

Land off Chatburn Road, Clitheroe

Site Investigation & Ground Assessment





GEO-ENVIRONMENTAL CONSULTING

Project Quality Assurance Information Sheet

Site	Land off Chatburn Road, Clitheroe
Report Title	Phase 2 – Site Investigation & Ground Assessment
Report Status	Final
Report No	BEK-26028-2
Date	April 2026
Prepared For	OAKMERE HOMES (NORTHWEST) LIMITED Helm Bank Natland Cumbria LA9 7PS
Prepared By	BEK ENVIRO No 2 Landwick Court Metcalf Drive Altham Business Park Lancashire BB5 5GY
Author	Jools Smith BSc (Hons)
Checked	David Emmott BSc (Hons) MSc MEnvSc CEnv
Authorised	Michael Buckley BSc (Hons) MSc MEnvSc CEnv
Contact	mbuckley@bekenviro.co.uk www.bekenviro.co.uk Office: 01254 377622 Mobile: 07906753583



GEO-ENVIRONMENTAL CONSULTING

LAND OFF CHATBURN ROAD, CLITHEROE

Site Investigation & Ground Assessment

PROJECT NO: 26028

REPORT REF: BEK-26028-2

DATE: April 2026

REVISION STATUS / HISTORY

Rev	Date	Issue / Comment	Prepared	Checked

GENERAL REPORT LIMITATIONS

BEK Enviro Limited (BEK) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and BEK. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by BEK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of BEK and the party for whom it was prepared. Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

Unless explicitly agreed otherwise, in writing, this report has been prepared under BEK's limited standard Terms and Conditions as included within our proposal to the Client. The report needs to be considered in the light of the BEK proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report



TABLE OF CONTENTS

1.	INTRODUCTION
1.1	Appointment
1.2	Proposed Development
1.3	Objective & Scope of Work
1.4	Limitations
2.	BACKGROUND INFORMATION
2.1	Site Location, Layout & History
2.2	Environmental Setting
2.3	Conclusions & Recommendations
3.	SITE INVESTIGATION
3.1	General
3.2	Observations Made during Site Investigation
3.3	Window Sample Boreholes
3.4	Machine Excavated Trial Pits
3.5	Laboratory Testing
3.6	Ground Conditions
4.	QUANTITATIVE RISK ASSESSMENT
4.1	Potentially Significant Pollutant Linkages
4.2	Risk Assessment: Human Health Risks from Exposure to Contaminated Soil
4.3	Risk Assessment: Controlled Waters
4.4	Risk Assessment: Buildings
4.5	Risk Assessment: Conclusions
5.	GEOTECHNICAL ASSESSMENT
5.1	General
5.2	Assessment and Conclusions
6.	CONCLUSIONS & RECOMMENDATIONS

APPENDICES	
Appendix A	Exploratory Logs
Appendix B	Chemical Test Results
Appendix C	Geotechnical Test Results
Appendix D	Drawings
Appendix E	Trial Pit Photographs

DRAWINGS	
BEK Drawing No 26028-1	Site Location
BEK Drawing No 26028-2	Site Layout
BEK Drawing No 26028-3	Site Investigation Plan
Oakmere Drawing 067/P/01	Site Layout – PLANNING

1. INTRODUCTION

1.1 Appointment

- | | |
|------------|--|
| 1.1.1 | BEK Enviro (BEK) has been commissioned by Oakmere Homes (Northwest) to carry out a site investigation & contamination assessment for the area of land located to the north-west of Chatburn Road, Clitheroe (hereafter referred to as 'the site'). The site investigation will inform a quantitative risk assessment with respect to contamination and a geotechnical assessment to provide recommendations for foundation design. |
| 1.1.2 | The site occupies a roughly rectangular plot of land comprising undeveloped open grassland of approximately 17,000 m ² . |
| 1.1.3 | The site location and layout are illustrated on BEK Drawing No 26028-1 and 26028-2, copies of which are presented in Appendix D. |
| 1.2 | Proposed Development |
| 1.2.1 | This report has been prepared to support a planning application for the construction of residential houses with private gardens and associated infrastructure. |
| 1.2.2 | A proposed site plan is provided on Oakmere drawing 'Site Layout – Planning', Drawing No 067/P/01', dated 02/26, a copy of which is presented in Appendix D with an extract shown below: |



Figure 1: Site Layout



1.3 Objective & Scope of Work

- 1.3.1 The site investigation was undertaken by BEK during March 2026 in accordance with the recommendations detailed in the BEK Preliminary Risk Assessment (PRA), Report Ref: BEK-26028-1 Rev A, dated March 2026.
- 1.3.2 This report has been prepared to provide a summary of the site details and ground conditions encountered, an assessment of the potential risks from contamination considering the proposed residential end use and to provide a geotechnical assessment for foundation design options.
- 1.3.3 The PRA should be read in conjunction with this report.

1.4 Limitations

- 1.4.1 The conclusions and recommendations presented in this report are the result of our professional interpretation of the information currently available. BEK reserve the right to amend the conclusions and recommendations if further information becomes available.
- 1.4.2 However, it should be noted that much of the information has been derived from reports written by others and BEK takes no responsibility for the accuracy of that information. Notwithstanding the above, the reports reviewed have all been written by professional environmental consultants with a duty of care to provide relevant and accurate information.
- 1.4.3 The comments given in this report and the opinions expressed are based on review of reports provided to BEK, ground conditions encountered during site works and the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the investigations and therefore could not be taken into account.
- 1.4.4 The presence of invasive plant species (i.e. Japanese Knotweed) is outside the remit of this assessment.



2. BACKGROUND INFORMATION

2.0.1 This section provides an overview of the findings and recommendations presented in the PRA.

2.1 Site Location, Layout & History

2.1.1 The site occupies an area land of approximately 17,000m² and is a roughly rectangular plot of land comprising undeveloped open grassland with a watercourse along the north-western boundary. The National Grid Reference for the centre of the site is 375372, 443123.

Site History

2.1.2 Based on review of the site's history using historical OS maps and available Google Earth imagery, the majority of the site has remained vacant, undeveloped land (likely agricultural use). A stream is located along the north-western site boundary, flowing north-east to south-west.

2.2 Environmental Setting

Geology

2.2.1 The site is underlain by superficial deposits comprising of Devensian Till (Boulder Clay). The permeability of the superficial strata is typically low.

2.2.2 The underlying solid geology comprises of the Clitheroe Limestone Formation and Hodder Mudstone Formation.

Linear Features

2.2.3 There are no fault lines or linear features located within 250 m of the site.

Mining and Ground Stability

2.2.4 The site is located within an area which is unlikely to have been affected by Coal Mining. A review of the Coal Authority interactive map confirms the site is not located within a coal mining consultation area.

2.2.5 There are no historical underground workings within 250 m of the site. However, there is one non-coal mining record on the site described as Vein Mineral. The report states that 'potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered'.

2.2.6 Hazard ratings for ground subsidence are summarised below:



Shrink-Swell Clay:	Very Low
Landslides:	Very Low/Low
Dissolution of Soluble Rocks:	Very Low
Compressible Deposits:	Negligible
Collapsible Deposits:	Very Low
Running Sands:	Very Low/Negligible

- 2.2.7 It can be seen from the above that the site is unlikely to be affected by natural ground instability.

Hydrogeology

- 2.2.8 The underlying superficial strata is classified by the Environment Agency as a 'Secondary Aquifer (Undifferentiated)'. These formations are 'assigned where it is not possible to attribute either Category A or B to a rock type.'
- 2.2.9 The underlying bedrock strata is classified as a 'Secondary A Aquifer'. This formation has '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'.
- 2.2.10 The site is not located within a Groundwater Source Protection Zone and there are no groundwater abstractions located within 250 m of the site.

Hydrology

- 2.2.11 A small stream flows along the north-western site boundary, the site walkover confirmed the stream enters the site through a culvert along the northern part of the north-eastern site boundary. The site walkover also indicated that there is a second culvert located beyond the eastern corner of the site, however the water flow from this culvert does not travel onto the site.
- 2.2.12 There are no licensed discharge consents located within 250 m of the site.
- 2.2.13 There are no surface water abstraction license within 250 m of the site.

Contaminated Land & Landfill Activities

- 2.2.14 A landfill site is located approximately 50 m north-west of the site. This is Coplow Quarry operated by Castle Cement which is licensed to accept 'Industrial Waste'.
- 2.2.15 There is potentially infilled land beyond the north-western site boundary, described as 'Cuttings', associated with the railway line. Further to this there is potentially infilled land described as Unspecified Ground Workings approximately 80 to 200 m north-west of the site, and Unspecified Quarries approximately 70 to 110 m west of the site.



- 2.2.16 No EA recorded pollution incidents located within 250 m of the site have been recorded.
- 2.2.17 There are no Part A(2), Part B or IPPC Authorised Activities located within 250 m of the site.
- 2.2.18 There are 11 potentially contaminative industrial sites located within 250 m of the site, the closest of which is located 22 m south-east of the site and refers to a Tank. There is also an electricity substation located approximately 47 m north-east of the site.

Sensitive Land Uses

- 2.2.19 The site is not affected by any of the ecological systems identified as a statutory receptor in the DETR Circular 01/2006.

Radon

- 2.2.20 Groundsure reports that the property is located in a Radon Affected Area, as 'between 10 and 30% of properties are above the Action Level'.
- 2.2.21 Full radon measures are necessary in all new builds.

Conceptual Model

- 2.2.22 The potential pollutant linkages identified within the PRA are presented in the following table.



Link	Source	Hazard	Transport Mechanism	Pathway	Medium of Exposure	Receptor	Risk Summary*
1	Contaminated soils	Direct contact /ingestion of soil or dust	Direct contact with contaminated soil	Dermal contact/ingestion of soil at surface	Soil	Humans (on-site/off-site), domestic pets	Low
2	Contaminated soils	Ingestion of homegrown vegetables	Ingestion of plants affected by contamination	Ingestion	Pore Waters	Humans (On-site)	Low
3	Contaminated soils	Particulate inhalation	Wind blown particulates	Inhalation of particulates	Air	Humans (on-site/off-site), domestic pets	Low
4	Contaminated Soils	Impaired produce growth	Uptake of contaminants by homegrown produce resulting in loss	Uptake during growth	Vegetable produce	Property (domestic produce)	Low
5	Contaminated Soils	Damage to property/services	Direct contact of contaminants with building structure/services	Direct Contact	Soil/Water	Flora, services	Low
6	Contaminated Soils	Degradation of water quality	Dissolution or suspension of contaminants into surface watercourse	Dissolution or suspension	Water	Watercourse	Low
7	Contaminated Soils	Ground Gas Inhalation	Degradation of contaminants generating ground gas through unsaturated zone of soil leading to inhalation	Inhalation of gases	Air	Humans (on-site/off-site) domestic pets	Low-Medium
8	Natural Strata	Inhalation of Radon Gas	Diffusion of natural radon gas through shallow strata and accumulate in confined spaced in buildings	Inhalation of Radon	Air	Humans (on-site/off-site, domestic pets)	Low-Medium

Table 1: Preliminary Conceptual Model

***Relative Risk Screening and Prioritisation for further Investigation & or Assessment**

High	Higher probability of occurrence and identification of primary sources of contamination with respect to most sensitive receptors.
Medium	Pollutant linkage generally dependent on the presence of other primary pollutant linkages and/or where pollutant linkage generally associated with less sensitive receptors.
Low	Lower probability of occurrence such as based on requirement for significant migration pathway or where pollutant linkage requires the presence of source contaminants at concentration likely to be much higher than other identified pollutant linkages.



2.3 Conclusions & Recommendations

- 2.3.1 Based on the findings of the risk assessment, potential risks associated with contamination at the site are considered to be low.
- 2.3.2 However a landfill is located approximately 100 m from the site which represents a potential source of ground gas. Additionally, radon measures are considered necessary within all new builds therefore it is recommended that the radon protection measures are upgraded to characteristic situation 2 (CS2) to mitigate risks from ground gas from the landfill.
- 2.3.3 BEK recommended that site investigation works should be carried out to characterise the shallow ground conditions and to quantify the potential risks identified. The site investigation would also provide sufficient information to support a geotechnical assessment to inform foundation design options.



3. SITE INVESTIGATION

3.1 General

3.1.1 This section provides a summary of the site investigation works undertaken by BEK during March 2026.

3.1.2 The site investigation has been designed to provide indicative information for the ground conditions across the site and to provide a quantitative assessment of potential risks associated with contamination. The site investigation was also designed to provide recommendations with respect to foundation design.

3.1.3 Nine window sample boreholes were drilled and 12No. trial pits excavated at locations set out by the site engineer to establish representative conditions at the site. The exploratory locations are illustrated on BEK Drawing No 26028-3, a copy of which is presented in Appendix D.

3.2 Observations Made during Site Investigation

3.2.1 There were no significant changes to the site description/layout noted during the site investigation.

3.3 Window Sample Boreholes

3.3.1 Nine window samples were drilled using a window sample borehole rig to a maximum depth of 3.45 m. The drilling at all locations was stopped due to obstructions (suspected boulders).

3.3.2 In-situ testing (SPTs) were carried out progressively in each of the boreholes.

3.3.3 The ground conditions were recorded by an engineer from BEK. Copies of the borehole logs are presented in Appendix A. The window sample borehole locations are illustrated on BEK Drawing No 26028-3 presented in Appendix D.

3.4 Machine Excavated Trial Pits

3.4.1 12No. machine excavated trial pits were dug at the site to a maximum depth of 2.4 m to establish representative ground conditions at the site and to allow the recovery of samples for chemical and geotechnical testing.

