottling silty locally slightly sandy CLAY		
1.50	D3							
					(2.20)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH62

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GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH63

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 24/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05 (0.25)	MADE GROUND (tarmac)		
					0.30 (0.30)	CONCRETE slab		
0.50	D1				0.60 (0.30)	MADE GROUND (concrete rubble with sand)		
					0.90	MADE GROUND (reworked clay with brick and gravel)		
1.00	D2		Water strike(1) at 1.00m.		(0.30) 1.20	MADE GROUND (brick rubble, sand and gravel)		▽1
1.20	D3					Complete at 1.20m		

Remarks
Borehole halted on brick or concrete at 1.20m below ground level. Groundwater seepage at 1.00m.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH63

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Site	Number
Arborfield Film Studios Supplementary	BH64

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 24/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05			
					(0.15)	MADE GROUND (tarmac)		
					0.20			
					(0.15)	CONCRETE slab		
					0.35			
					(0.25)	MADE GROUND (brick and concrete rubble with pale yellowish brown sand)		
0.50	D1				0.60			
						Soft dark brown slightly silty CLAY - possible made ground		
1.00	D2					Firm brown silty CLAY		
1.50	D3							
					(2.40)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH64

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Site	Number
Arborfield Film Studios Supplementary	BH65

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 24/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05			
					(0.20)	MADE GROUND (tarmac)		
					0.25			
					(0.25)	CONCRETE slab		
0.50	D1				0.50			
					(0.15)	MADE GROUND (pale yellowish brown silty sand with abundant fine to medium flint gravel)		
					0.65			
1.00	D2					Soft pale brown and brown silty CLAY - possible made ground		
1.50	D3					Firm pale brown and brown silty locally slightly sandy CLAY with slight green staining and mild fuel odour form 1.70m to 2.00m		
					(2.35)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH65

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GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH66

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 24/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05			
					(0.20)	MADE GROUND (tarmac)		
					0.25			
					0.35	CONCRETE slab		
0.50	D1				0.45	MADE GROUND (concrete rubble and sand)		
						MADE GROUND (yellowish brown silty sand with abundant fine flint gravel)		
1.00	D2					Firm greenish stained CLAY with fuel odour		
					(1.85)			
1.50	D3							
2.00	D4							
					2.30			
2.50	D5					Firm brown silty CLAY		
					(0.70)			
3.00	D6				3.00			
						Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH66

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Site	Number
Arborfield Film Studios Supplementary	BH67

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 24/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (tarmac)		
					0.20	CONCRETE slab		
0.50	D1					MADE GROUND (reworked clay with beick and gravel)		
1.00	D2				(1.20)			
1.50	D3				1.40	Firm brown silty CLAY		
2.00	D4				(1.60)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH67

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Site	Number
Arborfield Film Studios Supplementary	BH68

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 24/02/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.30) 0.30	MADE GROUND (reworked topsoil)		
					(0.25) 0.55	MADE GROUND (reworked clay with brick and concrete)		
0.50	D1					Firm brown silty sandy CLAY		
1.00	D2							
1.50	D3				(2.45)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH68

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Site	Number
Arborfield Film Studios Supplementary	BH69

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 06/03/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05	MADE GROUND (tarmac)		
					(0.15)			
					0.20	CONCRETE		
0.50	D1				(1.00)	Firm dark greenish grey and brown CLAY with fuel odour		
1.00	D2				1.20	Firm pale greenish brown silty CLAY		
1.50	D3				(0.90)			
2.00	D4				2.10	Firm brown silty slightly sandy CLAY		
2.50	D5				(0.90)			
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH69

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH70

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 06/03/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05			
					(0.15)	MADE GROUND (tarmac)		
					0.20	CONCRETE		
0.50	D1				(0.80)	Firm dark greenish brown and grey silty slightly samdy CLAY with fuel odour		
1.00	D2				1.00	Complete at 1.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH70

