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Ground Investigation Report

Proposed LED Floodlit Artificial Grass Pitch

Langho FC, Langho

January 2026

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Project Details

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Drawing Register

Title	Produced by	Date	Reference
Exploratory Hole Location Plan	Soiltechnics Limited	Dec 2025	STX7133-D01-A

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Non-technical Summary

Topic	Commentary
Site description	The proposed AGP currently forms part of grassed playing fields associated with Langho Foodball Club. Northcote Road provides access to the site from the east. The east of the proposed parking area partially comprises the current car park, with the southern and western areas comprising part of the playing fields.
Development proposals	The proposed development is for construction of an 11v11 3G LED Floodlit Artificial Grass Pitch (AGP), including car park extension.
Site history	The entire site comprised undeveloped land during the late 1800s, with no significant change observed until the proposed AGP locations became part of a playing field, associated with Langho Football Club by 2000.
Ground conditions	Ground conditions comprised Topsoil to a typical depth of 0.25 – 0.35m bgl. A 100mm thick layer of gravel surfacing was observed within the car parking area to the northwest of the proposed AGP. Devensian Till was observed underlying the Topsoil/Made Ground in all exploratory holes, the base of which extended beyond the maximum excavation depth of 1.2m bgl. Devensian Till comprised firm, becoming soft, slightly gravelly clay. Groundwater was encountered between 0.90-1.15m bgl.
Mining and ground stability risk	The site falls outside of a Coal Mining Reporting Area.
Floodlight foundation solution	The cohesive deposits of Devensian Till may provide suitable support to the proposed floodlight bases on pad type foundations. Bearing pressures are provided in Section 7. Such bearing pressures are based on clay soils exhibiting a minimum shear strength of 40 kN/m^2 in foundation excavations, otherwise alternative foundation solutions may be required (piles/ground improvement). It would be prudent to complete verification testing (boreholes with SPTs/dynamic probing) at each floodlight position prior to design and construction to confirm required foundation depths. A concrete class of DS-1 and AC-1s is required.
CBR assessment and pitch/ car park foundations	Based on the anticipated founding depth and DCP results, a CBR design value of 5% can be adopted for soils that are likely to be representative of those which remain at or near pitch/ car park formation levels.
Drainage potential	Devensian Till deposits are considered to be effectively impermeable for the purposes of drainage design. On this basis, disposal of stormwater via a soakaway is not considered viable. As an alternative, it is possible that the AGP drainage could key into the existing surface water drainage system currently used by the football club.
Chemical contamination	Topsoil in-situ would be chemically suitable for reuse onsite, or offsite within a residential development.
Waste characterisation	As limited Made Ground was encountered on site, a composite sample of Topsoil was taken from each exploratory hole. The Topsoil is considered non-hazardous and suitable for disposal in an inert landfill cell based on laboratory test results. Natural soils are also considered non-hazardous and suitable for disposal as inert waste.
Recommendation for further works	Due to the presence of low strength Devensian Till below depths of 0.8m bgl across the AGP area, we recommend completion of verification testing (boreholes with SPTs/dynamic probing) at each floodlight position prior to design and construction and confirm required foundation depths.

1 Introduction

1.1 Scheme Outline

1.1.1 The proposed development is for construction of an 11v11 3G LED Floodlit Artificial Grass Pitch (AGP), including car park extension. The approximate footprint of the proposed AGP is presented in Figure 2-A below.

1.1.2 The report is based on the project proposals and information outlined above; should the scheme change then it will be necessary to review the conclusions and recommendations presented in this report.

1.1.3 A Desk Study report was previously completed for the site, ref STX7133-R01-Rev_A, issued in December 2025. Desk study information has been presented in Section 2 of this report for completeness, and has been updated with additional information where necessary.

1.2 Brief

1.2.1 This report has been prepared following instructions received from our client, Labosport Ltd.

1.2.2 The scope of works has been completed in accordance with the 2024-2028 AGP framework for a ground investigation utilising hand pitting methods. The principal objectives of the ground investigation are to establish ground conditions at the site sufficient to assess the infiltration potential and provide information necessary to allow design of the artificial sports pitch and floodlight foundations. The report will also advise on abnormal ground conditions and provide recommendations for further investigation works where applicable.

1.2.3 In addition to the above, a topographical survey has been commissioned for the project. A copy is presented in Appendix H.

1.3 Limitations

1.3.1 Soiltechnics disclaims any responsibility to our Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence in accordance with the terms of our contract, taking account of the resources, investigations and testing devoted to it by agreement with our Client. This report is confidential to our Client and Soiltechnics accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

2 Desk Study

2.1 Sources of Information

2.1.1 Reference has been made to the following sources of information:

- British Geological Survey (BGS) GeoIndex – Onshore database.
- BGS Sheet 68 (Scale 1:63 360 and 1:50 000) – Clitheroe (1971 solid and 1990 drift).
- Ordnance Survey OpenData.
- Coal Authority Development and Specific Risk databases.
- Environment Agency open-source databases.
- Google mapping services.
- Interrogation of search engines for anecdotal information on the site history and other readily available online resources.

2.2 Site Location and Description

2.2.1 The proposed development lies within Langho, approximately 1km northeast of the village centre, at the following postal address:

Langho FC
Northcote Road
Langho
BB6 8BE

2.2.2 An aerial image showing the approximate site boundary and approximate development footprint is presented below, followed by a table summarising the key site features. A site plan is provided within Appendix A.

Figure 2-A: Aerial photograph of wider site boundary (red), AGP footprint (blue) and car park extension (green)

Theme	Feature
Current site use	The proposed AGP currently forms part of grassed playing fields associated with Langho Foodball Club. Northcote Road provides access to the site from the east. The east of the proposed parking area partially comprises the current car park, with the southern and western areas comprising part of the playing fields.
Local area land use	Adjacent sites comprise agricultural fields to the east, south and west, a riding school directly north and northeast and hotel to the southeast.
Topography	The topography of the surrounding area generally falls gently to the northwest, towards the River Ribble. Levels fall by approximately 1-2m from east-west across the AGP and parking area.
Buildings, surfacing and other permanent features	A hardstanding (gravel) car park is located in the north of the wider site, as well as a timber storage shed. The AGP location and remaining wider site area comprise grassed playing fields.
Boundary features	The proposed AGP boundaries are not physically defined. The proposed parking areas northern boundary is defined by timber fencing, soil bund and mature trees and shrubs. The western boundary is defined by an area of rough vegetation. The wider site's eastern boundary is defined by palisade fencing and timber post and wire fencing. Timber fencing, hedges and mature trees also define the northern boundary, and the remaining area is defined by hedgerows and mature trees.
Vegetation	No significant vegetation is present within the proposed AGP or parking location. Banks of mature trees, shrubs and hedgerows are present are located along the wider site boundaries, which lie adjacent to the north of the parking area, and east and south of the AGP location.
On-site / adjacent surface water features	None observed on site. Bushburn Brook is located ~250 m to the northwest and a tributary of the brook flows adjacent to the west of the site.
Injurious and invasive weeds	No invasive weeds were identified during the site reconnaissance.
Evidence for ground instability	None observed.

Table 2-A: Site Description

2.2.3 The observations provided above are made by a Geoenvironmental Engineer, who is not a specialist in asbestos surveying or invasive weed identification. Any associated comments are intended for use by this report only, and not for any other purpose.

2.2.4 A selection of site photographs are presented below.

Figure 2-B: Photograph of northern area of pitch, facing northeast

Figure 2-C: Photograph of proposed car park area, facing east

Figure 2-D: Photograph from centre of the site, facing east.

2.3 Site History

2.3.1 An attempt to trace the history of the site has been carried out by reviewing readily available ordnance survey maps. A chronological summary of the site's history is provided below.

Date	On-site	Off-site
Late-1800s to early 1900s	The entire site comprises undeveloped/ agricultural land during this period, as shown in Figure 2-E.	During this period, undeveloped/agricultural land and woods surround the site. A tributary from the Bushburn Brook is located adjacent to the west of the wider site (refer to Figure 2-E) as present day.
Mid to late 1900s	No significant change.	Two ponds are located ~180 m southwest of the wider site, as shown in Figure 2-F.
Early-2000s to present day	By 2000, the proposed AGP location becomes part of a playing field, associated with Langho Football Club. The west of the wider site is observed as rough vegetation and a shed and hardstanding car park are located in the northeast, with the parking area extended to the west in 2013. Parking is also observed to have occurred on the grass along the eastern boundary of the wider site.	By 2013, the adjacent stables north/northeast of the site are recorded.

Table 2-B: Summary of site history

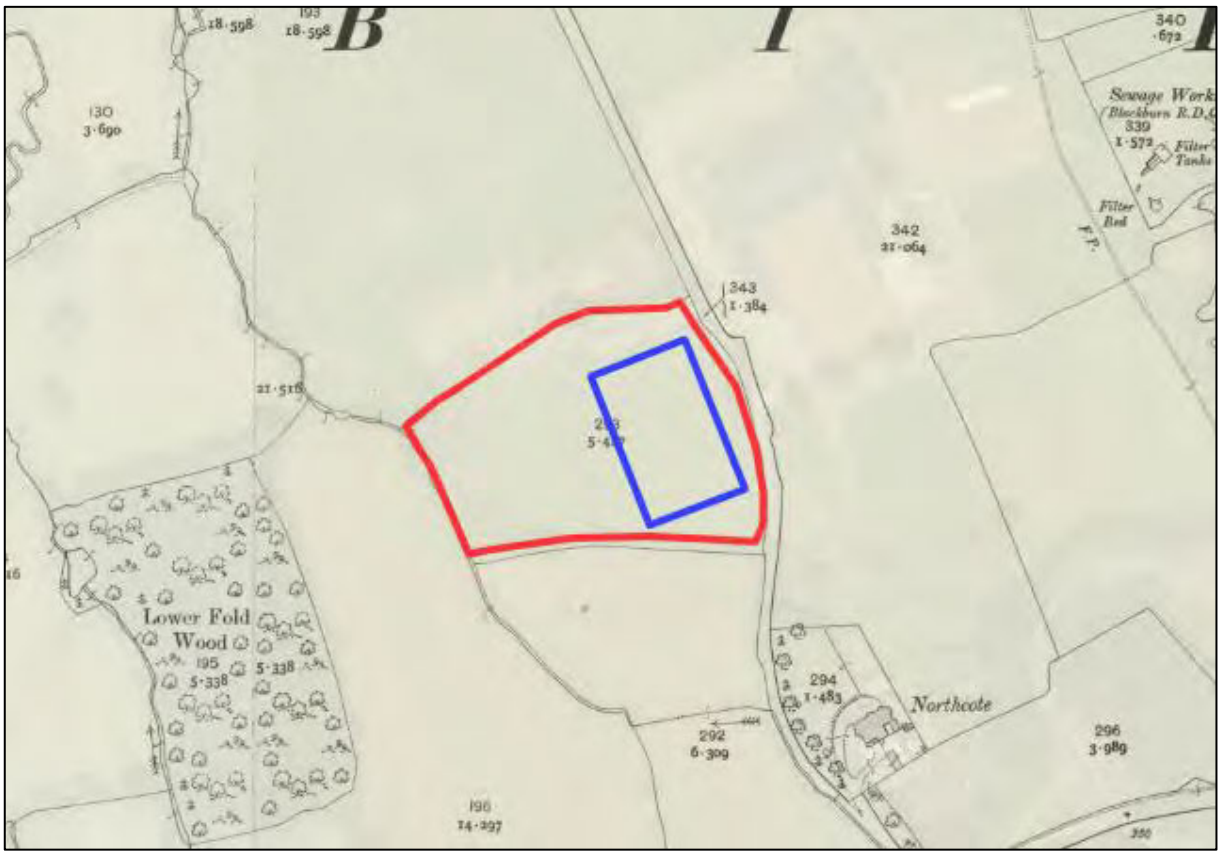

Figure 2-E: 1892-1914 Historical map extract overlay for the site

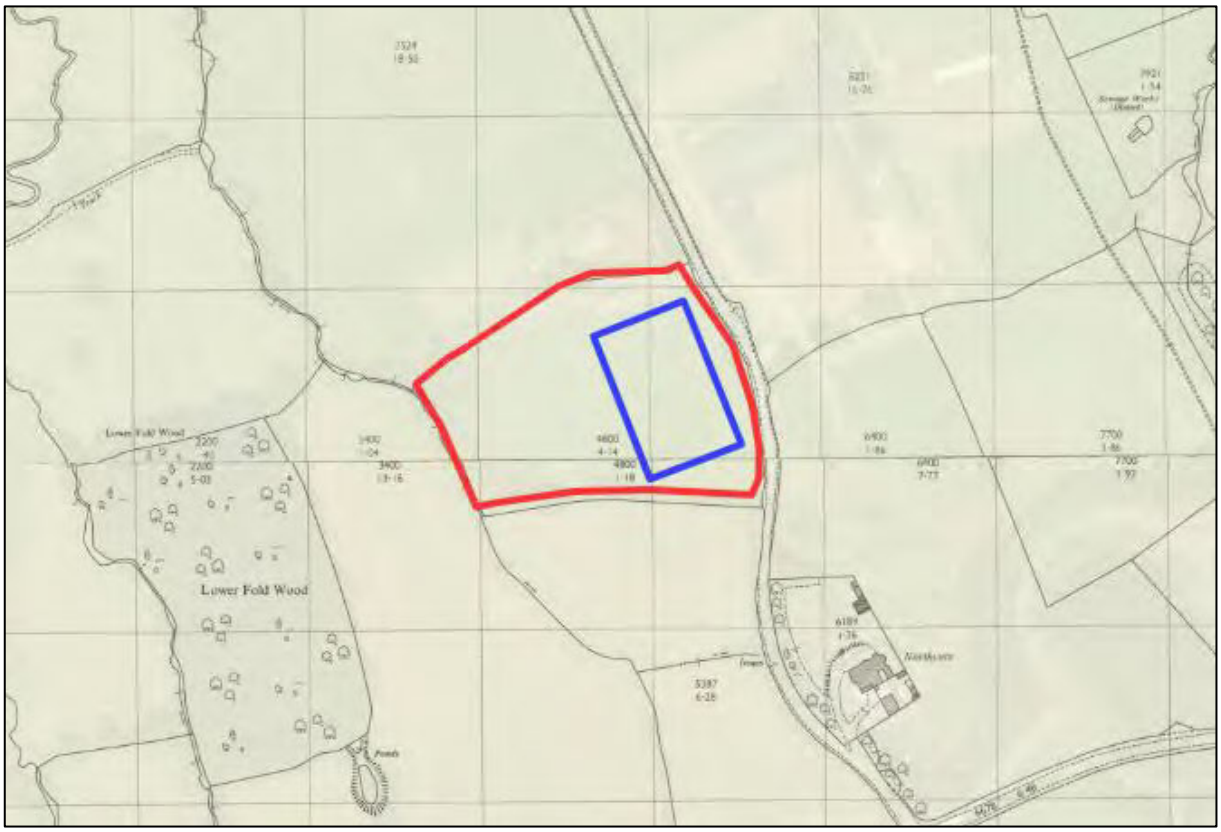

Figure 2-F: 1948-1974 Historical map extract overlay for the site

2.4 Anticipated Geology and Hydrogeology

2.4.1 Based on a review of available records, the site is anticipated to be underlain by superficial deposits of Devensian Till, comprising clay with sand and gravel (refer to Figure 2-G below).

2.4.2 Based on a review of available records, artificial deposits are not anticipated to be present at the site. In addition, Made Ground is not expected across the development area based on history/current site use.

2.4.3 The underlying bedrock is recorded as the Rad Brook Mudstone Member, comprising mudstone across the entirety of the site, with the exception of the south-eastern corner of the wider site which comprises Bowland Shale Formation (mudstone) (refer to Figure 2-H below).

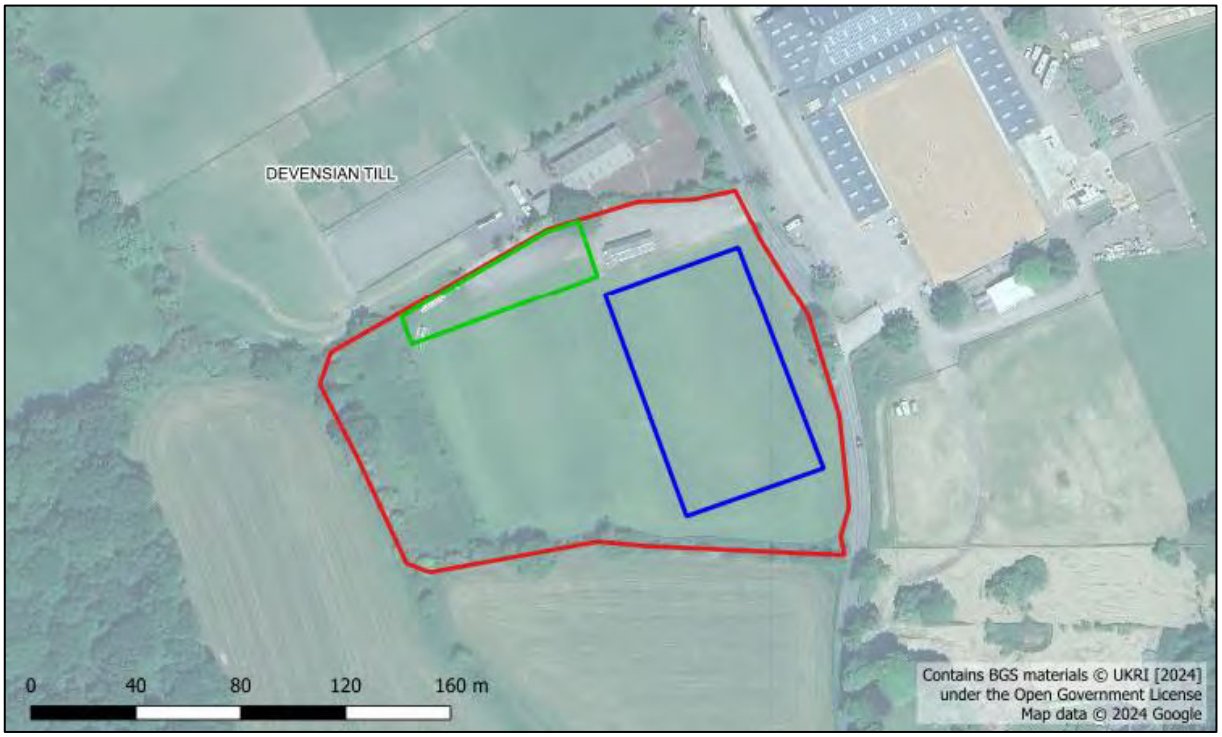

Figure 2-G: Extract from BGS showing superficial geology at the site

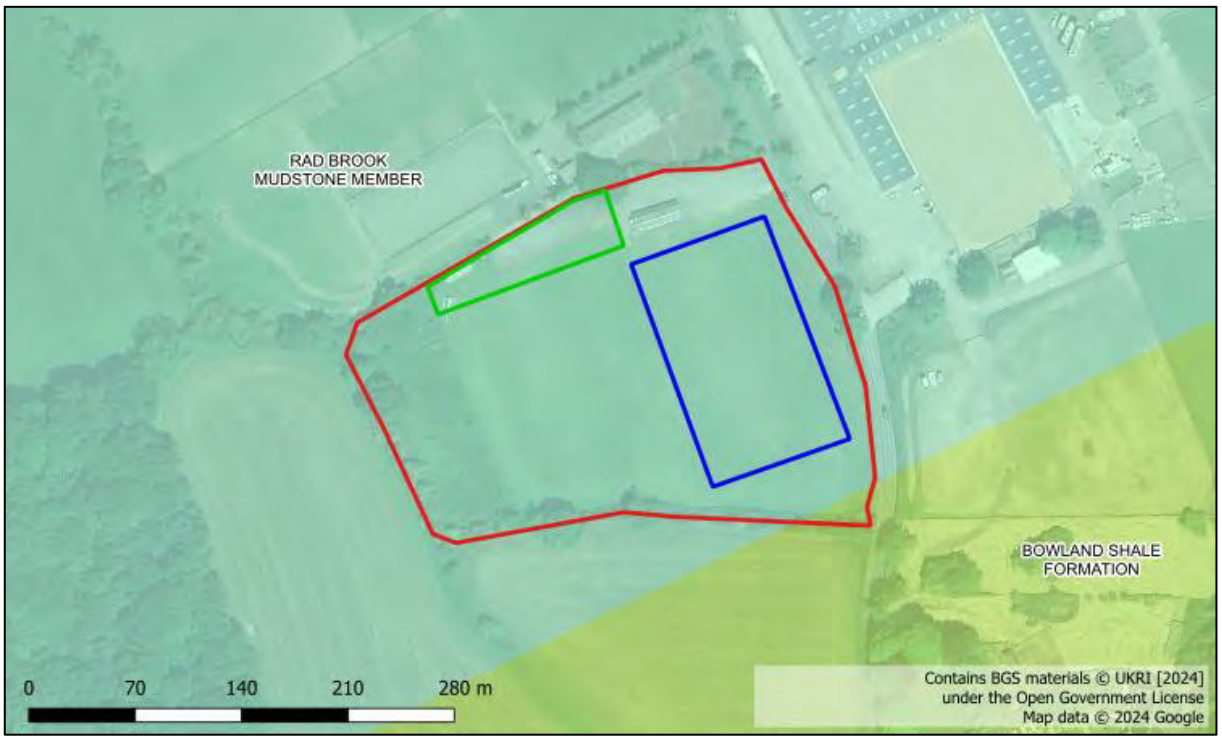

Figure 2-H: Extract from BGS showing bedrock geology at the site

2.4.4 A summary of the anticipated geology underlying the site is summarised as follows:

Stratum	Bedrock/ superficial	Approximate thickness (m)	Typical soil type	Aquifer Designation	Likely permeability
Topsoil	-	~0.3	Organic soil	-	-
Devensian Till	Superficial	4-10	Clay with sand and gravel	Secondary (undifferentiated)	Low
Rad Brook Mudstone Member (below AGP and car park)	Bedrock	Basal	Mudstone	Secondary A	Low

Table 2-C: Summary of anticipated geology and hydrogeology

2.4.5 The site is not located within a Source Protection Zone (SPZ).

2.5 Flood Risk

2.5.1 The site falls within a Flood Zone 1 area. This designation indicates there is less than a 0.1% chance of flooding from rivers or the sea in any year (refer to Figure 2-I below).

2.5.2 The proposed AGP and parking area are not recorded in an area with potential for surface water flooding, however, the west of the wider site is recorded in an area with the potential for surface water flooding during a 1 in 1000 year flood event and a 1 in 30 year event is observed along the western boundary (refer to Figure 2-I below).

Figure 2-I: Extract of EA flood risk mapping for the site

2.5.3 It should be noted that this information does not constitute a site-specific Flood Risk Assessment, and one may be required for the scheme.

2.6 Mining and Ground Stability

2.6.1 The site is not located within a Coal Mining Reporting Area.

2.7 Landfill and Infilled Ground

2.7.1 The site does not lie within 250m of a permitted or historical landfill site and there are no records of infilled ground based on historical mapping. Based on such, the risk of ground gases affecting the proposed development is very low.

2.8 Underground Infrastructure

2.8.1 Copies of all utility plans obtained are presented as Appendix I. The plans are provided for information only and should not be relied upon to be accurate. In addition, it is worth noting that the public utility plans provided by the asset owners typically exclude private service runs.

2.8.2 A review of existing service plans shows no services crossing the development areas, although services are present around the wider site area.

2.9 Unexploded Ordnance (UXO) Hazard Screen

2.9.1 A UXO hazard screen has been undertaken by Soiltechnics (as a non-specialist) in accordance with CIRIA C785 to determine if further specialist risk assessment is required. This has been carried out with reference to the Zetica bomb density maps, area-specific bomb strike maps (where available), and a review of historical mapping and possible military sites in the area. A summary is presented below.

Hazard	Outcome	Discussion
Question 1: Are there any indicators of former military land use on site?	No	A review of the site's history has not identified indicators of former military use on site.
Question 2: Are there any indicators of historical bombing on or near the site?	No	The site falls within a low bombing density area and no military sites or likely Luftwaffe targets have been identified in the surrounding area. A review of historical mapping records did not reveal any indicators of bombing in the area.

Table 2-D: UXO Hazard Screen

2.9.2 The Hazard Screen concluded that there was not a credible risk of encountering UXO during ground investigations. It should be noted that this preliminary risk review does not consider risks to the construction phase.

3 Ground Investigation

3.1 Objectives

3.1.1 The ground investigation scope and location of exploratory holes was determined by Soiltechnics Ltd, based upon the overall brief outlined in Section 1.

3.1.2 The objectives of the fieldwork were to:

a) Establish ground and groundwater conditions at the site.
b) Obtain samples for subsequent laboratory testing.

3.2 Fieldwork Summary

3.2.1 Fieldwork was undertaken on 26th November 2025.

3.2.2 A summary of the works completed is set out in the table below, along with the location of the exploratory records. The exploratory hole location plan is presented within Appendix A.

Exploratory records	Method	Qty	Final Depth Range (m bgl)	Comments
Appendix B	Hand Pits	4	1.20	HP01 to HP04 Terminated at scheduled depth to confirm ground conditions for floodlight foundation design purposes.
		1	1.00	HP05 Terminated due to cobble obstruction. To confirm ground conditions for floodlight and car park foundation design purposes.
		2	1.00	HP06 to HP07 Terminated at scheduled depth to confirm ground conditions for car park foundations.
Appendix C	Dynamic Cone Penetrometer Tests	5	0.63 to 0.87	DCP01 to DCP07 Terminated at scheduled depth.

Table 3-A: Summary of fieldwork undertaken

3.2.3 All soils encountered were described in accordance with BS EN ISO 14688 "Identification and Classification of soil".

3.3 Unexploded Ordnance (UXO)

3.3.1 As outlined in Section 2.9, The risk review concluded that the UXO risk to the ground investigation works is low within the site boundary and therefore no special precautions were required.

3.4 Sampling

3.4.1 During the fieldwork, sampling of soil, rock and groundwater for geotechnical purposes has been undertaken in accordance with BS EN ISO 22475-1 *"Geotechnical Investigation and testing – sampling by drilling and excavation and groundwater measurements".*

3.4.2 Samples collected for chemical analysis have been taken and handled in accordance with BS ISO 18400-105:2017 *"Soil quality — Sampling Part 105: Packaging, transport, storage and preservation of samples".*

3.4.3 Various sampling and sub-sampling methodologies have been adopted as appropriate, with the primary aim of obtaining the highest quality sample class practicable.

3.4.4 Untested chemical and geotechnical samples will be held for a period of 4 weeks from the date of the first report issue, after which they will be disposed of with no further notice.

3.5 In-situ Testing

3.5.1 The following table summarises the field testing carried out. The results are summarised on individual exploratory hole logs where appropriate and detailed within the Appendices indicated.

Tests	Qty	Applicable standard / guidance	Location of Results
Pocket penetrometer	23	Manufacturer's instructions	Included within logs Detailed in Appendix C
Dynamic cone penetrometer (DCP) using TRL probe	7	DMRB: CS229	Detailed in Appendix C
Soakaway test	1	Principles of BRE 365	Detailed in Appendix C

Table 3-B: Summary of field testing undertaken

3.6 Investigation Constraints

3.6.1 No significant constraints were encountered which limited the design of the scope of works or the undertaking of fieldworks.

3.7 Topographical Survey

3.7.1 A topographical survey was commissioned for the proposed pitch and areas immediately adjacent. A copy is presented in Appendix H and has been issued under separate cover (including .dwg file).

3.8 Electrical Capacity

3.8.1 It is understood that the existing timber storage building adjacent to the AGP and car park extension is not served by an active electrical feed. As such, a new supply will be required for the site to power floodlights as required.