3.4.2 The ground conditions were recorded by an engineer from BEK and samples were recovered for laboratory testing. Copies of the trial pit records are presented in Appendix A and photographs showing the trial pits are presented in Appendix E.



3.5 Laboratory Testing

3.5.1 Following a review of the ground conditions, BEK selected representative samples for chemical testing based on the recommendations set out in the PRA and ground conditions encountered during the investigation.

3.5.2 Eight samples were delivered to the UKAS laboratory of Envirolab for the following selected analysis:

Arsenic (Total), Cadmium (Total), Copper (Total), Lead (Total), Nickel (Total), Zinc (Total), Chromium (Total), Selenium (Total), Mercury (Total), Boron (Soluble), Hexavalent Chromium, Cyanide (Total), pH, 16 EPA Poly-Aromatic Hydrocarbons (PAH), Total Phenols, Total Sulphate, Sulphate 2:1 extract, Soil Organic Matter, Total Petroleum Hydrocarbon Compounds (TPH-CWG) and Asbestos Screen.

3.5.3 Copies of the chemical test results are presented in Appendix B.

Geotechnical Testing

3.5.4 Geotechnical testing was carried out on three bulk samples by the UKAS accredited laboratory of Murray Rix.

3.5.5 Samples were tested for Plasticity Index testing and Natural Moisture Content.

3.5.6 Copies of the geotechnical test results are presented in Appendix C.

3.6 Ground Conditions

3.6.1 The site investigation shows the site is overlain by a natural topsoil varying in thickness from 0.2 m across the majority of the site to 0.5 m (WS4). The topsoil is generally described as 'Grass onto dark brown sandy CLAY'.

3.6.2 Made ground was not encountered during the site investigation works.

Natural Strata

3.6.3 Natural strata encountered below the topsoil generally comprises of laterally continuous clay, with gravels and cobbles/boulders at depth. The subtypes of the natural strata are described below:

'Firm to stiff light brown orange very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone.' This strata was encountered in all locations on the site at a minimum depth of 0.4 m (TP4 & TP11) to a maximum depth of 1.8 m (WS8).



'Stiff greyish dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone'. This strata was encountered in all locations at a minimum depth of 1.6 m (TP10 & WS6) to a maximum depth of 3.45 m (WS8). Minor variations in the strata were logged during the investigation, with large cobbles and boulders varying from occasional (TP3, TP6, TP9, TP12) to frequent in the rest of the site. Some slight variation in colour was also noted, with mottling present at TP2 and TP11.

'Dark grey sandy very clayey GRAVEL. Gravel is angular to sub angular fine to coarse mudstone'. This strata was encountered in TP3, TP6, TP9 and TP12 and a minimum depth of 1.1 m (TP12) to a maximum depth of 2.4 m (TP6).

Obstructions were encountered in all the boreholes, believed to be possible large boulders.

Bedrock

- 3.6.4 It is not possible to determine if bedrock was encountered from the site investigation.

Visual Evidence of Contamination

- 3.6.5 No visual/olfactory evidence of contamination was encountered within any of the strata during the site investigation.

Groundwater

- 3.6.6 Groundwater was recorded in 7 of the 9 boreholes during drilling, as summarised below:

Location	Depth to Water (m) bgl
WS1	1.2
WS2	1.5
WS3	1.2
WS4	1.2
WS6	1.0
WS7	1.2
WS9	1.0

Table 2: Summary of Groundwater Encountered During Site Investigation

- 3.6.7 Wet strata was noted nearer the base of the trial pits where the coarse gravel/cobbles/boulders were noted.



- 3.6.8 The groundwater encountered during the site investigation is considered to represent water held within more permeable horizons of the superficial deposits given that groundwater was not encountered within all exploratory locations.



4. QUANTITATIVE RISK ASSESSMENT

4.1 Potentially Significant Pollutant Linkages

4.1.1 Potentially significant pollutant linkages have been identified in the PRA as listed below:

- (i) Human Health - risks associated with contamination in the made ground and/or natural strata: risk via ingestion (soil or home-grown produce), inhalation (dust or vapour) or direct contact.
- (ii) Human Health - risks associated with indoor inhalation of volatile organic compounds and/or ground gas.
- (iii) Controlled Waters - risks associated with contamination in the site soil and made ground affecting water quality in the bedrock Principal aquifer, as well as the quality of perched water/surface water features on/within the vicinity of the site, including the culverted watercourse in the northern section of the site. Risks are associated with dissolution of contamination into perched water/leachate and lateral/vertical migration to water receptors.
- (iv) Property - risks associated with contamination affecting concrete, service pipes and flora.

4.2 Risk Assessment: Human Health Risks from Exposure to Contaminated Soil

4.2.1 The risks to human health have been assessed by inspection of shallow soils for the presence of elevated contaminants based on the expected contaminant findings detailed in the conceptual model and completion of a quantitative risk assessment.

4.2.2 The soil contamination concentrations have initially been compared to a range of generic assessment criteria. These include the use of the Land Quality Management and Chartered Institute of Environmental Health assessment criteria (S4ULs), the Contaminated Land: Applications in Real Environments assessment criteria (CL:AIRE) Category 4 Screening Levels (C4SLs) and the ATKINS ATRISK Screening Criteria.

4.2.3 These assessment criteria have been derived using the CLEA model and fully justified input parameters. The derivation of the assessment criteria assumes a residential end use with plant uptake. The initial assessment assumes a soil organic matter (SOM) of 1% as a conservative approach.

4.2.4 Table 5 summarises the chemical test results for the samples tested and lists the relevant assessment criteria and the samples with a concentration in excess of the assessment criteria. Note that only determinants with a concentration above the laboratory limit of detection are presented in the table below:



Determinand	Range of Concentrations (mg/kg)	Assessment Criteria (mg/kg)	Samples Fail
Arsenic	9-10	37 ¹	---
Boron (water soluble)	<1.0-1	290 ¹	---
Cadmium	<1.0	11 ¹	---
Copper	21-34	2400 ¹	---
Chromium	17-21	910 ¹	---
Lead	35-72	210 ²	---
Nickel	20-35	180 ¹	---
Selenium	<1-2	250 ¹	---
Zinc	115-167	3700 ¹	---
Acenaphthene	<0.01 - 0.05	210 ¹	---
Acenaphthylene	<0.01 – 0.02	170 ¹	---
Anthracene	<0.02 – 0.09	2400 ¹	---
Benzo(a)anthracene	<0.04 – 0.54	7.2 ¹	---
Benzo(a)pyrene	<0.04 – 0.7	2.2 ²	---
Benzo(b)fluoranthene	<0.05 – 0.85	2.6 ¹	---
Benzo(ghi)perylene	<0.05 – 0.51	320 ¹	---
Benzo(k)fluoranthene	<0.07 – 0.36	77 ¹	---
Chrysene	<0.06 – 0.62	15 ¹	---
Dibenzo(ah)anthracene	<0.04 – 0.09	0.24 ¹	---
Fluoranthene	<0.08 – 1.09	280 ¹	---
Fluorene	<0.01 – 0.03	170 ¹	---
Indeno(123-cd)pyrene	<0.03 – 0.51	27 ¹	---
Napthalene	<0.03 – 0	15 ¹	---
Phenanthrene	<0.03 – 0.39	95 ¹	---
Pyrene	<0.07 – 0.99	620 ¹	---
Ali HCs >C5-C6	<0.01 - <0.01	42 ¹	---
Ali HCs >C6-C8	<0.01 – <0.01	100 ¹	---
Ali HCs >C16-C21	<1 - <1	65000* ¹	---
Ali HCs >C21-C35	<1 - 10	65000* ¹	---
Aro HCs >C5-C7	<0.01 - <0.01	70 ¹	---
Aro HCs >C7-C8	<0.01 - <0.01	130 ¹	---
Aro HCs >C8-C10	<1 - <1	34 ¹	---
Aro HCs >C10-C12	<1 - <1	74 ¹	---
Aro HCs >C12-C16	<1 - 4	140 ¹	---
Aro HCs >C16-C21	<1 - 17	260 ¹	---
Aro HCs >C21-C35	<1 - 47	1100 ¹	---
Asbestos ID	No asbestos detected		

Table 3: Summary of Elevated Contaminants of Concern in Soils

1 CIEH/LQM Derived Assessment Criteria (S4ULs based on 1% SOM)

2 Category 4 Screening Levels (C4SL)

4.2.5 It can be seen from the above that there are no elevated concentrations of contaminants of concern within any of the samples tested.

4.2.6 Moreover, asbestos was not encountered within any of the samples tested.

4.3 Risk Assessment: Controlled Waters

4.3.1 Potential risks to the quality of surface water and groundwater have been identified within the PRA.

- 4.3.2 Considering that no elevated contaminants of concern were identified against stringent residential (with homegrown produce) thresholds, and the contaminant profile for the site is very low, the potential risks to controlled waters are not considered further.

4.4 Risk Assessment: Buildings

- 4.4.1 Risks to buildings include the assessment of the aggressive nature of the shallow ground with respect to concrete, the risks to the degradation of water pipes and flora due to contamination.

Risk to Concrete

- 4.4.2 To assess the potential risks to concrete, BEK has compared the previous site investigation data to assessment criteria presented in the BRE Special Digest 1: Concrete in Aggressive Ground.
- 4.4.3 The sulphate concentrations (water soluble 2:1) in the shallow ground is <0.01 g/l in all locations which falls within the threshold for the BRE 2:1 water/soil extract concentration for Class DS-1 concrete.
- 4.4.4 With consideration to the range of pH values (6.15 to 8.79), the concrete classification suitable for the site would be DS-1 AC-1.

Risks to Services

- 4.4.5 Potable water supply pipes can be at risk from degradation if the shallow ground consists of specific organic contamination. Guidance published by UK WIR includes a methodology for the site investigation and risk assessment to determine pipe specification.
- 4.4.6 For brownfield sites, site investigation may be required along the intended route of the water pipeline and samples recovered from specific depths and tested for specific contaminants of concern.
- 4.4.7 On the basis of the ground conditions encountered, risks to water supply pipelines are considered to be very low, however it is recommended that consultation is undertaken with the water service supplier to confirm this.

Risks to Flora

- 4.4.8 Copper, nickel and zinc are toxic to plants, their effects are often regarded as additive.
- 4.4.9 The assessment criteria used for copper, nickel and zinc, are 'pseudo total concentrations' derived from BS3882:2007 as follows:

Phytotoxic Contaminant	pH Range		
	<6.0	6.0 to 7.0	>7.0
Zinc (nitric acid extractable)	<200	<200	<300
Copper (nitric acid extractable)	<100	<135	<200
Nickel (nitric acid extractable)	<60	<75	<110

Table 4: Limits for Phytotoxic Contaminants (Units mg/kg)

4.4.10 By comparing the chemical test results (Appendix B) to the concentrations in the above table, it can be seen that there are no elevated phytotoxic contaminants of concern within any of the shallow made ground samples tested.

4.5 Risk Assessment: Conclusions

4.5.1 Site investigation shows the site is overlain by natural topsoil which is clayey throughout. Strata encountered beneath the topsoil comprises of clay which is increasingly gravelly at depth with cobbles and boulders present. A gravel strata was encountered beneath the clay in the east of the site.

4.5.2 Made ground was not encountered during the site investigation works.

4.5.3 Samples of natural strata recovered from the site investigation have been tested for a wide range of contaminants in accordance with the recommendations outlined within the PRA and based on the observations made during the site investigation. The chemical test results have been compared to relevant generic assessment criteria to identify any potential contaminants of concern.

4.5.4 Based on the contamination assessment herein and with respect to the redevelopment of the site to residential, no contaminants of concern have been identified with respect to human health, controlled waters or the environment.

4.5.5 Risks from natural radon gas have been identified and mitigation measures will be required. Furthermore, without monitoring BEK are unable to dismiss the risks from ground gas from a landfill located approximately 100 m from the site. Therefore it is recommended that the radon protection measures are upgraded to basic gas mitigation measures in line with Characteristic situation 2 (CS2) in all new builds at the site.

4.5.6 Potential risks to services pipes are considered to be very low but advice should be sought from the water supply provider.

4.5.7 Risks to concrete are considered to be low and a concrete classification of DS-1 AC-1 will be suitable for the site.



5. GEOTECHNICAL ASSESSMENT

5.1 General

- 5.1.1 It is understood that the proposed development consists of the construction of 39 domestic dwelling houses. It is presumed that the dwelling houses will be of no more than two storeys in height and be of masonry construction. It is also presumed that the roofs to the dwellings will be tiled with proprietary trussed rafter support, 1st floors formed in timber and ground floors formed in concrete. The guidance given herein will therefore need to be reviewed in terms of the actual building type to be adopted, by a suitably qualified and experienced engineer.
- 5.1.2 Nine window sample boreholes have been drilled and twelve machine excavated trial pits excavated at various locations across the site, the logs for these are provided in Appendix A. From the window sample logs, it can be seen that the site is mostly covered by made filled ground that extends down to various depths of between 0.2m and 0.4m. The fill is made up of a clayey topsoil and grass. Beneath the fill at all locations is firm gravelly Clay, which becomes increasingly stiff and gravelly with depth. The clay extends to the bases of all boreholes.
- 5.1.3 Groundwater was encountered at a depth of 1.2m in WS1, WS3, WS4, & WS7, at 1.5m in WS2, and at 1.0m in WS6 & WS9. The remaining boreholes remained dry during the course of the investigation. Bedrock is not believed to be encountered during the investigation works at any of the borehole locations.
- 5.1.4 Standard Penetration Tests (SPT) were conducted in the window sample boreholes, starting at a depth of 1.0m and repeated at 1m levels from 2m onwards. The SPT results are summarised in the table below.