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH71

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 06/03/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05			
					(0.15)	MADE GROUND (tarmac)		
					0.20	CONCRETE		
0.50	D1				(0.80)	Firm dark greenish brown and grey silty slightly sandy CLAY with fuel odour		
1.00	D2				1.00	Complete at 1.00m		

Remarks
Groundwater not encountered. Borehole halted at 1.00m below ground level.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH71

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH72

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 06/03/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.01			
					(0.19)	MADE GROUND (tarmac)		
					0.20			
					(0.40)	CONCRETE		
0.50	D1				0.60	MADE GROUND (reworked brown clay)		
						Firm greenish stained sandy CLAY with fuel odour		
1.00	D2							
1.50	D3				(1.80)			
2.00	D4							
					2.40	Firm orange-brown CLAY		
2.50	D5				(0.60)			
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH72

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH73

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 06/03/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (tarmac)		
					0.20	CONCRETE		
					(0.40)			
0.50	D1				0.60	MADE GROUND (reworked clay with brick fragments)		
						Firm greenish stained slightly sandy CLAY with fuel odour		
1.00	D2							
1.50	D3				(2.00)			
2.00	D4		Water strike(1) at 2.00m.					▽1
2.50	D5				2.60	Firm orange-brown and brown slightly silty CLAY		
					(0.40)			
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater seepage at 2.00m.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH73

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH74

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 06/03/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (tarmac)		
					0.20 (0.20)	CONCRETE		
0.50	D1				0.40	MADE GROUND (reworked clayt with gravel and brock fragments)		
1.00	D2		Water strike(1) at 1.00m.		(1.60)	Dark grey, black and green stained slightly sandy CLAY with fuel odour		▽1
1.50	D3							
2.00	D4				2.00	Firm brown silty CLAY		
2.50	D5				(1.00)			
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater seepage at 1.00m. Poor recovery 2.00m to 3.00m.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH74

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH75

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 06/03/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	MADE GROUND (tarmac)		
					0.20 (0.30)	CONCRETE		
0.50	D1				0.50	MADE GROUND (brown ashy clay)		
1.00	D2				(1.50)	Dark greenish grey and brown stained CLAY with fuel odour		
1.50	D3							
2.00	D4		Water strike(1) at 2.00m.		2.00	Firm brown silty CLAY		1
2.50	D5				(1.00)			
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater seepage at 2.00m. Poor recovery 2.00m to 3.00m.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH75

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH76

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 06/03/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05	MADE GROUND (tarmac)		
					(0.10) 0.15	CONCRETE		
					0.30	MADE GROUND (black gravel)		
0.50	D1					Firm dark green stained CLAY with fuel odour		
1.00	D2				(1.90)			
1.50	D3							
2.00	D4				2.20	Firm brown and orange-brown mottled CLAY		
2.50	D5				(0.80)			
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH76

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH77

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 06/03/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05	MADE GROUND (tarmac)		
					0.10	CONCRETE		
					(0.50)			
0.50	D1				0.60	MADE GROUND (brick fragments and gravel_		
1.00	D2				(0.80)	Firm black and greenish brown silty sandy CLAY with fuel odour		
1.50	D3				1.40	Firm brown silty CLAY		
2.00	D4				(1.60)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH77

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH78

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 06/03/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.10	CONCRETE		
					(0.60)	MADE GROUND (brick fragments, clay and gravel)		
0.50	D1				0.70			
					(0.40)	Firm dark grey stained CLAY with no odour		
1.00	D2				1.10			
1.50	D3					Firm brown silty CLAY		
2.00	D4				(1.90)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH78

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH79

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 06/03/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.15) 0.15	TOPSOIL		
					0.20 (0.40)	Firm dark brown silty sandy CLAY with gravel		
0.50	D1				0.60	Firm brown silty CLAY		
1.00	D2					Firm orange-brown and brown silty CLAY		
1.50	D3				(2.40)			
2.00	D4							
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks
Groundwater not encountered.