4 Laboratory testing

4.1 Overview

4.1.1 Samples obtained from exploratory holes were sent to independent accredited laboratories for geotechnical and chemical testing.

4.2 Geotechnical Testing

4.2.1 The geotechnical testing schedule was prepared by Soiltechnics using a targeted and judgemental approach, based upon the scheme proposals and ground conditions encountered.

4.2.2 Geotechnical laboratory test results are presented in Appendix D, and the total number of geotechnical tests undertaken is summarised below:

Geological Unit	Test	Quantity
Devensian Till	Moisture content	2
	Atterberg limits	2
	BRE SD1 Suite B	2

Table 4-A: Summary of geotechnical laboratory testing

4.3 Chemical Testing

4.3.1 The chemical testing schedule was prepared by Soiltechnics using a targeted and judgemental approach, based upon fieldwork observations.

4.3.2 Chemical laboratory test results are presented in Appendix E, and the total number of chemical tests undertaken is summarised below:

Geological Unit	Testing Suite	Quantity
Topsoil	ST Basic classification suite (Metals, inorganics, PAH, banded TPH, asbestos)	1
	Full WAC Suite (solid and 2-stage leachate)	1

Table 4-B: Summary of chemical laboratory testing

5 Ground Investigation Findings

5.1 Ground Model

5.1.1 Ground conditions encountered were relatively consistent across the site and were broadly in line with those anticipated from the desk study.

5.1.2 The table below interprets the geological conditions at the site. Unless otherwise stated in subsequent interpretive report sections, this represents the adopted ground model.

Stratum	Brief description	Top depth range (m bgl)	Adopted model top depth (m bgl)	Thickness (m)
Topsoil	Brown, slightly gravelly, sandy clay and clayey sand.	G.L	G.L.	0.25 – 0.35
Made Ground (HP07 only)	Dark brown, slightly sandy, fine to coarse gravel of igneous rock.	G.L	-	0.10
Devensian Till (reworked in HP05)	Firm becoming soft, grey mottled orangish brown, gravelly clay with low cobble content.	0.25 – 0.35	0.30	ND

Table 5-A: Ground Model

5.1.3 Further detail about the ground conditions encountered is provided in the relevant sub-sections below.

5.2 Topsoil and Made Ground

5.2.1 Topsoil was encountered in all exploratory holes with the exception of HP07, which was located within a gravelled parking area. Gravel was noted to be 100mm thick at this location.

5.2.2 Topsoil ranged in thickness between 0.25 m to 0.35 m and comprised brown, slightly gravelly, sandy clay and clayey sand with frequent rootlets. The gravels generally comprised siltstone, concrete and occasional brick.

5.2.3 Photographs of the topsoil and Made Ground deposits encountered are presented below.

Figure 5-A: Topsoil deposits extracted from HP02

Figure 5-B: Gravel surfacing (Made Ground) encountered in HP07

5.3 Devensian Till

5.3.1 Devensian Till was encountered underlying the topsoil/surfacing gravel in all exploratory positions.

5.3.2 The base of the Devensian Till was not encountered with the maximum achieved depth of 1.20 m. The Devensian Till generally comprised firm, grey mottled orangish brown, slightly gravelly, clay. The gravels comprised sandstone and siltstone.

5.3.3 The Devensian Till was suspected to have been initially reworked in HP05 between depths of 0.25 m to 0.50 m.

5.3.4 Photographs of the Devensian Till encountered on site are presented below.

Figure 5-C: Reworked Devensian Till extracted from HP05

Figure 5-D: Devensian Till extracted from HP05

5.4 Groundwater

5.4.1 A summary of the groundwater level data obtained during the fieldworks phase is presented below.

Exploratory hole ID	Groundwater observation
HP01	Groundwater strike at 1.00m depth, resting at 1.05m upon completion
HP02	Groundwater strike at 1.10m depth with no significant rise after 20 minutes upon completion.
HP03	Groundwater strike at 1.15m depth with no significant rise after 20 minutes upon completion.
HP04	Groundwater strike at 1.00m depth, resting at 0.90m upon completion
HP06	Groundwater strike at 0.95m depth, resting at 0.90m upon completion
HP07	Groundwater strike at 0.90m depth, resting at 0.70m upon completion

Table 5-B: Summary of groundwater observations during the fieldworks

5.4.2 Groundwater levels are expected to vary seasonally and in response to recent weather conditions. Long term monitoring will provide a reasonable quantification of such variation.

5.5 Evidence of Possible Contamination

5.5.1 During the ground investigation works, no significant visual or olfactory evidence of contamination was noted, except for the presence of localised anthropogenic materials contained within the topsoil (brick and concrete).

5.6 Obstructions and Instability

5.6.1 The progress of the ground investigation works was not generally affected by below ground obstructions or instability with the exception of large cobble noted in the base of HP05 at 1.0 m depth.

6 Chemical Assessment

6.1 Topsoil Suitability

6.1.1 A composite sample of the Topsoil was obtained and tested for the sole purpose of assessing the suitability of such soils for either reuse onsite within the existing playing fields or offsite, potentially within a residential development. As such generic screening values have been adopted based upon a 'residential with home grown produce' as a precaution.

6.1.2 Assessment of laboratory test data has been carried out using published generic assessment criteria (GACs). The GACs act as screening values to provide a 'trigger' to an assessor that soil concentrations above these limits might present an unacceptable risk. Specific details regarding the published GAC sources chosen and any parameter refinements made are summarised within Appendix F, along with the order of preference where multiple GAC sources are available.

6.1.3 Asbestos does not currently have published GACs which can be used for generic assessment purposes, at this stage a present / absent trigger limit has been adopted.

6.1.4 A table analysing the test data is presented in Appendix F, and the following table summarises the outcome of the analysis.

Receptor group	CLEA model	Inorganic contaminants	Organic contaminants
Residential users (child)	Residential with plant uptake	No exceedances	No exceedances

Table 6-A: Summary of chemical analysis

6.1.5 In addition, no asbestos was detected within the reworked Topsoil sample analysed and no suspected asbestos containing materials were observed during the site works.

6.1.6 Based on the above, the testing indicates that the Topsoil in-situ would be chemically suitable for reuse onsite, or offsite within a residential development.

6.2 Basic Construction Operative Risk Assessment

6.2.1 The Topsoil deposits are not considered to present a significant contamination risk to construction operatives.

6.2.2 Standard hygiene precautions and dust mitigation is, as is good practice on any redevelopment site, recommended throughout the construction phase.

6.3 Waste Disposal

6.3.1 Sampling has been undertaken to characterise the in-situ soils encountered on site for the potential disposal to landfill. The classification of soils for disposal to landfill is undertaken in accordance with WM3 (v1.2GB), and a Waste Acceptance Criteria assessment (WAC) undertaken in accordance with the limits in Annex II of the Landfill Directive (Directive 1999/31/EC).

6.3.2 A single composite sample of the Topsoil was obtained using soils from each exploratory hole, referenced as TS01.

6.3.3 The assessment sheets are enclosed within Appendix G, and a summary of the findings is presented in the table below.

Potential waste population	Hazardous classification (LoW code)	Landfill classification
Topsoil	Non-Hazardous (17-05-04)	Inert
Natural soils	Non-Hazardous (17-05-04)	Inert based on soils being of natural origin and unaffected by artificial contamination.

Table 6-B: Summary of waste characterisation

6.4 Materials Management

6.4.1 In terms of the development, where reasonably practicable, landfill disposal should be minimised through the reuse of site-won materials on site, or off-site transfer of surplus soils to other development schemes or Soil Treatment Facilities. Early consideration of the site's overall material balance at the design stage is also critical in reducing the need for off-site disposal, limiting costs, and increasing the overall sustainability of the development.

6.4.2 Where Made Ground soils are to be reused onsite or materials transferred between sites, a Materials Management Plan (MMP) or Waste Exemption is recommended.

6.4.3 The process of an MMP allows soils that are suitable for reuse and have a certainty of use to not be considered a waste, and therefore not fall under the waste regulations. This scheme is self-regulated within the industry and is supported in principle by the Environment Agency.

7 Geotechnical Discussion

7.1 Scheme Overview

7.1.1 The following assessments are made on the investigatory data presented in the preceding sections of this report and are made with reference to the specific nature of the development. Should scheme proposals change then it is recommended that the validity of the conclusions of this report in relation to the revised scheme are checked.

7.1.2 The proposed development is for construction of an 11v11 3G LED Floodlit Artificial Grass Pitch (AGP), including car park extension.

7.1.3 In view of the scheme proposals, the geotechnical elements considered in this report are outlined below:

a) Floodlight and pitch foundations
b) Drainage

7.2 Key Geotechnical Issues

7.2.1 In view of the ground conditions, the following list summarises the key geotechnical issues that may i mpact the scheme and will therefore need to be appropriately managed during the lifecycle of the project:

- Low strength natural soils
- Groundwater

7.3 Low Strength Natural Soils

7.3.1 The near surface Devensian Till was observed as soft, generally exhibiting a low shear strength (25 kN/m^2) below depths of 0.8 m bgl, which may not be suitable for supporting concentrated foundation loads. This is likely to be attributed to the presence of perched groundwater within clay soils.

7.3.2 Accordingly, excavations to form traditional spread foundations for floodlights should extend into clay soils which achieve a minimum shear strength of 40 kN/m^2, otherwise alternative foundation solutions may be required (piles/ground improvement). It would be prudent to complete verification testing (boreholes with SPTs/dynamic probing) at each floodlight position prior to design and construction.

7.4 Groundwater

7.4.1 The inflow of groundwater into excavations may lead to instability and excavation collapse. However, flow rates are anticipated to relatively minor, and it may be possible that groundwater can be controlled via conventional sump pumping techniques, and shoring used to maintain the stability of excavation sides where necessary.

7.4.2 Groundwater levels are expected to vary seasonally and in response to weather events.

7.5 Floodlight Foundations

7.5.1 The cohesive deposits of Devensian Till below depths of 0.8 m bgl may not provide adequate support to the proposed floodlight bases on pad type foundations. As outlined in Section 7.3, excavations to form traditional spread foundations should extend into clay soils which achieve a minimum shear strength of 40 kN/m^2. Excavations for foundations are likely to encounter clay deposits as described above. The following assessments are therefore based on foundations located within cohesive soils.

7.5.2 Laboratory testing indicates that the soils are of high volume change potential and thus, foundations should extend a minimum of 1.0m depth below the proposed ground level, subject to penetrating the naturally deposited soils by a minimum of 0.3m, and achieving the minimum shear strength of 40 kN/m^2.

7.5.3 The results of calculations undertaken to determine the bearing values for pad type foundations in cohesive Devensian Till, based on a shear strength of 40 kN/m^2, are presented below;

Plan size of pad (m)	Ultimate bearing value (kN/m^2)	Presumed bearing value (kN/m^2)	Allowable bearing pressure (kN/m^2)
1.0 x 1.0	390	140	140
1.5 x 1.5	370	135	95
2.0 x 2.0	360	130	70

Table 7-A: Bearing values for floodlight foundations

7.5.4 The presumed bearing values have been derived from the ultimate bearing value by applying a factor of safety of 3.

7.5.5 The allowable bearing capacity is derived assuming a constant, uniformly applied load, with a settlement limit of 25mm.

7.5.6 It would be prudent to complete verification testing (boreholes with SPTs/dynamic probing) at each floodlight position prior to design and construction to confirm required foundation depths.

7.5.7 The above assessment assumes floodlights will be located centrally on the pad and eccentric loading has not been considered. This should be accounted for by the foundation designer where necessary.

7.6 Pitch and Car Park Foundations

7.6.1 It is anticipated that the proposed AGP and car park will be located at or about existing ground levels, with the formation located on Devensian Till/ Reworked Devensian Till following removal of any Topsoil type material.

7.6.2 CBR value has been determined for the proposed AGP and car park using in-situ Dynamic Cone Penetrometer testing following the methodology defined by the Highways England Document CS229 Data for Pavement Assessment. The results are presented in Appendix C and the location of test positions are shown on Drawing 01.

7.6.3 Based on the anticipated founding depth and DCP results, a CBR design value of 5% can be adopted for soils that are likely to be representative of those which remain at or near pitch formation levels.

7.6.4 It is recommended that the formation level is trimmed and rolled following the requirements outlined in the Specification for Highway Works Series 600. Such a process will identify any soft/loose areas, which should either be excavated out and backfilled with a suitable well compacted material similar to those exposed in the sides of the resulting excavation, or large cobbles of a good quality stone rolled into the formation to stabilise the 'soft/loose' area.

7.6.5 The Devensian Till/ Reworked Devensian Till deposits are considered frost susceptible and this may override the CBR criteria for pavement foundation design purposes.

7.7 Drainage

7.7.1 Infiltration testing has been undertaken at the site following the principles of BRE 365: Soakaway Design (2016). The results are presented in Appendix C.

7.7.2 The deposits of the Devensian Till were encountered as a cohesive material. Indicative testing was undertaken within HP02, however only one cycle could be undertaken during the fieldwork due to the very slow dissipation of water added. Due to insufficient infiltration over the test period, permeability could not be determined.

7.7.3 As a result, such soils are considered to be effectively impermeable for the purposes of drainage design. On this basis, disposal of stormwater via a soakaway is not considered viable.

7.7.4 As an alternative, it is possible that the AGP drainage could key into an existing pitch drainage systems, if present. In addition, subject to permissions, water could potentially be discharged into the tributary of Bushburn Brook some 100m to the west of the AGP footprint. If these are considered options for the development a comprehensive drainage assessment will be required to determine the potential impact on the capacity of the existing systems, to identify the invert levels of existing features, and to confirm drainage gradients achievable across the proposed AGP area.

7.8 Aggressiveness of the Ground to Buried Concrete

7.8.1 The aggressiveness of the ground with respect to buried concrete has been assessed in accordance with Building Research Establishment Special Digest 1: Concrete in Aggressive Ground Third Edition (2005).

7.8.2 The site is interpreted to be a greenfield site where pyrite is unlikely to be present.

7.8.3 The classification of the strata is tabulated below:

Stratum	Disturbed / Undisturbed	Design sulphate class	Aggressive chemical environment for concrete class
Devensian Till	N/A	DS-1	AC-1s

Table 7-B: Summary of the aggressiveness of the ground to buried concrete

8 Recommendations for Further Works

8.1.1 Due to the presence of low strength Devensian Till below depths of 0.8m bgl across the AGP area, we recommend completion of verification testing (boreholes with SPTs/dynamic probing) at each floodlight position prior to design and construction and confirm required foundation depths.

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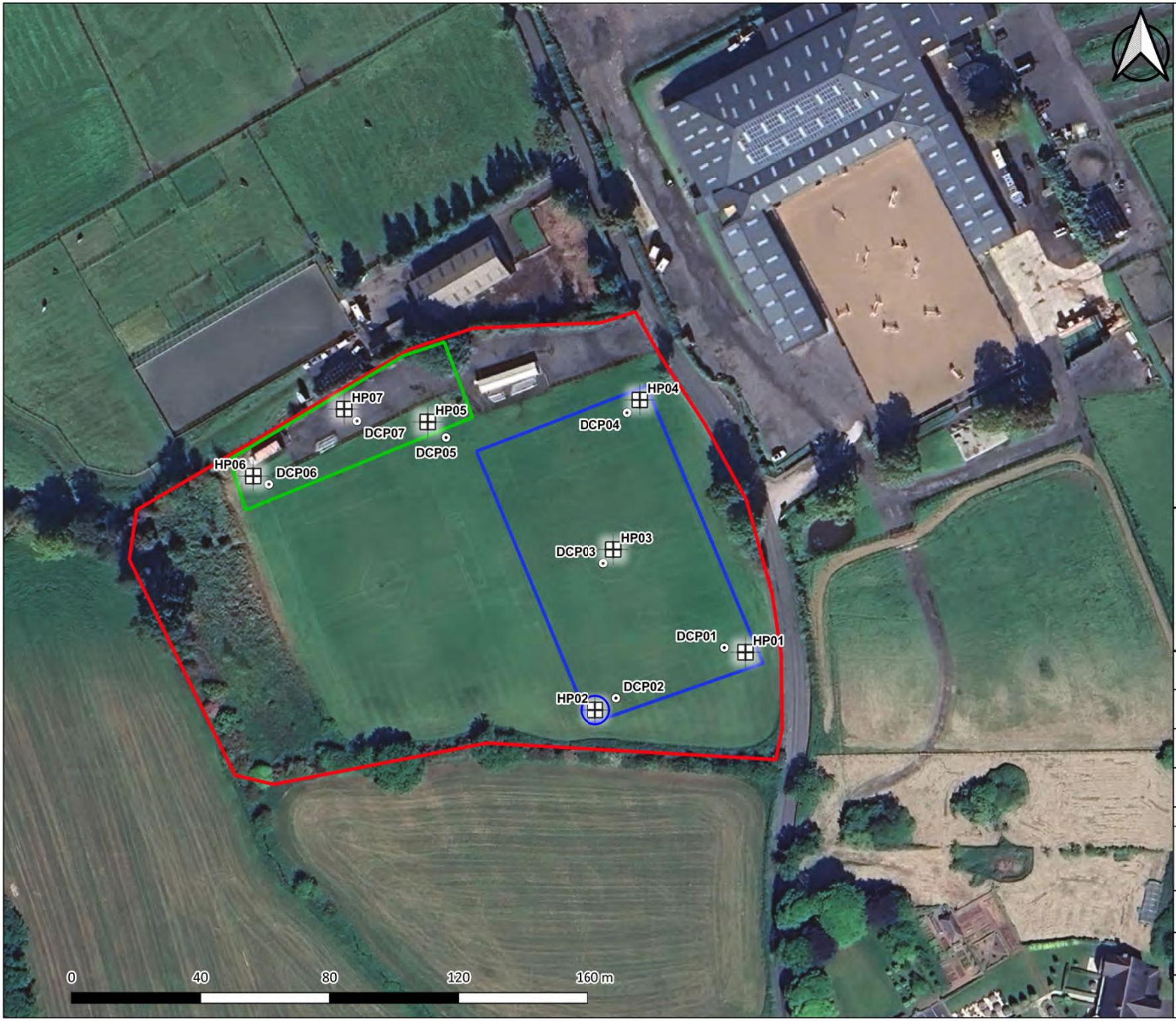
Appendix A Drawings



Key:

- Site Boundary
- Proposed AGP Footprint
- Proposed Parking
- Hand Pit
- Dynamic Cone Penetrometer (DCP) Test
- Soakaway Testing

Notes

1) Base image provided by Google.

2) All drawn features are approximate.

REV	DATE	COMMENT ON VARIATION
A	Dec 2025	First issue

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PROJECT
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TITLE
Exploratory Hole Location Plan

DRAWING No.
STX7133-D01-A

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Appendix B Exploratory Hole Logs

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Key to legends

Composite materials, soils and lithology							
	Topsoil		Made Ground		Boulders		Chalk
	Clay		Coal		Cobbles		Concrete
	Gravel		Limestone		Mudstone		Peat
	Sand		Sandstone		Silt		Siltstone

Note: Composite soil types are signified by combined symbols.

Key to 'test results' and 'sampling' columns

Test result	
Depth	Records depth that the test was carried out (i.e.: at 2.10m or between 2.10m and 2.55m)
Result	PP – Pocket penetrometer result reported as an equivalent undrained shear strength (kN/m²) by applying a factor of 50. SV – Hand held shear vane result reported as an undrained shear strength (kN/m²). Where multiple readings are taken at the same level the average value is shown on the log. * Signifies that instrument limit reached.
	SPT – Standard Penetration Test result (N value uncorrected)[1,2,3] SPT(c) – Standard Penetration Test result (solid cone) (N value) (uncorrected)[1,2,3] * Signifies that the test was terminated before full penetration was achieved.
	UT – Undisturbed sample 100mm diameter sampler with number of blows of driving equipment required to obtain sample

Sampling		
From (m) To (m)	Records depth of sampling	
Type	D	Disturbed sample
	B	Bulk disturbed sample
	ES	Environmental sample
	SPTLS	SPT liner sample
	W	Water sample
	U	Undisturbed thick-walled sample 100mm diameter sampler
	UT	Undisturbed thin walled sample 100mm diameter sampler
	UTF	Failed undisturbed sample

Note 1: Total seating blows recorded in brackets.

Note 2: Casing depth records depth of casing when SPT or SPT(c) was carried out.

Note 3: Water depth records depth of water when SPT or SPT(c) was carried out.

Water observations

Described at foot of log and shown in the 'water strike' column.

Water level observed after specified delay in drilling

Water strike

Installation details

	Gravel filter		Bentonite
	Slotted pipe		Unslotted pipe
	Arisings		Grout
	Extensometer magnet		Vibrating wire piezometer

Density

Density recorded in brackets determined by qualitative field assessment or inferred from density testing and soil descriptions from across the site (i.e.: [Medium dense]).

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STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Grass onto brown slightly sandy CLAY with frequent rootlets. (TOPSOIL - MADE GROUND)							0.10		ES
	0.25								
Firm orangish brown mottled grey slightly gravelly CLAY. Gravel is fine to coarse subangular sandstone and siltstone. (DEVENSIAN TILL)					PP 0.30	PP 109			
							0.40		D
					PP 0.60	PP 75			
							0.75		D
...at 0.8m depth, becoming soft.					PP 0.90	PP 38			
							1.10		D
					PP 1.15	PP 54			
	1.20								
TRIAL PIT TERMINATED AT 1.20m									

Notes
Trial pit sides remained upright and stable upon completion.

Groundwater observations

Strike (m)	Comments
1.00	Rising to 1.05m after completion of the pit.

Title Trial pit record	**Dimensions (w x l)** 0.35m x 0.35m	**Date(s)** 26/11/2025
Method Hand excavated	**Plant used** Hand tools	**Sheet number** Sheet 1 of 1
Level (m OD) -	**Logged by** OH	**Revision** A
Co-ordinates Not surveyed	**Status** FINAL	**HP01**

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STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Grass onto brown slightly sandy CLAY with frequent rootlets. (TOPSOIL)							0.20		ES
Firm orangish brown mottled grey slightly gravelly CLAY. Gravel is fine to medium subangular to subrounded sandstone and siltstone. (DEVENSIAN TILL)	0.30				PP 0.40	PP 92			
							0.60		D
					PP 0.70	PP 71			
...at 1.00m depth, becoming soft					PP 1.00	PP 34	1.00		D
					PP 1.10	PP 17			
TRIAL PIT TERMINATED AT 1.20m	1.20								

Notes
Trial pit sides remained upright and stable upon completion. Infiltration testing performed.

Groundwater observations

Strike (m)	Comments
1.10	No significant rise after 20 minutes.

Title Trial pit record	**Dimensions (w x l)** 0.35m x 0.35m	**Date(s)** 26/11/2025
Method Hand excavated	**Plant used** Hand tools	**Sheet number** Sheet 1 of 1
Level (m OD) -	**Logged by** OH	**Revision** A
Co-ordinates Not surveyed	**Status** FINAL	**HP02**

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STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Grass onto brown very sandy CLAY with frequent rootlets. (TOPSOIL)							0.30		ES
Firm orangish brown mottled grey slightly gravelly CLAY. Gravel is fine to medium subangular to subrounded sandstone and siltstone. (DEVENSIAN TILL)	0.35				PP 0.40	PP 79	0.50		D
					PP 0.70	PP 75			
...at 0.8m depth, becoming soft.					PP 0.90	PP 17	1.10		D
TRIAL PIT TERMINATED AT 1.20m	1.20				PP 1.19	PP 13			

Notes
Trial pit sides remained upright and stable upon completion.

Groundwater observations

Strike (m)	Comments
1.15	No significant rise after 20 minutes.

Title Trial pit record	**Dimensions (w x l)** 0.35m x 0.40m	**Date(s)** 26/11/2025
Method Hand excavated	**Plant used** Hand tools	**Sheet number** Sheet 1 of 1
Level (m OD) -	**Logged by** OH	**Revision** A
Co-ordinates Not surveyed	**Status** FINAL	**HP03**

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STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Grass onto brown slightly gravelly slightly clayey fine to coarse SAND with many rootlets. Gravel is fine to coarse angular to subrounded concrete, siltstone and occasional brick. (TOPSOIL)							0.15		ES
Firm orangish brown mottled grey slightly gravelly CLAY with low cobble content of subrounded siltstone. (DEVENSIAN TILL)	0.30				PP 0.30	PP 117	0.40		D
					PP 0.60	PP 75			
...at 0.9m depth, becoming soft.					PP 0.90	PP 25	1.00		D
TRIAL PIT TERMINATED AT 1.20m	1.20				PP 1.19	PP 21			

Notes
Trial pit sides remained upright and stable upon completion.

Groundwater observations

Strike (m)	Comments
1.00	Rising to 0.9m upon completion.

Title Trial pit record	**Dimensions (w x l)** 0.35m x 0.35m	**Date(s)** 26/11/2025
Method Hand excavated	**Plant used** Hand tools	**Sheet number** Sheet 1 of 1
Level (m OD) -	**Logged by** OH	**Revision** A
Co-ordinates Not surveyed	**Status** FINAL	**HP04**

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STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Grass onto brown slightly gravelly slightly clayey fine to coarse SAND with frequent rootlets. Gravel is fine to coarse angular to subrounded concrete, siltstone and occasional brick. (TOPSOIL - MADE GROUND)							0.20		ES
	0.25								
Firm brown slightly sandy slightly gravelly CLAY. Gravel is fine to coarse angular to subrounded sandstone and siltstone. (REWORKED DEVENSIAN TILL)					PP 0.40	PP 50	0.40 0.40		ES D
	0.50								
Firm grey mottled orangish brown slightly gravelly CLAY with low cobble content of subrounded siltstone. Gravel is fine to coarse angular to subrounded sandstone, siltstone and quartzite. (DEVENSIAN TILL)					PP 0.80	PP 59	0.75		D
	1.00								
TRIAL PIT TERMINATED AT 1.00m									

Notes
Trial pit sides remained upright and stable upon completion. Terminated due to presence of cobble in base of pit.

Groundwater observations

Strike (m)	Comments

No groundwater strike recorded

Title Trial pit record	**Dimensions (w x l)** 0.30m x 0.35m	**Date(s)** 26/11/2025
Method Hand excavated	**Plant used** Hand tools	**Sheet number** Sheet 1 of 1
Level (m OD) -	**Logged by** OH	**Revision** A
Co-ordinates Not surveyed	**Status** FINAL	**HP05**

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STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Grass onto brown slightly sandy CLAY with frequent rootlets. (TOPSOIL)							0.20		ES
Firm grey mottled orangish brown slightly gravelly CLAY with low cobble content of subrounded siltstone. Gravel is fine to coarse angular to subrounded sandstone, siltstone and quartzite. (DEVENSIAN TILL)	0.30				PP 0.35	PP 46	0.40		D
					PP 0.70	PP 71			
					PP 0.90	PP 63			
TRIAL PIT TERMINATED AT 1.00m	1.00								

Notes
Trial pit sides remained upright and stable upon completion.

Groundwater observations

Strike (m)	Comments
0.95	Rising to 0.9m upon completion.