Location	Depth of Test		
	1.0 – 1.45m	2.0 - 2.45m	3.0 – 3.45m
WS1	15	>50	-
WS2	-	18	>50
WS3	17	>50	-
WS4	12	19	>50
WS5	15	>50	-
WS6	15	>50	-
WS7	13	20	>50
WS8	14	40	>50
WS9	16	>50	-

Table 5: Window Sample SPT Results

- 5.1.5 From the trial pit logs, it can be seen that the clayey topsoil and grass extend to depths of between 0.2m and 0.4m. Beneath the topsoil is firm gravelly clay, which becomes stiffer and more gravelly with depth. The clays were found to extend to the bases of all excavated trial pits.



5.1.6 Groundwater was not encountered at any of the trial pit locations, with all excavations remaining dry during the course of the investigation. Bedrock was not believed to be encountered during the investigation works.

5.1.7 Shear strengths were measured in the clays (where encountered) via hand vanes in a number of the trial pits, the results of which are summarised in the table below.

Location	Shear Readings in kN/m ² (Depth of Test)		
TP1	75 (0.6m)	-	-
TP2	117 (0.7m)	20 (1.0m)	-
TP3	75 (0.6m)	-	-
TP4	-	-	-
TP5	80 (0.7m)	76 (1.1m)	-
TP6	81 (0.7m)	-	-
TP7	75 (0.6m)	-	-
TP8	98 (0.7m)	102 (1.1m)	-
TP9	86 (0.7m)	-	-
TP10	112 (0.6m)	-	-
TP11	75 (0.6m)	-	-
TP12	94 (0.7m)	-	-

Table 6: Trial Pit Shear Vane Results

5.1.8 Clay samples were taken from boreholes TP3, TP4 and TP12. Atterberg tests were undertaken in the laboratory conditions to determine the plasticity index of the clay. The modified plasticity index for each sample was calculated in accordance with NHBC guidance and summarised in the table below.

Location	Depth (m)	Plasticity Index (P.I.)	Retaining 425 Sieve	Passing 425 Sieve	Modified P.I. (%)
TP3	1.2 m	24	35.0%	65.0%	15.6
TP4	1.3 m	23	50.0%	50.0%	11.5
TP12	1.5m	22	38.0%	62.0%	13.7
	Average	23		Average:	13.6

Table 7: Plasticity Results

5.1.9 The plasticity results are reasonably consistent and can be categorised as low-medium volume change potential. Foundation formation depths should therefore be taken based on medium volume change potential, requiring a footing depth of 0.9m below existing or proposed ground level, whichever is the lower, in areas where clay soils are present. Clay heave potential must be considered as part of the foundation design and must be appraised in accordance with NHBC Ch.4.2 requirements.

5.2 Assessment and Conclusions

- 5.2.1 The underlying soils are predominantly of firm, becoming stiff clays. The SPT value obtained within the boreholes suggest that bearing capacities of at least 125kN/m^2 are present at standard formation depths and these increase to over 150kN/m^2 at a depth of 2m below the surface. The shear vane readings, which normally are a more accurate representation of the bearing capacity, indicate that generally bearing capacities at standard formation depths are also at a minimum of 125kN/m^2 . There is, however, a single reading which suggests that there may be localised areas of softer clays. This is at a depth of 1.0m in TP2, where bearing capacities of $35\text{-}40\text{kN/m}^2$ apply. A reading at 0.7m depth in the same pit indicates bearing capacity well in excess of 125kN/m^2 . It is possible, therefore, that the shear readings are less representative on this occasion, where gravels are affecting the test results.
- 5.2.2 The proposed development are tied domestic dwellings presumed to be of two storey height. Adopting masonry walls, tiled timber roof trusses and timber upper floors, foundation loads of $50\text{-}60\text{kN/m}$ can be presumed. The ground has generally been found to be of firm, becoming stiff clays with bearing capacities of 125kN/m^2 or better. With the minor anomaly in shear results, it is recommended that simple strip foundations will be suitable, with the adoption of a bearing capacity of 100kN/m^2 .
- 5.2.3 All formations must be checked on site to confirm that the design bearing capacity is extent before foundations are installed. Should areas of poor ground be encountered, the excavations may require extending until suitable strata is found, and the design engineer's instruction must be sought.
- 5.2.4 As suitable bearing materials have generally been found within the top 600mm of ground, it will be feasible to construct ground floor slabs as ground bearing. All materials must be removed to facilitate this, and levels brought back up with suitably compacted sub-base materials.
- 5.2.5 Local trees may have a bearing on the proposed building foundations, which will need to be appraised by the foundation designer. Formation levels must be designed to comply with LABC requirements and NHBC Ch.4.2 guidance.
- 5.2.6 All foundation designs must be reviewed and designed by a suitably qualified design engineer. The above advice is based upon the ground condition information obtained during the survey. The design engineer must satisfy themselves that the information meets with their design requirements.

6. CONCLUSIONS & RECOMMENDATIONS

- 6.1 This report provides an assessment of the ground conditions based on the assessment of available site investigation information by quantifying the potential risks associated with contamination with consideration to the proposed development of the site for a residential end use. The report also provides recommendations for foundation design considering the development proposals.

Contamination Assessment

- 6.2 Representative samples recovered from the site investigation have been tested for a wide range of contaminants of concern and the results have been assessed as part of a quantitative risk assessment using appropriate assessment criteria, derived for a residential (with homegrown produce) end use. The assessment concluded that there are no risks to controlled waters or the environment. However, risks to human health and property are present due to the location of the site within a radon action area and proximity to a landfill which is a potential source of gas.

- 6.3 Notwithstanding, BEK recommends the following:

- (i) All new builds will need to include full radon protection measures. It is considered necessary to upgrade the radon protection measures to gas mitigation measures in accordance with Characteristic Situation 2 (CS2). The design for the measures will need to be approved by the regulator and detailed in a Remediation Method Statement/Gas Verification Plan. The installation of the measures will require independent validation and a Validation Report will be required.
- (ii) All ground workers adopt suitable PPE when working on the site and consider the requirements of site specific risk assessments and working method statements.
- (iii) All groundworkers should remain vigilant during ground excavations for the presence (or suspected presence) of contamination. Should suspected contamination be identified then work should cease and specialist advice sought.
- (iv) Any material removed from the site should be disposed of in accordance with appropriate in accordance with appropriate legislation and regulations, including the Duty of Care Regulations.
- (vi) Consideration should be given to the requirements of the water supply provider. They may require the UKWIR risk assessment to be completed to confirm the specification for the water pipes.

- 6.4 The concrete classification suitable for the site would be DS-1 AC-1.

Geotechnical Assessment

- 6.5 The underlying soils are predominantly of firm, becoming stiff clays. The SPT value obtained within the boreholes suggest that bearing capacities of at least 125kN/m^2 are present at standard formation depths and these increase to over 150kN/m^2 at a depth of 2m below the surface. The shear vane readings, which normally are a more accurate representation of the bearing capacity, indicate that generally bearing capacities at standard formation depths are also at a minimum of 125kN/m^2 . There is, however, a single reading which suggests that there may be localised areas of softer clays. This is at a depth of 1.0m in TP2, where bearing capacities of $35\text{-}40\text{kN/m}^2$ apply. A reading at 0.7m depth in the same pit indicates bearing capacity well in excess of 125kN/m^2 . It is possible, therefore, that the shear readings are less representative on this occasion, where gravels are affecting the test results.
- 6.6 The proposed development are tied domestic dwellings presumed to be of two storey height. Adopting masonry walls, tiled timber roof trusses and timber upper floors, foundation loads of $50\text{-}60\text{kN/m}$ can be presumed. The ground has generally been found to be of firm, becoming stiff clays with bearing capacities of 125kN/m^2 or better. With the minor anomaly in shear results, it is recommended that simple strip foundations will be suitable, with the adoption of a bearing capacity of 100kN/m^2 .
- 6.7 All formations must be checked on site to confirm that the design bearing capacity is extent before foundations are installed. Should areas of poor ground be encountered, the excavations may require extending until suitable strata is found, and the design engineer's instruction must be sought.
- 6.8 As suitable bearing materials have generally been found within the top 600mm of ground, it will be feasible to construct ground floor slabs as ground bearing. All materials must be removed to facilitate this, and levels brought back up with suitably compacted sub-base materials.
- 6.9 Local trees may have a bearing on the proposed building foundations, which will need to be appraised by the foundation designer. Formation levels must be designed to comply with LABC requirements and NHBC Ch.4.2 guidance.
- 6.10 All foundation designs must be reviewed and designed by a suitably qualified design engineer. The above advice is based upon the ground condition information obtained during the survey. The design engineer must satisfy themselves that the information meets with their design requirements.



Waste Soil Management

- 6.11 Careful management of soils during the excavation works will ensure optimum utilisation of soil resources.
- 6.12 Excavated soils which require off-site disposal are anticipated to be classified in accordance with the following document: Guidance on the Disposal of “Contaminated Soils” Version 3 (April 2001); produced by the Environment Agency. On the basis it is considered likely that soils from the majority of the site would classify as ‘Inert’ for disposal, however this is subject to confirmation of the potential landfill use.
- 6.13 In all cases where excess soils require off-site disposal, the materials needs to be managed under the appropriate legislation and consideration given to any remedial techniques that could be used to improve the soil.
- 6.14 If waste soils are to be re-used on site, then a suitable permit exemption should be put in place (if appropriate) or a Material Management Plan should be prepared as part of compliance with the CL:AIRE Definition of Waste:Code of Practice.

Water Pipe Specification

- 6.15 Consideration should be given to the requirements of the water supply provider. They are likely to require the UKWIR risk assessment to be completed to determine the specification for the water pipes. It is recommended that the water supply provider is contacted and enquiries made.

APPENDIX A

Exploratory Logs



PROJECT NUMBER 26028	DATE 11th March 2026	COORDINATES
PROJECT NAME Chatburn Road, Clithere	OPERATIVE BEK Enviro	SURFACE ELEVATION
LOCATION Land off Chatburn Road	LOCATION TP1	LOGGED BY JS
CLIENT Oakmere Homes (Northwest)	DRILLING METHOD Machine Excavated Pit	CHECKED BY MB
ADDRESS Chatburn Road, Clitheroe, Lancashire,	TOTAL DEPTH 2.3 m	

COMPLETION	CASING
-------------------	---------------

Remarks: 1. Water not encountered wetter strata around boulders 2. Too gravelly to get SV reading at depth

Depth (m)	In-Situ testing	Samples/ Test	Water Strike	Material Description	Depth (m)	Geology Code
		D = 0.1 m		Grass onto dark brown sandy CLAY. (TOPSOIL.)		
0.2				Firm to stiff light brown orange very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone Some soft clay lenses at depth	0.2	
0.4					0.4	
0.6	HV at 0.6 m = 75			Stiff greyish dark brown sandy very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone. Frequent large cobbles and boulders at depth	0.6	
0.8					0.8	
1					1	
1.2				Wetter and less compact around cobbles/boulders	1.2	
1.4					1.4	
1.6					1.6	
1.8					1.8	
2					2	
2.2					2.2	
2.4				Termination Depth at: 2.3 m	2.4	
2.6					2.6	
2.8					2.8	



PROJECT NUMBER 26028		DATE 11th March 2026		COORDINATES	
PROJECT NAME Chatburn Road, Clithere		OPERATIVE BEK Enviro		SURFACE ELEVATION	
LOCATION Land off Chatburn Road		LOCATION TP2		LOGGED BY JS	
CLIENT Oakmere Homes (Northwest)		DRILLING METHOD Machine Excavated Pit		CHECKED BY MB	
ADDRESS Chatburn Road, Clitheroe, Lancashire,		TOTAL DEPTH 2.3 m			

COMPLETION				CASING	
Remarks: 1. Water not encountered, wetter strata around boulders					

Depth (m)	In-Situ testing	Samples/ Test	Water Strike	Material Description	Depth (m)	Geology Code
0.2				Grass onto dark brown sandy CLAY. (TOPSOIL)	0.2	
0.4				Firm to stiff orange brown very sandy gravelly CLAY. Gravel is fine to coarse.	0.4	
0.6				Stiff greyish dark brown mottled very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.6	
0.8				Soft clay lenses within stiff clay at depth	0.8	
1				Frequent large cobbles and boulders at 1.2 m. Wetter and Less compact	1	
1.2					1.2	
1.4					1.4	
1.6					1.6	
1.8					1.8	
2					2	
2.2					2.2	
2.4				Termination Depth at: 2.3 m	2.4	
2.6					2.6	
2.8					2.8	



GEO-ENVIRONMENTAL CONSULTANTS

PROJECT NUMBER 26028	DATE 11th March 2026	COORDINATES
PROJECT NAME Chatburn Road, Clithere	OPERATIVE BEK Enviro	SURFACE ELEVATION
LOCATION Land off Chatburn Road	LOCATION TP3	LOGGED BY JS
CLIENT Oakmere Homes (Northwest)	DRILLING METHOD Machine Excavated Pit	CHECKED BY MB
ADDRESS Chatburn Road, Clitheroe, Lancashire,	TOTAL DEPTH 2.3 m	

COMPLETION	CASING
Remarks: 1. Water not encountered, wetter strata around boulders 2. Too gravelly to get SV reading at depth	