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH79

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WILSON BAILEY
GEOTECHNICAL & ENVIROMENTAL

Site	Number
Arborfield Film Studios Supplementary	BH80

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Windowless Sampler				J202609
	Location	**Dates** 06/03/2026	**Engineer** DPB	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.05	MADE GROUND (tarmac)		
					0.10	CONCRETE		
0.50	D1				(0.80)	MADE GROUND (brown sandy clay with abundant brick, tile and concrete fragments)		
1.00	D2				0.90	Firm brown and orange-brown sitly CLAY		
1.50	D3							
2.00	D4				(2.10)			
2.50	D5							
3.00	D6				3.00	Complete at 3.00m		

Remarks

Scale (approx)	Logged By
1:50	

Figure No. J202609.BH80

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Certificate of Analysis

Certificate Number	26-05703	*Issued:*	24-Mar-26

Client Wilson Bailey Geotechnical & Environmental Ltd
Northdown Farmhouse
Donhead St Mary
Wiltshire
SP7 9DD

Our Reference	26-05703
Client Reference ~	(not supplied)
Order No ~	(not supplied)
Contract Title ~	Arborfield Film Studios
Description	21 Soil samples.
Date Received	10-Mar-26
Date Started	10-Mar-26
Date Completed	24-Mar-26
Test Procedures	Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Louise Cook
Contracts Manager

2139

Sample Deviations present. See Deviation Table Section for details.

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05703
Client Ref ~
Contract Title ~ Arborfield Film Studios

	Lab No	2653730	2653731	2653732	2653733	2653734	2653735	2653736
	Sample ID ~	BH52	BH53	BH56	BH57	BH57	BH58	BH58
	Depth ~	0.85	0.50	1.00	0.75	2.50	0.75	1.50
	Other ID ~							
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**					
Inorganics								
pH	DETSC 2008#		pH	8.3	7.7	8.1	7.9	8.1	8.0	8.2
Total Organic Carbon	DETSC 2084#	0.5	%	< 0.5	0.8	< 0.5	0.6	< 0.5	1.0	0.6
Petroleum Hydrocarbons								
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Aliphatic >EC10-EC12	DETSC 3521#	1.5	mg/kg	< 1.50	< 1.50	< 1.50	11.62	< 1.50	59.27	4.37
Aliphatic >EC12-EC16	DETSC 3521#	1.2	mg/kg	< 1.20	< 1.20	< 1.20	49.34	< 1.20	311.9	64.78
Aliphatic >EC16-EC21	DETSC 3521#	1.5	mg/kg	< 1.50	< 1.50	< 1.50	56.14	< 1.50	393.6	80.26
Aliphatic >EC21-EC35	DETSC 3521#	3.4	mg/kg	< 3.40	< 3.40	< 3.40	7.17	< 3.40	66.56	11.73
Aliphatic C5-C35	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	124.3	< 10.00	831.7	161.5
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Aromatic >EC10-EC12	DETSC 3521#	0.9	mg/kg	< 0.90	< 0.90	< 0.90	16.69	< 0.90	90.11	9.60
Aromatic >EC12-EC16	DETSC 3521#	0.5	mg/kg	< 0.50	< 0.50	< 0.50	63.54	< 0.50	368.7	80.15
Aromatic >EC16-EC21	DETSC 3521#	0.6	mg/kg	< 0.60	< 0.60	< 0.60	26.18	< 0.60	181.4	45.02
Aromatic >EC21-EC35	DETSC 3521#	1.4	mg/kg	3.21	< 1.40	< 1.40	5.93	< 1.40	9.28	8.59
Aromatic C5-C35	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	112.3	< 10.00	649.8	143.7
TPH Ali/Aro Total C5-C35	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	236.6	< 10.00	1482	305.3
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05703
Client Ref ~
Contract Title ~ Arborfield Film Studios