Title Trial pit record	**Dimensions (w x l)** 0.30m x 0.30m	**Date(s)** 26/11/2025
Method Hand excavated	**Plant used** Hand tools	**Sheet number** Sheet 1 of 1
Level (m OD) -	**Logged by** OH	**Revision** A
Co-ordinates Not surveyed	**Status** FINAL	**HP06**

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STRATA				WATER STRIKES	IN SITU TESTING		SAMPLING		
DESCRIPTION	DEPTH (m)	REDUCED LVL (m OD)	LEGEND		TYPE / DEPTH (m)	RESULT	FROM (m)	TO (m)	TYPE
Dark brown slightly sandy fine to coarse GRAVEL of angular to subangular igneous rock. (MADE GROUND)							0.05		ES
	0.10								
Firm grey mottled orangish brown slightly gravelly CLAY. Gravel is fine to coarse angular to subangular sandstone and siltstone. (DEVENSIAN TILL)									
...at 0.1m depth, fabric membrane observed.					PP 0.50	PP 46			
							0.80		D
					PP 0.90	PP 46			
TRIAL PIT TERMINATED AT 1.00m	1.00								

Notes
Trial pit sides remained upright and stable upon completion.

Groundwater observations

Strike (m)	Comments
0.70	Rising to 0.9m upon completion.

Title Trial pit record	**Dimensions (w x l)** 0.35m x 0.30m	**Date(s)** 26/11/2025
Method Hand excavated	**Plant used** Hand tools	**Sheet number** Sheet 1 of 1
Level (m OD) -	**Logged by** OH	**Revision** A
Co-ordinates Not surveyed	**Status** FINAL	**HP07**

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Appendix C In Situ Test Results

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Dynamic Cone Penetrometer (DCP) summary

Location	Layer No.	CBR (%)	Thickness (mm)	Start depth (mmBGL)	Base depth (mmBGL)
DCP07	1	15.4	120	10	130
DCP07	2	9.4	740	130	870
DCP06	1	8.1	320	10	330
DCP06	2	22.9	430	330	760
DCP05	1	6.7	320	20	340
DCP05	2	12.1	440	340	780
DCP04	1	4.0	170	10	180
DCP04	2	5.8	210	180	390
DCP04	3	12.5	300	390	690
DCP03	1	3.9	170	10	180
DCP03	2	7.9	330	180	510
DCP03	3	12.8	290	510	800
DCP02	1	2.2	90	10	100
DCP02	2	9.2	410	100	510
DCP02	3	14.5	230	510	740
DCP01	1	5.2	80	10	90
DCP01	2	7.9	380	90	470
DCP01	3	12.7	160	470	630

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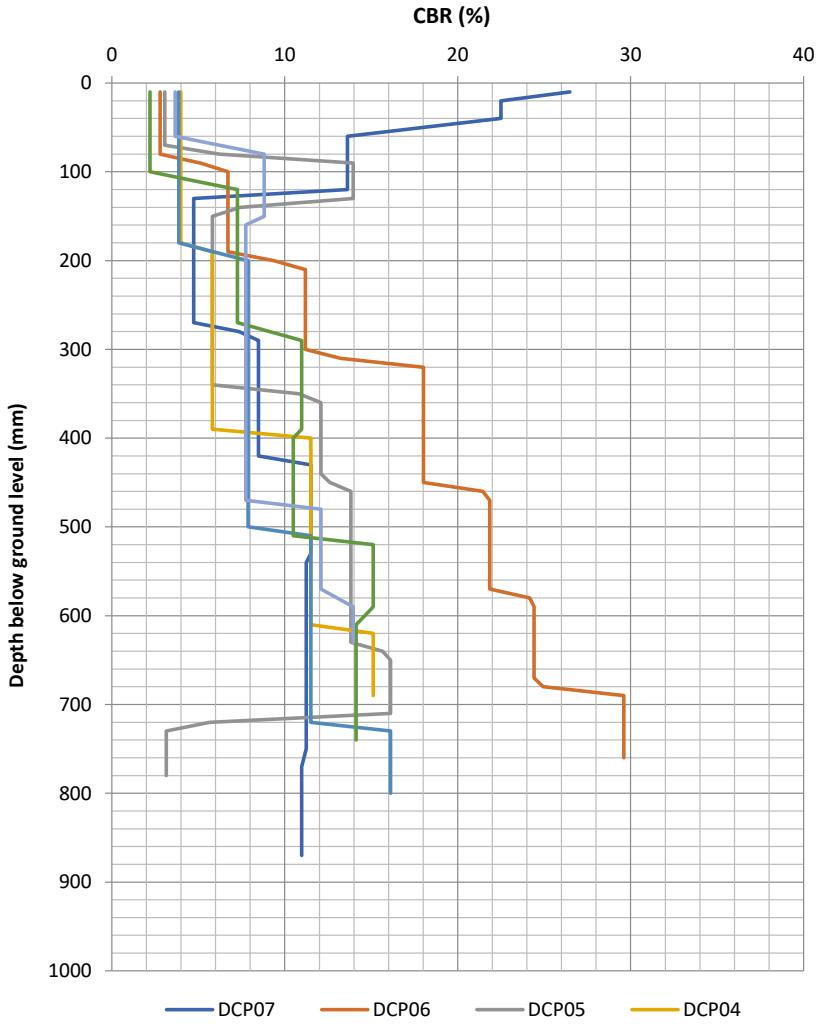
Plot showing CBR (%) against depth summary



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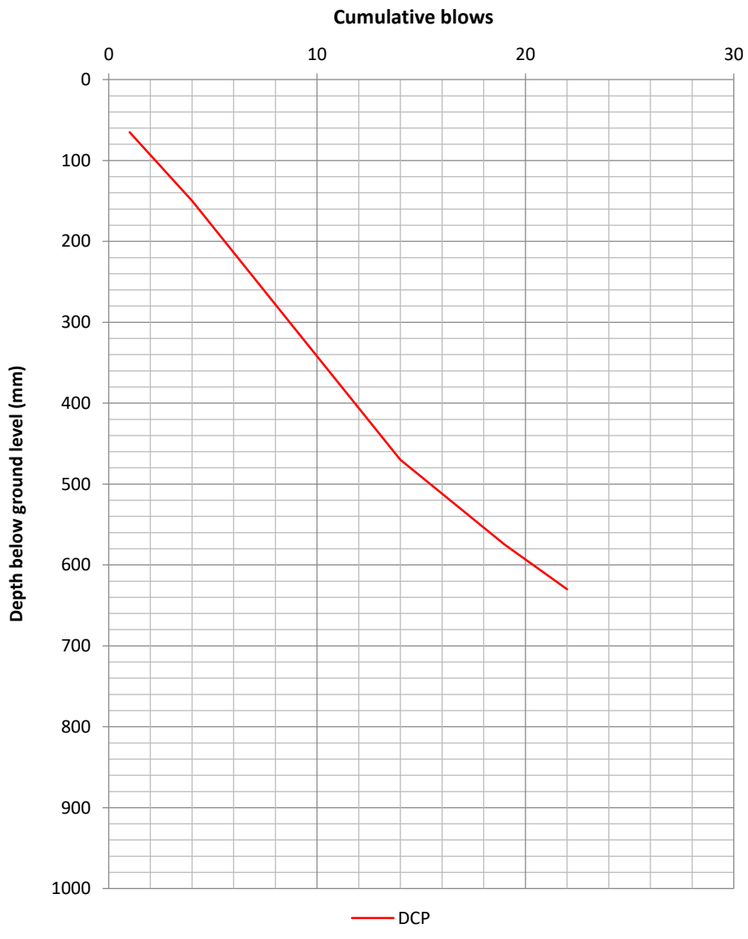
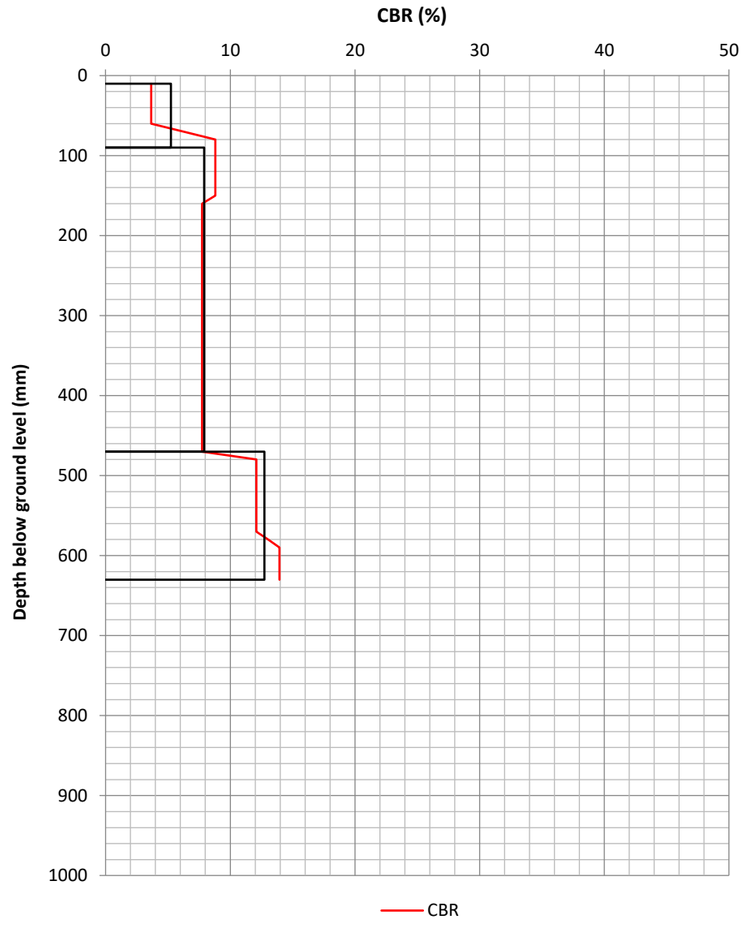
Dynamic Cone Penetrometer (DCP) test

Location	Date of test	Start depth (mm)	Zero reading (mm)	Operator
DCP01	26/11/2025	0	250	

Plot showing number of blows against depth



Plot showing CBR (%) against depth



Layer properties

Layer No.	CBR (%)	Thickness (mm)	Start depth (mmBGL)	Base depth (mmBGL)
1	**5.2**	80	10	90
2	**7.9**	380	90	470
3	**12.7**	160	470	630

Notes

1. Test procedure following Highways England Document CS229 Data for Pavement Assessment.

Calculations

Log10 (Uncorrected (UC) CBR) = 2.48 - 1.057Log10(mm/blow)

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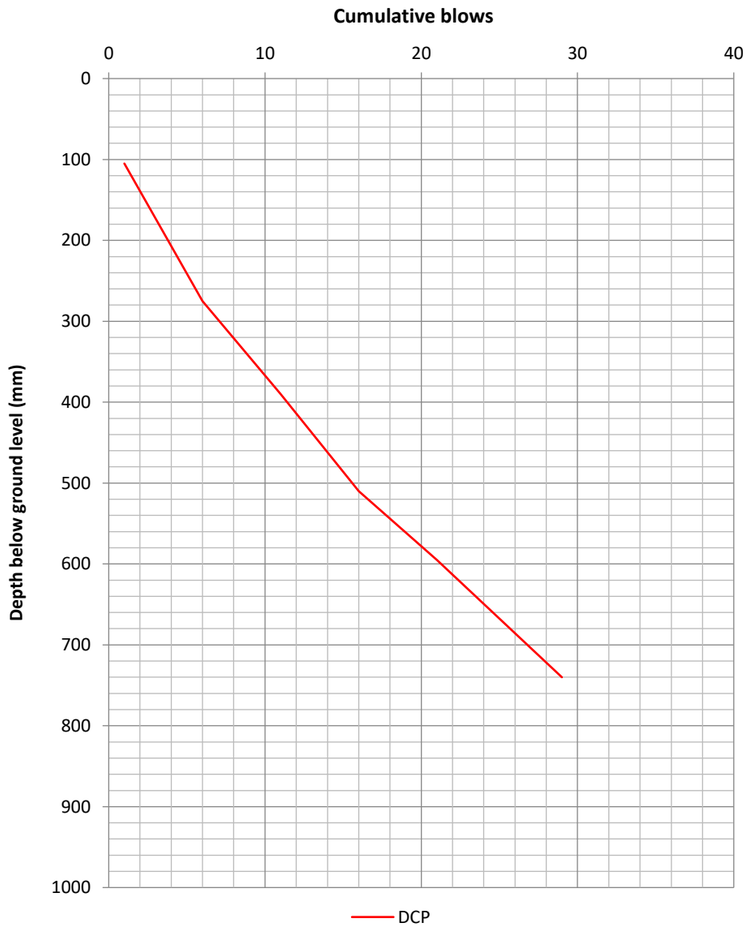
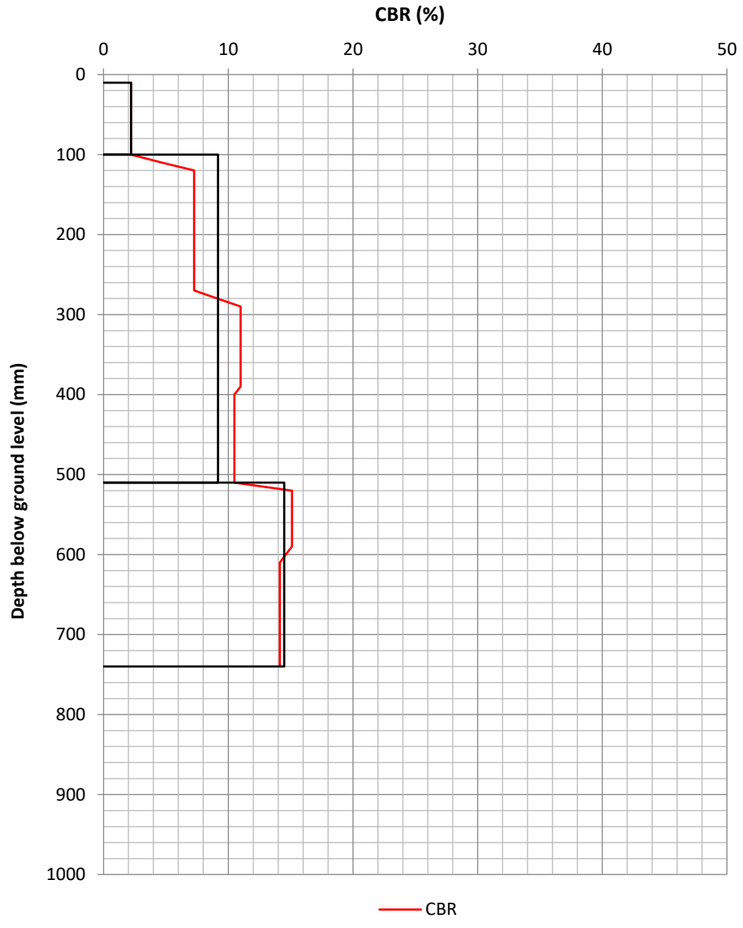
Dynamic Cone Penetrometer (DCP) test

Location	Date of test	Start depth (mm)	Zero reading (mm)	Operator
DCP02	26/11/2025	0	140	

Plot showing number of blows against depth



Plot showing CBR (%) against depth



Layer properties

Layer No.	CBR (%)	Thickness (mm)	Start depth (mmBGL)	Base depth (mmBGL)
1	**2.2**	90	10	100
2	**9.2**	410	100	510
3	**14.5**	230	510	740

Notes

1. Test procedure following Highways England Document CS229 Data for Pavement Assessment.

Calculations

Log10 (Uncorrected (UC) CBR) = 2.48 - 1.057Log10(mm/blow)

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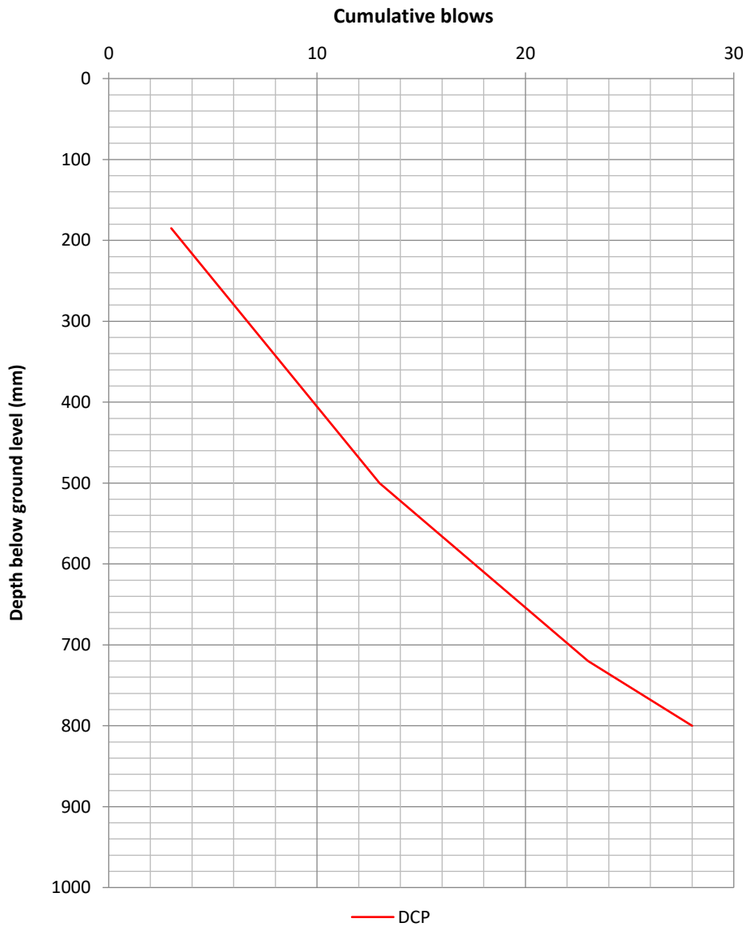
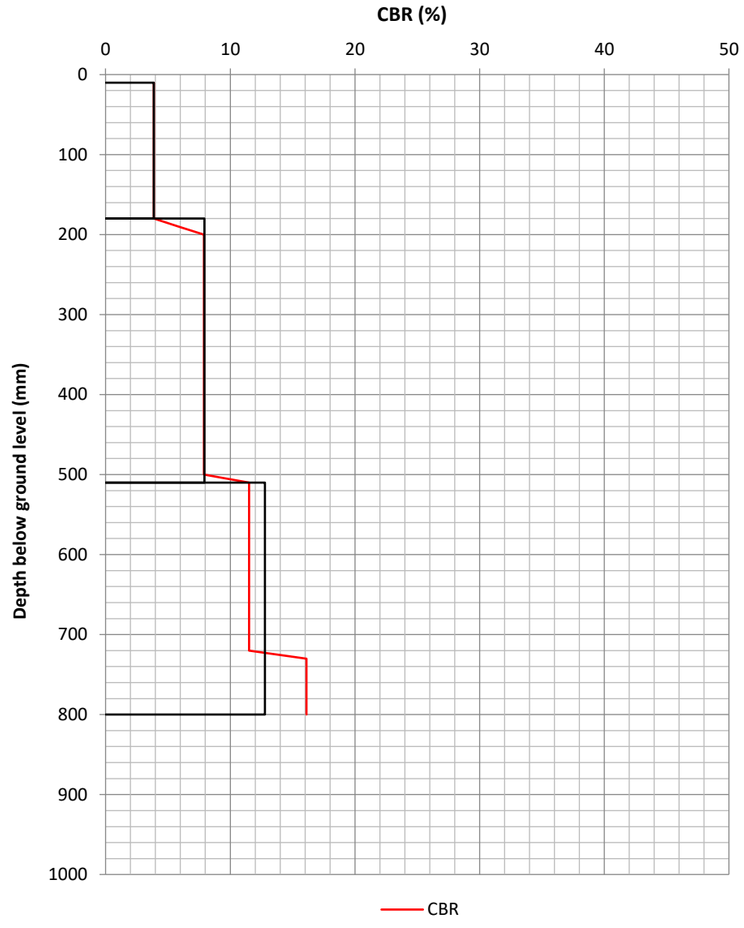
Dynamic Cone Penetrometer (DCP) test

Location	Date of test	Start depth (mm)	Zero reading (mm)	Operator
DCP03	26/11/2025	0	60	

Plot showing number of blows against depth



Plot showing CBR (%) against depth



Layer properties

Layer No.	CBR (%)	Thickness (mm)	Start depth (mmBGL)	Base depth (mmBGL)
1	**3.9**	170	10	180
2	**7.9**	330	180	510
3	**12.8**	290	510	800

Notes

1. Test procedure following Highways England Document CS229 Data for Pavement Assessment.

Calculations

Log10 (Uncorrected (UC) CBR) = 2.48 - 1.057Log10(mm/blow)

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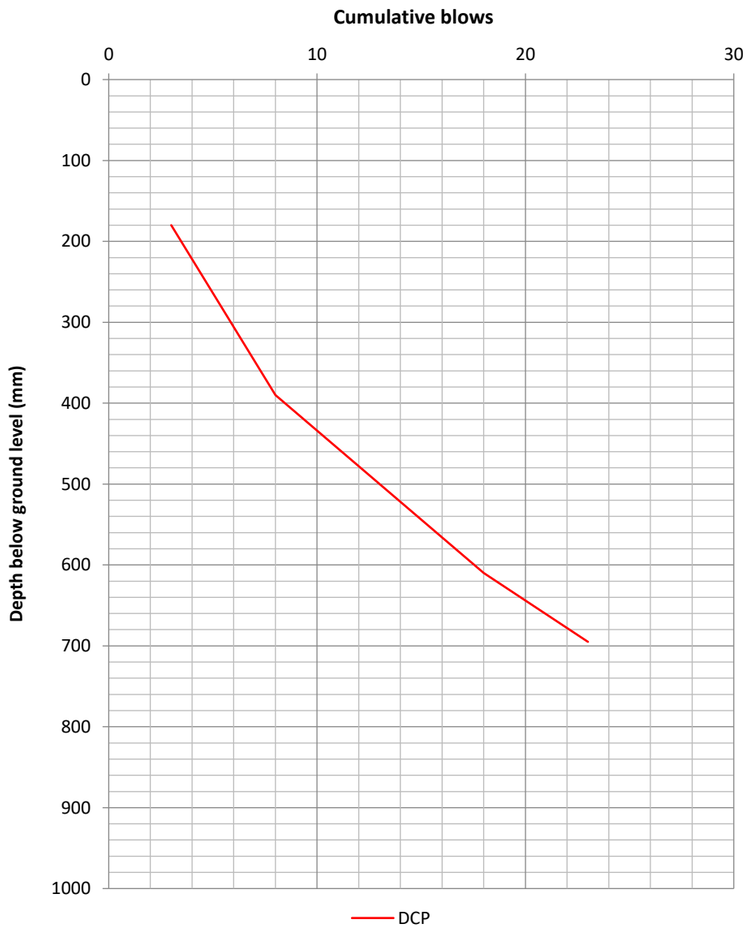
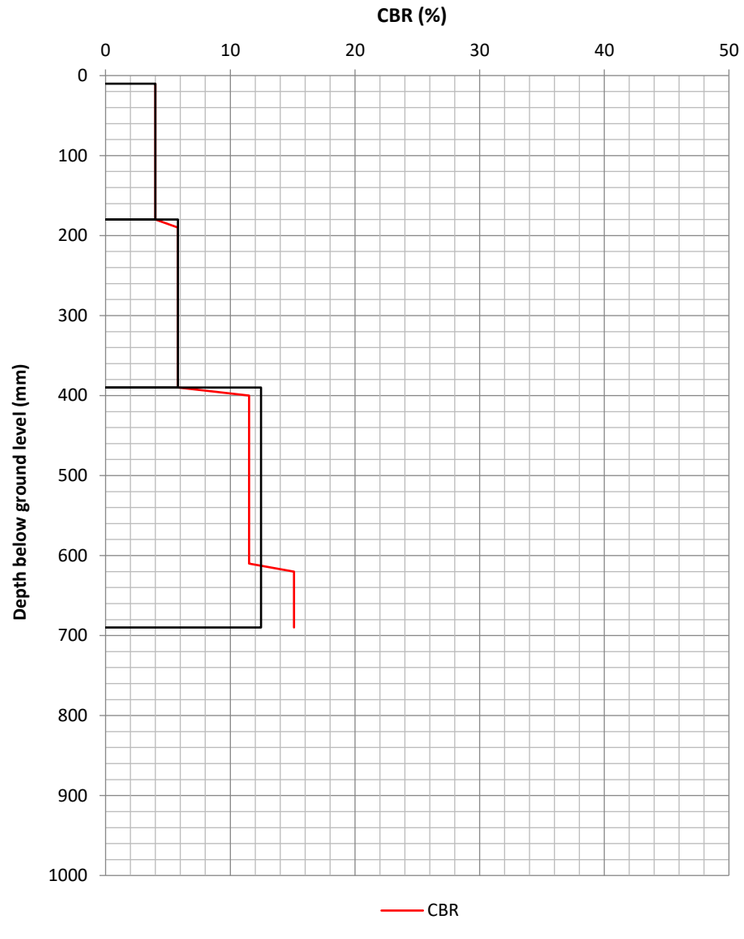
Dynamic Cone Penetrometer (DCP) test

Location	Date of test	Start depth (mm)	Zero reading (mm)	Operator
DCP04	26/11/2025	0	150	

Plot showing number of blows against depth



Plot showing CBR (%) against depth



Layer properties

Layer No.	CBR (%)	Thickness (mm)	Start depth (mmBGL)	Base depth (mmBGL)
1	**4.0**	170	10	180
2	**5.8**	210	180	390
3	**12.5**	300	390	690

Notes

1. Test procedure following Highways England Document CS229 Data for Pavement Assessment.

Calculations

Log10 (Uncorrected (UC) CBR) = 2.48 - 1.057Log10(mm/blow)

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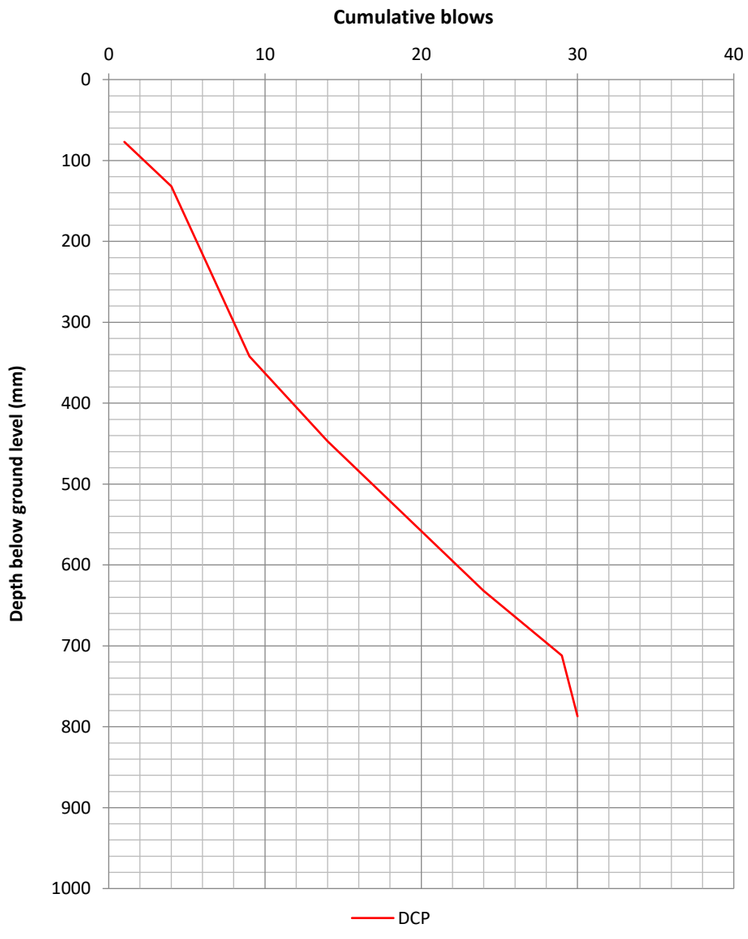
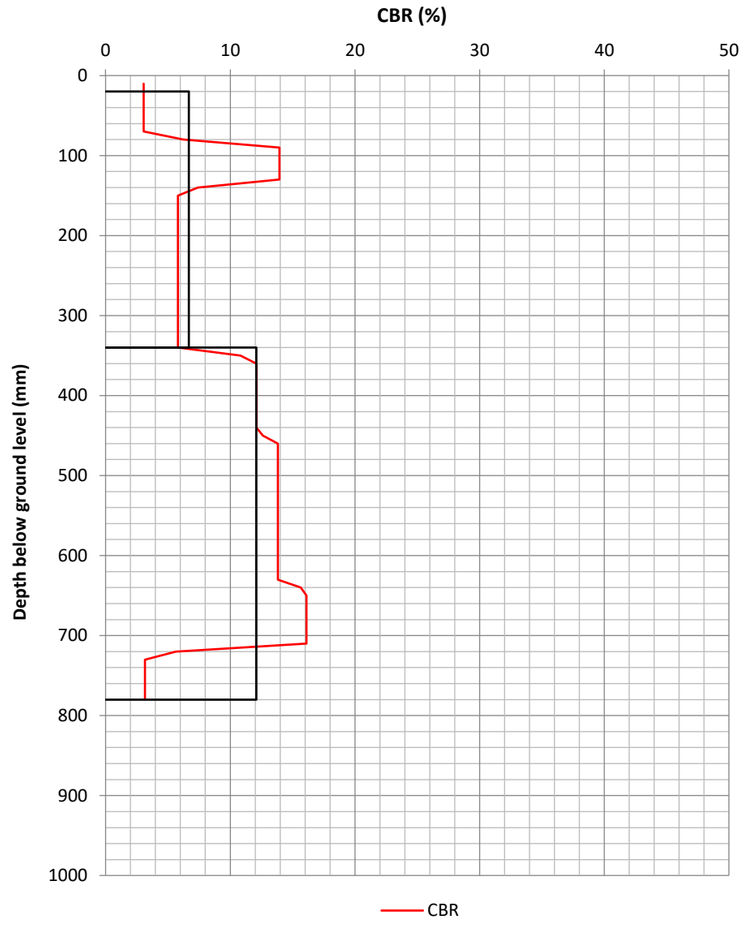
Dynamic Cone Penetrometer (DCP) test