Depth (m)	In-Situ testing	Samples/ Test	Water Strike	Material Description	Depth (m)	Geology Code
		D = 0.1 m		Grass onto dark brown sandy CLAY. (TOPSOIL)		
0.2				Firm to stiff light brown orange very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone Some soft clay lenses at depth	0.2	
0.4					0.4	
0.6	HV at 0.6 m = 75			Stiff greyish dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone. Occasional large cobbles and boulders.	0.6	
0.8					0.8	
1					1	
1.2					1.2	
1.4				Large boulder. Wetter and Less compact	1.4	
				Increased Gravel with frequent cobbles and boulders		
1.6					1.6	
1.8				Dark grey sandy very clayey GRAVEL. Gravel is angular to sub angular fine to coarse mudstone	1.8	
2					2	
2.2					2.2	
2.4				Termination Depth at: 2.3 m	2.4	
2.6					2.6	
2.8					2.8	



PROJECT NUMBER 26028			DATE 11th March 2026		COORDINATES	
PROJECT NAME Chatburn Road, Clithere			OPERATIVE BEK Enviro		SURFACE ELEVATION	
LOCATION Land off Chatburn Road			LOCATION TP4		LOGGED BY JS	
CLIENT Oakmere Homes (Northwest)			DRILLING METHOD Machine Excavated Pit		CHECKED BY MB	
ADDRESS Chatburn Road, Clitheroe, Lancashire,			TOTAL DEPTH 2.1 m			
COMPLETION			CASING			
Remarks: 1. Water not encountered, wetter around boulders 2. Too gravelly for SV reading						
Depth (m)	In-Situ testing	Samples/ Test	Water Strike	Material Description	Depth (m)	Geology Code
0.2				Grass onto dark brown sandy CLAY. (TOPSOIL)	0.2	
0.4				Firm to stiff light brown orange very sandy gravelly CLAY. Gravel is angular to sub rounded fine to coarse mudstone Some soft clay lenses at depth	0.4	
0.6				Stiff dark brown grey very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone. Frequent large cobbles and boulders. Less compact around boulders	0.6	
0.8					0.8	
1					1	
1.2					1.2	
1.4					1.4	
1.6					1.6	
1.8					1.8	
2					2	
2.2				Termination Depth at: 2.1 m	2.2	
2.4					2.4	
2.6					2.6	
2.8					2.8	



PROJECT NUMBER 26028			DATE 11th March 2026		COORDINATES	
PROJECT NAME Chatburn Road, Clithere			OPERATIVE BEK Enviro		SURFACE ELEVATION	
LOCATION Land off Chatburn Road			LOCATION TP5		LOGGED BY JS	
CLIENT Oakmere Homes (Northwest)			DRILLING METHOD Machine Excavated Pit		CHECKED BY MB	
ADDRESS Chatburn Road, Clitheroe, Lancashire,			TOTAL DEPTH 2.1 m			
COMPLETION			CASING			
Remarks: 1. Water not encountered, wetter around boulders						
Depth (m)	In-Situ testing	Samples/ Test	Water Strike	Material Description	Depth (m)	Geology Code
0.2		D = 0.1 m		Grass onto dark brown sandy CLAY. (TOPSOIL)	0.2	
0.4				firm to stiff light brown orange very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.4	
0.6					0.6	
0.8					0.8	
1					1	
1.2					1.2	
1.4					1.4	
1.6					1.6	
1.8				Stiff greyish dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone. Frequent large cobbles and boulders. Less compact around boulders	1.8	
2					2	
2.2				Termination Depth at: 2.1 m	2.2	
2.4					2.4	
2.6					2.6	
2.8					2.8	



PROJECT NUMBER 26028			DATE 11th March 2026		COORDINATES	
PROJECT NAME Chatburn Road, Clithere			OPERATIVE BEK Enviro		SURFACE ELEVATION	
LOCATION Land off Chatburn Road			LOCATION TP6		LOGGED BY JS	
CLIENT Oakmere Homes (Northwest)			DRILLING METHOD Machine Excavated Pit		CHECKED BY MB	
ADDRESS Chatburn Road, Clitheroe, Lancashire,			TOTAL DEPTH 2.4 m			
COMPLETION			CASING			
Remarks: 1. Water not encountered, wetter around large boulders 2. Too gravelly for SV reading at depth						
Depth (m)	In-Situ testing	Samples/ Test	Water Strike	Material Description	Depth (m)	Geology Code
0.2	HV at 0.7 m = 81			Grass onto dark brown sandy CLAY. (TOPSOIL)	0.2	
0.4				Firm to stiff light brown orange very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.4	
0.6					0.6	
0.8				Stiff brown to dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone. Occasional cobbles and boulders.	0.8	
1					1	
1.2				Large boulder. Wetter and less compact	1.2	
1.4					1.4	
1.6				Dark grey sandy very clayey GRAVEL. Gravel is angular to sub angular fine to coarse mudstone	1.6	
1.8					1.8	
2					2	
2.2					2.2	
2.4				Termination Depth at: 2.4 m	2.4	
2.6					2.6	
2.8					2.8	

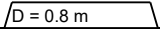


PROJECT NUMBER 26028			DATE 11th March 2026		COORDINATES	
PROJECT NAME Chatburn Road, Clithere			OPERATIVE BEK Enviro		SURFACE ELEVATION	
LOCATION Land off Chatburn Road			LOCATION TP7		LOGGED BY JS	
CLIENT Oakmere Homes (Northwest)			DRILLING METHOD Machine Excavated Pit		CHECKED BY MB	
ADDRESS Chatburn Road, Clitheroe, Lancashire,			TOTAL DEPTH 2.4 m			
COMPLETION			CASING			
Remarks: 1. Water not encountered, wetter around boulders 2. Too gravelly to get SV reading at depth						
Depth (m)	In-Situ testing	Samples/ Test	Water Strike	Material Description	Depth (m)	Geology Code
0.2	HV at 0.6 m = 75	D = 0.1 m		Grass onto dark brown sandy CLAY. (TOPSOIL)	0.2	
0.4				Firm to stiff light brown orange very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.4	
0.6					0.6	
0.8				Firm greyish dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone. Frequent large cobbles and boulders. Less compact around boulders	0.8	
1				Old water drainage pipe. Softer clay	1	
1.2					1.2	
1.4					1.4	
1.6					1.6	
1.8					1.8	
2					2	
2.2					2.2	
2.4				Termination Depth at: 2.4 m	2.4	
2.6					2.6	
2.8					2.8	



PROJECT NUMBER 26028	DATE 11th March 2026	COORDINATES
PROJECT NAME Chatburn Road, Clithere	OPERATIVE BEK Enviro	SURFACE ELEVATION
LOCATION Land off Chatburn Road	LOCATION TP8	LOGGED BY JS
CLIENT Oakmere Homes (Northwest)	DRILLING METHOD Machine Excavated Pit	CHECKED BY MB
ADDRESS Chatburn Road, Clitheroe, Lancashire,	TOTAL DEPTH 2.2 m	

COMPLETION**CASING****Remarks:** 1. Water not encountered, wetter around boulders at depth

Depth (m)	In-Situ testing	Samples/ Test	Water Strike	Material Description	Depth (m)	Geology Code
0.2	HV at 0.7 m = 98 HV at 1.1 m = 102			Grass onto dark brown sandy CLAY. (TOPSOIL)	0.2	
0.4				Firm to stiff light brown orange very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.4	
0.6					0.6	
0.8					0.8	
1				Stiff greyish dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone. Frequent large cobbles and boulders. Less compact around boulders	1	
1.2					1.2	
1.4					1.4	
1.6					1.6	
1.8					1.8	
2					2	
2.2				Termination Depth at: 2.2 m	2.2	
2.4					2.4	
2.6					2.6	
2.8					2.8	



PROJECT NUMBER 26028	DATE 11th March 2026	COORDINATES
PROJECT NAME Chatburn Road, Clithere	OPERATIVE BEK Enviro	SURFACE ELEVATION
LOCATION Land off Chatburn Road	LOCATION TP9	LOGGED BY JS
CLIENT Oakmere Homes (Northwest)	DRILLING METHOD Machine Excavated Pit	CHECKED BY MB
ADDRESS Chatburn Road, Clitheroe, Lancashire,	TOTAL DEPTH 2.3 m	

COMPLETION	CASING
-------------------	---------------

Remarks: 1. Water not encountered, wetter around boulders 2. Too gravelly to get SV reading at depth

Depth (m)	In-Situ testing	Samples/ Test	Water Strike	Material Description	Depth (m)	Geology Code
0.2	HV at 0.7 m = 86			Grass onto dark brown sandy CLAY. (TOPSOIL)	0.2	
0.4				Firm to stiff light brown orange very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.4	
0.6				Stiff greyish dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone. Occasional large cobbles and boulders. Less compact around boulders	0.6	
0.8					0.8	
1.0					1.0	
1.2					1.2	
1.4					1.4	
1.6				Dark grey sandy very clayey GRAVEL. Gravel is angular to sub angular fine to coarse mudstone	1.6	
1.8					1.8	
2.0					2.0	
2.2					2.2	
2.4				Termination Depth at: 2.3 m	2.4	
2.6					2.6	
2.8					2.8	



PROJECT NUMBER 26028	DATE 11th March 2026	COORDINATES
PROJECT NAME Chatburn Road, Clithere	OPERATIVE BEK Enviro	SURFACE ELEVATION
LOCATION Land off Chatburn Road	LOCATION TP10	LOGGED BY JS
CLIENT Oakmere Homes (Northwest)	DRILLING METHOD Machine Excavated Pit	CHECKED BY MB
ADDRESS Chatburn Road, Clitheroe, Lancashire,	TOTAL DEPTH 1.6 m	

COMPLETION

CASING

Remarks: 1. Water not encountered, wetter around boulders 2. Too gravelly to get SV reading at depth

Depth (m)	In-Situ testing	Samples/ Test	Water Strike	Material Description	Depth (m)	Geology Code
0.2	HV at 0.6 m = 112			Grass onto dark brown sandy CLAY. (TOPSOIL)	0.2	
0.4				Firm to stiff light brown orange very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone. Some soft clay lenses at depth	0.4	
0.6				Stiff dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone. Frequent large cobbles and boulders. Less compact around boulders	0.6	
0.8					0.8	
1					1	
1.2					1.2	
1.4					1.4	
1.6				Termination Depth at: 1.6 m	1.6	
1.8					1.8	
2					2	
2.2					2.2	
2.4					2.4	
2.6					2.6	
2.8					2.8	



PROJECT NUMBER 26028	DATE 11th March 2026	COORDINATES
PROJECT NAME Chatburn Road, Clithere	OPERATIVE BEK Enviro	SURFACE ELEVATION
LOCATION Land off Chatburn Road	LOCATION TP11	LOGGED BY JS
CLIENT Oakmere Homes (Northwest)	DRILLING METHOD Machine Excavated Pit	CHECKED BY MB
ADDRESS Chatburn Road, Clitheroe, Lancashire,	TOTAL DEPTH 1.8 m	

COMPLETION

CASING

Remarks: 1. Water not encountered, wetter around boulders 2. Too gravelly to get SV reading at depth

Depth (m)	In-Situ testing	Samples/ Test	Water Strike	Material Description	Depth (m)	Geology Code
0.2	HV at 0.6 m = 75			Grass onto dark brown sandy CLAY. (TOPSOIL)	0.2	
0.4				Firm to stiff light brown orange mottled very sandy gravelly CLAY. Gravel is angular to subangular fine to coarse mudstone. Occasional cobbles.	0.4	
0.6				Firm greyish dark brown mottled very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone. Frequent large cobbles and rare boulders. Less compact around boulders	0.6	
0.8					0.8	
1				Old water drainage pipe	1	
1.2				Large boulder	1.2	
1.4					1.4	
1.6					1.6	
1.8				Termination Depth at: 1.8 m	1.8	
2					2	
2.2					2.2	
2.4					2.4	
2.6					2.6	
2.8					2.8	



PROJECT NUMBER 26028	DATE 11th March 2026	COORDINATES
PROJECT NAME Chatburn Road, Clithere	OPERATIVE BEK Enviro	SURFACE ELEVATION
LOCATION Land off Chatburn Road	LOCATION TP12	LOGGED BY JS
CLIENT Oakmere Homes (Northwest)	DRILLING METHOD Machine Excavated Pit	CHECKED BY MB
ADDRESS Chatburn Road, Clitheroe, Lancashire,	TOTAL DEPTH 1.7 m	

COMPLETION

CASING

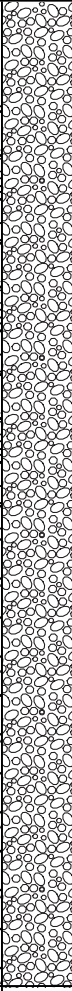
Remarks: 1. Water not encountered, wetter around boulders 2. Too gravelly to get SV reading at depth

Depth (m)	In-Situ testing	Samples/ Test	Water Strike	Material Description	Depth (m)	Geology Code
0.2	HV at 0.7 m = 94	D = 0.2 m		Grass onto dark brown sandy CLAY. (TOPSOIL)	0.2	
0.4				Firm to stiff light brown orange very sandy gravelly CLAY. Gravel is fine to coarse.	0.4	
0.6				Firm greyish dark brown mottled very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone. Occasional large cobbles and boulders.	0.6	
0.8					0.8	
1				Dark grey sandy very clayey GRAVEL. Gravel is angular to sub angular fine to coarse mudstone. Frequent cobbles and boulders	1	
1.2					1.2	
1.4		D = 1.5 m			1.4	
1.6					1.6	
1.8				Termination Depth at: 1.7 m	1.8	
2					2	
2.2					2.2	
2.4					2.4	
2.6					2.6	
2.8					2.8	