			Lab No	2653737	2653738	2653739	2653740	2653741	2653742	2653743
			Sample ID ~	BH59	BH60	BH62	BH65	BH66	BH66	BH67
			Depth ~	1.00	0.75	1.00	2.00	0.50	1.50	1.00
			Other ID ~							
			Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
			Sampling Date ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s
			Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**							
Inorganics										
pH	DETSC 2008#		pH	8.1	7.9	7.9	8.0	7.8	8.0	8.0
Total Organic Carbon	DETSC 2084#	0.5	%	0.7	< 0.5	< 0.5	< 0.5	0.6	< 0.5	< 0.5
Petroleum Hydrocarbons										
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Aliphatic >EC10-EC12	DETSC 3521#	1.5	mg/kg	22.98	< 1.50	< 1.50	3.79	< 1.50	12.01	13.70
Aliphatic >EC12-EC16	DETSC 3521#	1.2	mg/kg	129.0	< 1.20	< 1.20	25.18	12.21	68.83	85.68
Aliphatic >EC16-EC21	DETSC 3521#	1.5	mg/kg	160.4	1.90	< 1.50	26.86	11.04	79.49	95.99
Aliphatic >EC21-EC35	DETSC 3521#	3.4	mg/kg	17.09	< 3.40	< 3.40	< 3.40	< 3.40	8.45	9.75
Aliphatic C5-C35	DETSC 3521*	10	mg/kg	329.5	< 10.00	< 10.00	55.83	23.25	169.2	205.5
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Aromatic >EC10-EC12	DETSC 3521#	0.9	mg/kg	27.31	< 0.90	< 0.90	< 0.90	2.97	16.98	11.66
Aromatic >EC12-EC16	DETSC 3521#	0.5	mg/kg	141.9	1.13	1.12	13.71	15.61	84.00	83.10
Aromatic >EC16-EC21	DETSC 3521#	0.6	mg/kg	73.80	1.07	< 0.60	12.43	8.59	43.87	43.60
Aromatic >EC21-EC35	DETSC 3521#	1.4	mg/kg	3.39	5.56	< 1.40	2.10	< 1.40	4.79	3.43
Aromatic C5-C35	DETSC 3521*	10	mg/kg	246.4	< 10.00	< 10.00	28.23	27.17	150.0	142.2
TPH Ali/Aro Total C5-C35	DETSC 3521*	10	mg/kg	575.9	< 10.00	< 10.00	84.06	50.42	319.2	347.7
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.10	< 0.10

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05703
Client Ref ~
Contract Title ~ Arborfield Film Studios

			Lab No	2653744	2653745	2653746	2653747	2653748	2653749	2653750
			Sample ID ~	BH72	BH73	BH74	BH75	BH76	BH77	BH78
			Depth ~	1.00	1.00	1.00	1.00	1.00	1.00	1.00
			Other ID ~							
			Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
			Sampling Date ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s
			Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**							
Inorganics										
pH	DETSC 2008#		pH	7.8	7.9	7.7	8.2	7.8	7.6	8.1
Total Organic Carbon	DETSC 2084#	0.5	%	0.7	1.8	0.7	0.7	0.5	< 0.5	< 0.5
Petroleum Hydrocarbons										
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	< 0.10	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	< 0.10	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.10	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >EC10-EC12	DETSC 3521#	1.5	mg/kg	14.12	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC12-EC16	DETSC 3521#	1.2	mg/kg	75.60	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20
Aliphatic >EC16-EC21	DETSC 3521#	1.5	mg/kg	68.21	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC21-EC35	DETSC 3521#	3.4	mg/kg	6.97	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic C5-C35	DETSC 3521*	10	mg/kg	165.3	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg	< 0.10	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.10	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.10	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >EC10-EC12	DETSC 3521#	0.9	mg/kg	9.20	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90
Aromatic >EC12-EC16	DETSC 3521#	0.5	mg/kg	78.29	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aromatic >EC16-EC21	DETSC 3521#	0.6	mg/kg	48.14	0.95	1.00	0.92	0.97	0.97	< 0.60
Aromatic >EC21-EC35	DETSC 3521#	1.4	mg/kg	4.06	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40
Aromatic C5-C35	DETSC 3521*	10	mg/kg	140.1	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
TPH Ali/Aro Total C5-C35	DETSC 3521*	10	mg/kg	305.4	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Benzene	DETSC 3321#	0.01	mg/kg	< 0.10	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.10	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.10	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Xylene	DETSC 3321#	0.01	mg/kg	< 0.10	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg	< 0.10	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01