Location	Date of test	Start depth (mm)	Zero reading (mm)	Operator
DCP05	26/11/2025	0	88	

Plot showing number of blows against depth



Plot showing CBR (%) against depth



Layer properties

Layer No.	CBR (%)	Thickness (mm)	Start depth (mmBGL)	Base depth (mmBGL)
1	**6.7**	320	20	340
2	**12.1**	440	340	780

Notes

1. Test procedure following Highways England Document CS229 Data for Pavement Assessment.

Calculations

Log10 (Uncorrected (UC) CBR) = 2.48 - 1.057Log10(mm/blow)

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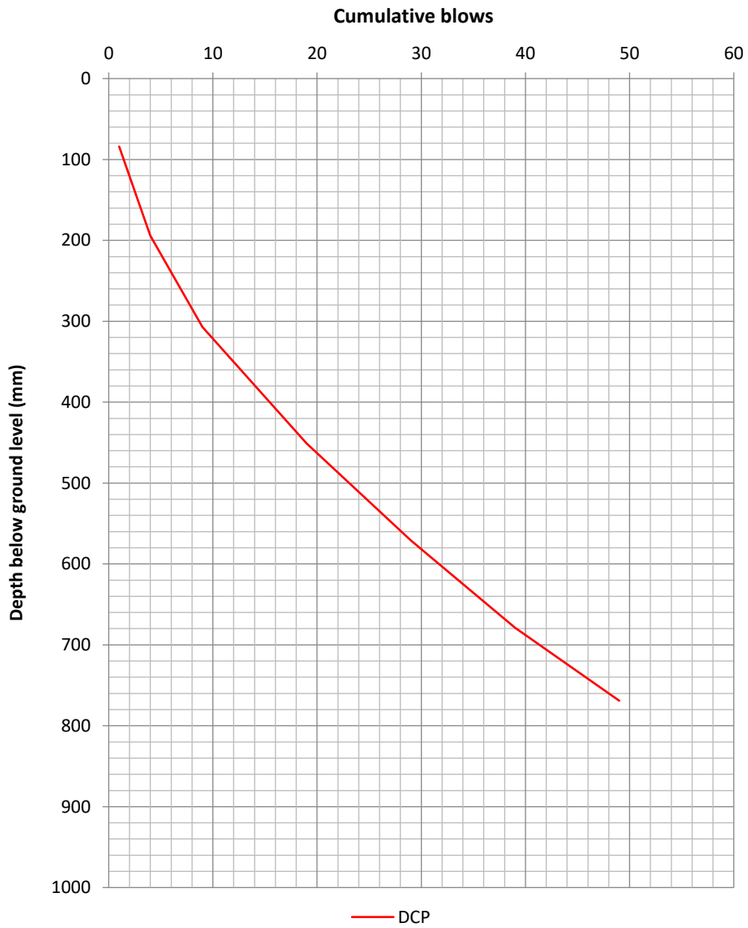
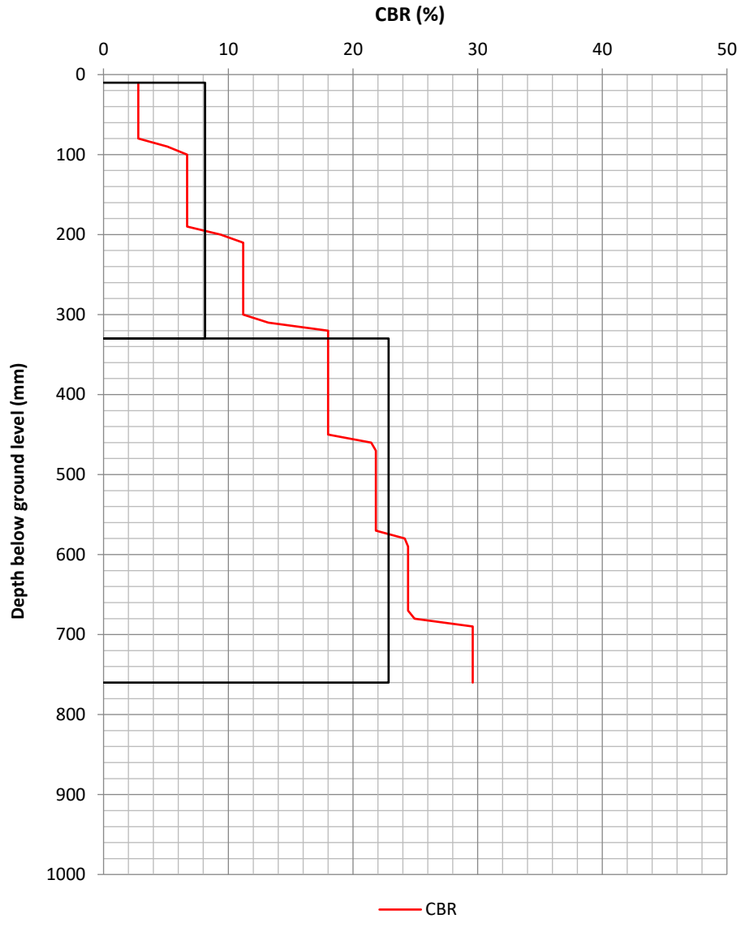
Dynamic Cone Penetrometer (DCP) test

Location	Date of test	Start depth (mm)	Zero reading (mm)	Operator
DCP06	26/11/2025	0	101	

Plot showing number of blows against depth



Plot showing CBR (%) against depth



Layer properties

Layer No.	CBR (%)	Thickness (mm)	Start depth (mmBGL)	Base depth (mmBGL)
1	**8.1**	320	10	330
2	**22.9**	430	330	760

Notes

1. Test procedure following Highways England Document CS229 Data for Pavement Assessment.

Calculations

Log10 (Uncorrected (UC) CBR) = 2.48 - 1.057Log10(mm/blow)

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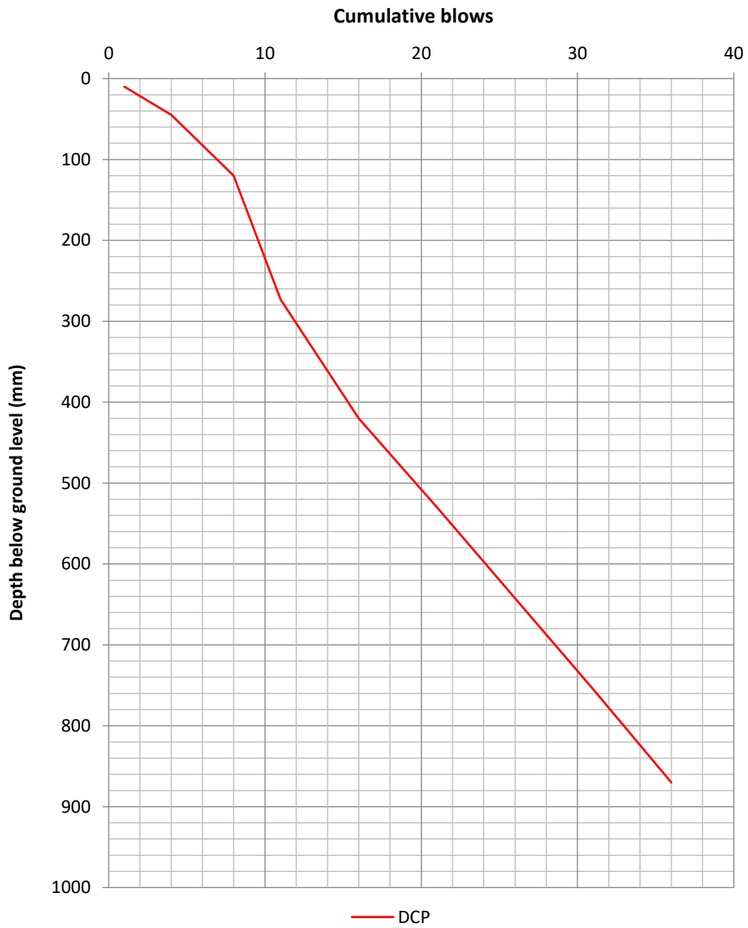
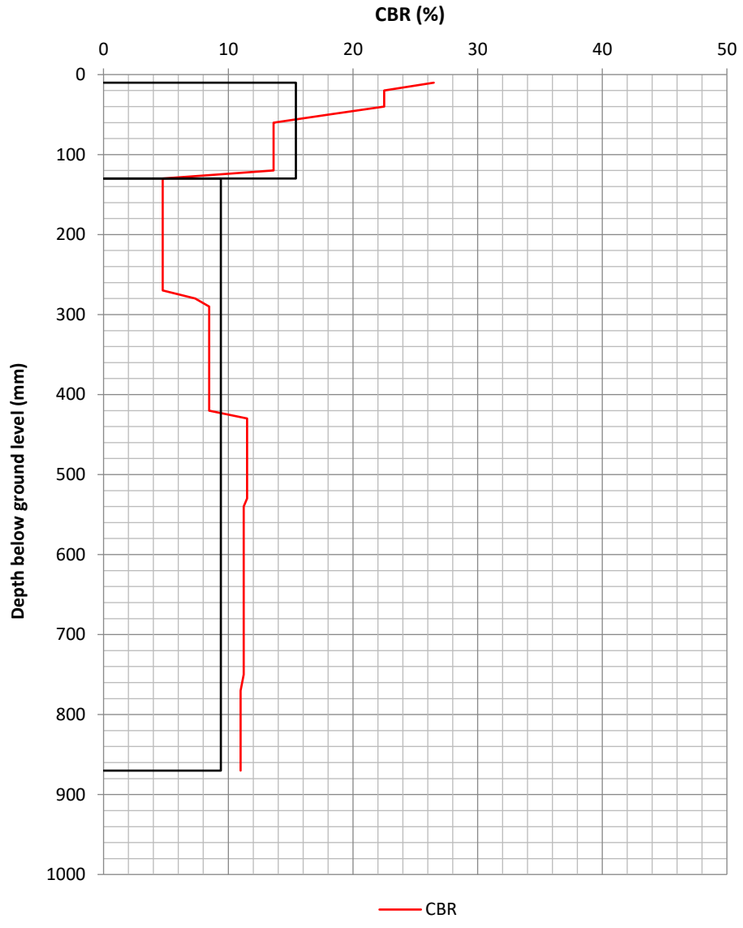
Dynamic Cone Penetrometer (DCP) test

Location	Date of test	Start depth (mm)	Zero reading (mm)	Operator
DCP07	26/11/2025	0	65	

Plot showing number of blows against depth



Plot showing CBR (%) against depth



Layer properties

Layer No.	CBR (%)	Thickness (mm)	Start depth (mmBGL)	Base depth (mmBGL)
1	**15.4**	120	10	130
2	**9.4**	740	130	870

Notes

1. Test procedure following Highways England Document CS229 Data for Pavement Assessment.

Calculations

Log10 (Uncorrected (UC) CBR) = 2.48 - 1.057Log10(mm/blow)

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Table summarising Pocket Penetrometer results

** Instrument limit reached.*

Location	Start Depth (m)	Results 1-3	Average	Undrained Shear Strength (kN/m^2)
HP01	0.30	2.5/2/2	2.17	108
HP01	0.60	1.75/1.5/1.25	1.50	75
HP01	0.90	0.75/0.75/0.75	0.75	38
HP01	1.15	1.25/1/1	1.08	54
HP02	0.40	2/1.75/1.75	1.83	92
HP02	0.70	1.5/1.5/1.25	1.42	71
HP02	1.00	0.75/0.75/0.5	0.67	33
HP02	1.10	0.5/0.25/0.25	0.33	17
HP03	0.40	1.5/2/1.25	1.58	79
HP03	0.70	1.5/1.5/1.5	1.50	75
HP03	0.90	0.25/0.5/0.25	0.33	17
HP03	1.19	0.25/0.25/0.25	0.25	13
HP04	0.30	2.5/2.5/2	2.33	117
HP04	0.60	1.5/1.5/1.5	1.50	75
HP04	0.90	0.5/0.5/0.5	0.50	25
HP04	1.19	0.5/0.5/0.25	0.42	21
HP05	0.40	1/1/1	1.00	50
HP05	0.80	1.25/1.25/1	1.17	58
HP06	0.35	1/1/0.75	0.92	46
HP06	0.70	1.5/1.5/1.25	1.42	71
HP06	0.90	1.25/1.25/1.25	1.25	63
HP07	0.50	0.75/1/1	0.92	46
HP07	0.90	1/1/0.75	0.92	46

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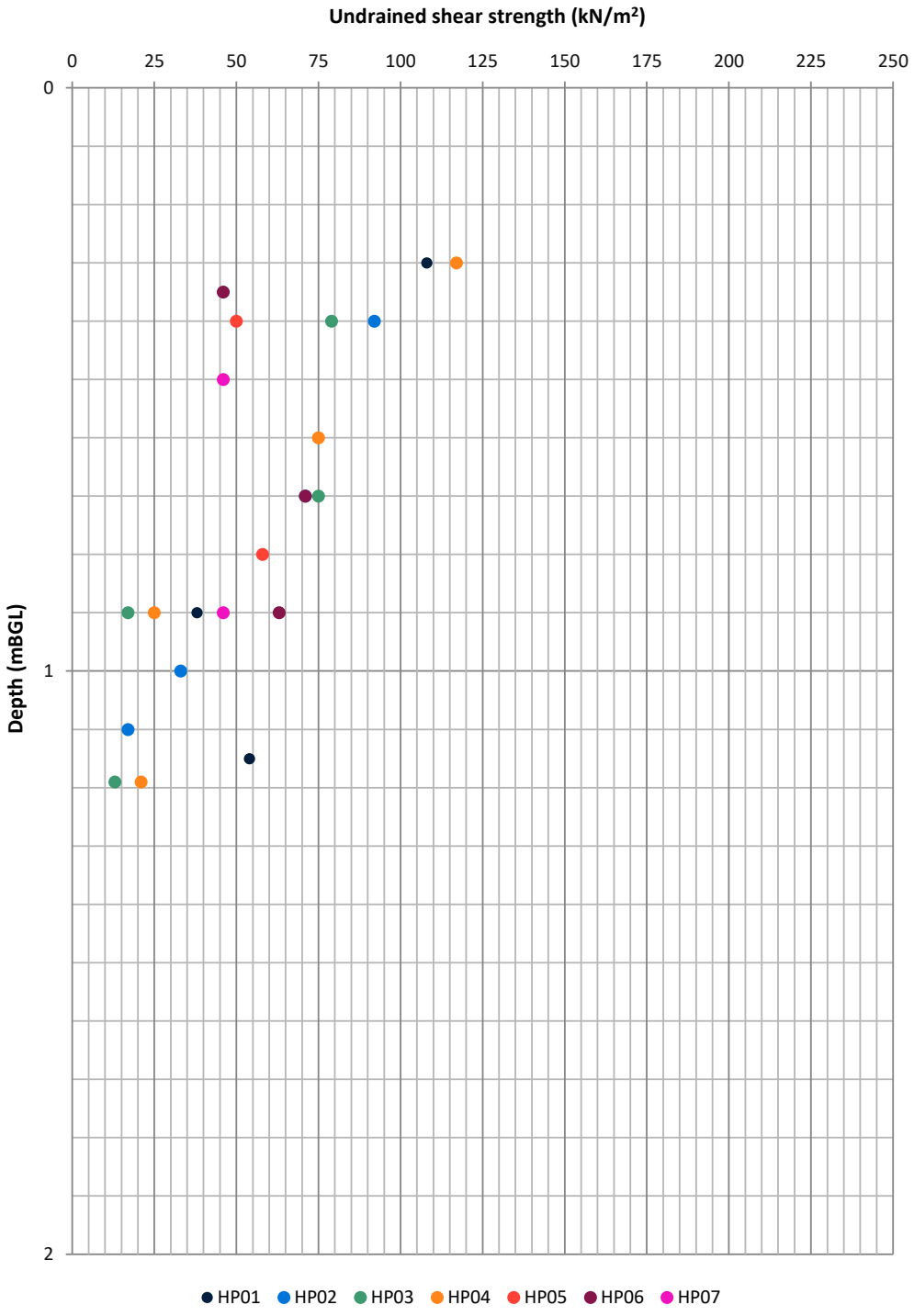
Plot summarising Pocket Penetrometer results versus depth filtered by location



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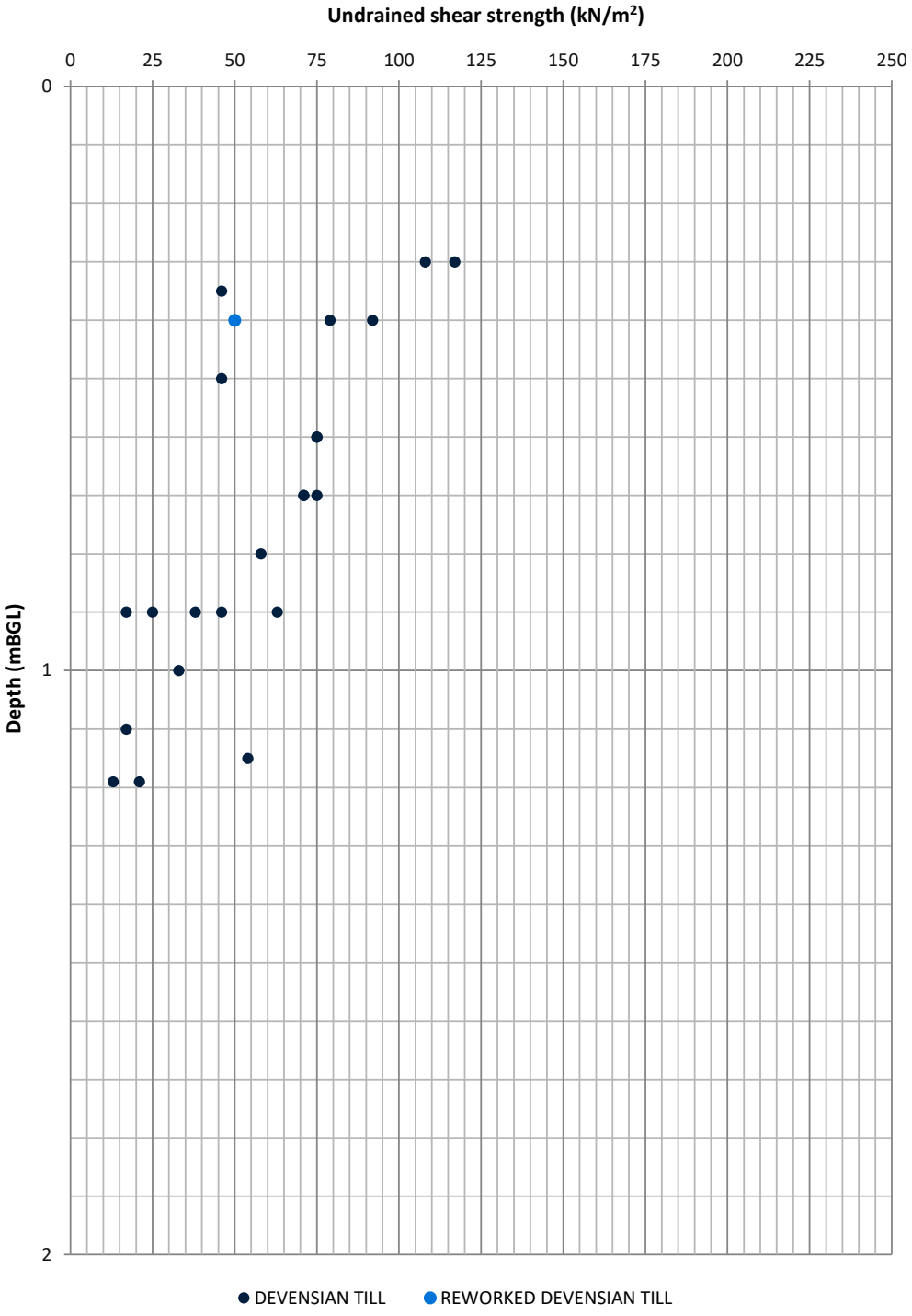
Plot summarising Pocket Penetrometer results versus depth filtered by geology



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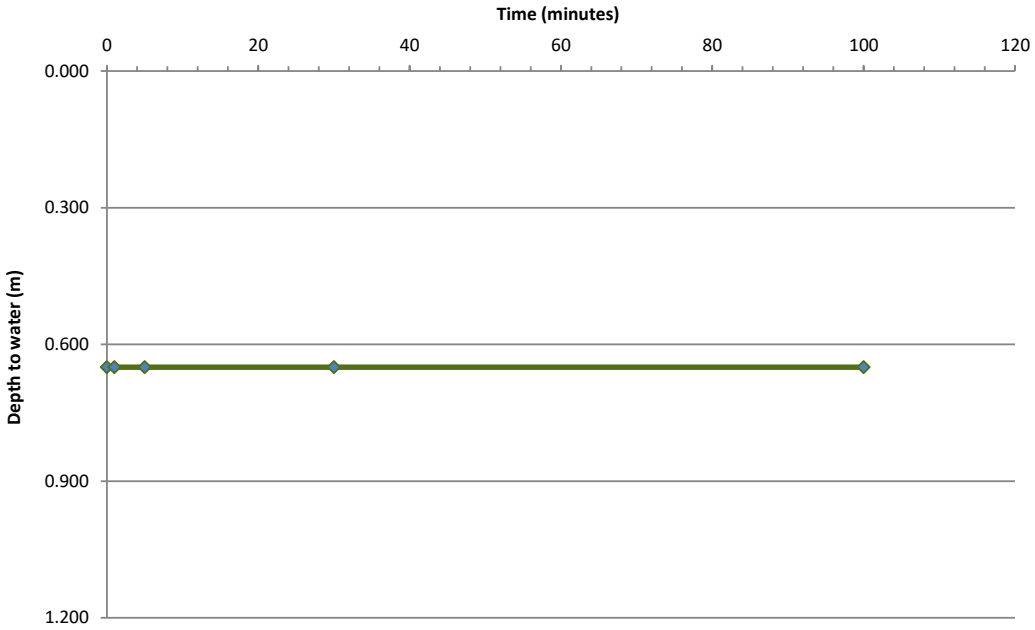
Soil infiltration test (following BRE Digest 365 2016)

Location	Cycle	Test date	Plan dimensions (m)
HP02	1	26/11/2025	0.35 x 0.35

Groundwater observations (at time of excavation)

1.1

Depth of pit at start (m)	Depth of pit at end (m)	Strata Tested
1.2	1.2	DEVENSIAN TILL



Insufficient infiltration over 100 minutes of monitoring therefore unable to calculate soil infiltration rate.