PROJECT NUMBER 26028					DATE 25th March 2026		COORDINATES		
PROJECT NAME Chatburn Road, Clitheroe					DRILLER SI Ground Investigation Ltd		SURFACE ELEVATION		
LOCATION West of Chatburn Road					LOCATION WS1		LOGGED BY JS		
CLIENT Oakmere Homes (Northwest)					DRILLING METHOD Windowless Sample Borehol		CHECKED BY MB		
ADDRESS Chatburn Road, Clitheroe, Lancashire,					TOTAL DEPTH 2.60m				
COMPLETION Installation - Backfill arisings.					CASING N/A				
Remarks:									
Depth (m)	In-Situ testing	Samples/ Test	SPT values	Water Strike	Material Description	Depth (m)	Geology Code	Well Install	
0.2					Grass onto brown sandy CLAY (TOPSOIL)	0.2			
0.4					Firm to stiff orangey brown very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.4			
0.6						0.6			
0.8						0.8			
1		SPT (C) N= 15	2,3/3,4,4,4			1			
1.2					Stiff greyish dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	1.2			
1.4						1.4			
1.6						1.6			
1.8						1.8			
2		SPT (C) N= >50	4,8/12 50/10 mm			2			
2.2						2.2			
2.4						2.4			
2.6					Obstruction - possible large boulder	2.6			
2.8					Termination Depth at: 2.6 m	2.8			
3						3			
3.2						3.2			
3.4						3.4			
3.6						3.6			
3.8						3.8			



PROJECT NUMBER 26028			DATE 25th March 2026			COORDINATES		
PROJECT NAME Chatburn Road, Clitheroe			DRILLER SI Ground Investigation Ltd			SURFACE ELEVATION		
LOCATION West of Chatburn Road			LOCATION WS2			LOGGED BY JS		
CLIENT Oakmere Homes (Northwest)			DRILLING METHOD Windowless Sample Borehol			CHECKED BY MB		
ADDRESS Chatburn Road, Clitheroe, Lancashire,			TOTAL DEPTH 2.80m					
COMPLETION Installation - Backfill arisings. CASING N/A								
Remarks:								
Depth (m)	In-Situ testing	Samples/ Test	SPT values	Water Strike	Material Description	Depth (m)	Geology Code	Well Install
0.2				▽	Grass onto brown sandy CLAY (TOPSOIL)	0.2		
0.4					Firm orangey brown very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.4		
0.6						0.6		
0.8						0.8		
1						1		
1.2						1.2		
1.4						1.4		
1.6					Very stiff greyish dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	1.6		
1.8						1.8		
2					SPT (C) N= 18	3,3/4,4,5,5		
2.2			2.2					
2.4			2.4					
2.6			2.6					
2.8				Obstruction - possible large boulder	2.8			
3	SPT (C) N= >50	6,10/12 50/10 mm		Termination Depth at: 2.8 m	3			
3.2					3.2			
3.4					3.4			
3.6					3.6			
3.8					3.8			



PROJECT NUMBER 26028					DATE 25th March 2026		COORDINATES		
PROJECT NAME Chatburn Road, Clitheroe					DRILLER SI Ground Investigation Ltd		SURFACE ELEVATION		
LOCATION West of Chatburn Road					LOCATION WS3		LOGGED BY JS		
CLIENT Oakmere Homes (Northwest)					DRILLING METHOD Windowless Sample Borehol		CHECKED BY MB		
ADDRESS Chatburn Road, Clitheroe, Lancashire,					TOTAL DEPTH 1.80m				
COMPLETION Installation - Backfill arisings.					CASING N/A				
Remarks:									
Depth (m)	In-Situ testing	Samples/ Test	SPT values	Water Strike	Material Description	Depth (m)	Geology Code	Well Install	
0.2					Grass onto brown sandy CLAY (TOPSOIL)	0.2			
0.4					Firm to stiff orangey brown very sandy gravelly CLAY. Gravel is angular to sub rounded fine to coarse mudstone.	0.4			
0.6						0.6			
0.8						0.8			
1		SPT (C) N= 17	3,3/4,4,4,5			1			
1.2					Very stiff dark brown very gravelly CLAY. Gravel is angular to sub rounded fine to coarse mudstone	1.2			
1.4						1.4			
1.6						1.6			
1.8					Obstruction - possible large boulder	1.8			
2		SPT (C) N= >50	6,8/12,12 50/20 mm		Termination Depth at: 1.8 m	2			
2.2						2.2			
2.4						2.4			
2.6						2.6			
2.8						2.8			
3						3			
3.2						3.2			
3.4						3.4			
3.6						3.6			
3.8						3.8			



PROJECT NUMBER 26028	DATE 25th March 2026	COORDINATES
PROJECT NAME Chatburn Road, Clitheroe	DRILLER SI Ground Investigation Ltd	SURFACE ELEVATION
LOCATION West of Chatburn Road	LOCATION WS4	LOGGED BY JS
CLIENT Oakmere Homes (Northwest)	DRILLING METHOD Windowless Sample Borehol	CHECKED BY MB
ADDRESS Chatburn Road, Clitheroe, Lancashire,	TOTAL DEPTH 2.60m	

COMPLETION Installation - Backfill arisings.	CASING N/A
---	-------------------

Remarks:

Depth (m)	In-Situ testing	Samples/ Test	SPT values	Water Strike	Material Description	Depth (m)	Geology Code	Well Install
0.2					Grass onto brown sandy CLAY (TOPSOIL)	0.2		
0.4					Firm to stiff orangey brown very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.4		
0.6						0.6		
0.8						0.8		
1		SPT (C) N= 12	2,2/3,3,3,3			1		
1.2						1.2		
1.4						1.4		
1.6					Very stiff greyish dark brown GRAVEL and CLAY. Gravel is angular to sub angular fine to coarse mudstone	1.6		
1.8						1.8		
2		SPT (C) N= 19	3,4/4,5,5,5			2		
2.2						2.2		
2.4						2.4		
2.6					Obstruction - possible large boulder	2.6		
2.8		SPT (C) N= >50	6,8/12,12,12 50/50 mm		Termination Depth at: 2.6 m	2.8		
3						3		
3.2						3.2		
3.4						3.4		
3.6						3.6		
3.8						3.8		



PROJECT NUMBER 26028					DATE 25th March 2026		COORDINATES		
PROJECT NAME Chatburn Road, Clitheroe					DRILLER SI Ground Investigation Ltd		SURFACE ELEVATION		
LOCATION West of Chatburn Road					LOCATION WS5		LOGGED BY JS		
CLIENT Oakmere Homes (Northwest)					DRILLING METHOD Windowless Sample Borehol		CHECKED BY MB		
ADDRESS Chatburn Road, Clitheroe, Lancashire,					TOTAL DEPTH 2m				
COMPLETION Installation - Backfill arisings.					CASING N/A				
Remarks:									
Depth (m)	In-Situ testing	Samples/ Test	SPT values	Water Strike	Material Description	Depth (m)	Geology Code	Well Install	
0.2					Grass onto brown sandy CLAY (TOPSOIL)	0.2			
0.4					Firm to stiff orangey brown very sandy gravelly CLAY. Gravel is sub angular to sub rounded fine to coarse mudstone	0.4			
0.6						0.6			
0.8						0.8			
1		SPT (C) N= 15	2,3/3,4,4,4			1			
1.2						1.2			
1.4					Very stiff greyish dark brown very gravelly CLAY. Gravel is angular to sub rounded fine to coarse mudstone	1.4			
1.6						1.6			
1.8						1.8			
2					Obstruction - possible large boulder	2			
2.2		SPT (C) N= >50	4,6/8,12 50/40 mm		Termination Depth at: 2 m	2.2			
2.4						2.4			
2.6						2.6			
2.8						2.8			
3						3			
3.2						3.2			
3.4						3.4			
3.6						3.6			
3.8						3.8			

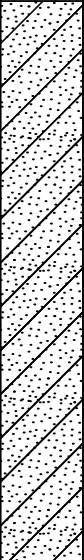
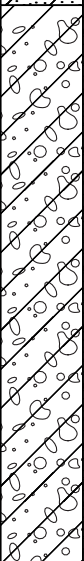


PROJECT NUMBER 26028			DATE 25th March 2026			COORDINATES		
PROJECT NAME Chatburn Road, Clitheroe			DRILLER SI Ground Investigation Ltd			SURFACE ELEVATION		
LOCATION West of Chatburn Road			LOCATION WS6			LOGGED BY JS		
CLIENT Oakmere Homes (Northwest)			DRILLING METHOD Windowless Sample Borehol			CHECKED BY MB		
ADDRESS Chatburn Road, Clitheroe, Lancashire,			TOTAL DEPTH 1.6m					
COMPLETION Installation - Backfill arisings.			CASING N/A					
Remarks:								
Depth (m)	In-Situ testing	Samples/ Test	SPT values	Water Strike	Material Description	Depth (m)	Geology Code	Well Install
0.2				▽	Grass onto brown sandy CLAY (TOPSOIL)	0.2		
0.4					Firm orangey brown very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.4		
0.6						0.6		
0.8		Stiff greyish dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.8					
1		SPT (C) N= 12	2,3/3,4,4,4		1			
1.2						1.2		
1.4						1.4		
1.6					Obstruction - possible large boulder	1.6		
1.6		SPT (C) N= >50	4,8/12,12 50/40 mm		Termination Depth at: 1.6 m	1.6		
1.8						1.8		
2						2		
2.2						2.2		
2.4						2.4		
2.6						2.6		
2.8						2.8		
3						3		
3.2						3.2		
3.4						3.4		
3.6						3.6		
3.8						3.8		



PROJECT NUMBER 26028			DATE 25th March 2026			COORDINATES		
PROJECT NAME Chatburn Road, Clitheroe			DRILLER SI Ground Investigation Ltd			SURFACE ELEVATION		
LOCATION West of Chatburn Road			LOCATION WS7			LOGGED BY JS		
CLIENT Oakmere Homes (Northwest)			DRILLING METHOD Windowless Sample Borehol			CHECKED BY MB		
ADDRESS Chatburn Road, Clitheroe, Lancashire,			TOTAL DEPTH 2.6m					
COMPLETION Installation - Backfill arisings.			CASING N/A					
Remarks:								
Depth (m)	In-Situ testing	Samples/ Test	SPT values	Water Strike	Material Description	Depth (m)	Geology Code	Well Install
0.2				V	Grass onto brown sandy CLAY (TOPSOIL)	0.2		
0.4					Firm to stiff orangey brown very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.4		
0.6						0.6		
0.8						0.8		
1		SPT (C) N= 13	2,2/3,3,3,4			1		
1.2						1.2		
1.4						1.4		
1.6					Very stiff dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	1.6		
1.8						1.8		
2		SPT (C) N= 20	3,4/4,5,5,6			2		
2.2						2.2		
2.4						2.4		
2.6					Obstruction - possible large boulder	2.6		
2.8		SPT (C) N= >50	6,8/10 50/20 mm		Termination Depth at: 2.6 m	2.8		
3						3		
3.2						3.2		
3.4						3.4		
3.6						3.6		
3.8						3.8		



PROJECT NUMBER 26028			DATE 25th March 2026			COORDINATES					
PROJECT NAME Chatburn Road, Clitheroe			DRILLER SI Ground Investigation Ltd			SURFACE ELEVATION					
LOCATION West of Chatburn Road			LOCATION WS8			LOGGED BY JS					
CLIENT Oakmere Homes (Northwest)			DRILLING METHOD Windowless Sample Borehol			CHECKED BY MB					
ADDRESS Chatburn Road, Clitheroe, Lancashire,			TOTAL DEPTH 3.45m								
COMPLETION Installation - Backfill arisings.			CASING N/A								
Remarks:											
Depth (m)	In-Situ testing	Samples/ Test	SPT values	Water Strike	Material Description	Depth (m)	Geology Code	Well Install			
0.2				-	Grass onto brown sandy CLAY (TOPSOIL)	0.2					
0.4					Firm to stiff orangey brown very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.4					
0.6											
0.8											
1											
1.2											
1.4											
1.6						Very stiff to hard greyish dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone			1.8		
1.8											
2		SPT (C) N= 40	4,8/8,10,10,12		2						
2.2					2.2						
2.4											
2.6											
2.8											
3	SPT (C) N= >50	6,10/12 50/10 mm	3								
3.2											
3.4											
					Obstruction - possible large boulder	3.4					
					Termination Depth at: 3.45 m	3.6					
3.6						3.6					
3.8											