Information in Support of the Analytical Results

Our Ref 26-05703
Client Ref ~
Contract ~ Arborfield Film Studios

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests	Headspace in container for tests
2653730	BH52 0.85 SOIL		GJ 250ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653731	BH53 0.50 SOIL		GJ 250ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653732	BH56 1.00 SOIL		GJ 250ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653733	BH57 0.75 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653734	BH57 2.50 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653735	BH58 0.75 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653736	BH58 1.50 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653737	BH59 1.00 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653738	BH60 0.75 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653739	BH62 1.00 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653740	BH65 2.00 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		

Information in Support of the Analytical Results

Our Ref 26-05703
Client Ref ~
Contract ~ Arborfield Film Studios

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests	Headspace in container for tests
2653741	BH66 0.50 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653742	BH66 1.50 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653743	BH67 1.00 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653744	BH72 1.00 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653745	BH73 1.00 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653746	BH74 1.00 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653747	BH75 1.00 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653748	BH76 1.00 SOIL		GJ 250ml, GJ 30ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		
2653749	BH77 1.00 SOIL		GJ 250ml, GJ 30ml ((Headspace))	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		BTEX/C5-10, HS
2653750	BH78 1.00 SOIL		GJ 250ml	Sample date and/or time not supplied, BTEX / C5-C10 (7 days), EPH/Aliphatic/Aromatic (14 days), Organic Matter (Auto) (28 days), pH + Conductivity (7 days)		

Information in Support of the Analytical Results

Our Ref 26-05703
Client Ref ~
Contract ~ Arborfield Film Studios

Key: G-Glass J-Jar
Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Key:
~ Sample details are provided by the client and can affect the validity of the results
***** -not accredited.
-MCERTS (accreditation only applies if report carries the MCERTS logo).
$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

End of Report Ver 26.03.15

Certificate of Analysis

Certificate Number	26-05710	*Issued:*	26-Mar-26

Client Wilson Bailey Geotechnical & Environmental Ltd
Northdown Farmhouse
Donhead St Mary
Wiltshire
SP7 9DD

Our Reference	26-05710
Client Reference ~	(not supplied)
Order No ~	(not supplied)
Contract Title ~	Arborfield Film Studios
Description	11 Soil samples.
Date Received	10-Mar-26
Date Started	10-Mar-26
Date Completed	26-Mar-26
Test Procedures	Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Reyhan Irfan
Operations Manager

Sample Deviations present. See Deviation Table Section for details.

Normec DETS Limited
Unit 2, Park Road Industrial Estate South, Consett, Co Durham, DH8 5PY
Tel: 01207 582333 • email: info-dets@normecgroup.com • normecdets.com

Summary of Chemical Analysis
Matrix Descriptions

Our Ref 26-05710
Client Ref ~
Contract Title ~ Arborfield Film Studios

Sample ID	Depth	Lab No	Completed	Matrix Description
Trench 1 L1	0.5	2653764	26/03/2026	Dark brown gravelly, sandy CLAY including odd rootlets
Trench 1 L1	1	2653765	26/03/2026	Dark brown gravelly, sandy CLAY including odd rootlets
Trench 1 L2	1.5	2653766	26/03/2026	Dark brown gravelly, sandy CLAY including odd rootlets
TP1	1	2653767	26/03/2026	Brown slightly gravelly, sandy CLAY
TP1	1.5	2653768	26/03/2026	Brown slightly gravelly, sandy CLAY
TP1	2	2653769	26/03/2026	Brown slightly gravelly, sandy CLAY
TP2	1	2653770	26/03/2026	Dark brown gravelly, sandy CLAY
TP3	1.5	2653771	26/03/2026	Dark brown gravelly, sandy CLAY
TP4	0.5	2653772	26/03/2026	Dark brown gravelly, sandy CLAY
TP4	1.5	2653773	26/03/2026	Dark brown gravelly, sandy CLAY
TP4	1.75	2653774	26/03/2026	Dark brown gravelly, sandy CLAY