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Appendix D Geotechnical Laboratory Test Results

TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

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

4041

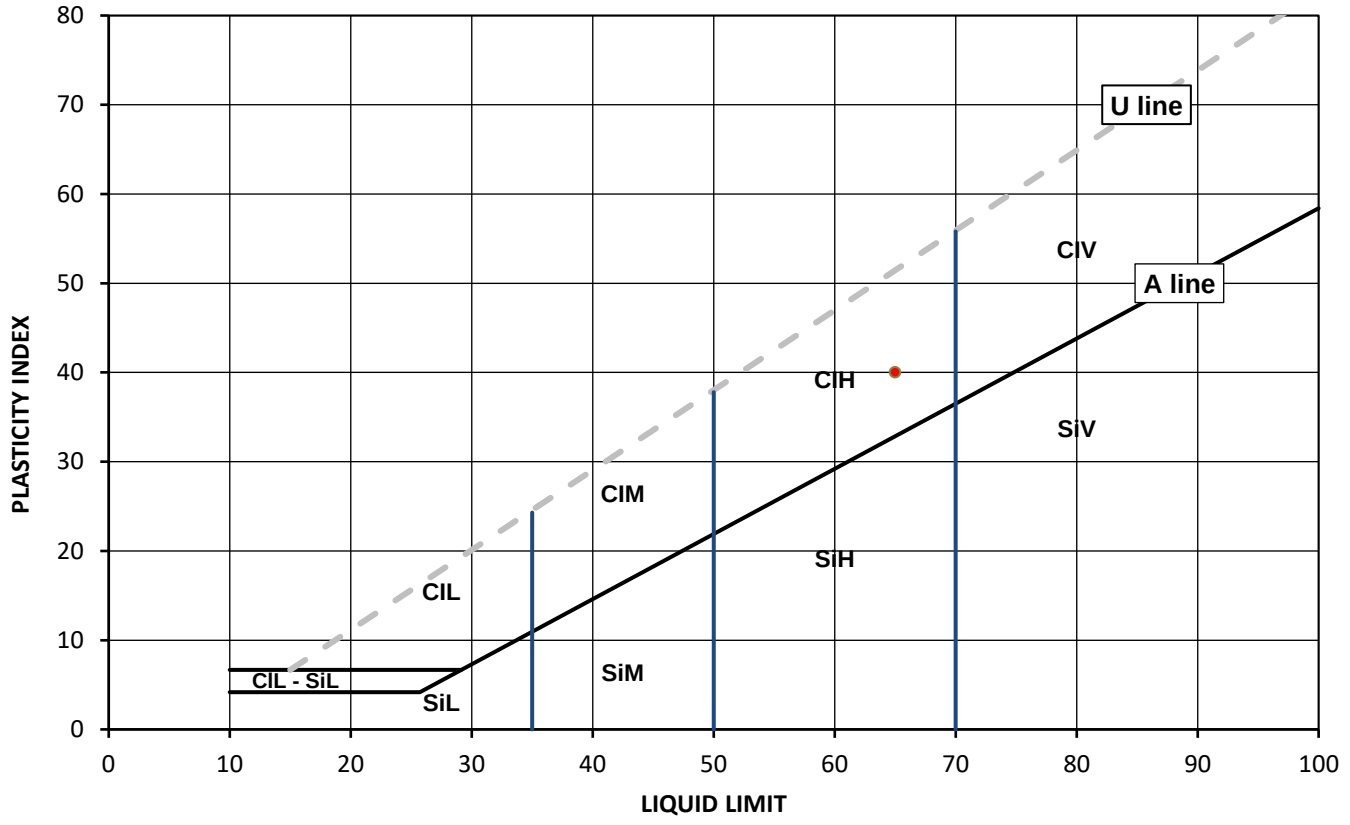
Client:	Soiltechnics Limited	Client Reference:	STX7133
Client Address:	Cedar Barn, White Lodge, Walgrave, Northampton, NN6 9PY	Job Number:	25-064783-1
		Date Sampled:	26/11/2025
		Date Received:	01/12/2025
Contact:	Admin	Date Tested:	10/12/2025
Site Address:	Lanngho FC, Langho	Sampled By:	Not Given

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

Test Results:

Laboratory Reference:	766920	Depth Top [m]:	0.40
Hole No.:	HP01	Depth Base [m]:	Not Given
Sample Reference:	HP010.402	Sample Type:	D
Sample Description:	Brownish grey slightly gravelly CLAY		
Sample Preparation:	Tested after >0.425 mm removed by hand;		
Cone Type:	80g/30deg		

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
35.1	65	1.036	25	40	0.25	0.75	99



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

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

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

Remarks:

Signed: [redacted]

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

Date Reported: 18/12/2025

GF 360.15

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

4041

TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

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

Normec i2 Analytical

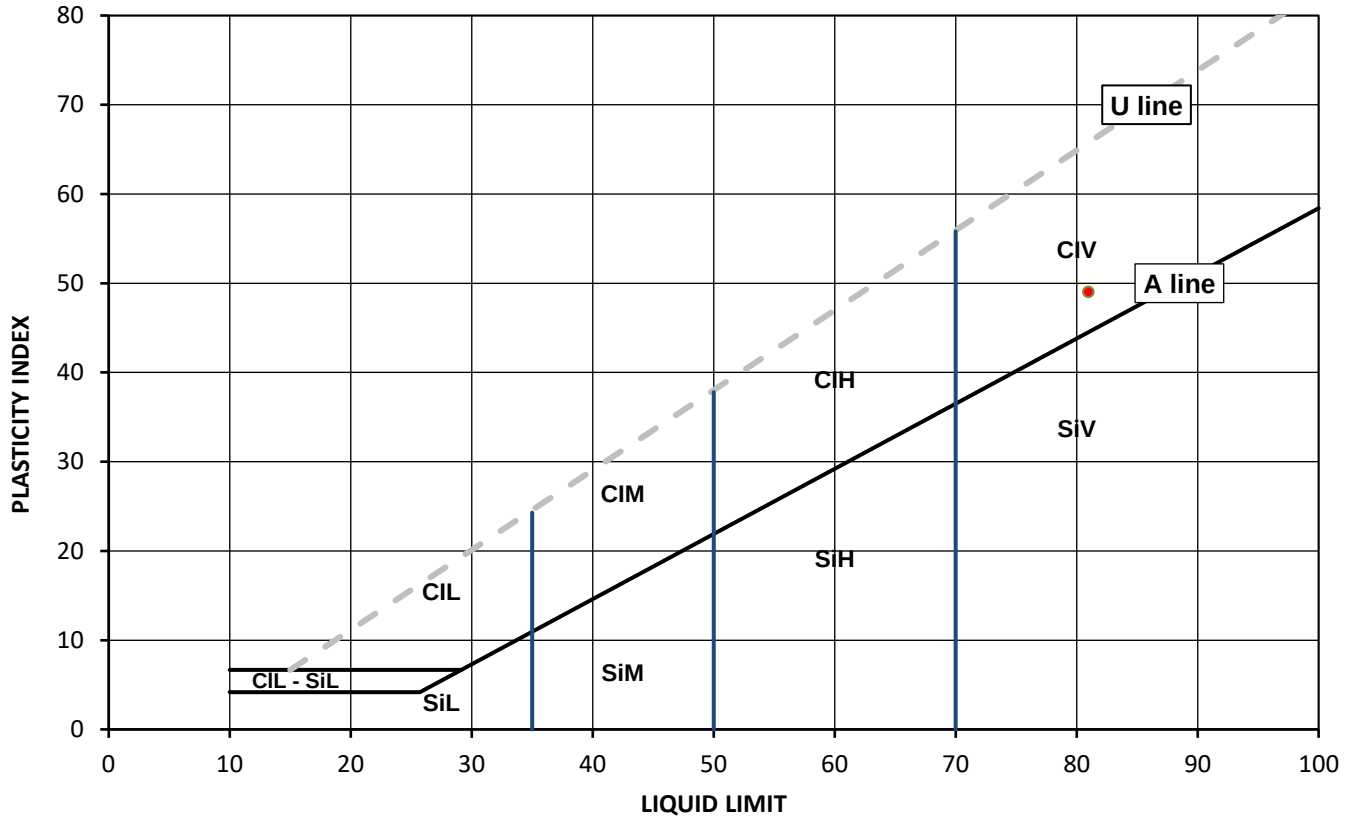
Client:	Soiltechnics Limited	Client Reference:	STX7133
Client Address:	Cedar Barn, White Lodge, Walgrave, Northampton, NN6 9PY	Job Number:	25-064783-1
		Date Sampled:	26/11/2025
		Date Received:	01/12/2025
Contact:	Admin	Date Tested:	10/12/2025
Site Address:	Lanngho FC, Langho	Sampled By:	Not Given

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

Test Results:

Laboratory Reference:	766921	Depth Top [m]:	1.00
Hole No.:	HP02	Depth Base [m]:	Not Given
Sample Reference:	HP021.003	Sample Type:	D
Sample Description:	Brownish grey CLAY		
Sample Preparation:	Tested in natural condition;		
Cone Type:	80g/30deg		

As Received Water Content [W] %	Corrected Liquid Limit [WL] %	Correlation Factor	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity index [IL] % #	Consistency index [IC] % #	% Passing 425µm BS Test Sieve
40.3	81	1.054	32	49	0.16	0.84	100



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

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

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

Remarks:

Signed: [redacted]

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

Date Reported: 18/12/2025

GF 360.15

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

SUMMARY REPORT

SUMMARY OF CLASSIFICATION TEST RESULTS

Normec i2 Analytical

4041

Client: Soiltechnics Limited

Client Address: Cedar Barn, White Lodge, Walgrave, Northampton, NN6 9PY

Contact: Admin

Site Address: Lanngho FC, Langho

Tested in Accordance with:

BS EN ISO 17892-12:2018+A2:2022, cl 5.3.14, 5.5, Fall Cone Method, 1 Pt Test, BS 1377-2:2022, cl 5.3, 6. Correlation Factor by Clayton C.R.I and Jukes A.W (1978). W by BS EN ISO 17892-1:2014+A1:2022.

Client Reference: STX7133
Job Number: 25-064783-1
Date Sampled: 26/11/2025
Date Received: 01/12/2025
Date Tested: 10/12/2025
Sampled By: Not Given

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

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	W	Liquid & Plastic Limit							Density		
		Reference	Depth Top m	Depth Base m	Type			%	% Passing 425um %	WL* %	Correlation Factor	Wp %	Ip %	Cone type	Sample Preparation	bulk Mg/m3	dry Mg/m3	PD Mg/m3
766920	HP01	HP010.402	0.40	Not Given	D	Brownish grey slightly gravelly CLAY	Atterberg 1 Point	35.1	99	65	1.036	25	40	80g/30 deg	R			
766921	HP02	HP021.003	1.00	Not Given	D	Brownish grey CLAY	Atterberg 1 Point	40.3	100	81	1.054	32	49	80g/30 deg	N			

Note: # Non accredited; NP - Non plastic; N - Tested in natural condition, R - Tested after >0.425mm removed by hand, WR - Tested after washing to remove >425mm; * - One point liquid limit corrected as per the report Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Comments:

Signed: [redacted]

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

Date Reported: 18/12/2025 **GF 361.16**

SUMMARY REPORT

DETERMINATION OF WATER CONTENT

Tested in Accordance with: BS EN ISO 17892-1:2014+A1:2022, BS 1377-2: 2022, clause 4.1

4041

Client: Soiltechnics Limited

Client Address: Cedar Barn, White Lodge,
Walgrave, Northampton, NN6 9PY

Contact: Admin

Site Address: Lanngho FC, Langho

Client Reference: STX7133
Job Number: 25-064783-1
Date Sampled: 26/11/2025
Date Received: 01/12/2025
Date Tested: 10/12/2025
Sampled By: Not Given

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

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	WC											
		Reference	Depth Top m	Depth Base m	Type			%											
766920	HP01	HP010.402	0.40	Not Given	D	Brownish grey slightly gravelly CLAY		35.1											
766921	HP02	HP021.003	1.00	Not Given	D	Brownish grey CLAY		40.3											

Comments:

Signed: [redacted]

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

Date Reported: 18/12/2025

GF 126.20

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Appendix E Geoenvironmental Laboratory Test Results

Eurofins Chemtest Ltd
Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070
Email: cs@etuki.eurofins.com

Final Report

Report No.: 25-38836-1

Initial Date of Issue: 16-Dec-2025

Re-Issue Details:

Client *Soiltechnics Limited*

Client Address: *1st Floor Unit 9 Westpoint Enterprise Park*
Clarence Avenue
Trafford Park
Manchester
M17 1QS

Contact(s): *Admin*

Project *STX7133 Langho FC*

Quotation No.: **Date Received:** 02-Dec-2025

Order No.: POR024166 **Date Instructed:** 02-Dec-2025

No. of Samples: *3*

Turnaround (Wkdays): 10 **Results Due:** 15-Dec-2025

Date Approved: 16-Dec-2025

Approved By:

[redacted]

Details: David Smith, Technical Director

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

Results - Soil

Project: STX7133 Langho FC

Client: Soiltechnics Limited				**Chemtest Job No.:**		25-38836	25-38836	25-38836
Quotation No.:				**Chemtest Sample ID.:**		2060870	2060871	2060872
Order No.: POR024166				*Client Sample Ref.:*		*3*	*3*	*1*
				Client Sample ID.:		*HP010.753*	*HP031.103*	*TS01-0.00-1*
				Client Reference:		*HP01*	*HP03*	*TS01*
				Sample Type:		*SOIL*	*SOIL*	*SOIL*
				Top Depth (m):		*0.75*	*1.10*	*0.00*
				Date Sampled:		*26-Nov-2025*	*26-Nov-2025*	*28-Nov-2025*
				Time Sampled:		*0:00*	*0:00*	*12:51*
				Asbestos Lab:				DURHAM
Determinand	**HWOL Code**	**Accred.**	**SOP**	**Units**	**LOD**			
ACM Type		N	2192		N/A			-
Asbestos Identification		U	2192		N/A			No Asbestos Detected
Moisture		N	2030	%	0.020	23	28	27
Soil Colour		N	2030		N/A	Brown	Brown	Brown
Other Material		N	2030		N/A	Stones	grass	Roots
Soil Texture		N	2030		N/A	Clay	Clay	Clay
pH at 20C		M	2010		4.0			7.4
pH (2.5:1) at 20C		N	2010		4.0	7.9	7.4	
Magnesium (Water Soluble)		N	2120	g/l	0.010	< 0.010	0.010	
Sulphate (2:1 Water Soluble) as SO4		M	2120	g/l	0.010	0.010	0.010	
Chloride (Water Soluble)		M	2220	g/l	0.010	< 0.010	0.036	
Nitrate (Water Soluble)		N	2220	g/l	0.010	< 0.010	< 0.010	
Arsenic		M	2455	mg/kg	0.5			12
Cadmium		M	2455	mg/kg	0.10			0.79
Chromium		M	2455	mg/kg	0.5			18
Copper		M	2455	mg/kg	0.50			33
Mercury		M	2455	mg/kg	0.05			0.11
Nickel		M	2455	mg/kg	0.50			19
Lead		M	2455	mg/kg	0.50			64
Selenium		M	2455	mg/kg	0.25			< 0.25
Zinc		M	2455	mg/kg	0.50			71
Chromium (Hexavalent)		N	2490	mg/kg	0.50			< 0.50
Organic Matter		M	2625	%	0.40			5.2
TPH >C6-C10	EH_1D_Total	N	2670	mg/kg	1.0			43
TPH >C10-C21	EH_1D_Total	N	2670	mg/kg	1.0			66
TPH >C21-C40	EH_1D_Total	N	2670	mg/kg	1.0			97
Total TPH >C6-C40	EH_1D_Total	U	2670	mg/kg	10			210
Naphthalene		M	2800	mg/kg	0.10			0.10
Acenaphthylene		N	2800	mg/kg	0.10			< 0.10
Acenaphthene		M	2800	mg/kg	0.10			0.20
Fluorene		M	2800	mg/kg	0.10			0.12
Phenanthrene		M	2800	mg/kg	0.10			1.3
Anthracene		M	2800	mg/kg	0.10			0.25
Fluoranthene		M	2800	mg/kg	0.10			1.8
Pyrene		M	2800	mg/kg	0.10			1.6

Results - Soil

Project: STX7133 Langho FC

Client: Soiltechnics Limited				**Chemtest Job No.:**		25-38836	25-38836	25-38836
Quotation No.:				**Chemtest Sample ID.:**		2060870	2060871	2060872
Order No.: POR024166				*Client Sample Ref.:*		*3*	*3*	*1*
				Client Sample ID.:		*HP010.753*	*HP031.103*	*TS01-0.00-1*
				Client Reference:		*HP01*	*HP03*	*TS01*
				Sample Type:		*SOIL*	*SOIL*	*SOIL*
				Top Depth (m):		*0.75*	*1.10*	*0.00*
				Date Sampled:		*26-Nov-2025*	*26-Nov-2025*	*28-Nov-2025*
				Time Sampled:		*0:00*	*0:00*	*12:51*
				Asbestos Lab:				DURHAM
Determinand	**HWOL Code**	**Accred.**	**SOP**	**Units**	**LOD**			
Benzo[a]anthracene		M	2800	mg/kg	0.10			0.88
Chrysene		M	2800	mg/kg	0.10			0.82
Benzo[b]fluoranthene		M	2800	mg/kg	0.10			1.2
Benzo[k]fluoranthene		M	2800	mg/kg	0.10			0.32
Benzo[a]pyrene		M	2800	mg/kg	0.10			0.84
Indeno(1,2,3-c,d)Pyrene		M	2800	mg/kg	0.10			0.78
Dibenz(a,h)Anthracene		N	2800	mg/kg	0.10			< 0.10
Benzo[g,h,i]perylene		M	2800	mg/kg	0.10			0.61
Total Of 16 PAH's		N	2800	mg/kg	2.0			11

Results - 2 Stage WAC

Project: STX7133 Langho FC

							Landfill Waste Acceptance Criteria Limits		
Chemtest Job No:	25-38836								
Chemtest Sample ID:	2060872								
Sample Ref:	*1*						**Inert Waste Landfill**	**Stable, Non-reactive hazardous waste in non-hazardous Landfill**	**Hazardous Waste Landfill**
Sample ID:	*TS01-0.00-1*								
Client Reference:	*TS01*								
Top Depth(m):	*0.00*								
Bottom Depth(m):									
Sampling Date:	*28-Nov-2025*								
Determinand	**SOP**	**Accred.**	**Units**						
Total Organic Carbon	2625	M	%			3.0	3	5	6
Loss On Ignition	2610	M	%			10	--	--	10
Total BTEX	2760	M	mg/kg			< 0.010	6	--	--
Total PCBs (7 Congeners)	2815	M	mg/kg			< 0.05	1	--	--
WAC Total C10-C40	2690	N	mg/kg			47	500	--	--
Total (Of 17) PAH's	2800	N	mg/kg			11	100	--	--
pH at 20C	2010	M				7.4	--	>6	--
Acid Neutralisation Capacity	2015	N	mol/kg			0.023	--	To evaluate	To evaluate
Eluate Analysis			**2:1 mg/l**	**8:1 mg/l**	**2:1 mg/kg**	**Cumulative mg/kg 10:1**	**Limit values for compliance leaching test using BS EN 12457 at L/S 10 l/kg**		
Arsenic	1455	U	0.0006	0.0008	0.0012	0.0076	0.5	2	25
Barium	1455	U	0.080	0.048	0.16	0.52	20	100	300
Cadmium	1455	U	< 0.00011	< 0.00011	< 0.00011	< 0.00011	0.04	1	5
Chromium	1455	U	< 0.0005	0.0006	< 0.0005	0.0050	0.5	10	70
Copper	1455	U	0.0079	0.0099	0.016	0.0090	2	50	100
Mercury	1455	U	< 0.00005	< 0.00005	< 0.00005	< 0.00005	0.01	0.2	2
Molybdenum	1455	U	0.0012	0.0016	0.0023	0.016	0.5	10	30
Nickel	1455	U	0.0014	0.0013	0.0027	0.013	0.4	10	40
Lead	1455	U	0.0010	0.0028	0.0020	0.026	0.5	10	50
Antimony	1455	U	< 0.0005	< 0.0005	< 0.0005	< 0.0005	0.06	0.7	5
Selenium	1455	U	< 0.0005	< 0.0005	< 0.0005	< 0.0005	0.1	0.5	7
Zinc	1455	U	0.005	0.008	0.011	0.076	4	50	200
Chloride	1220	U	< 1.0	< 1.0	< 10	< 10	800	15000	25000
Fluoride	1220	U	0.13	0.26	< 1.0	2.4	10	150	500
Sulphate	1220	U	< 1.0	< 1.0	< 10	< 10	1000	20000	50000
Total Dissolved Solids	1020	N	150	94	300	1000	4000	60000	100000
Phenol Index	1920	U	< 0.030	< 0.030	< 0.30	< 0.50	1	-	-
Dissolved Organic Carbon	1610	U	10	7.6	< 50	79	500	800	1000

Solid Information	
Dry mass of test portion/kg	0.175
Moisture (%)	10
WAC Sample Weight	4123

Leachate Test Information	
Leachant volume 1st extract/l	0.331
Leachant volume 2nd extract/l	1.400
Eluant recovered from 1st extract/l	0.200

Waste Acceptance Criteria

Landfill WAC analysis (specifically leaching test results) must not be used for hazardous waste classification purposes. This analysis is only applicable for hazardous waste landfill acceptance and does not give any indication as to whether a waste may be hazardous or non-hazardous.

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
1020	Electrical Conductivity and Total Dissolved Solids (TDS) in Waters	Electrical Conductivity at 25°C and Total Dissolved Solids (TDS) in Waters	Conductivity Meter	TE LE SW GW
1220	Anions, Alkalinity & Ammonium in Waters	Fluoride; Chloride; Nitrite; Nitrate; Total; Oxidisable Nitrogen (TON); Sulfate; Phosphate; Alkalinity; Ammonium	Automated colorimetric analysis using 'Aquakem 600' Discrete Analyser.	PL LE GW
1455	Metals in Waters by ICP-MS	Metals, including: Antimony; Arsenic; Barium; Beryllium; Boron; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Tin; Vanadium; Zinc	Filtration of samples followed by direct determination by inductively coupled plasma mass spectrometry (ICP-MS).	RE PW PL SW DW GW
1610	Total/Dissolved Organic Carbon in Waters	Organic Carbon	TOC Analyser using Catalytic Oxidation	PL SW GW
1920	Phenols in Waters by HPLC	Phenolic compounds including: Phenol, Cresols, Xylenols, Trimethylphenols Note: Chlorophenols are excluded.	Determination by High Performance Liquid Chromatography (HPLC) using electrochemical detection.	
2010	pH Value of Soils	pH at 20°C	pH Meter	
2015	Acid Neutralisation Capacity	Acid Reserve	Titration	
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <30°C.	
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES	
2192	Asbestos Quantification in Soils Sediments Ballast & Aggregate Crushed Concrete & Demolition Rubble	Asbestos	Polarised light microscopy / Gravimetry	
2220	Water soluble Chloride in Soils	Chloride	Aqueous extraction and measuremernt by 'Aquakem 600' Discrete Analyser using ferric nitrate / mercuric thiocyanate.	
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazide.	
2610	Loss on Ignition	loss on ignition (LOI)	Determination of the proportion by mass that is lost from a soil by ignition at 550°C.	
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.	
2670	Total Petroleum Hydrocarbons (TPH) in Soils by GC-FID	TPH (C6–C40); optional carbon banding, e.g. 3-band – GRO, DRO & LRO*TPH C8–C40	Dichloromethane extraction / GC-FID	
2690	EPH A/A Split	Aliphatics: >C10–C12, >C12–C16, >C16–C21, >C21– C35, >C35– C40 Aromatics: >C10–C12, >C12–C16, >C16–C21, >C21– C35, >C35– C40	Acetone/Heptane extraction / GCxGC FID detection	
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.	
2800	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	Acenaphthene*; Acenaphthylene; Anthracene*; Benzo[a]Anthracene*; Benzo[a]Pyrene*; Benzo[b]Fluoranthene*; Benzo[ghi]Perylene*; Benzo[k]Fluoranthene; Chrysene*; Dibenz[ah]Anthracene; Fluoranthene*; Fluorene*; Indeno[123cd]Pyrene*; Naphthalene*; Phenanthrene*; Pyrene*	Dichloromethane extraction / GC-MS	

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2815	Polychlorinated Biphenyls (PCB) ICES7Congeners in Soils by GC-MS	ICES7 PCB congeners	Acetone/Hexane extraction / GC-MS. Reported PCB 101 results may contain contributions from PCB 90 due to inseparable chromatography.	
640	Characterisation of Waste (Leaching C10)	Waste material including soil, sludges and granular waste	ComplianceTest for Leaching of Granular Waste Material and Sludge	
650	Characterisation of Waste (Leaching C2,C8,C10,WAC)	Waste material including soil, sludges and granular waste	ComplianceTest for Leaching of Granular Waste Material and Sludge	

Report Information

Key	
U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection
Text example	All items indicated in italic font represent customer-supplied information that may not be independently verified by the laboratory

This report shall not be reproduced except in full, and only with the prior approval of the laboratory.

Any comments or interpretations are outside the scope of UKAS accreditation.

The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.

Uncertainty of measurement for the determinands tested are available upon request .

None of the results in this report have been recovery corrected.

All results are expressed on a dry weight basis.

The following tests were analysed on samples 'as received' and the results subsequently corrected to a dry weight basis EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.

For all other tests the samples were dried at ≤ 30°C prior to analysis.

All Asbestos testing is performed at the indicated laboratory .

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1.

Where analysis is performed on a dried and crushed sample, it has been prepared by crushing all of the sample. If material has been removed prior to crushing, or by request of the client, this will be stated on the report.

NEW_ASB	Eurofins Chemtest Limited, 11 Depot Road, Newmarket, CB8 0AL
DURHAM	Eurofins Chemtest Limited, Unit A North Wing, Prospect Business Park, Crookhall Lane, Consett, Co Durham, DH8 7PW

Sample Deviation Codes

As a result of any of the below deviations applying, the test results may be unreliable

A - Date of sampling not supplied

B - Sample age exceeds stability time (sampling to extraction)

C - Sample not received in appropriate containers

D - Broken Container

E - The required amount of sample for analysis was not received

H - Appropriate cooling measures were not taken for sample transportation

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt.

All water samples will be retained for 14 days from the date of receipt.

Charges may apply to extended sample storage.

Report Information

Water Sample Category Key for Accreditation

DW - Drinking Water (Non-Regulatory)
GW - Ground Water
LE - Land Leachate
NA - Not Applicable
PL - Prepared Leachate
PW - Processed Water
RE - Recreational Water
SA - Saline Water
SW - Surface Water
TE - Treated Effluent
TS - Treated Sewage
UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up
MC - Mathematical Clean Up
FC - Florisil Clean Up

HWOL Acronym System

HS - Headspace analysis
EH - Extractable hydrocarbons – i.e. everything extracted by the solvent
CU - Clean-up – e.g. by Florisil, silica gel
1D - GC – Single coil gas chromatography
Total - Aliphatics & Aromatics
AL - Aliphatics only
AR - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

Asbestos Tests LOD = LOQ

Limit of Detection = Limit of Quantification for asbestos results only

If you require extended retention of samples, please email your requirements to:

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Appendix F Contamination Assessment Screening

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GQRA Screening

Assessments	Status	Date	Created by	Reviewed By
Acute human health risk - Soils	*Not undertaken*			
Chronic human health risk - Soils	Completed	19/12/2025	OH	DH
Chronic human health risk - Groundwater vapour	*Not undertaken*			
Controlled waters risk - Surface water	*Not undertaken*			
Controlled waters risk - Drinking water	*Not undertaken*			
Controlled waters - Free phase indicator	*Not undertaken*			
Phytotoxicity	*Not undertaken*			
Ecotoxicity	*Not undertaken*			

Key

Assessment	Abbr.	GQRA Source (in order of preference)	Last Update
All	NGA	No guideline value available	-
Chronic human health risk - Soils	C4SL	Category 4 Screening Levels (DEFRA)	May 2021
	S4UL	Suitable 4 Use Levels (LQM)	August 2015
	ATK	Atrisk Soil Screening Values (Atkins)	June 2017
	CL:AIRE	Generic Assessment Criteria (CL:AIRE)	Jan 2010

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Chronic human health risk (soils)

Scenario	
End user	Current and proposed site user
Receptor	Residential with homegrown produce
SOM	2.50%
GAC Preference	C4SLs over S4ULs
Unspeciated TPH GAC	Worst-case aliphatic/aromatic

Contaminant	Guideline source	Guideline value (mg/kg)	Max value (mg/kg)	Location	TS01
				Depth (m)	0.00
				Date	28/11/25
Inorganics - Metals					
Arsenic	C4SL	37	12		12
Cadmium	C4SL	22	0.79		0.79
Chromium (III)	S4UL	910	18		18
Chromium (VI)	C4SL	21	<LoD		< 0.50
Copper	S4UL	2400	33		33
Lead	C4SL	200	64		64
Mercury	S4UL	40	0.11		0.11
Nickel	S4UL	130	19		19
Selenium	S4UL	250	<LoD		< 0.25
Zinc	S4UL	3700	71		71
Inorganics - Asbestos					
Asbestos Type		N/A			-
Asbestos Screen		N/A			No Asbestos Detected
Inorganics - Soil Parameters					
Organic matter		N/A			5.2
Organics - PAH & Phenol					
Acenaphthene	S4UL	510	0.2		0.2
Acenaphthylene	S4UL	420	<LoD		< 0.10
Anthracene	S4UL	5400	0.25		0.25
Benzo(a)anthracene	S4UL	11	0.88		0.88
Benzo(a)pyrene	C4SL	5	0.84		0.84
Benzo(b)fluoranthene	S4UL	3.3	1.2		1.2
Benzo(ghi)perylene	S4UL	340	0.61		0.61
Benzo(k)fluoranthene	S4UL	93	0.32		0.32
Chrysene	S4UL	22	0.82		0.82
Dibenz(a,h)anthracene	S4UL	0.28	<LoD		< 0.10
Fluoranthene	S4UL	560	1.8		1.8
Fluorene	S4UL	400	0.12		0.12
Indeno(1,2,3-cd)pyrene	S4UL	36	0.78		0.78
Naphthalene	C4SL	36	0.1		0.1
Phenanthrene	S4UL	220	1.3		1.3
Pyrene	S4UL	1200	1.6		1.6
Organics - Banded TPH (unspeciated)					
EC >6-EC10 (unspeciated)	S4UL	65	43		43
EC >10-EC21 (unspeciated)	S4UL	180	66		66
EC >21-EC40 (unspeciated)	S4UL	1500	97		97