PROJECT NUMBER 26028			DATE 25th March 2026			COORDINATES		
PROJECT NAME Chatburn Road, Clitheroe			DRILLER SI Ground Investigation Ltd			SURFACE ELEVATION		
LOCATION West of Chatburn Road			LOCATION WS9			LOGGED BY JS		
CLIENT Oakmere Homes (Northwest)			DRILLING METHOD Windowless Sample Borehol			CHECKED BY MB		
ADDRESS Chatburn Road, Clitheroe, Lancashire,			TOTAL DEPTH 2m					
COMPLETION Installation - Backfill arisings. CASING N/A								
Remarks:								
Depth (m)	In-Situ testing	Samples/ Test	SPT values	Water Strike	Material Description	Depth (m)	Geology Code	Well Install
0.2				▽	Grass onto brown sandy CLAY (TOPSOIL)	0.2		
0.4					Firm orangey brown very sandy gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	0.4		
0.6			0.6					
0.8			0.8					
1		SPT (C) N= 16	2,3/3,4,4,5		1	Very stiff greyish dark brown very gravelly CLAY. Gravel is angular to sub angular fine to coarse mudstone	1	
1.2						1.2		
1.4						1.4		
1.6						1.6		
1.8						1.8		
2					Obstruction - possible large boulder	2		
2.2		SPT (C) N= >50	6,8/12 50/20 mm		Termination Depth at: 2 m	2.2		
2.4					2.4			
2.6					2.6			
2.8					2.8			
3					3			
3.2					3.2			
3.4					3.4			
3.6					3.6			
3.8			3.8					

APPENDIX B

Chemical Test Results

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/03024
Issue Number: 1

Date: 07 April, 2026

Client: BEK Enviro Ltd
2 Landwick Court
Metcalf Drive
Altham Business Park
Altham
Lancashire
BB5 5GY

Project Manager: *Mick Buckley/James Mashiter/Mitchell
Project Name: Chatburn Road, Clitheroe
Project Ref: n/a
Order No: 8962-26028-JS
Date Samples Received: 12/03/26
Date Instructions Received: 13/03/26
Date Analysis Completed: 07/04/26

Approved by:



Richard Wong
Client Manager

Envirolab Job Number: 26/03024

Client Project Name: Chatburn Road, Clitheroe

Client Project Ref: n/a

Lab Sample ID	26/03024/1	26/03024/2	26/03024/3	26/03024/4	26/03024/5	26/03024/6	26/03024/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP1	TP3	TP5	TP7	TP12	TP8	TP4			
Depth to Top	0.10	0.10	0.10	0.10	0.20	0.80	1.30			
Depth To Bottom										
Date Sampled	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE	6A	6A			
% Stones >10mm _A	<0.1	5.3	<0.1	<0.1	2.4	<0.1	<0.1	% w/w	0.1	A-T-044
Asbestos in soil _D [#]	NAD	NAD	NAD	NAD	NAD	NAD	-			A-T-045
Asbestos Matrix (visual) _D	-	-	-	-	-	-	-			A-T-045
Asbestos Matrix (microscope) _D	-	-	-	-	-	-	-			A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	N/A	N/A	N/A	N/A	N/A	-			A-T-045
pH _D ^{M#}	6.44	6.45	6.15	7.08	6.83	7.62	8.65	pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	g/l	0.01	A-T-026s
Sulphate (acid soluble) _D ^{M#}	1000	590	1100	1000	570	<200	440	mg/kg	200	A-T-028s
Sulphur (total) _D	-	-	-	-	-	95	317	mg/kg	50	A-T-024s
Cyanide (total) _A ^{M#}	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC _A	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	-	mg/kg	0.2	A-T-050s
Organic Matter _D ^{M#}	9.67	6.08	10.5	8.65	4.49	1.21	-	% w/w	0.14	A-T-032s
Arsenic _D ^{M#}	9	10	10	9	10	9	-	mg/kg	1	A-T-024s
Boron (water soluble) _D ^{M#}	<1.0	<1.0	1.0	<1.0	<1.0	<1.0	-	mg/kg	1	A-T-027s
Cadmium _D	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	-	mg/kg	1	A-T-024s
Copper _D ^{M#}	32	27	34	25	21	24	-	mg/kg	1	A-T-024s
Chromium _D ^{M#}	18	18	20	18	17	21	-	mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-040s
Lead _D ^{M#}	70	69	72	61	58	35	-	mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.34	<0.17	<0.17	<0.17	<0.17	-	mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	24	26	30	22	20	35	-	mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<2	1	<1	<1	2	-	mg/kg	1	A-T-024s
Zinc _D ^{M#}	129	139	159	122	115	167	-	mg/kg	1	A-T-024s

Envirolab Job Number: 26/03024

Client Project Name: Chatburn Road, Clitheroe

Client Project Ref: n/a

Lab Sample ID	26/03024/1	26/03024/2	26/03024/3	26/03024/4	26/03024/5	26/03024/6	26/03024/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP1	TP3	TP5	TP7	TP12	TP8	TP4			
Depth to Top	0.10	0.10	0.10	0.10	0.20	0.80	1.30			
Depth To Bottom										
Date Sampled	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE	6A	6A			
PAH-16MS										
Acenaphthene _A ^{M#}	0.05	0.01	0.02	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	0.02	0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	0.09	0.04	0.03	<0.02	<0.02	<0.02	-	mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.54	0.47	0.27	0.30	0.22	<0.04	-	mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.70	0.55	0.34	0.36	0.28	<0.04	-	mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.85	0.66	0.42	0.44	0.33	<0.05	-	mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.51	0.39	0.26	0.26	0.22	<0.05	-	mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	0.36	0.27	0.18	0.17	0.15	<0.07	-	mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.62	0.53	0.34	0.35	0.26	<0.06	-	mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	0.09	0.08	<0.04	<0.04	<0.04	<0.04	-	mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	1.09	0.88	0.55	0.55	0.37	<0.08	-	mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	0.03	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.51	0.42	0.26	0.27	0.22	<0.03	-	mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	-	mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.39	0.19	0.19	0.11	0.08	<0.03	-	mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	0.99	0.81	0.50	0.52	0.35	<0.07	-	mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	6.84	5.31	3.36	3.33	2.48	<0.08	-	mg/kg	0.01	A-T-019s

Envirolab Job Number: 26/03024

Client Project Name: Chatburn Road, Clitheroe

Client Project Ref: n/a

Lab Sample ID	26/03024/1	26/03024/2	26/03024/3	26/03024/4	26/03024/5	26/03024/6	26/03024/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP1	TP3	TP5	TP7	TP12	TP8	TP4			
Depth to Top	0.10	0.10	0.10	0.10	0.20	0.80	1.30			
Depth To Bottom										
Date Sampled	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE	6A	6A			
TPH CWG with Clean Up										
Ali >C5-C6 _A	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
Ali >C6-C8 _A	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	6	10	6	6	3	<1	-	mg/kg	1	A-T-055s
Total Aliphatics _A	6	10	6	6	3	<1	-	mg/kg	1	Calc-As Recd
Aro >C5-C7 _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
Aro >C7-C8 _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Aro >C10-C12 _A	<1	<1	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Aro >C12-C16 _A	<1	4	<1	<1	<1	<1	-	mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	5	17	3	3	3	<1	-	mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	25	47	13	14	10	<1	-	mg/kg	1	A-T-055s
Total Aromatics _A	29	67	16	17	13	<1	-	mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	36	77	23	23	15	<1	-	mg/kg	1	Calc-As Recd
BTEX - Benzene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
BTEX - Toluene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
BTEX - m & p Xylene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s
MTBE _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	mg/kg	0.01	A-T-022s

Envirolab Job Number: 26/03024

Client Project Name: Chatburn Road, Clitheroe

Client Project Ref: n/a

Lab Sample ID	26/03024/8							Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP12									
Depth to Top	1.50									
Depth To Bottom										
Date Sampled	11-Mar-26									
Sample Type	SOIL									
Sample Matrix Code	6A									
% Stones >10mm _A	<0.1							% w/w	0.1	A-T-044
pH _D ^{M#}	8.79							pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	0.01							g/l	0.01	A-T-026s
Sulphate (acid soluble) _D ^{M#}	450							mg/kg	200	A-T-028s
Sulphur (total) _D	348							mg/kg	50	A-T-024s
Magnesium _D	4950							mg/kg	50	A-T-024s

Report Notes

General

- This report shall not be reproduced, except in full, without written approval from Envirolab.
- The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
- The results reported herein relate only to the material supplied to the laboratory.
- The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
- Analytical results reflect the quality of the sample at the time of analysis only.
- Opinions and Interpretations expressed are outside our scope of accreditation.
- A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
- If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
- Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

Superscript “#”	Accredited to ISO 17025
Superscript “M”	Accredited to MCertS
Superscript “U”	Individual result not accredited
None of the above symbols	Analysis unaccredited
Subscript “A”	Analysis performed on as-received Sample
Subscript “D”	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript “D” on Asbestos	Analysis performed on a dried aliquot of sample provided.
Subscript “A”	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
Trace	Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.
N/A	Not applicable

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.

Stones etc. are not removed from the sample prior to analysis

“Trace Asbestos Identified” will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs
Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.					

Soil Chemical Analysis:

All results are reported as dry weight (<40°C).

For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as “% stones >10mm”.

For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any “A” subscripts

All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any “D” subscripts.

TPH by method A-T-007:

For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.

Results “with Clean up” indicates samples cleaned up with Silica during extraction.

EPH CWG (method A-T-055) from TPH CWG:

EPH CWG results have humics mathematically subtracted through instrument calculation.

Where these humic substances have been identified in any IDs from “TPH CWG with clean up” please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

Electrical Conductivity of water by method A-T-037:

Results greater than 12900µS/cm @ 25°C / 11550µS/cm @ 20°C fall outside the calibration range and as such are unaccredited.

Please contact your client manager if you require any further information.

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: BEK Enviro Ltd, 2 Landwick Court, Metcalfe Drive, Altham Business Park,
Altham, Lancashire , BB5 5GY

Project: Chatburn Road, Clitheroe

Clients Project No: n/a

Project No: 26/03024

Date Received: 13/03/2026 (am)

Cool Box Temperatures (°C): 10.0, 10.2

NO DEVIATIONS IDENTIFIED

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	26/03024/1	26/03024/2	26/03024/3	26/03024/4	26/03024/5	26/03024/6	26/03024/7	26/03024/8
Client Sample No								
Client Sample ID/Depth	TP1 0.10m	TP3 0.10m	TP5 0.10m	TP7 0.10m	TP12 0.20m	TP8 0.80m	TP4 1.30m	TP12 1.50m
Date Sampled	11/03/26	11/03/26	11/03/26	11/03/26	11/03/26	11/03/26	11/03/26	11/03/26
A-T-019s	18/03/2026	18/03/2026	18/03/2026	18/03/2026	18/03/2026	18/03/2026		
A-T-022s	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026		
A-T-024s	24/03/2026	24/03/2026	24/03/2026	24/03/2026	24/03/2026	24/03/2026	24/03/2026	07/04/2026
A-T-026s	23/03/2026	23/03/2026	23/03/2026	23/03/2026	23/03/2026	23/03/2026	23/03/2026	23/03/2026
A-T-027s	23/03/2026	23/03/2026	23/03/2026	23/03/2026	23/03/2026	23/03/2026		
A-T-028s	24/03/2026	24/03/2026	24/03/2026	24/03/2026	24/03/2026	24/03/2026	24/03/2026	24/03/2026
A-T-031s	23/03/2026	23/03/2026	23/03/2026	23/03/2026	23/03/2026	23/03/2026	24/03/2026	24/03/2026
A-T-032s	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026		
A-T-040s	23/03/2026	23/03/2026	23/03/2026	23/03/2026	23/03/2026	23/03/2026		
A-T-042sTCN	18/03/2026	18/03/2026	18/03/2026	18/03/2026	18/03/2026	18/03/2026		
A-T-044	18/03/2026	18/03/2026	18/03/2026	18/03/2026	18/03/2026	18/03/2026	18/03/2026	18/03/2026
A-T-045	16/03/2026	16/03/2026	16/03/2026	16/03/2026	16/03/2026	16/03/2026		
A-T-050s	24/03/2026	24/03/2026	24/03/2026	24/03/2026	24/03/2026	24/03/2026		
A-T-055s	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026		
Calc-As Recd	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026		

The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report

APPENDIX C

Geotechnical Test Results

TEST REPORT

Client BEK Enviro Ltd

Address Suite One
No. 3 Mitton Road Business Park
Mitton Road
Whalley
Lancashire
BB7 9YE

Contract Chatburn Road, Clitheroe

Job Number MRN 26044/14
Date of Issue 25 March 2026
Page 1 of 4

Approved Signatories

S J Hutchings, O P Davies

Notes

- 1 All remaining samples and remnants from this contract will be disposed 28 days from the date of this report unless you notify us to the contrary.
- 2 Result certificates, in this report, not bearing a UKAS mark, are not included in our UKAS accreditation schedule.
- 3 Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation.
- 4 Certified that the samples have been examined and tested in accordance with the terms of the contract/order and unless otherwise stated conform to the standards/specifications quoted.
- 5 The results included within the report are representative of the samples submitted for analysis.
- 6 This certificate should not be reproduced, except in full, without the express permission of the laboratory.