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05710
Client Ref ~
Contract Title ~ Arborfield Film Studios

			Lab No	2653764	2653765	2653766	2653767	2653768	2653769	2653770
			Sample ID ~	Trench 1 L1	Trench 1 L1	Trench 1 L2	TP1	TP1	TP1	TP2
			Depth ~	0.50	1.00	1.50	1.00	1.50	2.00	1.00
			Other ID ~							
			Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
			Sampling Date ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s
			Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**							
Preparation										
Moisture Content	DETSC 1004	0.1	%	16	15	18	17	15	16	16
Metals										
Arsenic	DETSC 2301#	0.2	mg/kg	9.6	8.4	11	12	7.0	12	6.7
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.5	0.3	2.1	0.4	0.7	0.5	0.5
Cadmium	DETSC 2301#	0.1	mg/kg	1.1	0.4	0.3	0.3	0.2	0.2	0.2
Chromium	DETSC 2301#	0.15	mg/kg	25	27	19	39	22	35	17
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	26	30	19	18	12	15	8.4
Lead	DETSC 2301#	0.3	mg/kg	70	73	32	13	14	11	17
Mercury	DETSC 2325#	0.05	mg/kg	< 0.05	< 0.05	0.13	< 0.05	< 0.05	< 0.05	< 0.05
Nickel	DETSC 2301#	1	mg/kg	15	15	15	32	13	29	7.9
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5	0.6	< 0.5	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	96	71	57	56	38	48	35
Inorganics										
pH	DETSC 2008#		pH	7.9	7.6	7.5	8.2	7.7	8.1	8.1
Total Organic Carbon	DETSC 2084#	0.5	%	2.1	1.7	4.2	< 0.5	1.2	< 0.5	0.9
Petroleum Hydrocarbons										
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >EC10-EC12 Cleanup	DETSC 3521*	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC12-EC16 Cleanup	DETSC 3521*	1.2	mg/kg	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20
Aliphatic >EC16-EC21 Cleanup	DETSC 3521*	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC21-EC35 Cleanup	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >EC10-EC12 Cleanup	DETSC 3521*	0.9	mg/kg	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90
Aromatic >EC12-EC16 Cleanup	DETSC 3521*	0.5	mg/kg	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aromatic >EC16-EC21 Cleanup	DETSC 3521*	0.6	mg/kg	0.72	3.48	0.80	< 0.60	2.57	< 0.60	< 0.60
Aromatic >EC21-EC35 Cleanup	DETSC 3521*	1.4	mg/kg	< 1.40	3.03	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40
Aromatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
TPH Ali/Aro Total C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
m+p Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
o Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05710
Client Ref ~
Contract Title ~ Arborfield Film Studios

	Lab No	2653764	2653765	2653766	2653767	2653768	2653769	2653770
	Sample ID ~	Trench 1 L1	Trench 1 L1	Trench 1 L2	TP1	TP1	TP1	TP2
	Depth ~	0.50	1.00	1.50	1.00	1.50	2.00	1.00
	Other ID ~							
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**					
PAHs								
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg	0.20	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10	0.18	< 0.10	< 0.10	0.24	< 0.10	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg	1.7	1.8	1.3	< 0.10	1.1	< 0.10	< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg	0.67	0.60	0.28	< 0.10	1.8	< 0.10	< 0.10
Anthracene	DETSC 3301	0.1	mg/kg	0.96	0.18	0.28	< 0.10	0.63	< 0.10	< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg	1.1	1.5	0.62	< 0.10	< 0.10	< 0.10	< 0.10
Pyrene	DETSC 3301	0.1	mg/kg	1.4	1.5	0.78	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	0.57	0.61	< 0.10	< 0.10	1.5	< 0.10	< 0.10
Chrysene	DETSC 3301	0.1	mg/kg	0.61	0.71	< 0.10	< 0.10	1.5	< 0.10	< 0.10
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	0.74	0.55	< 0.10	< 0.10	1.3	< 0.10	< 0.10
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	0.49	0.31	< 0.10	< 0.10	0.67	< 0.10	< 0.10
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	1.0	0.64	< 0.10	< 0.10	1.4	< 0.10	< 0.10
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	0.75	0.54	< 0.10	< 0.10	1.0	< 0.10	< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	0.52	0.29	< 0.10	< 0.10	0.72	< 0.10	< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg	8.9	8.0	2.7	< 1.6	10	< 1.6	< 1.6
Phenols								
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05710
Client Ref ~
Contract Title ~ Arborfield Film Studios

	Lab No	2653771	2653772	2653773	2653774
	Sample ID ~	TP3	TP4	TP4	TP4
	Depth ~	1.50	0.50	1.50	1.75
	Other ID ~				
	Sample Type ~	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	n/s	n/s	n/s	n/s
	Sampling Time ~	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**		
Preparation					
Moisture Content	DETSC 1004	0.1	%	14	17	15	18
Metals					
Arsenic	DETSC 2301#	0.2	mg/kg	6.0	13	8.0	14
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.5	0.3	0.6	0.3
Cadmium	DETSC 2301#	0.1	mg/kg	0.1	0.3	0.2	0.2
Chromium	DETSC 2301#	0.15	mg/kg	15	34	19	30
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	6.4	14	11	13
Lead	DETSC 2301#	0.3	mg/kg	11	9.5	18	8.7
Mercury	DETSC 2325#	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Nickel	DETSC 2301#	1	mg/kg	6.9	37	13	30
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	26	41	51	43
Inorganics							
pH	DETSC 2008#		pH	7.7	8.3	7.7	7.8
Total Organic Carbon	DETSC 2084#	0.5	%	0.5	< 0.5	1.0	< 0.5
Petroleum Hydrocarbons							
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >EC10-EC12 Cleanup	DETSC 3521*	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC12-EC16 Cleanup	DETSC 3521*	1.2	mg/kg	< 1.20	< 1.20	< 1.20	< 1.20
Aliphatic >EC16-EC21 Cleanup	DETSC 3521*	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC21-EC35 Cleanup	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >EC10-EC12 Cleanup	DETSC 3521*	0.9	mg/kg	< 0.90	< 0.90	< 0.90	< 0.90
Aromatic >EC12-EC16 Cleanup	DETSC 3521*	0.5	mg/kg	< 0.50	< 0.50	< 0.50	< 0.50
Aromatic >EC16-EC21 Cleanup	DETSC 3521*	0.6	mg/kg	< 0.60	< 0.60	0.71	0.75
Aromatic >EC21-EC35 Cleanup	DETSC 3521*	1.4	mg/kg	< 1.40	< 1.40	< 1.40	< 1.40
Aromatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00
TPH Ali/Aro Total C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
m+p Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
o Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05710
Client Ref ~
Contract Title ~ Arborfield Film Studios

	Lab No	2653771	2653772	2653773	2653774
	Sample ID ~	TP3	TP4	TP4	TP4
	Depth ~	1.50	0.50	1.50	1.75
	Other ID ~				
	Sample Type ~	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	n/s	n/s	n/s	n/s
	Sampling Time ~	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**		
PAHs					
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg	< 0.10	0.42	< 0.10	< 0.10
Anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	0.47	< 0.10	< 0.10
Pyrene	DETSC 3301	0.1	mg/kg	< 0.10	0.32	< 0.10	< 0.10
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	1.3	< 0.10	< 0.10
Chrysene	DETSC 3301	0.1	mg/kg	< 0.10	0.23	< 0.10	< 0.10
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	0.32	< 0.10	< 0.10
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	0.17	< 0.10	< 0.10
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	0.22	< 0.10	< 0.10
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	0.14	< 0.10	< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	0.14	< 0.10	< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.10	0.25	< 0.10	< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg	< 1.6	4.0	< 1.6	< 1.6
Phenols							
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	< 0.3	< 0.3	< 0.3	< 0.3