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Appendix G Waste Characterisation Assessment

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Waste Classification Assessment Summary

Waste population	Topsoil
Hazard assessment	Non-hazardous waste
List of waste code	17-05-04
List of waste description	Soil and stones other than those mentioned in 17-05-03

Hazard property	Assessment
HP1 - Explosive	Not hazardous by HP1
HP2 - Oxidising	Not hazardous by HP2
HP3 - Flammable	Not hazardous by HP3
HP4 - Irritant	Not hazardous by HP4
HP5 - STOT & aspiration toxicity	Not hazardous by HP5
HP6 - Acute toxicity	Not hazardous by HP6
HP7 - Carcinogenic	Not hazardous by HP7
HP8 - Corrosive	Not hazardous by HP8
HP9 - Infectious	Not hazardous by HP9
HP10 - Toxic for reproduction	Not hazardous by HP10
HP11 - Mutagenic	Not hazardous by HP11
HP12 - Release of an acute toxic gas	Not hazardous by HP12
HP13 - Sensitising	Not hazardous by HP13
HP14 - Ecotoxic	Not hazardous by HP14

Waste classification

Overall assessment	
Waste population	Topsoil
Hazard assessment	Non-hazardous waste
List of Waste code	17-05-04
List of waste description	Soil and stones other than those mentioned in 17-05-03
Is the statistical approach non-parametric method B utilised?	No
Moisture content correction factor	No correction made

Asbestos assessment		
Query	Value	Assessment
Are bulk ACMs visually identifiable?	No	Non-hazardous
Have free fibres been detected?	No	Non-hazardous
What is the free fibre concentration (%)?	N/A	Non-hazardous

Flammability assessment	
Comment	Assessment
The waste is not considered flammable as it is a solid waste without a free draining liquid phase, and the TPH concentration and composition is not consdiered to present a likely flammable hazard.	Non-hazardous

Hydrocarbon assessment	
Query	Assessment
Is the origin of the oil contamination known?	Unknown oil
B(a)P : TPH ratio (%)	Not required
B(a)P marker assessment	Not required

pH assessment		
Query	Value	Assessment
Are all substances present in the waste known?	No	See pH assessment below
pH - Min	7.40	Non-hazardous
pH - Max	7.40	Non-hazardous

Oxidising assessment	
Comment	Assessment
Cr (VI) is the only compound with an oxidising hazard statement (H271). On review, the concentration is considered too low to present a viable oxidising hazard in a waste soil	Non-hazardous

Ecotoxic assessment			
Equation	Sum	Criteria	Assessment
WM3. Eq. 2	0.00%	25%	Non-hazardous
WM3 Eq. 3	0.00%	25%	Non-hazardous
WM3 Eq. 4	0.00%	25%	Non-hazardous

Compound hazard assessments

																																				Substance specific concentration limits					
					Hazard Property Description	Irritant			Specific Target Organ Toxicity / Aspiration Toxicity				Acute Toxicity										Carcinogenic		Corrosive	Toxic for reproduction		Mutagenic		Sensitising		Ecotoxic				STOT				Carc.	Repr.
					Hazard Property	HP4			HP5				HP6										HP7		HP8	HP10		HP11		HP13		HP14				HP5				HP7	HP10
					Hazard Statement	H314	H315 and/or H319	H318	H304	H335	H372	H373	H300	H301	H302	H310	H311	H312	H330	H330	H331	H332	H350	H351	H314	H360	H361	H340	H341	H317	H334	H400	H410	H411	H413	H335 (CrO3)	H372 (CdS)	H373 (CdS)	H373 (PbSO4)	H350 (BaP) (Da,hA)	H361 (PbSO4)
Contaminant	Max. concentration (mg/kg)	Realistic worst case compound	Mass conversion factor	MC applied?	Hazard Class / Compound concentration (%)	Skin Corr.1A	Skin Irrit.2 Eye Irrit.2	Eye Dam.1	Asp.Tox.1	STOT SE.3	STOT RE.1	STOT RE.2	Acute Tox.2 (Oral)	Acute Tox.3 (Oral)	Acute Tox.4 (Oral)	Acute Tox.1 (Dermal)	Acute Tox.3 (Dermal)	Acute Tox.4 (Dermal)	Acute Tox.1 (Inhal.)	Acute Tox.2 (Inhal)	Acute Tox.3 (Inhal)	Acute Tox.4 (Inhal)	Carc.1A Carc.1B	Carc.2	Skin Corr.1A Skin Corr.1B	Repr.1A Repr.1B	Repr.2	Muta.1A Muta.1B	Muta 2.	Skin Sens.1	Resp. Sens. 1	Aquatic Acute.1	Aquatic Chronic.1	Aquatic Chronic.2	Aquatic Chronic.4	STOT SE.3	STOT RE.1	STOT RE.2	STOT RE.2	Carc.1B	Repr.2
Cyanide - Total		Salts of hydrogen cyanide, using sodium cyanide	1.88	N/A																																					
Arsenic	12.0	Nickel diarsenide	1.78	N	0.002						0.002												0.002							0.002		0.002	0.002								
Arsenic (secondary)	12.0	Arsenic trioxide	1.32	N	0.002	0.002							0.002												0.002																
Beryllium		Beryllium oxide	2.78	N																																					
Cadmium	0.8	Cadmium sulfide	1.29	N	0.000						See specific assessment	See specific assessment			0.000								0.000				0.000		0.000						0.000		0.000	0.000			
Cadmium (secondary)	0.8	Cadmium oxide	1.14	N	0.000														0.000	0.000												0.000	0.000								
Chromium (III)	18.0	Chromium (III) oxide	1.46	N	0.003		0.003								0.003											0.003				0.003	0.003				0.003						
Chromium (VI)	0.5	Chromium (VI) trioxide	1.92	N/A	0.000	0.000				See specific assessment	0.000			0.000			0.000		0.000	0.000			0.000		0.000		0.000	0.000		0.000	0.000	0.000	0.000			0.000					
Copper	33.0	Copper (I) oxide	1.25	N	0.004																											0.004	0.004								
Copper (secondary)	33.0	Copper(II) oxide	1.13	N	0.004			0.004							0.004							0.004																			
Lead	64.0	Lead compounds, using lead sulphate	1.46	N	0.009							See specific assessment			0.009							0.009		0.009		0.009	See specific assessment					0.009	0.009						0.009		0.009
Mercury	0.1	Mercury dichloride	1.35	N	0.000	0.000					0.000		0.000												0.000		0.000		0.000			0.000	0.000								
Nickel	19.0	Nickel carbonate	2.02	N	0.004		0.004				0.004				0.004							0.004	0.004			0.004			0.004	0.004	0.004	0.004	0.004								
Selenium	0.3	Selenium compounds, using selenium dioxide	1.41	N	0.000							0.000		0.000							0.000											0.000	0.000								
Zinc	71.0	Zinc sulphide	1.49	N	0.011		0.011																							0.011	0.011		0.011								
Vanadium		Vanadium pentoxide	1.79	N																																					
Naphthalene	0.1	Naphthalene	1	N/A	0.000										0.000									0.000								0.000	0.000								
Acenaphthylene	0.1	Acenaphthylene	1	N/A	0.000		0.000			0.000					0.000	0.000			0.000	0.000												0.000	0.000								
Acenaphthene	0.2	Acenaphthene	1	N/A	0.000		0.000																									0.000	0.000								
Fluorene	0.1	Fluorene	1	N/A	0.000		0.000			0.000																						0.000	0.000								
Phenanthrene	1.3	Phenanthrene	1	N/A	0.000										0.000																	0.000	0.000								
Anthracene	0.3	Anthracene	1	N/A	0.000		0.000			0.000																				0.000		0.000	0.000								
Fluoranthene	1.8	Fluoranthene	1	N/A	0.000		0.000								0.000																	0.000	0.000								
Pyrene	1.6	Pyrene	1	N/A	0.000		0.000			0.000																						0.000	0.000								
Benzo(a)anthracene	0.9	Benzo(a)anthracene	1	N/A	0.000																		0.000									0.000	0.000								
Chrysene	0.8	Chrysene	1	N/A	0.000																		0.000						0.000			0.000	0.000								
Benzo(b)fluoranthene	1.2	Benzo(b)fluoranthene	1	N/A	0.000																		0.000									0.000	0.000								
Benzo(k)fluoranthene	0.3	Benzo(k)fluoranthene	1	N/A	0.000																		0.000									0.000	0.000								
Benzo(a)pyrene	0.8	Benzo(a)pyrene	1	N/A	0.000																		See specific assessment			0.000		0.000		0.000		0.000	0.000							0.000	
Indeno(1,2,3-cd)pyrene	0.8	Indeno(1,2,3-cd)pyrene	1	N/A	0.000																			0.000																	
Dibenz(a,h)anthracene	0.1	Dibenz(a,h)anthracene	1	N/A	0.000																		See specific assessment									0.000	0.000							0.000	
Benzo(ghi)perylene	0.6	Benzo(ghi)perylene	1	N/A	0.000																											0.000	0.000								
Total TPH	210.0	Unknown oil	1	N/A	0.021				0.021			0.021											See specific assessment				0.021	See specific assessment						0.021							
Benzene		Benzene	1	N/A																																					
Toluene		Toluene	1	N/A																																					
Ethylbenzene		Ethylbenzene	1	N/A																																					
Xylenes		Xylenes	1	N/A																																					
Note:																																									
					Cut-off value (%)	1%	1%	1%	N/A	N/A	N/A	N/A	0.1%	0.1%	1%	0.1%	0.1%	1%	0.1%	0.1%	0.1%	1%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.1%	0.1%	1%	1%	N/A	N/A	N/A	N/A	N/A	N/A
					Total (or greatest)	0.00%	0.00%	0.00%	0.02%	(0%)	(0%)	(0.02%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	(0%)	(0.01%)	0.00%	(0.01%)	(0.02%)	(0%)	(0%)	(0.01%)	(0.01%)	0.00%	0.00%	0.00%	0.00%	(0%)	(0%)	(0%)	(0.01%)	(0%)	(0.01%)
					Hazard threshold	1%	20%	10%	10%	20%	1%	10%	0.25%	5%	25%	0.25%	15%	55%	0.1%	0.5%	3.5%	22.5%	0.1%	1%	5%	0.3%	3%	0.1%	1%	10%	10%	WM3 eq.2	WM3 eq.3 & eq.4		WM3 eq.4	1.0%	10.0%	0.1%	0.5%	0.01%	2.5%
					Hazardous	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N	N	N	N	N	N	N

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Waste acceptance

Parameter	Inert waste landfill	Stable non-reactive hazardous waste in a non-hazardous landfill cell (SNRHW)	Hazardous waste landfill	Location	TS01
				Depth (m)	0.00
				Date	28/11/25
Parameters determined on the waste					
Total organic carbon	3	5	6		3
Loss on ignition			10		10
BTEX	6				0.01
PCBs (7 congeners)	1				< 0.05
Mineral oil	500				47
PAH (17 congeners)	100				11
pH		6			7.4
Acid neutralisation capacity (pH 6)		To be evaluated	To be evaluated		0.023
Limit values (mg kg^{-1}) for compliance test using BN 12457-3 at L/S 10 l					
Arsenic	0.5	2	25		0.0076
Barium	20	100	300		0.52
Cadmium	0.04	1	5		< 0.00011
Chromium (III)	0.5	10	70		0.005
Copper	2	50	100		0.009
Mercury	0.01	0.2	2		< 0.00005
Molybdenum	0.5	10	30		0.016
Nickel	0.4	10	40		0.013
Lead	0.5	10	50		0.026
Antimony	0.06	0.7	5		< 0.0005
Selenium	0.1	0.5	7		< 0.0005
Zinc	4	50	200		0.076
Chloride	800	15,000	25,000		< 10
Fluoride	10	150	500		2.4
Sulphate	1,000	20,000	50,000		< 10
Total dissolved solids	4,000	60,000	100,000		1000
Phenol	1				< 0.50
Dissolved organic carbon	500	800	1000		79
Classifications					
Waste classification					**Non-hazardous**
Landfill type					Inert

Key Notes:
1) The values for total dissolved solids (TDS) can be used alternatively to the values for sulphate and chloride.

2) Soils with TOC values over the limit value may still be accepted provided the DOC value falls are below it's respective limit value.

3) In a hazardous waste, either the TOC or LOI must be used.

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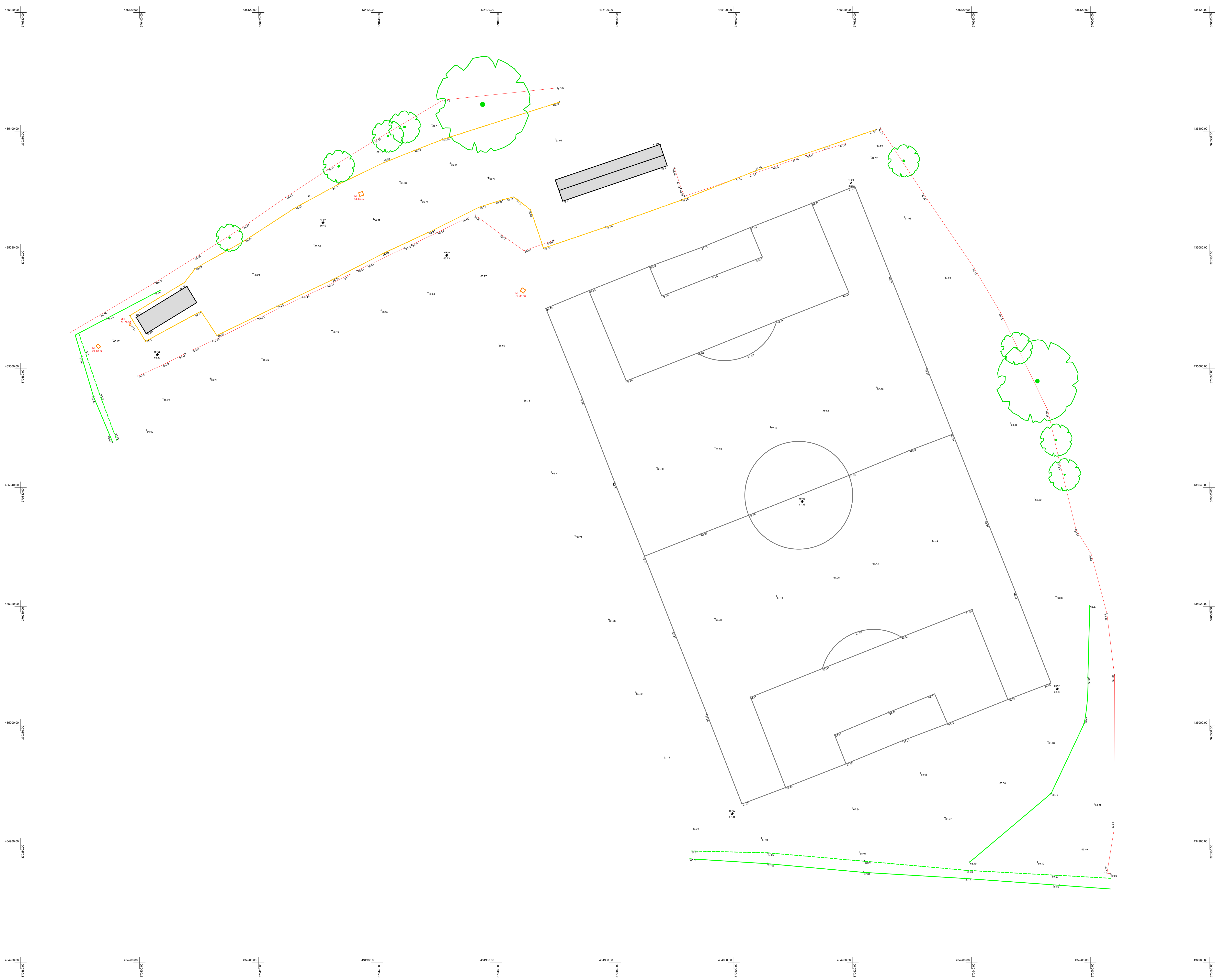
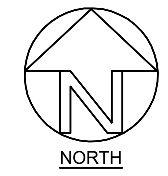
Appendix H Topographical Survey





GENERAL NOTES

This drawing is to be read and printed in full colour.

SURVEY NOTES

1. This plan should only be used for its original purpose. Brightsurv Ltd accepts no responsibility if supplied to any other party than the original client.
2. Certain areas of the site may have been inaccessible due to dense vegetation, vehicles etc on site at the time of survey, therefore not all services may be identified on the survey drawing.
3. Information Shown outside of the site boundary has been taken from Ordanance Survey records and would need verification to be relied upon.
4. The spread of vegetation shown is approximate only. Where canopy spread is critical then this shall be regularly checked. Generally only trees with a spread greater than 2.0m will be shown on the drawing.
5. Where the identity of a service is shown this is based on a visual id only. Where specific identification is required then additional survey work shall be undertaken.
6. Dimensions shown are in millimetres and levels in metres unless indicated.

Levels   Levels relate to GPS observations.

LEGEND KEY

AV	Air Valve	FL	Floor Level	RE	Rodding Eye
B	Bollard	F/Lt	Flood Light	RL	Ridge Level
BH	Borehole	FW	Foul Water	RS	Road Sign
BL	Bed Level	G	Gully	RWP	Rainwater Pipe
BS	Bus Stop	GV	Gas Valve	St	Stump
BT	BT Cover	Ht.	Height	SL	Soffit Level
B/W	Brick Wall	IC	Inspection Chamber	SV	Stop Valve
CATV	Cable TV Cover	IL	Invert Level	SVP	Soil & Vent Pipe
C/B	Close Boarded	I/R	Iron Railing	SW	Surface Water
C/L	Chain Link	KO	Kerb Outlet	S/W	Stone Wall
CL	Cover Level	LB	Letter Box	THL	Threshold Level
Col.	Column	LP	Lamp Post	TL	Traffic Light
C/RW	Concrete Retaining Wall	MH	Manhole	TP	Telegraph Pole
C/W	Concrete Wall	Mkr	Marker Post	U/S	Underside
C/Pit	Catch Pit	NP	Name Plate	UTL	Unable To Lift
DPC	Damp Proof Course	O/H	Overhead	VP	Vent Pipe
Dr	Drain	P	Post	WL	Water Level
EL	Eaves Level	PI	Pipe	WM	Water Meter
ER	Earth Rod	P/R	Post & Rail	WO	Wash Out
EP	Electricity Pole	P/W	Post & Wire	WT	Water Tap
FH	Fire Hydrant	PL	Parapet Level		

Building
Vegetation
Control Station :
Bush/Shrub (Sp:3.0)
Tree (Di:0.6 Sp:8.0)
Tree (Multi-Bole) (Di:0.6 Sp:8.0)
Bore Hole
Gate

Tree Canopy
Fence
Boundary
Contours
OH Telecom
OH Electric
Foul Water
Surface Water

Brightsurv Ltd.

9 Thickwillow
Godmanchester
PE29 2LR

Contact: Richard@brightsurv.co.uk
Tel: 07843 411 341

Client: Football Foundation

Project: Langho FC, Northcote Road

Title: Topographical Survey

Scale at A2	Drawn by	Checked by	Date
1:200	RB	RB	DEC 2025

Status	Project ref	Drawing no.	Revision
For Information	BRI1265	T01	

soiltechnics
environmental ▪ geotechnical ▪ building fabric

Appendix I Statutory Undertakers Plans

United Utilities
Water for the North West

How to contact us:

United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

Soiltechnics

Soiltechnics
Cedar Barn,
Walgrave,
NN6 9PY

FAO:

Your Ref: STX7133
Our Ref: UUPS-ORD-664835
Date: 17/07/2025

Dear Sirs

Location: Langho FC

I acknowledge with thanks your request dated 14/07/2025 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. http://www.unitedutilities.com/work-near-asset.aspx .

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please _____

[redacted]

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

Water for the North West

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

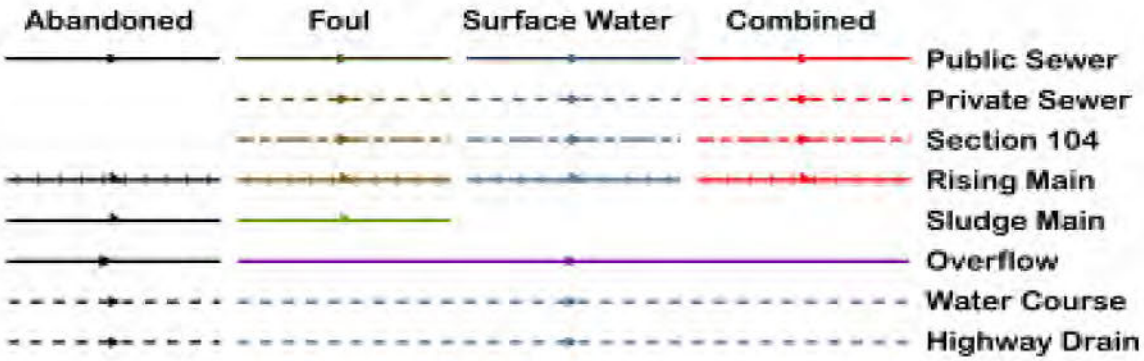
TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

United Utilities
Water for the North West

Wastewater Symbology



All point assets follow the standard colour convention: red – combined, brown - foul, blue – surface water, purple - overflow

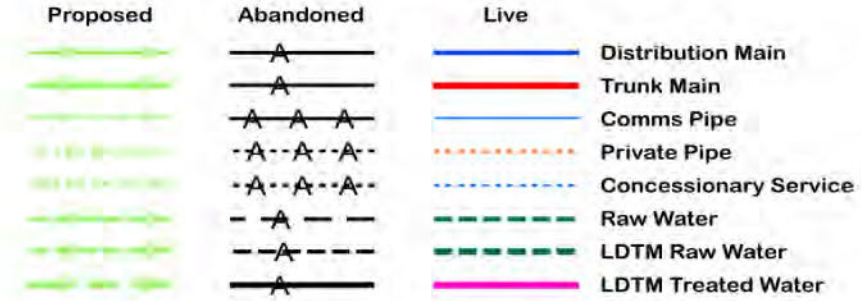
- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic

Scale:	1:1250	**SEWER RECORDS**	United Utilities Water for the North West
Date:	17/07/2025		
Address or Site Reference:	Langho FC		
Printed by:	Property Searches		

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

United Utilities
Water for the North West

Clean Water Symbology



Symbology for proposed assets is the same as above, but shown in green
Symbology for abandoned assets is the same as above, but shown in black

Scale: 1:1250
Date: 17/07/2025

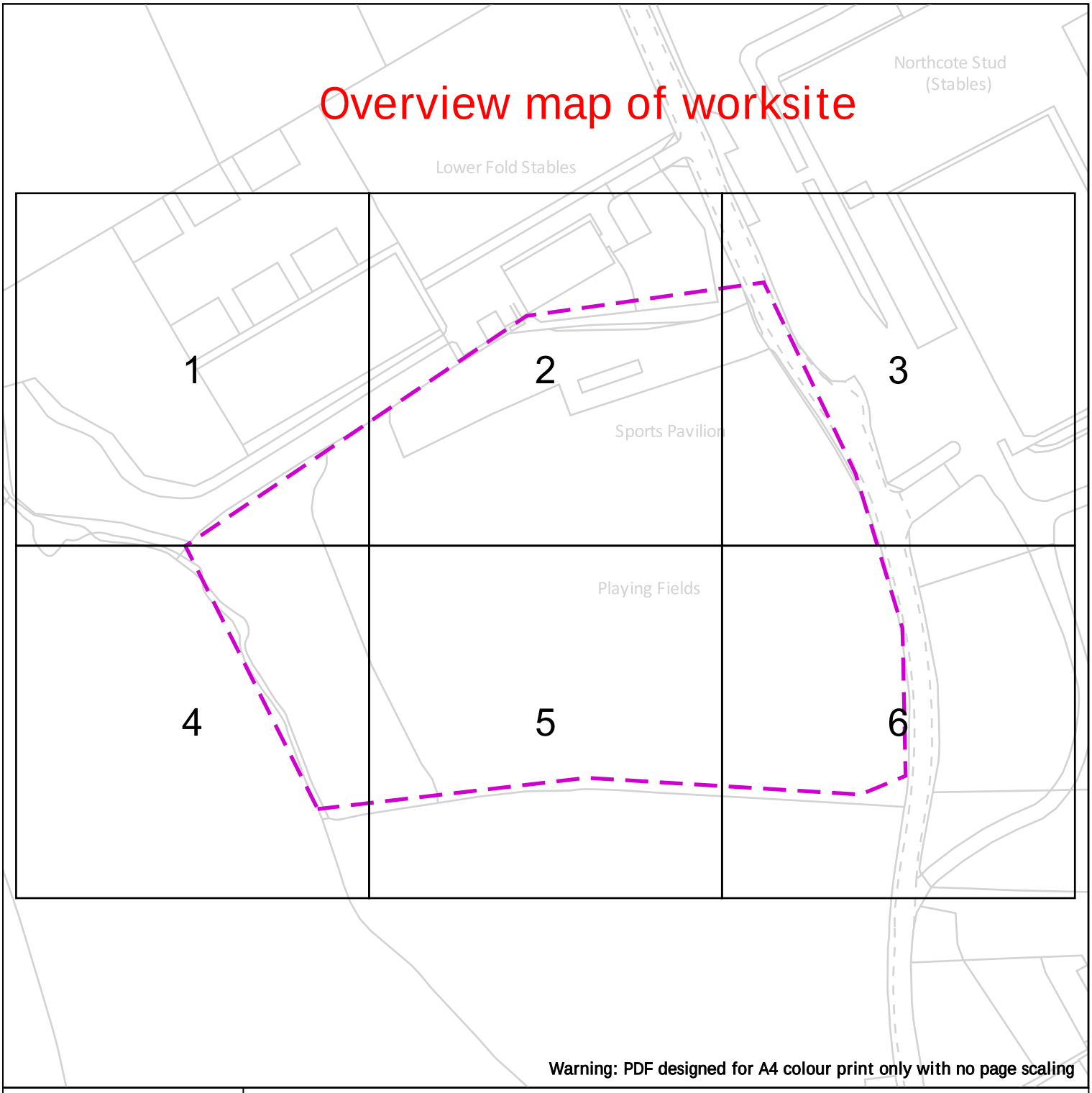
WATER MAINS RECORDS

United Utilities
Water for the North West

Address or Site Reference: Langho FC
Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

Overview map of worksite



Warning: PDF designed for A4 colour print only with no page scaling

Cadent
Your Gas Network

Dig Sites Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:
- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Date Requested: 14/07/2025
Job Reference: 37977341
Site Location: 370473 434980
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STX7133