Andrew House, Hadfield Street, Dukinfield, Cheshire SK16 4QX Tel: 0161 475 0870
Email: enquiries@murrayrix.com Website: www.murrayrix.com

Also at: London: 020 8523 1999

Murray Rix is the trading name of Murray Rix (Northern) Limited. Registered in England 2878361

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870



TEST CERTIFICATE

LIQUID LIMIT BS EN ISO 17892-12:2018+A1:2021 Clause 5.3 (30° FALL CONE) 1 POINT METHOD

PLASTIC LIMIT BS EN ISO 17892-12:2018+A2:2022 Clause 5.5

WATER CONTENT METHOD BS EN ISO 17892-1:2014+A1:2022

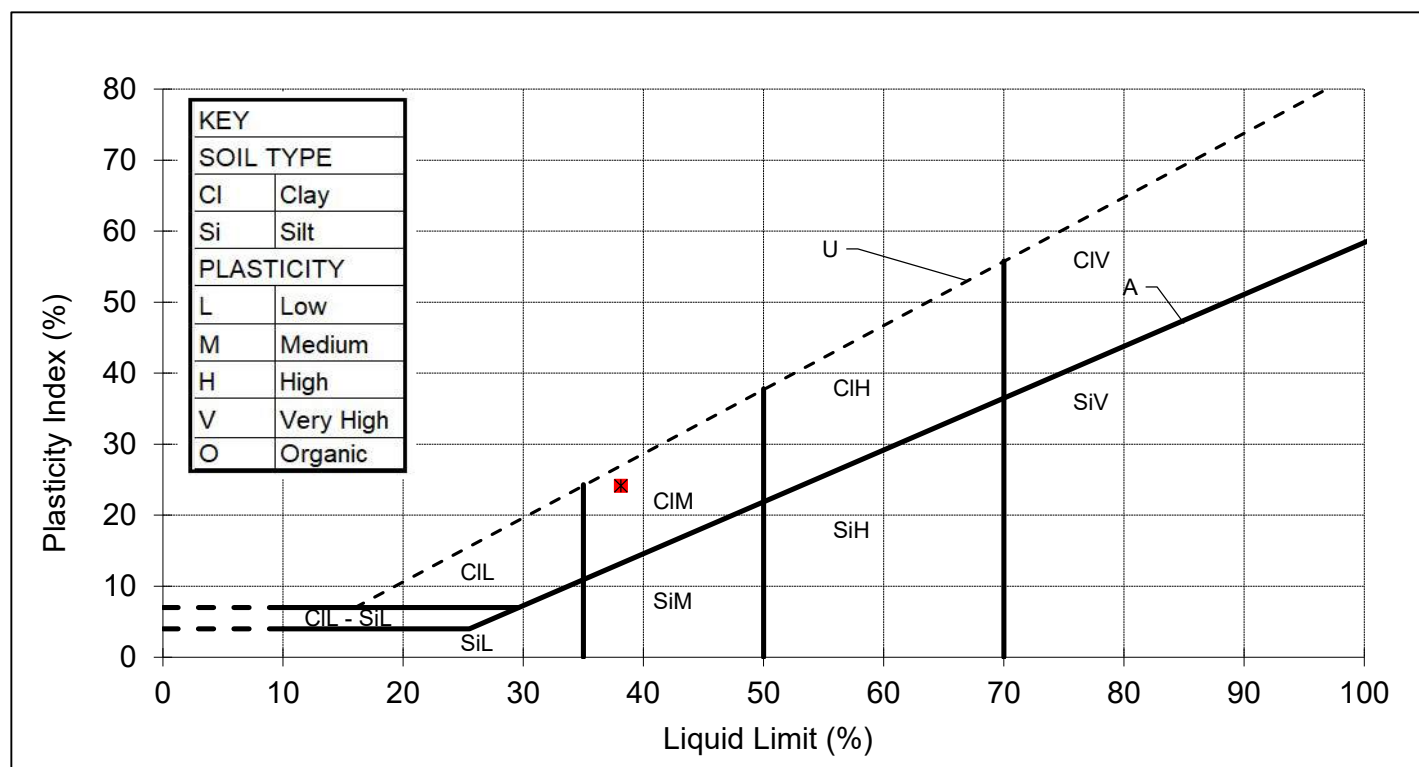
CLIENT	BEK Enviro Ltd
SITE	Chatburn Road, Clitheroe
JOB NUMBER	MRN 26044/14

SAMPLE LABEL	TP3 1.2m	DATE SAMPLED	13-Mar-26
SAMPLE No.	6052801	DATE RECEIVED	13-Mar-26
DATE TESTED	18-Mar-26	SAMPLED BY	Client

MATERIAL	Brown silty slightly sandy gravelly CLAY		
ADVISED SOURCE	Site Investigation Sample	WATER CONTENT	Increasing
PRE TREATMENT	As received	% RET. 425um BY	Wet Sieved

Test Readings mm (average)		Water Content %	Correction Factor	Correction factor from Clayton and Jukes 1978
Determination 1 (avg)	19.9	38.0	1.002	
Determination 2 (avg)	19.9	38.1		

Natural Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425 micron (%)
14.8	38	14	24	65



REMARKS

SIGNED

NAME

O.P. Davies BA (Hons)
(Director / Head of Laboratory)

DATE

25-Mar-26

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870



TEST CERTIFICATE

LIQUID LIMIT BS EN ISO 17892-12:2018+A1:2021 Clause 5.3 (30° FALL CONE) 1 POINT METHOD

PLASTIC LIMIT BS EN ISO 17892-12:2018+A2:2022 Clause 5.5

WATER CONTENT METHOD BS EN ISO 17892-1:2014+A1:2022

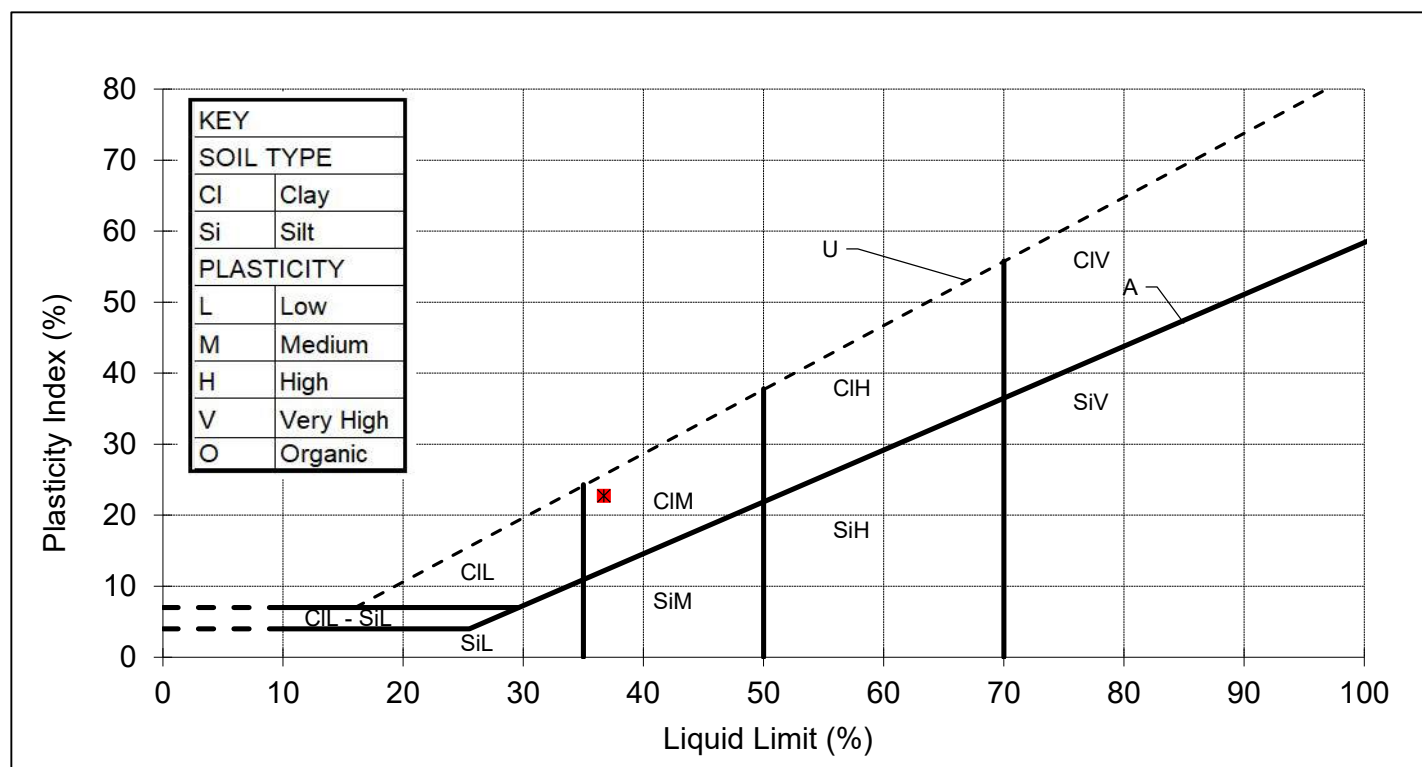
CLIENT	BEK Enviro Ltd
SITE	Chatburn Road, Clitheroe
JOB NUMBER	MRN 26044/14

SAMPLE LABEL	TP4 1.3m	DATE SAMPLED	13-Mar-26
SAMPLE No.	6052802	DATE RECEIVED	13-Mar-26
DATE TESTED	18-Mar-26	SAMPLED BY	Client

MATERIAL	Dark brown silty slightly sandy gravelly CLAY		
ADVISED SOURCE	Site Investigation Sample	WATER CONTENT	Increasing
PRE TREATMENT	As received	% RET. 425um BY	Wet Sieved

Test Readings mm (average)		Water Content %	Correction Factor	Correction factor from Clayton and Jukes 1978
Determination 1 (avg)	20.2	36.8	0.998	
Determination 2 (avg)	20.1	36.8		

Natural Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425 micron (%)
8.6	37	14	23	50



REMARKS

SIGNED

NAME

O.P. Davies BA (Hons)
(Director / Head of Laboratory)

DATE

25-Mar-26

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870



TEST CERTIFICATE

LIQUID LIMIT BS EN ISO 17892-12:2018+A1:2021 Clause 5.3 (30° FALL CONE) 1 POINT METHOD

PLASTIC LIMIT BS EN ISO 17892-12:2018+A2:2022 Clause 5.5

WATER CONTENT METHOD BS EN ISO 17892-1:2014+A1:2022

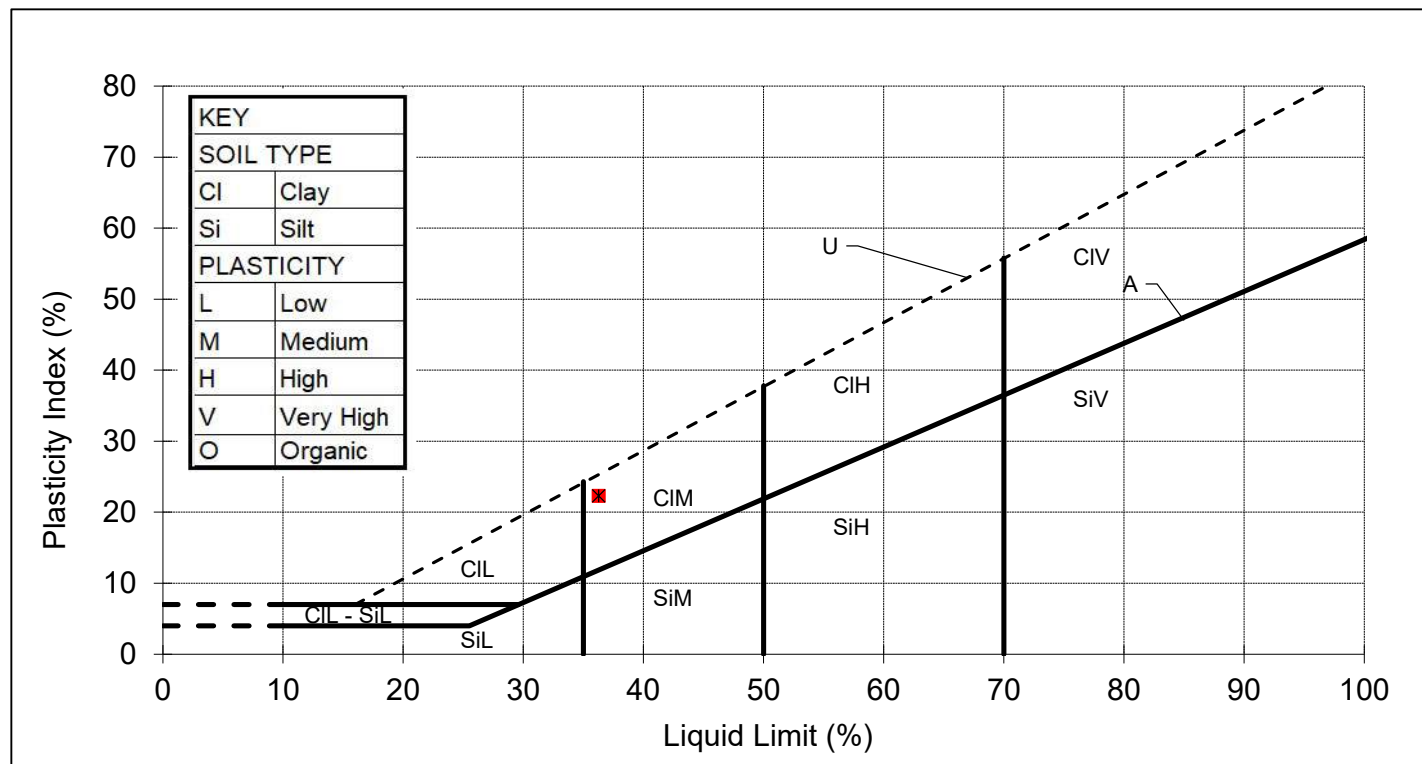
CLIENT	BEK Enviro Ltd
SITE	Chatburn Road, Clitheroe
JOB NUMBER	MRN 26044/14

SAMPLE LABEL	TP12 1.5m	DATE SAMPLED	13-Mar-26
SAMPLE No.	6052803	DATE RECEIVED	13-Mar-26
DATE TESTED	18-Mar-26	SAMPLED BY	Client