Summary of Asbestos Analysis
Soil Samples

Our Ref 26-05710
Client Ref ~
Contract Title ~ Arborfield Film Studios

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2653764	Trench 1 L1 0.50	SOIL	NAD	none	Vicky Convery
2653765	Trench 1 L1 1.00	SOIL	NAD	none	Vicky Convery
2653766	Trench 1 L2 1.50	SOIL	NAD	none	Vicky Convery
2653767	TP1 1.00	SOIL	NAD	none	Vicky Convery
2653768	TP1 1.50	SOIL	NAD	none	Vicky Convery
2653769	TP1 2.00	SOIL	NAD	none	Vicky Convery
2653770	TP2 1.00	SOIL	NAD	none	Vicky Convery
2653771	TP3 1.50	SOIL	NAD	none	Vicky Convery
2653772	TP4 0.50	SOIL	NAD	none	Vicky Convery
2653773	TP4 1.50	SOIL	NAD	none	Vicky Convery
2653774	TP4 1.75	SOIL	NAD	none	Vicky Convery

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Information in Support of the Analytical Results

Our Ref 26-05710
Client Ref ~
Contract ~ Arborfield Film Studios

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2653764	Trench 1 L1 0.50 SOIL		GJ 250ml	Sample date and/or time not supplied, Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2653765	Trench 1 L1 1.00 SOIL		GJ 250ml	Sample date and/or time not supplied, Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2653766	Trench 1 L2 1.50 SOIL		GJ 250ml	Sample date and/or time not supplied, Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2653767	TP1 1.00 SOIL		GJ 250ml	Sample date and/or time not supplied, Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2653768	TP1 1.50 SOIL		GJ 250ml	Sample date and/or time not supplied, Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	

Information in Support of the Analytical Results

Our Ref 26-05710
Client Ref ~
Contract ~ Arborfield Film Studios

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2653769	TP1 2.00 SOIL		GJ 250ml	Sample date and/or time not supplied, Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2653770	TP2 1.00 SOIL		GJ 250ml	Sample date and/or time not supplied, Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2653771	TP3 1.50 SOIL		GJ 250ml	Sample date and/or time not supplied, Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2653772	TP4 0.50 SOIL		GJ 250ml	Sample date and/or time not supplied, Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2653773	TP4 1.50 SOIL		GJ 250ml	Sample date and/or time not supplied, Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	

Information in Support of the Analytical Results

Our Ref 26-05710
Client Ref ~
Contract ~ Arborfield Film Studios

2653774	TP4 1.75 SOIL		GJ 250ml	Sample date and/or time not supplied, Boron (365 days), BTEX / C5-C10 (7 days), Chromium, Hexavalent (365 days), EPH/Aliphatic/Aromatic + Cleanup (14 days), Mercury (28 days), ICP WS Boron (182 days), Metals ICP (182 days), Metals ICP Prep (182 days), Kone Cr6 (30 days), Naphthalene (14 days), Organic Matter (Auto) (28 days), PAH FID (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	

Key: G-Glass J-Jar

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO4	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO4	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3311	C10-C24 Diesel Range Organics (DRO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	C24-C40 Lube Oil Range Organics (LORO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	EPH (C10-C40)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	m+p Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	o Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 28 + PCB 31	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 52	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 101	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 118	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 153	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 138	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 180	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB Total	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3521	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3521	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3521	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS. No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS

Key:
~ Sample details are provided by the client and can affect the validity of the results
***** -not accredited.
-MCERTS (accreditation only applies if report carries the MCERTS logo).
$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

End of Report