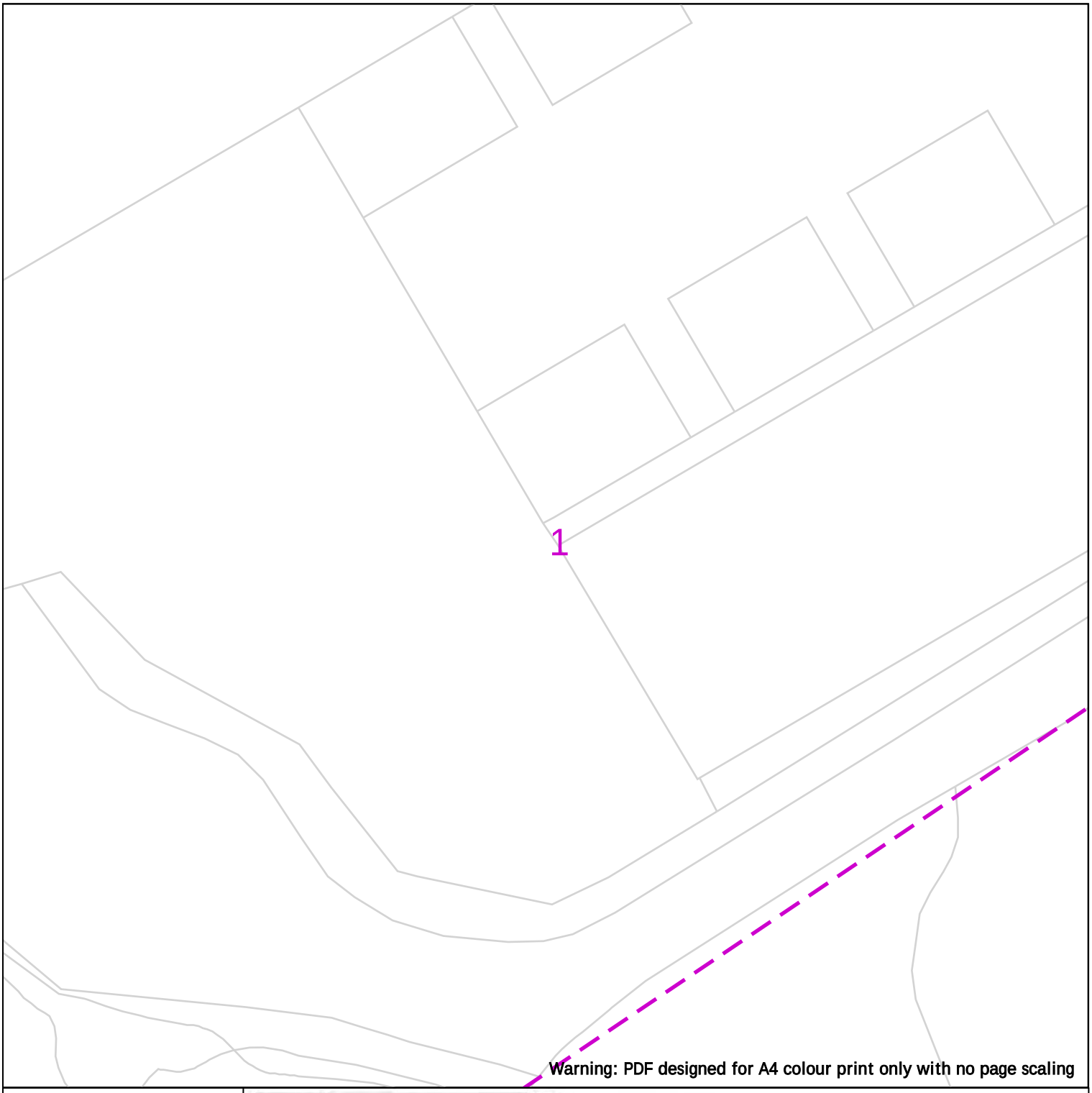
View extent: 100m, 100m

Scale: 1:1538 (When plotted at A4)

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999



Warning: PDF designed for A4 colour print only with no page scaling

25m

Dig Sites Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Cadent
Your Gas Network

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Job Reference: 37977341
Site Location: 370473 434980
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Your Scheme/Reference: STX7133

View extent: 100m, 100m

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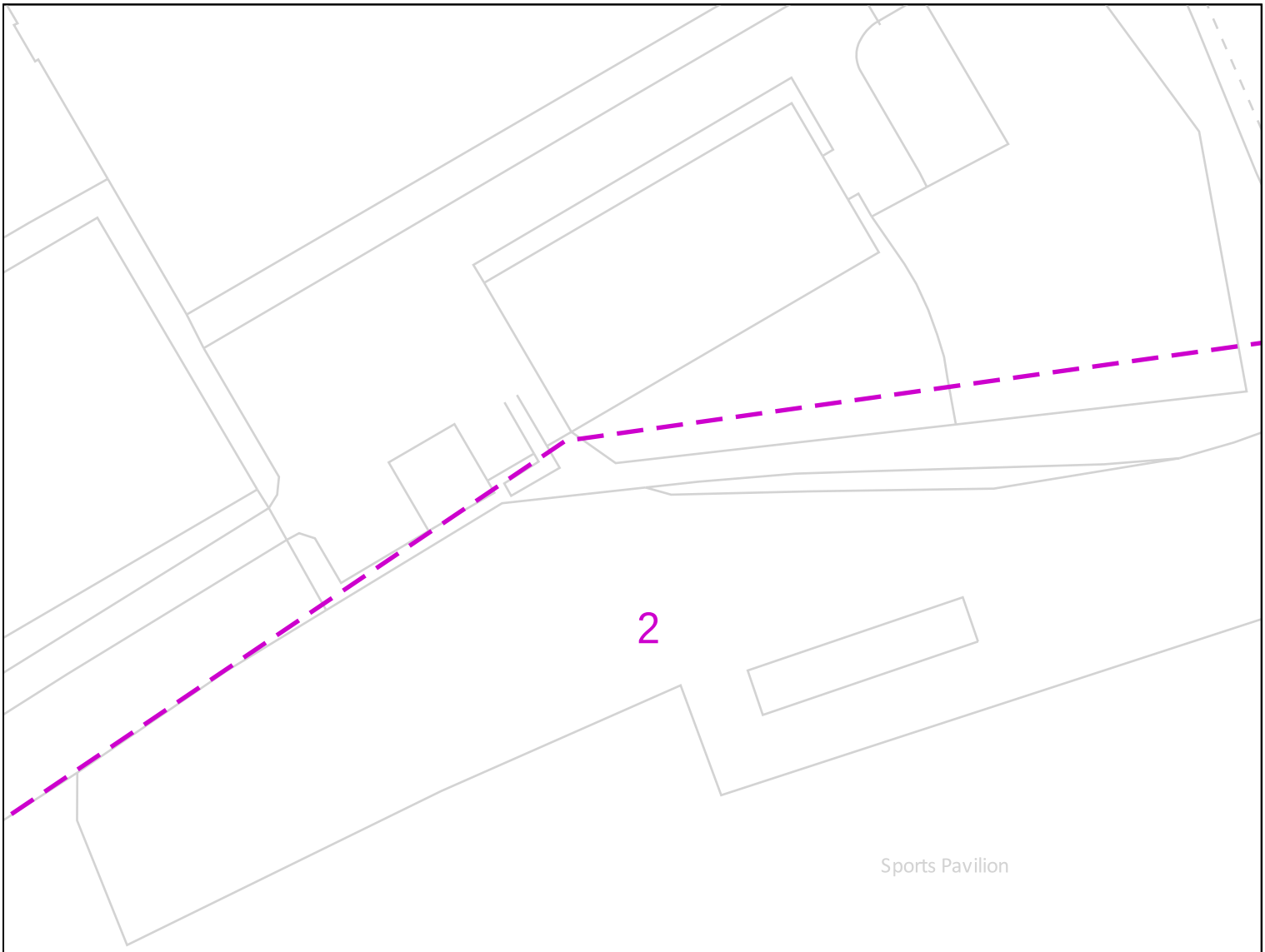

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25m

Dig Sites Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
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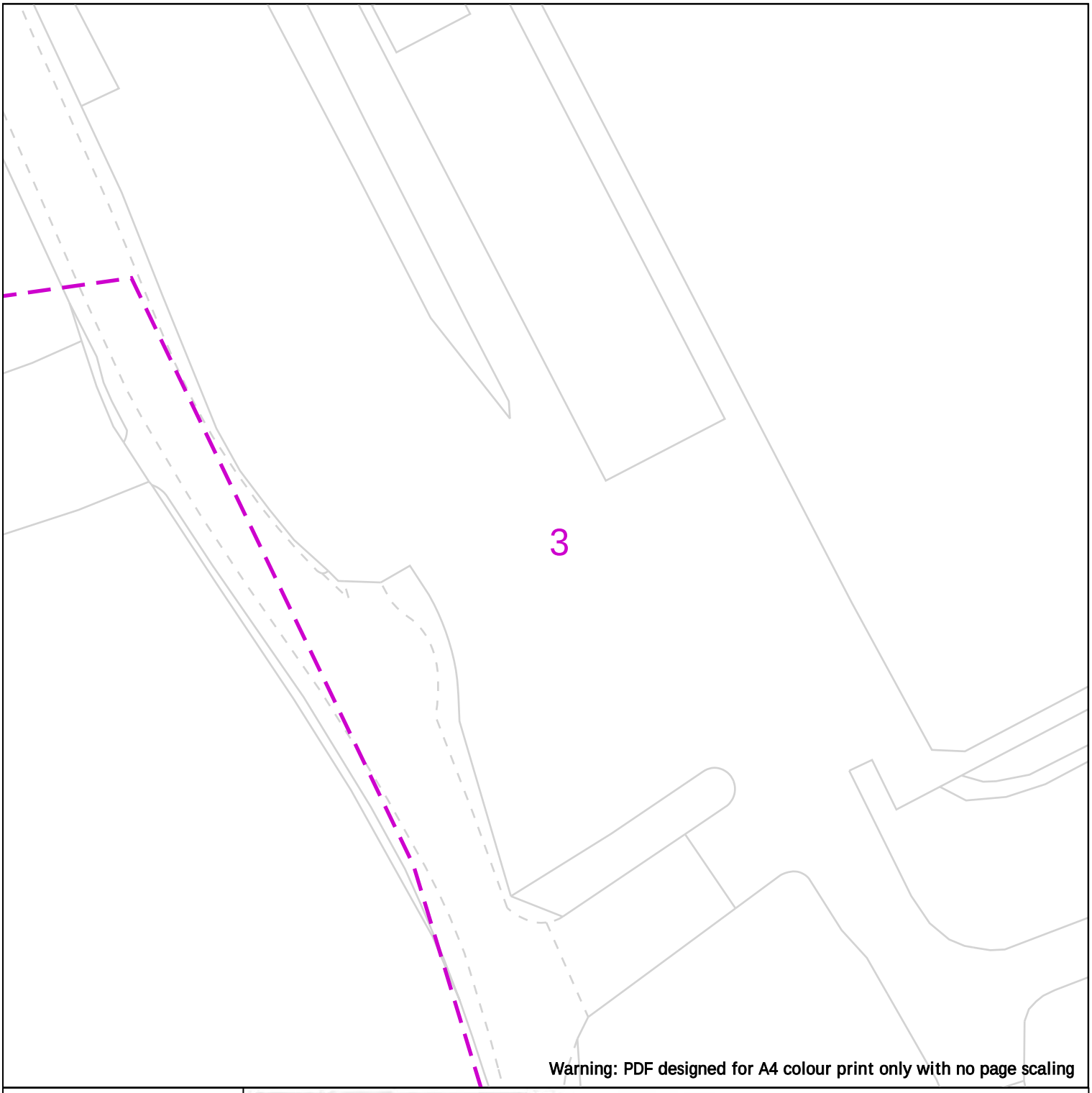

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25m

Dig Sites Area: Line:

LP Mains
MP Mains
IP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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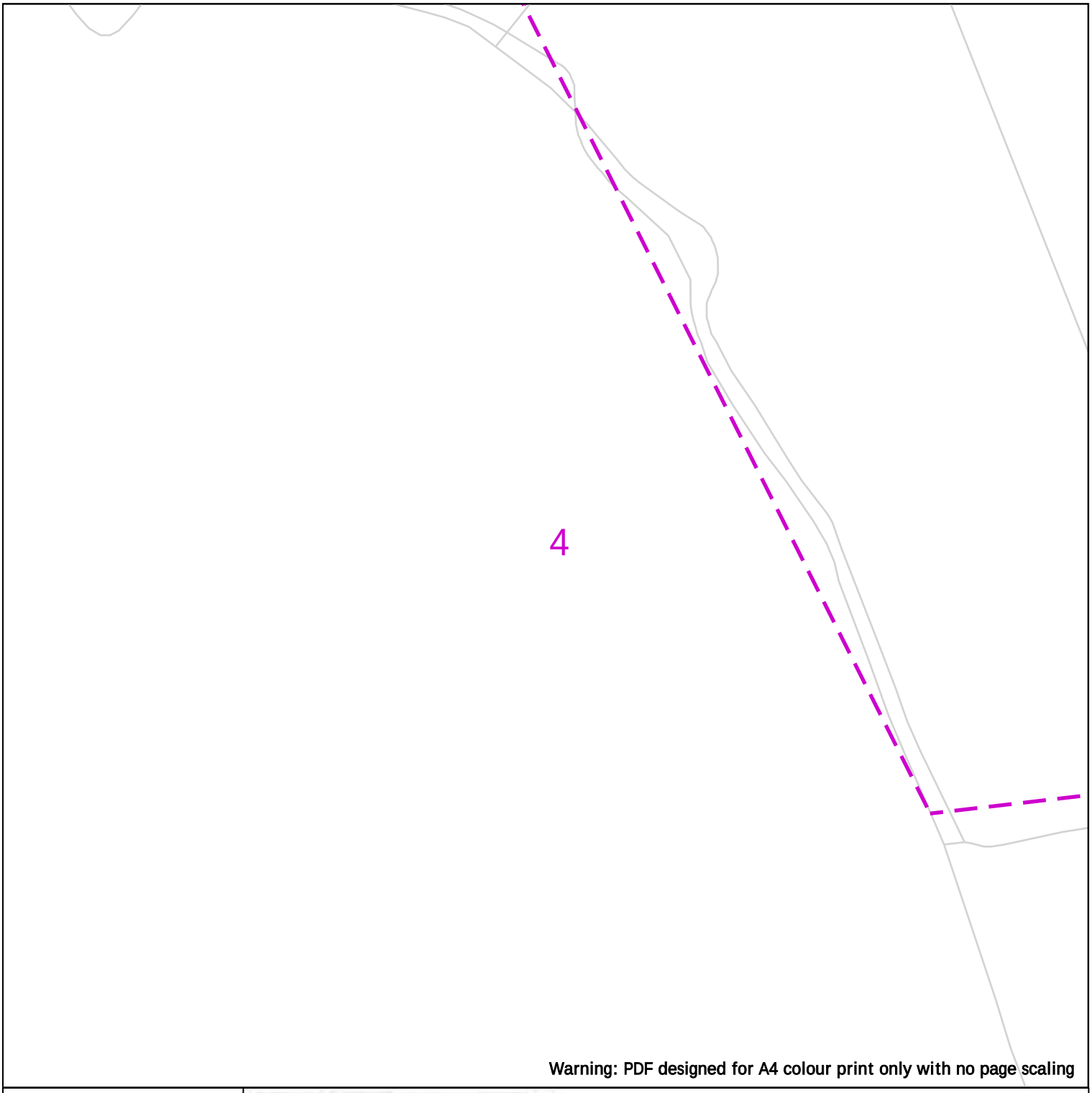

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25m

Dig Sites Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
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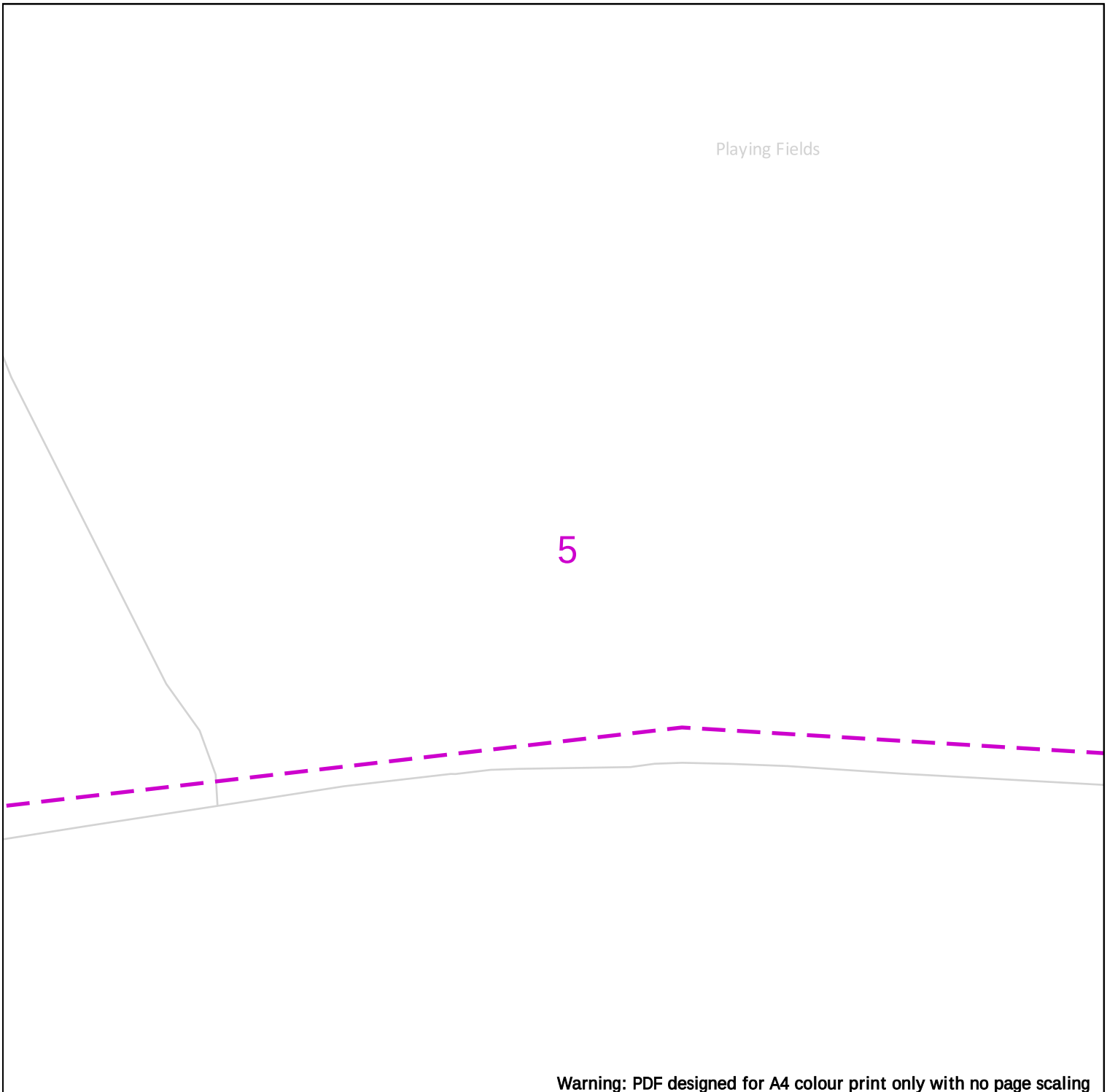

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25m

Dig Sites Area: Line:

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IP Mains
LHP Mains

Valve
Depth of cover
Syphon

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Material Change
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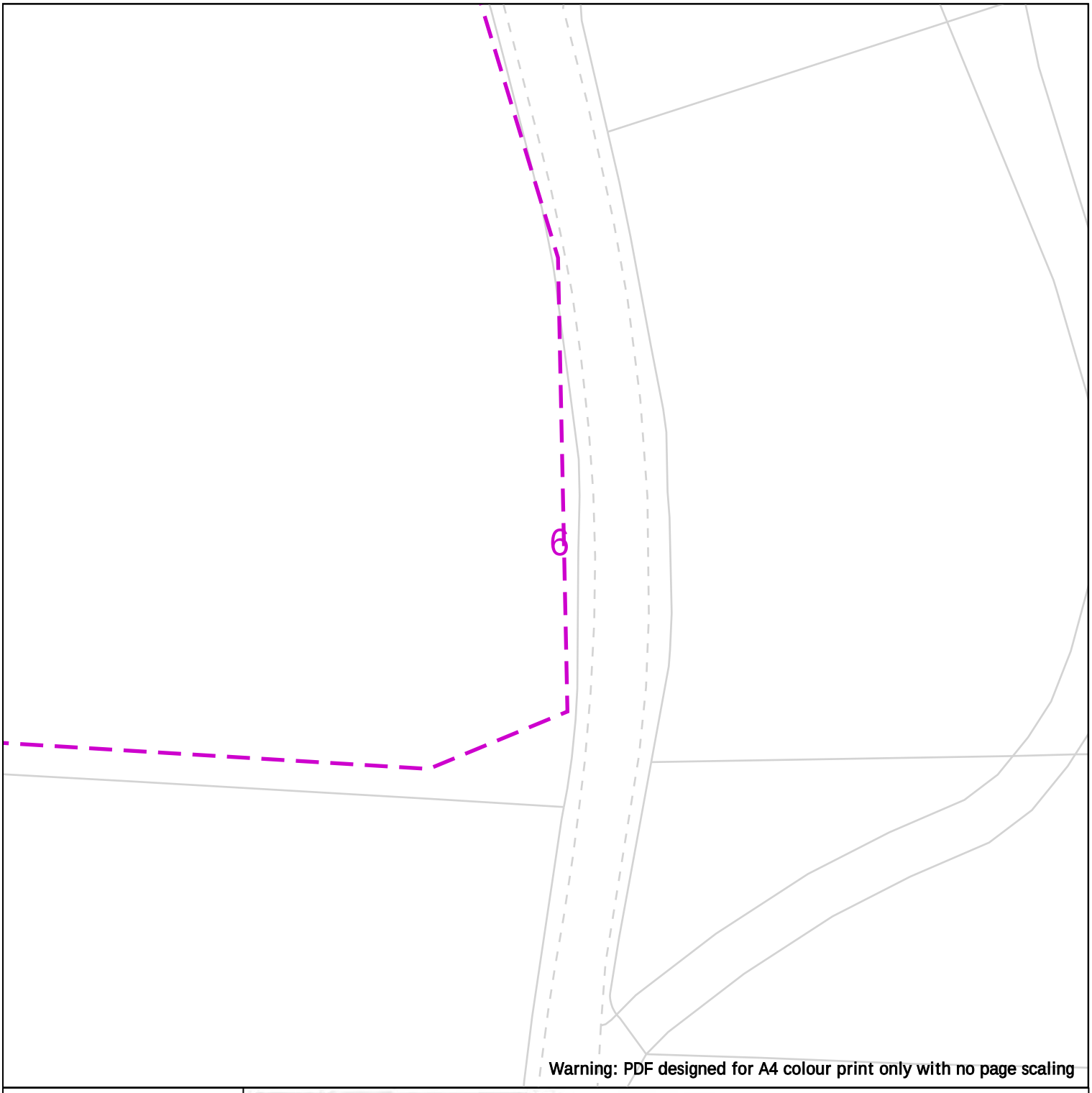

Warning: PDF designed for A4 colour print only with no page scaling

25m

Dig Sites | Area: | Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
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Job Reference: 37977341
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Your Scheme/Reference: STX7133

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

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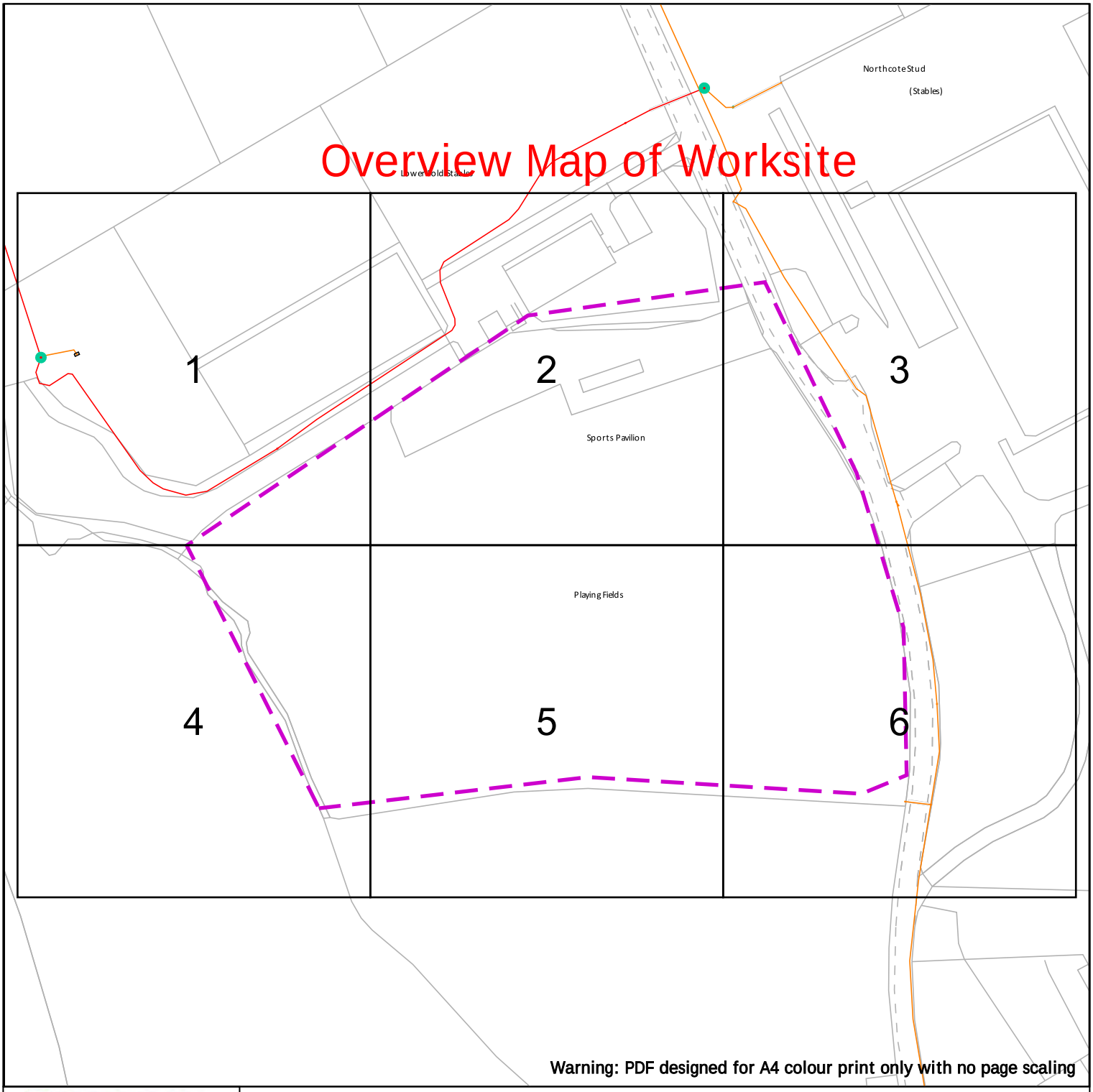
Overview Map of Worksite



Warning: PDF designed for A4 colour print only with no page scaling

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

In an emergency call 105, 24 hours a day

Dig Sites

Line: - - - -

Area: - - - -

electricity north west
Bringing energy to your door

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Date Requested: 14/07/2025
Job Reference: 37977341
Site Location: 370473 434980
Requested by: Miss Lauren Wenham

Your Scheme/Reference: STX7133

Scale: 1:1538 (When plotted at A4)