MATERIAL	Dark brown silty slightly sandy gravelly CLAY		
ADVISED SOURCE	Site Investigation Sample	WATER CONTENT	Increasing
PRE TREATMENT	As received	% RET. 425um BY	Wet Sieved

Test Readings mm (average)	Water Content %	Correction Factor	Correction factor from Clayton and Jukes 1978
Determination 1 (avg)	18.8	1.023	
Determination 2 (avg)	18.5		

Natural Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425 micron (%)
25.6	36	14	22	62



REMARKS

SIGNED

NAME

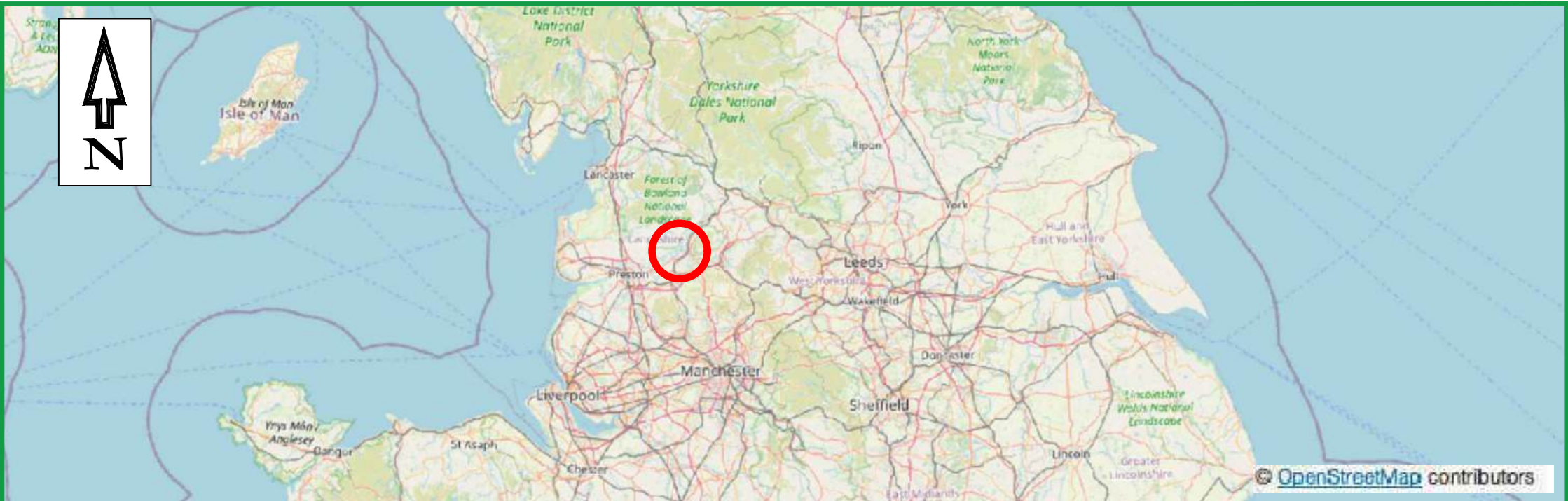
O.P. Davies BA (Hons)
(Director / Head of Laboratory)

DATE

25-Mar-26

APPENDIX D

Drawings



LEGEND

 SITE LOCATION

REV	DESCRIPTION	DATE	BY



B&K
GEO-ENVIRONMENTAL CONSULTING

No 2 Landwick Court, Metcalf Drive, Altham Business Park, Lancashire
Tel: 01254 377622 Mob: 07906753583
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.
OAKMERE HOMES (NORTHWEST) LTD

JOB TITLE.
LAND OFF CHATBURN ROAD,
CLITHEROE

DRAWING TITLE.
SITE LOCATION PLAN

SCALE © A3. N.T.S	DRAWN BY. D.E.	APPROVED BY. M.B.	DATE. 25/02/26
DRAWING No. 26028-1			REV. -



LEGEND

— SITE FOOTPRINT

REV	DESCRIPTION	DATE	BY



No 2 Landwick Court, Metcalf Drive, Altham Business Park, Lancashire, BB5 5GY
Tel: 01254 377622 Mob: 07906753583
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.

OAKMERE HOMES (NORTHWEST) LTD

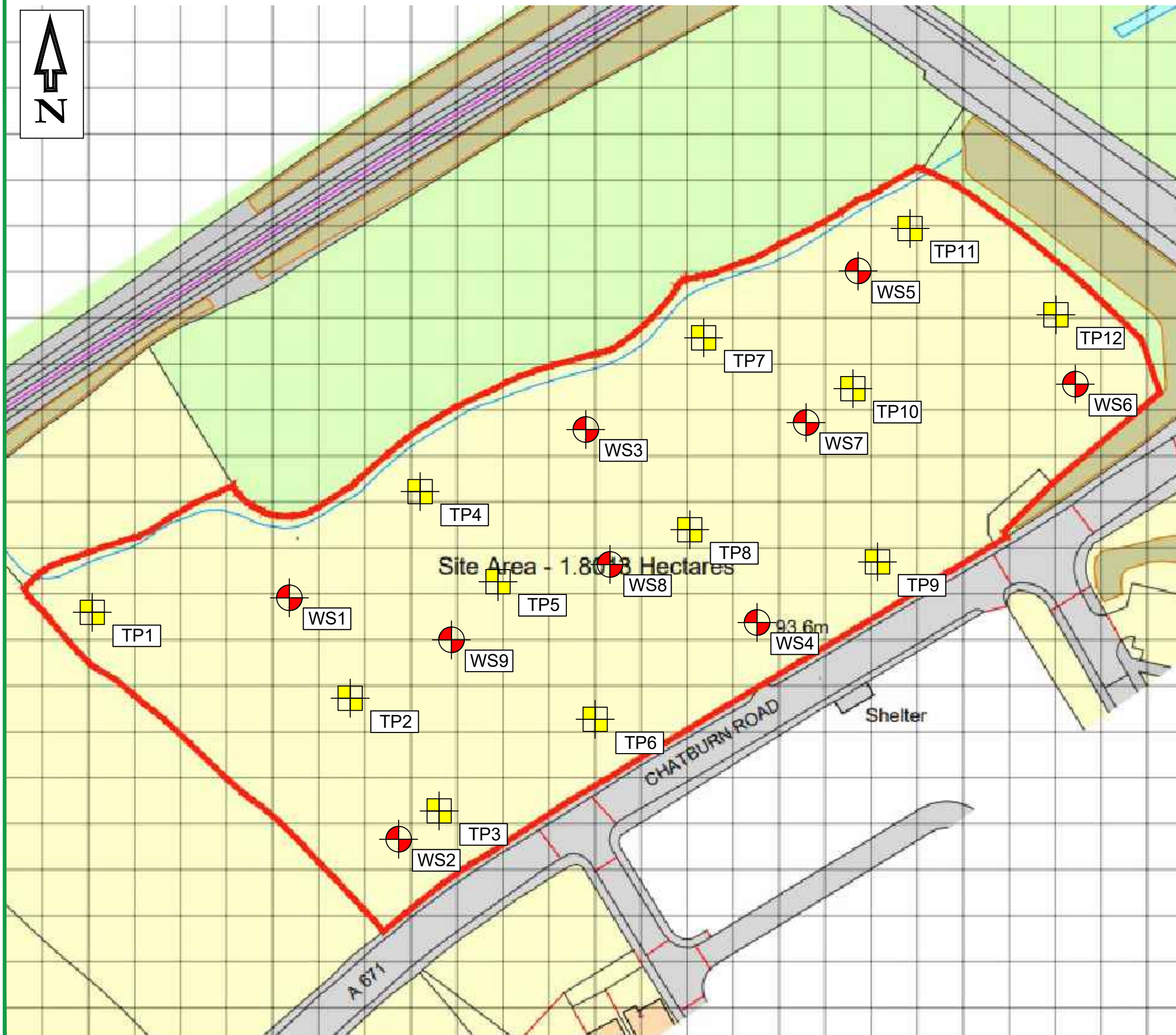
JOB TITLE.

LAND OFF CHATBURN ROAD,
CLITHEROE

DRAWING TITLE.

SITE LAYOUT PLAN

SCALE © A3. NTS	DRAWN BY. D.E.	APPROVED BY. M.B.	DATE. 25/02/26
DRAWING No. 26028-2	REV. -		



LEGEND



WINDOW SAMPLE BOREHOLE



TRIAL PIT

REV	DESCRIPTION	DATE	BY



GEO-ENVIRONMENTAL CONSULTING
No 2 Landwick Court, Metcalf Drive, Altham Business
Park, Lancashire, BB5 5GY
Tel: 01254 377622 Mob: 07906753583
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.

OAKMERE HOMES (NORTHWEST) LTD

JOB TITLE.

LAND OFF CHATBURN ROAD,
CLITHEROE

DRAWING TITLE.

SITE INVESTIGATION PLAN

SCALE © A3.
N.T.S

DRAWN BY.
D.E.

APPROVED BY.
M.B.

DATE.
07/04/26

DRAWING No.
26028-3

REV.
-

Chatburn Road Phase 3				
House Type	No. Person / Beds	No. Units	SqFt	Total SqFt
Ambleside	4p / 6b	2	1518	3036
Borrowdale	4b / 5p	1	1315	1315
Bowfell V3	4b / 6p	5	1256	6280
Bowfell V3 Split Down	4b / 6p	2	1256	2512
Caldew	1b / 2p	2	631	1262
Eskdale V3	3b / 4p	2	1256	2512
Grange	5b / 7p	4	1552	6208
Grasmere	4b / 6p	3	1430	4290
Grizedale	2b / 3p	2	713	1426
Rothay	2b / 3p	9	814	7326
Wasdale	4b / 5p	3	1331	3993
Wasdale Split Down	4b / 5p	4	1331	5324
Total		39	Total	45484



REV	DATE	DESCRIPTION
 CREATING QUALITY HOMES Heim Bank, Natland, Kendal Cumbria LA9 7PS Tel: 015395 60605 OakmereHomes.co.uk		
PROJECT TITLE CHATBURN ROAD NORTH CLITHEROE		
DRAWING TITLE Site Layout - PLANNING		
DRAWING NUMBER 067/P/01		REVISION -
DATE 02/26		SCALE 1:500@A1

APPENDIX E

Trial Pit Photographs



P1: Trial Pit 1

P2: Trial Pit 1



P3: Trial Pit 1 Arisings

P4: Trial Pit 2



P5: Trial Pit 2

P6: Trial Pit 2 Arisings



This appendix is for illustrative purposes only and is for use only in conjunction with associated reports relating to the project details adjacent. BEK accepts no liability for the misinterpretation or use of this illustration by any other parties.

Site: Chatburn Road, Clitheroe
Title: Trial Pit Photos

Photographs 1 to 6

Project No: 26028	Created By: JS	Date: March 2026
Client: Oakmere Homes (Northwest)		

				
P7: Trial Pit 3		P8: Trial Pit 3		
				
P9: Trial Pit 3 Arisings		P10: Trial Pit 4		
				
P11: Trial Pit 4 Arisings		P12: Trial Pit 5		
				
Photographs 7 to 12				
This appendix is for illustrative purposes only and is for use only in conjunction with associated reports relating to the project details adjacent. BEK accepts no liability for the misinterpretation or use of this illustration by any other parties.		Project No: 26028	Created By: JS	Date: March 2026
		Client: Oakmere Homes (Northwest)		
Site: Chatburn Road, Clitheroe				
Title: Trial Pit Photos				



P13: Trial Pit 5	P14: Trial Pit 5 Arisings
-------------------------	----------------------------------



P15: Trial Pit 6	P16: Trial Pit 6
-------------------------	-------------------------



P17: Trial Pit 6 Arisings	P18: Trial Pit 7
----------------------------------	-------------------------



Photographs 13 to 18

This appendix is for illustrative purposes only and is for use only in conjunction with associated reports relating to the project details adjacent. BEK accepts no liability for the misinterpretation or use of this illustration by any other parties.	Site: Chatburn Road, Clitheroe	Project No: 26028	Created By: JS	Date: March 2026
	Title: Trial Pit Photos	Client: Oakmere Homes (Northwest)		



P19: Trial Pit 7 Arisings



P20: Trial Pit 8



P21: Trial Pit 8



P22: Trial Pit 8 Arisings



P23: Trial Pit 9



P24: Trial Pit 9



This appendix is for illustrative purposes only and is for use only in conjunction with associated reports relating to the project details adjacent. BEK accepts no liability for the misinterpretation or use of this illustration by any other parties.

Site: Chatburn Road, Clitheroe

Title: Trial Pit Photos

Photographs 19 to 24

Project No: 26028

Created By:
JS

Date: March 2026

Client: Oakmere Homes (Northwest)



P25: Trial Pit 9 Arisings	P26: Trial Pit 10
----------------------------------	--------------------------



P27: Trial Pit 10	P28: Trial Pit 10 Arisings
--------------------------	-----------------------------------



P29: Trial Pit 11	P30: Trial Pit 11
--------------------------	--------------------------



Photographs 25 to 30



P31: Trial Pit 11 Arisings	P32: Trial Pit 12
-----------------------------------	--------------------------



P33: Trial Pit 12	P34: Trial Pit 12 Arisings
--------------------------	-----------------------------------



This appendix is for illustrative purposes only and is for use only in conjunction with associated reports relating to the project details adjacent. BEK accepts no liability for the misinterpretation or use of this illustration by any other parties.

Site: Chatburn Road, Clitheroe
Title: Trial Pit Photos

Photographs 31 to 34

Project No: 26028	Created By: JS	Date: March 2026
Client: Oakmere Homes (Northwest)		