IMPORTANT INFO

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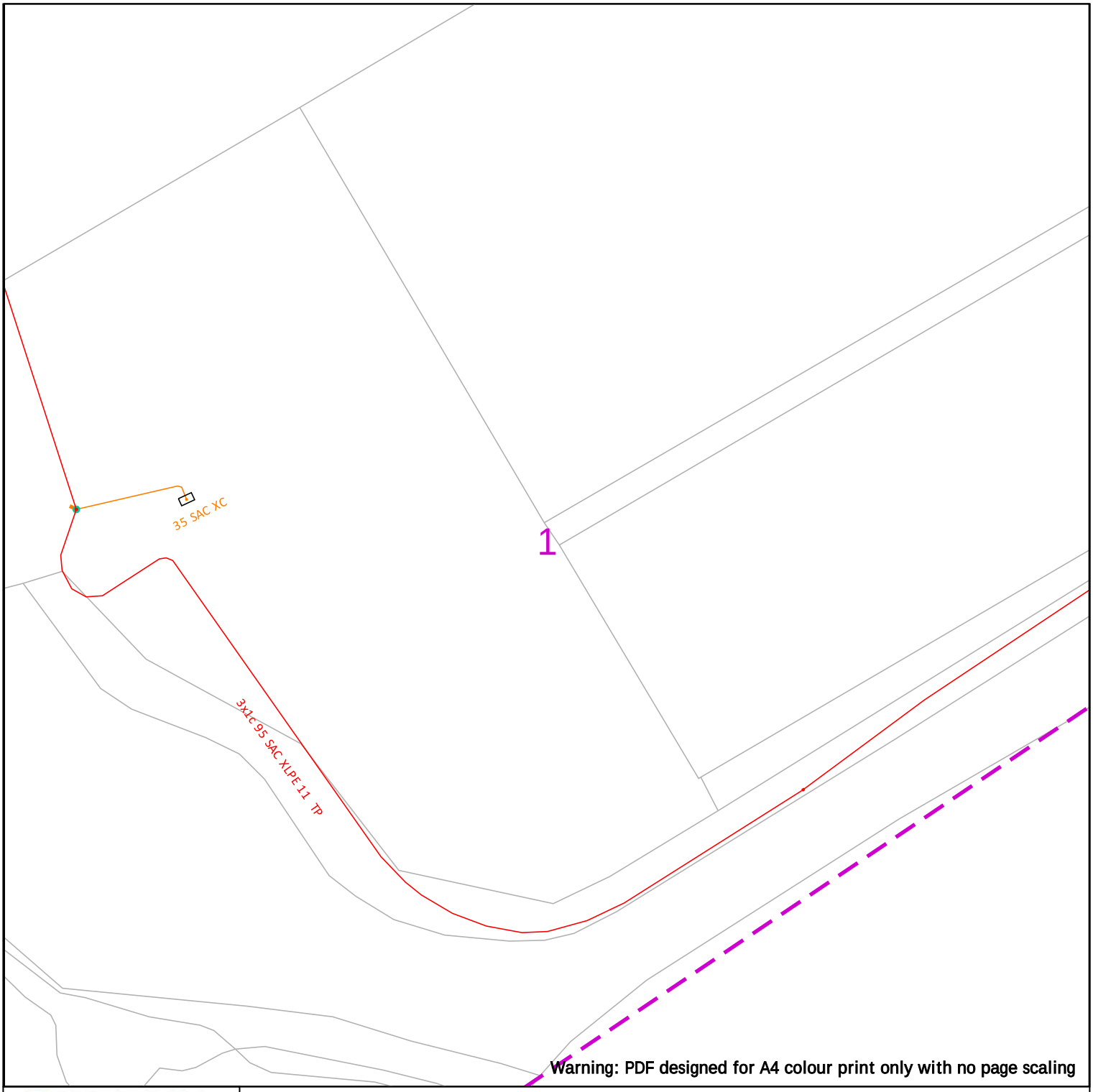

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electricity north west
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Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Date Requested: 14/07/2025
Job Reference: 37977341
Site Location: 370473 434980
Requested by: Miss Lauren Wenham

Your Scheme/Reference: STX7133

Scale: 1:500 (When plotted at A4)

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

In an emergency call 105, 24 hours a day

Dig Sites
Line:
Area:

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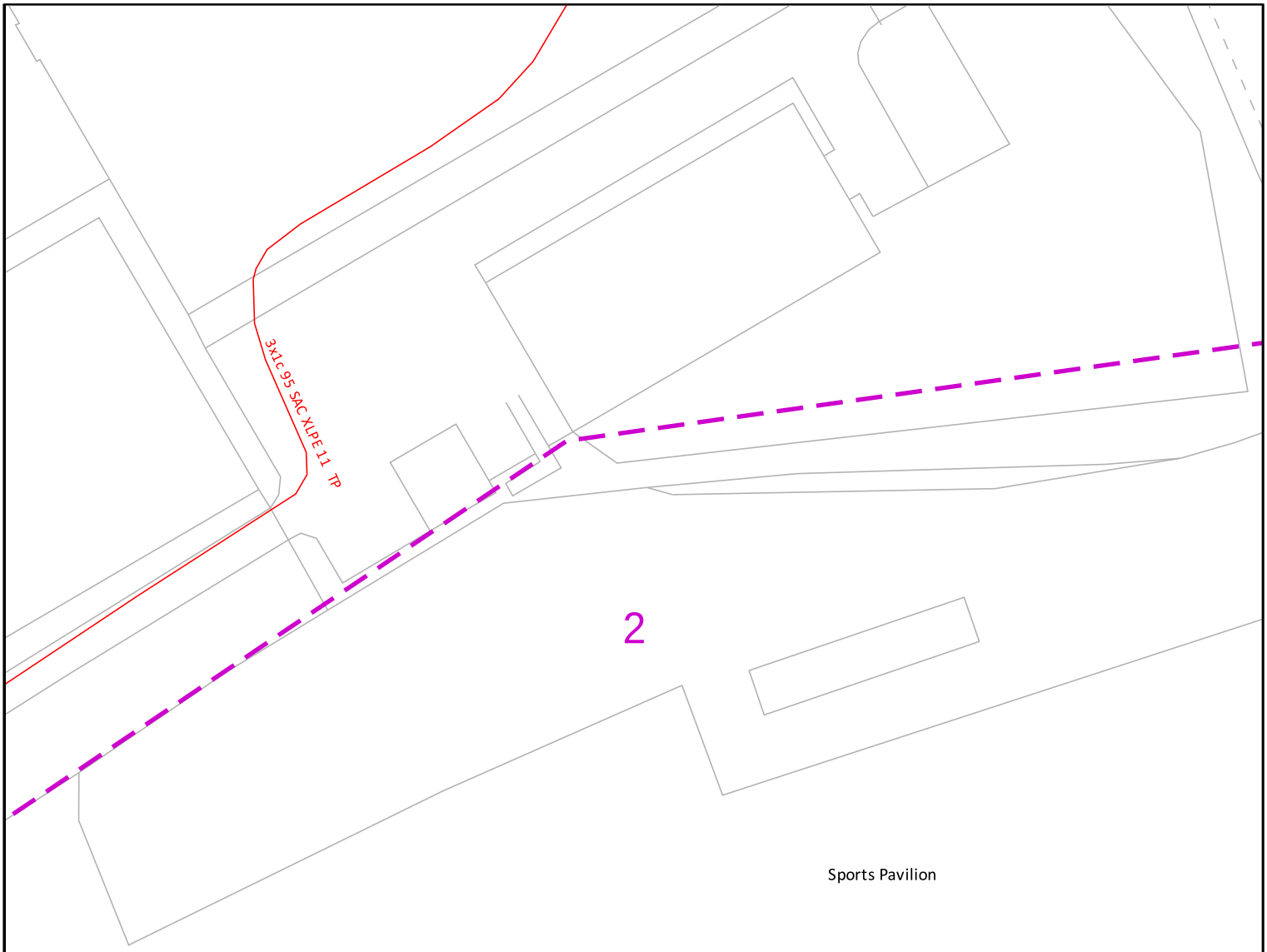

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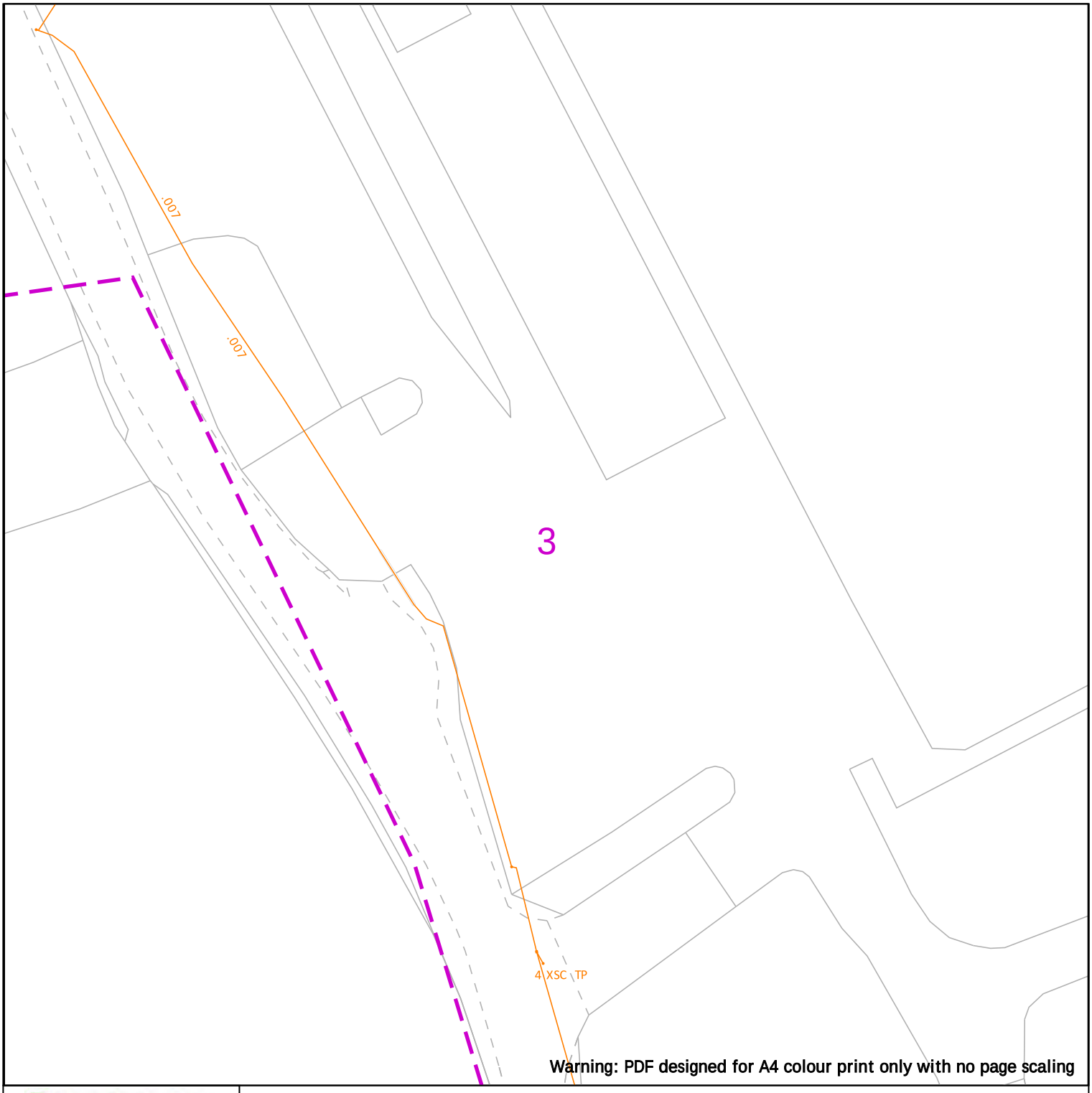

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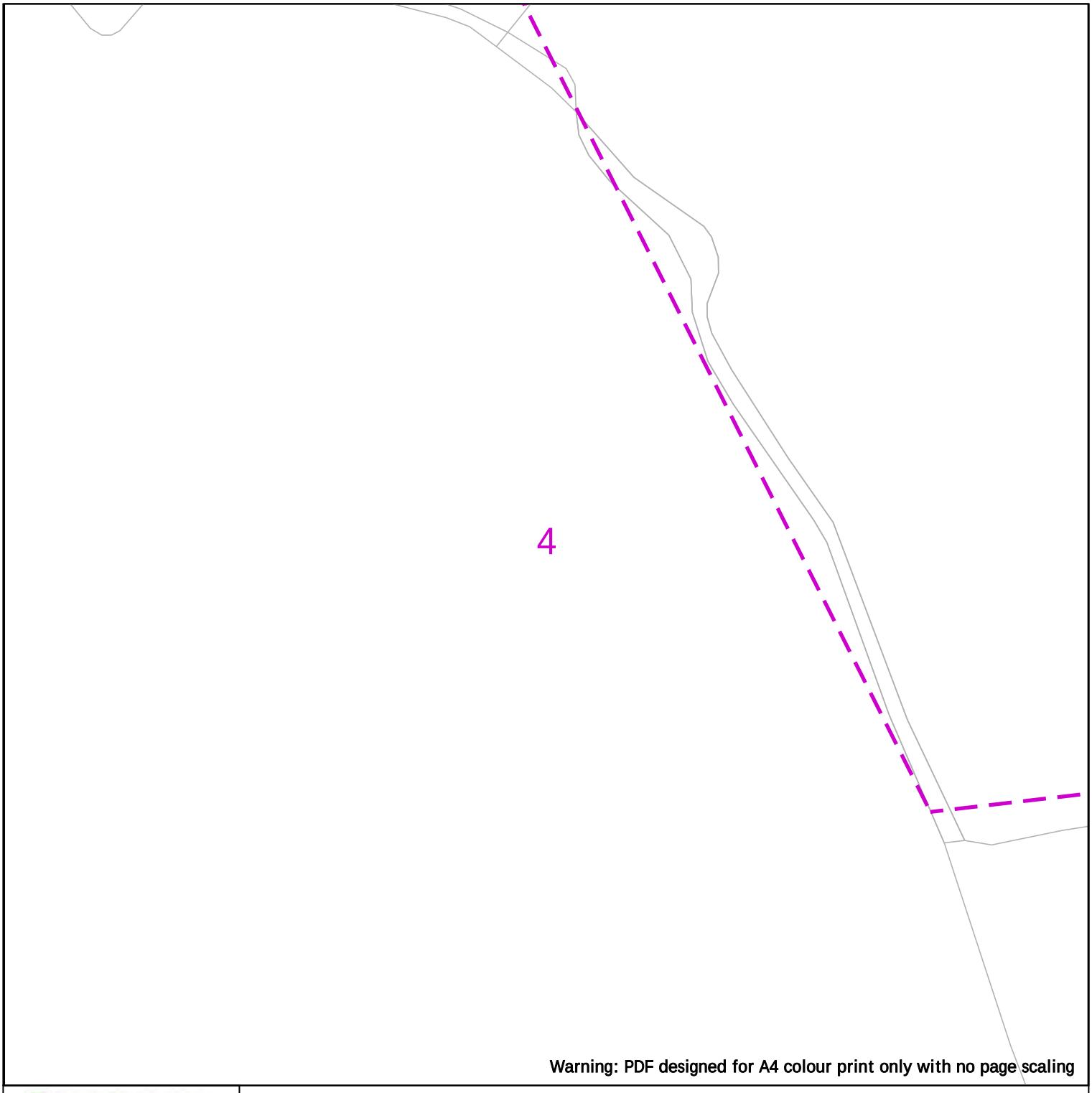

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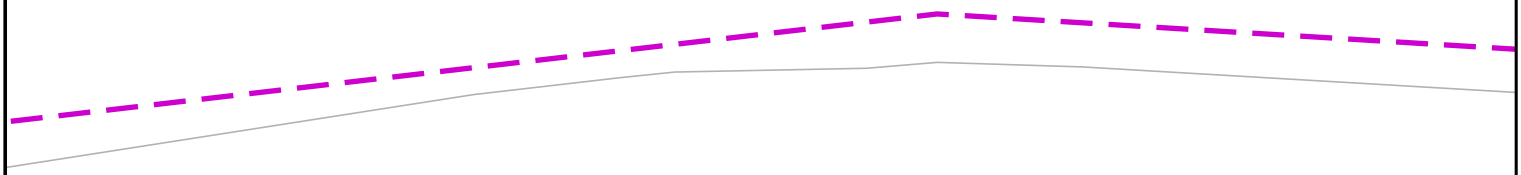
Playing Fields

5



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Maps on Demand Plant Information Reply

IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made newar to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

	Planned	*Live*
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	*In Place*	*Pending Remove*	*Not In Use*
Power Cable				
Power Duct				N/A

BT Ref : VHY11368I
Map Reference : (centre) SD7047235041
Easting/Northing : (centre) 370472,435041
Scale : 1:250
Issued : 14/07/2025 11:36:40

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

electricity north west
Bringing energy to your door

Conditions and information regarding electricity mains

These general conditions and precautions apply to the electricity distribution system of Electricity North West Limited.

Please ensure that a copy of these conditions is passed to your representative and contractor on site.

1. There may be other Electricity North West Limited apparatus in the vicinity, which is not indicated on the cable records. Other apparatus may also be present which a third party owns other than Electricity North West Limited.

2. Before any machines are used, all of Electricity North West's underground apparatus should be located by manual excavation taking the appropriate safety precautions in accordance with the **Health and Safety Executive Guidance note HS(G)47 "Avoiding danger from underground services"**. This contains advice to site personnel when working near underground services.

   Underground services, particularly electricity and gas, can be dangerous. Damage to electricity cables can cause a dangerous flash, leading to severe burns or even death. Gas leaks can cause fire or explosion.

   Damage can result from excavation or penetration of the ground, e.g. by a road pin.

   Underground services may be found in roads, footpaths and on sites. Always assume that they are present. Treat any services found anywhere as live.

   Accidents have happened because people have mistaken one service for another, e.g. black plastic covered electricity cables look like black plastic water pipes and cast iron gas and water mains look alike. Check before you act.

3. Before starting work you must:

   - Make sure you have plans of the underground services in the area. This may not always be possible for emergency or unforeseen works. **Remember that service connection cables and pipes from the main to building or streetlight may not be shown**.
   - Use a cable and pipe locator to trace electricity cables and metal pipes.
   - Look for signs of service connection cables or pipes, e.g. a gas meter or service connection entry into a house or a streetlight.
   - Hand dig trial holes (as many as necessary) to confirm the position of services in close proximity to the area of work.

4. When you start work:

   - Hand dig near buried services whenever possible. Spades and shovels are safer than picks, pins or forks.
   - Remember that cables may be embedded in concrete. Electricity cables embedded in concrete **must** either be made dead before the concrete is broken out or another safe way of working agreed with the cable owner.
   - Watch out for signs of services as work continues.
   - Report damage to a cable, pipe or pipe coating however slight.
   - Do not use hand held power tools within 0.5m of he marked position of an electricity cable, unless this is impracticable and the line of the cable has been identified by plans and positively confirmed by a locator.
   - Do not use hand held power tools directly over the marked line of cable unless:

     a) You have already found the cable at that position by careful hand digging beneath the surface and it is at a safe depth (at least 300mm) below the bottom of the surface to be broken, or

     b) Physical means have been used to prevent the tool striking it.

   - If an excavator is used near an electricity cable keep everyone clear of the bucket while it is digging. Buckets should not be used near cable – hand dig.
   - Do not use exposed services as a convenient step or handhold.
   - Do not handle or attempt to alter the position of an exposed service.
   - Do not install plant close to an existing service.
   - Do not build existing services into a manhole or other structure or encase them in concrete.

Please ensure that all site operators have this information and if any electrical apparatus is damaged, they/you should contact Electricity North West Limited on **0800 195 4141 (option 1).**

5. **Overhead lines** are not necessarily shown on the Electricity North West Limited cable records but may be present. In the event of work being carried out adjacent to overhead lines (including access, storage etc.) please always ensure strict adherence to the requirements of the **Health and Safety Executive's Document GS6 "Avoiding Danger from Overhead Power Lines"**.

   Extreme personal danger can result from contact, or near contact, with live conductors or overhead lines.

   Treat all overhead lines and other electrical apparatus as live. If in doubt, get advice.

6. Electricity North West Limited must be consulted if work is to take place within 15 metres of overhead lines on steel towers or 9 metres of overhead lines on wood, concrete or steel pylons. (All distances should be measure at ground level from a position estimated by eye to be vertically under the outermost conductor at a tower or pole position) Any person involved in work in the vicinity of overhead lines should:

   - Understand and follow the instructions given on safe working areas and methods of work.
   - Make sure that warning notices are in the cabs of machines working in the vicinity of an overhead line.
   - Make sure that barriers and warning notices are erected as required.
   - Not tip soil or stack material underneath overhead lines as this may reduce the clearance to an unsafe distance.
   - Make sure when handling or using platforms, scaffold, poles, piping, ladders, hand tools etc., that they are kept at a safe distance from overhead lines.
   - Not steady a suspended load, skip, hoist wire, slings etc., unless satisfied that there isn't any danger from overhead lines.
   - Remember that when mobile plant, such as a crane or excavator, is operating near overhead lines , the raising or slewing of the jib may introduce danger.
   - Always keep overhead lines in view when manoeuvring mobile plant.
   - Never operate a machine unless carefully guided by an experienced banksman.
   - Not approach or touch any broken or fallen conductors or any plant in contact with an overhead line before Electricity North West Limited confirms that conditions are safe. Warn others to keep well clear.

   Machine operators should note that: if a machine comes into contact with an overhead line and cannot be disentangled by backing off, remain seated in the cab and warn others to keep clear of the machine until Electricity North West Limited confirms that conditions are safe. If it is essential to leave the machine while it is in contact with the overhead line, for example if it catches fire, jump well clear – and **do not** attempt to climb down in the normal way nor touch any part of the machine when on the ground.

7. Electricity North West Limited provides approximate locations of its electricity mains or apparatus according to its records but these records are not necessarily accurate or complete and do not always show the position of private cables from mains to properties. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated.

8. Care should be taken when excavating near cables. Known road crossings are highlighted on the enclosed plans. Should any cable, or Electricity North West Limited apparatus indicated on the attached plans, be affected by your proposals please contact us as follows:

   Electricity North west Limited
   Borron Street
   Portwood, Stockport
   Cheshire
   SK1 2JD

   Telephone: **0800 195 4141 (option 4)**

   Details of diversion costs, if any, will be provided on request once your firm proposals have been submitted.

9. Please note that service cables may be affected by some of the works being carried out on site.

   If any services do require temporary disconnection please phone **0800 195 4141 (option 2)** for domestic and commercial disconnection, so that arrangement can be made to disconnect before work commences on site.

10. Please note that cable records supplied may not be up to date, or may be incomplete, if the area concerned is a new site.

11. For information regarding wayleave or easement agreements contact WayleaveEnquiries@enwl.co.uk

12. The latest cable records are always available for inspection during normal working hours and you should satisfy yourself that the information you have is up to date at the time you commence work. This service is consistent with the requirement of Regulation 36 of the Electricity Supply Regulations and paragraph 79 of the New Road and Street Works Act.

Electricity North West Limited
Borron Street, Portwood
Stockport
SK1 2JD

www.enwl.co.uk

Registered in England and Wales
Registered Number 2366949

Enquiry Confirmation

LSBUD Ref: 37977341

Date of enquiry: 14/07/2025
Time of enquiry: 11:38

Enquirer

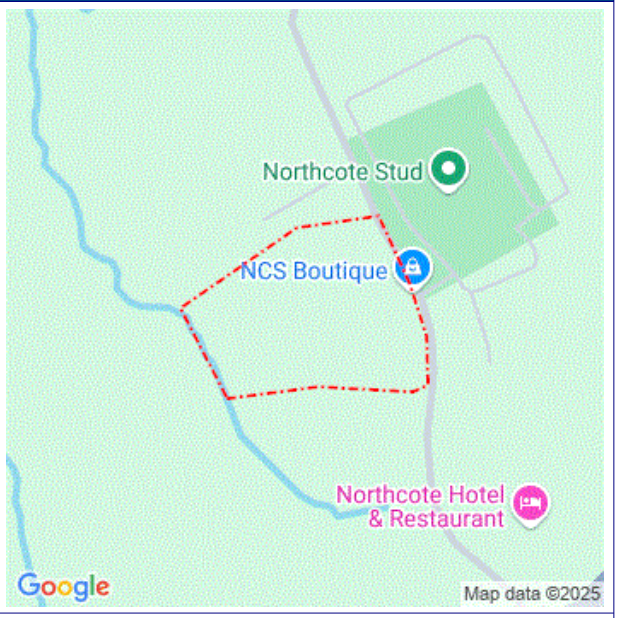
Name		Phone	[redacted]
Company	Soiltechnics Ltd	Mobile	Not Supplied
Address	Cedar Barn White Lodge Walgrave NTH NN6 9PY		
Email	admin@soiltechnics.net		

Enquiry Details

Enquiry type	Planned Works
Work category	Development Projects
Work type	Piling
Work type buffer*	150 metres
Start date	15/07/2025
End date	15/07/2025
Scheme/Reference	STX7133
Search location	XY= 370472, 435041
Confirmed location	370473 434980
Site size	0 metres square
Site Contact Name	Rosie Dean - Soiltechnics Limited
Site Phone No.	
Description of Works	boreholes

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response
Electricity North West Limited	08001954141	08001954141	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Enquiry Confirmation
LSBUD Ref: 37977341

Date of enquiry: 14/07/2025
Time of enquiry: 11:38

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/linesearchbeforeudig-support) for further guidance.
This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.
Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.
Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members
(LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Advanced Electricity Networks	Air Products PLC	AllPoints Fibre
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Burwell 11 Solar Limited
Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services	CATS Pipeline c/o Wood Group PSN
Cemex	Centrica Storage Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith
Diamond Transmission Corporation	DIO (MOD Live Pipelines)	Drax Power Limited
Eden Estuary Energy Limited	EDF Energy Renewables Ltd	EET Fuels
EirGrid	Eleclink Limited	Energy Assets Networks
ENI & Himor c/o Penspen Ltd	EnQuest Heather Ltd	EP Langage Limited
ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group	Esso Petroleum Company Limited
euNetworks Fiber UK Ltd	EXA Infrastructure	Exolum Pipeline System
Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited	G.Network Communication Ltd c/o JSM Group Ltd
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Greenlink Interconnector Ltd	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
Impala Terminals Infrastructure Ltd	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)
Kensa Utilities	Last Mile	Liverpool City Region Connect
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	MUA Group Limited
Mutual Energy	National Gas Transmission	National Grid Electricity Distribution
National Grid Electricity Transmission	National Grid Ventures	Neos Networks
Northern Gas Networks Limited	Northumbrian Water Group	NPower CHP Pipelines
NTT Global Data Centers EMEA UK Ltd	NYnet Ltd	Ogi
Oikos Storage Limited	Ørsted	Palm Paper Ltd
Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos	Phillips 66
Portsmouth Water	Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)
RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals	SAS Utility Services Ltd
Scottish and Southern Electricity Networks	Scottish Power Generation	Seabank Power Ltd

Enquiry Confirmation
LSBUD Ref: 37977341

Date of enquiry: 14/07/2025
Time of enquiry: 11:38

SES Water	SGN	Shell
Shell NOP	South Staffs Water	SP Energy Networks
Spring Fibre Limited	Squire Energy Networks	SSE Generation Ltd
SSE Transmission	SSE Utility Solutions Limited	Storengy
Sutton Bridge Power Generation	Tata Communications (c/o JSM Construction Ltd)	TfL – London Underground HV Cables (Road & Track Side Cables)
toob Limited	Total (Colnbrook) c/o Penspen	Total Finaline Pipelines
Transmission Capital	Trojan Energy Limited	UK Power Distribution
UK Power Networks	Uniper UK Ltd	University of Cambridge Granta Backbone Network
Vattenfall	Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd
Virgin Media O2	Voneus Limited	VPI Power Limited
Wales and West Utilities	Welsh Power	West of Duddon Sands Transmission Ltd
West Sussex OpenNetwork (Cooperative National Infrastructure)	Westminster City Council	Winnington CHP Ltd
Zayo Group UK Ltd c/o JSM Group Ltd		

Non-LSBUD members (Asset owners not registered on LSBUD)
(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.
Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

Asset Owner	Preferred contact method	Phone	Status
Arelion UK Ltd	check-network@arelion.com		Not Notified
Bring Energy	nrswa@bringenergy.com	0800 130 3600	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lancashire County Council	highways@lancashire.gov.uk	03001236701	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
United Utilities	WastewaterDeveloperServices@uuplc.co.uk	08707510101	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified