

APPENDIX 1

SITE PHOTOGRAPHS



Photograph P1



Photograph P2



Photograph P3



Photograph P4



Photograph P5



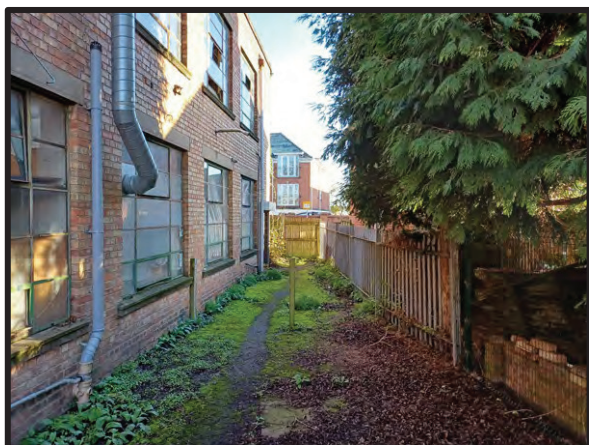
Photograph P6



Photograph **P7**



Photograph **P8**



Photograph **P9**



Photograph **P10**



Photograph **P11**



Photograph **P12**



Photograph P13



Photograph P14



Photograph P15



Photograph P16

APPENDIX 2

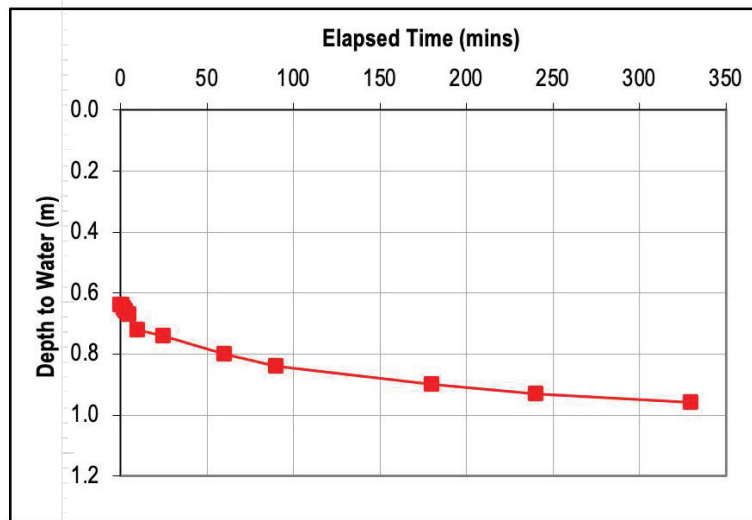
EXPLORATORY HOLE LOGS (INCLUDING PHOTOGRAPHS)

BOREHOLE LOG

Project FACTORY UNITS, 23 WOOD STREET, HINCKLEY, LEICESTERSHIRE LE10 1JQ				BOREHOLE No WS1	
Job No 5435	Date 28-11-24	Ground Level (c.m,AOD) 134.00	Co-Ordinates (c.) E 443,043 N 294,008		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thickness)	DESCRIPTION		
0.08-0.42	ES					0.08	MADE GROUND: black TARMACADAM		
0.50	D					0.42	MADE GROUND: probable loose to medium dense, greyish brown, slightly clayey, gravelly, fine to coarse SAND. Gravel is medium to coarse of brick and concrete 0.30 - cobbles of brick now absent	D	
						0.47			
						(0.73)			
1.20						1.20	MADE GROUND: probable loose, black, medium gravel, no ash	D	
							CLAY: probable soft, orangish-brown, slightly sandy, slightly gravelly friable CLAY. Gravels are fine of quartzite and chert		
						(0.80)	CLAY: firm to stiff, orangish-brown, gravelly, friable, desiccated CLAY. Gravels are fine to medium, quartzite and chert		
1.90	H					2.00			
							Core Recovery: 0.00 - 1.20m: hand-dug starter pit 1.20 - 2.00m: 100% Hand dug starter pit: 0.00-1.20m: Continuous disturbed sampling using 87mm sample barrel: 1.20-2.00m. No casing using. Falling Head Test undertaken. Upon completion, backfilled with arisings		

Elapsed Time (mins)	Depth to Water (m)
0	0.64
1	0.64
2	0.65
3	0.66
5	0.67
10	0.72
25	0.74
60	0.80
90	0.84
180	0.9
240	0.93
330	0.96



Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
All dimensions in metres Scale 1:50		Client Ansley Village Farm Limited				Method/ Plant Used Window Sampling / Terrier 2002 (T08)					Logged By BK

Project FACTORY UNITS, 23 WOOD STREET, HINCKLEY, LEICESTERSHIRE LE10 1JQ		Borehole No. WS1
Job No. 5435	Date: 28-11-24	



Hand-dug starter pit



Starter pit arisings



Borehole Core

Client Ansley Village Farm Limited	Method/Plant Used Window Sampling / Terrier 2002 (T08)	Logged By BK
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BOREHOLE LOG

Project FACTORY UNITS, 23 WOOD STREET, HINCKLEY, LEICESTERSHIRE LE10 1JQ				BOREHOLE No WS2	
Job No 5435	Date 28-11-24	Ground Level (c.m,AOD) 135.00	Co-Ordinates (c.) E 443,012 N 294,020		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thickness)	DESCRIPTION		
0.30-0.60	ES					0.10	MADE GROUND: brick paving	D	
						0.30	MADE GROUND: probable loose, dark brown to black, gravelly, medium to coarse SAND. Gravel is medium to coarse of brick and quartzite		
						(0.57)	SAND: probable loose to medium dense, dark brown to black, gravelly, fine SAND. Gravel is fine to medium of chert		
						0.87	SAND: medium dense, brown, gravelly, fine SAND with medium to coarse gravel of chert		
1.00	D	N19					1.20-2.00	D	
1.20-2.00	C						1.20 - medium gravels of quartzite		
1.20-1.65	SPT						1.50 - becoming slightly clayey		
1.20									
2.00-3.00	C	N24				(3.13)	3.00 - 5.00 - becoming very clayey and slightly gravelly	D	
2.00	D								
2.00-2.45	SPT								
2.00									
3.00-4.00	C	N19				4.00			
3.00	D								
3.00-3.45	SPT								
3.00									
4.00	D	N21					Core Recovery:		
4.00-4.45	SPT						0.00 - 1.20m: hand-dug starter pit		
4.00							1.20 - 2.00m: 80%		
							2.00 - 3.00m: 80%		
5.00-5.45	SPT	N17					3.00 - 4.00m: 90%		
5.00							Hand dug starter pit: 0.00-1.20m: Continuous disturbed sampling using 87, 75mm sample barrels: 1.20-4.00m. No casing used. Upon completion, backfilled with arisings		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
28/11/2024	87	3			DRY						
	75	4									
All dimensions in metres Scale 1:50		Client Ansley Village Farm Limited				Method/ Plant Used		Window Sampling / Terrier 2002 (T08)			Logged By BK

Borehole position scanned using Cable Avoidance Tool (CAT); no services detected

D = Dunsmore Gravel
MMG = Mercia Mudstone Group

Project FACTORY UNITS, 23 WOOD STREET, HINCKLEY, LEICESTERSHIRE LE10 1JQ		Borehole No. WS2
Job No. 5435	Date: 28-11-24	



Borehole Core

Client Ansley Village Farm Limited	Method/Plant Used Window Sampling / Terrier 2002 (T08)	Logged By BK
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BOREHOLE LOG

Project FACTORY UNITS, 23 WOOD STREET, HINCKLEY, LEICESTERSHIRE LE10 1JQ				BOREHOLE No WS3	
Job No 5435	Date 28-11-24	Ground Level (c.m,AOD) 134.00	Co-Ordinates (c.) E 443,016 N 294,031		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thickness)	DESCRIPTION		
0.30-0.60	D					0.10 (0.40) 0.50	MADE GROUND: brick paving MADE GROUND: probable loose, dark brown to black, gravelly, medium to coarse SAND. Gravel is medium to coarse of brick and quartzite		
1.20-2.00	C					(0.70) 1.20	MADE GROUND: medium dense, brown, clayey, gravelly, fine SAND. Gravel is fine to medium of brick and chert		
1.20-1.65	SPT	N12					SAND: medium dense, brown, slightly clayey, gravelly, fine SAND. Gravel is of quartz and chert		
1.20									
2.00-3.00	C					(1.50)	2.00 - 2.45 - becoming loose	D	
2.00-2.45	SPT	N8							
2.00									
2.50	D					2.70			
3.00-3.45	SPT	N13					CLAY: stiff brown, plastic, sandy, slightly gravelly CLAY. Gravel is of quartz and chert		
3.00									
3.50	D					(2.05)		D	
4.00-5.00	C						4.00 - firm and heavily saturated		
4.00-4.45	SPT	N8							
4.00						4.75			
						5.00	CLAY: very stiff, bluish grey, plastic CLAY with rare chert	MMG	
5.00-5.45	SPT	N24					Core Recovery: 0.00 - 1.20m: hand-dug starter pit 1.20 - 2.00m: 75% 2.00 - 3.00m: 90% 3.00 - 4.00m: 70% 4.00 - 5.00m: 20%		
5.00							Hand dug starter pit: 0.00-1.20m: Continuous disturbed sampling using 87 and 75mm sample barrel: 1.20-5.00m. No casing used. Upon completion, backfilled with arisings		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
28/11/2024	75 87	3 4			4.00						
All dimensions in metres Scale 1:50						Client Ansley Village Farm Limited		Method/ Plant Used Window Sampling		Logged By BK	

Borehole position scanned using Cable Avoidance Tool (CAT); no services detected

D = Dunsmore Gravel
MMG = Mercia Mudstone Group

Project FACTORY UNITS, 23 WOOD STREET, HINCKLEY, LEICESTERSHIRE LE10 1JQ		Borehole No. WS3
Job No. 5435	Date: 28-11-24	



Starter pit arisings

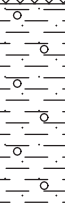
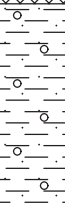


Borehole Core

Client Ansley Village Farm Limited	Method/Plant Used Window Sampling / Terrier 2002 (T08)	Logged By BK
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BOREHOLE LOG

Project FACTORY UNITS, 23 WOOD STREET, HINCKLEY, LEICESTERSHIRE LE10 1JQ				BOREHOLE No WS4	
Job No 5435	Date 28-11-24	Ground Level (c.m,AOD) 134.00	Co-Ordinates (c.) E 443,017 N 294,043		
Contractor CC Ground Investigations Limited				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thick- ness)	DESCRIPTION		
0.30-0.60	ES	N10				0.10	MADE GROUND: brick paving		
0.50	D					(1.10)	MADE GROUND: probable loose, dark brown to black, gravelly medium to coarse SAND. Gravel is medium to coarse, angular brick and quartzite		
1.00	D					1.20			
1.20-2.00	C					(1.40)	CLAY: stiff, brown, sandy, gravelly plastic CLAY. Gravel is fine to medium of chert and quartzite	D	
1.20-1.65	SPT								
1.20									
2.00-3.00	C	N24				(1.40)	CLAY: stiff, brown, sandy, gravelly plastic CLAY. Gravel is fine to medium of chert and quartzite	D	
2.00-2.45	SPT								
2.00									
2.50	D					2.60			
				(0.40)	SAND: medium dense, brown, fine to medium SAND	D			
3.00-4.00	C	N28				(1.00)	CLAY: stiff, brownish grey plastic CLAY with fine chert/calcite from shells	MMG	
3.00-3.45	SPT								
3.00									
4.00-4.45	SPT	N28				(1.00)	CLAY: stiff, brownish grey plastic CLAY with fine chert/calcite from shells	MMG	
4.00									
							Core Recovery: 0.00 - 1.20m: hand-dug starter pit 1.20 - 2.00m: 65% 2.00 - 3.00m: 95% 3.00 - 4.00m: 90%		
							Hand dug starter pit: 0.00-1.20m: Continuous disturbed sampling using 87 and 75mm sample barrel: 1.20-4.00m. No casing used. Upon completion, backfilled with arisings		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
28/11/2024	87	3									Borehole position scanned using Cable Avoidance Tool (CAT); no services detected D = Dunsmore Gravel MMG = Mercia Mudstone Group
	75	4									
All dimensions in metres Scale 1:50			Client Ansley Village Farm Limited			Method/ Plant Used Window Sampling / Terrier 2002 (T08)			Logged By BK		

Project FACTORY UNITS, 23 WOOD STREET, HINCKLEY, LEICESTERSHIRE LE10 1JQ		Borehole No. WS4
Job No. 5435	Date: 28-11-24	



Starter pit arisings



Borehole Core

Client Ansley Village Farm Limited	Method/Plant Used Window Sampling / Terrier 2002 (T08)	Logged By BK
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Safer Rig Services
Portview Road
Avonmouth
BS11 9JE
info@saferrigservices.co.uk

SPT Hammer Energy Test Report

in accordance with BSEN ISO 22476-3:2005

SPT Hammer Ref: DT00026.T8
Test Date: 03/01/2024
Report Date: 04/01/2024
File Name: DT00026.T8.spt
Test Operator: MS

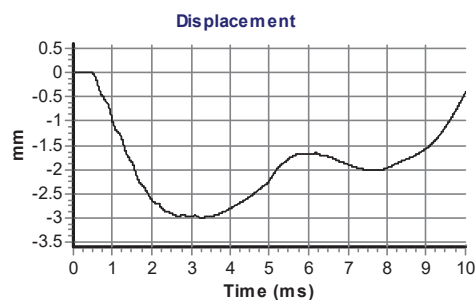
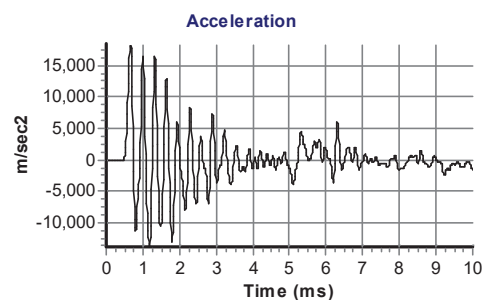
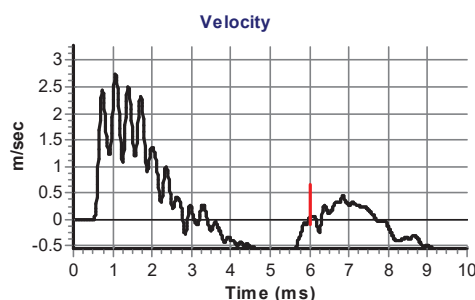
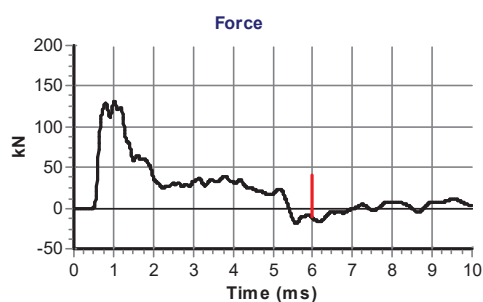
Instrumented Rod Data

Diameter d_r (mm): 54
Wall Thickness t_r (mm): 6.8
Assumed Modulus E_a (GPa): 208
Accelerometer No.1: 73534
Accelerometer No.2: 73538

SPT Hammer Information

Hammer Mass m (kg): 63.5
Falling Height h (mm): 760
SPT String Length L (m): 11.8

Comments / Location



Calculations

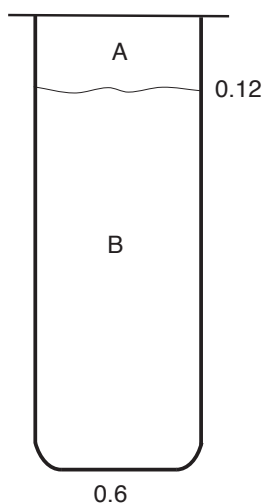
Area of Rod A (mm²): 1008
Theoretical Energy E_{theor} (J): 473
Measured Energy E_{meas} (J): 239

Energy Ratio E_r (%): **50**

Nick Reichelt

Signed: Nick Reichelt
Title: Director

Site: FACTORY UNITS, 23 WOOD STREET, HINCKLEY, LEICESTERSHIRE LE10 1JQ				TRIAL PIT No. TP1
Job No. 5435	Date 28-11-24	Ground Level (c.m, AOD) 134m	Co-Ordinates (c.) E 443,020 N 294,014	



DETAILS OF SUBSOIL

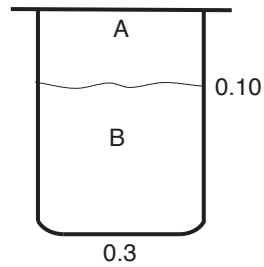
- A MADE GROUND: probable loose bluish grey, medium to coarse angular gravels of diorite/limestone/granite
- B MADE GROUND: probable loose to medium dense, dark grey to black, medium gravelly SAND. Gravel is medium to coarse of brick and chert

NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Contamination sample taken at 0.4-0.6m depth

Scale: 1:10	Client: Ansley Village Farm Limited	Logged By: BK
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Site: FACTORY UNITS, 23 WOOD STREET, HINCKLEY, LEICESTERSHIRE LE10 1JQ				TRIAL PIT No. TP2
Job No. 5435	Date 28-11-24	Ground Level (c.m, AOD) 134m	Co-Ordinates (c.) E 443,032 N 294,003	



DETAILS OF SUBSOIL

- A MADE GROUND: black TARMACADAM
- B MADE GROUND: probable loose to medium dense, medium to coarse sandy, angular gravel of brick, quartzite and chert

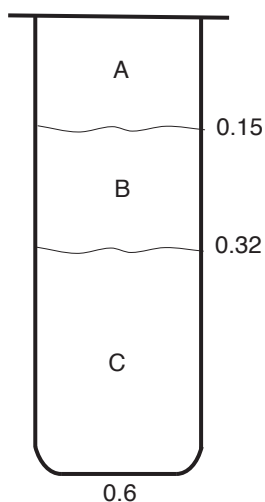
NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Contamination sample taken at 0.1-0.3m depth
- 4 Terminated on obstruction



Scale: 1:10	Client Ansley Village Farm Limited	Logged By: BK
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Site: FACTORY UNITS, 23 WOOD STREET, HINCKLEY, LEICESTERSHIRE LE10 1JQ				TRIAL PIT No. TP3
Job No. 5435	Date 28-11-24	Ground Level (c.m, AOD) 134m	Co-Ordinates (c.) E 443,035 N 294,032	



DETAILS OF SUBSOIL

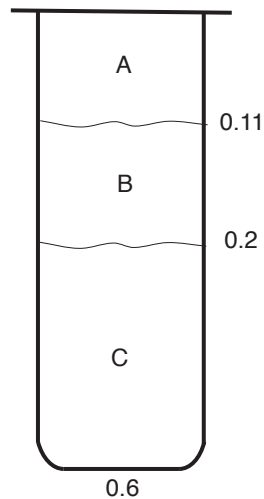
- A MADE GROUND: light grey CONCRETE
- B MADE GROUND: probable loose to medium dense brown gravelly medium sand (sub-base). Gravel is quartzite
- C MADE GROUND: probable loose to medium dense, dark brown, clayey, gravelly fine to medium SAND. Gravel is of brick, chert and quartzite

NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Contamination sample taken at 0.32-0.6m depth

Scale: 1:10	Client Ansley Village Farm Limited	Logged By: BK
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Site: FACTORY UNITS, 23 WOOD STREET, HINCKLEY, LEICESTERSHIRE LE10 1JQ				TRIAL PIT No. TP4
Job No. 5435	Date 28-11-24	Ground Level (c.m, AOD) 134m	Co-Ordinates (c.) E 443,060 N 294,036	



DETAILS OF SUBSOIL

- A MADE GROUND: black TARMACADAM
- B MADE GROUND: probable loose to medium dense, dark brown, clayey, gravelly fine to medium SAND. Gravel is of brick, chert and quartzite
- C CLAY: probable firm brown, plastic, sandy, gravelly CLAY. Gravels are fine of chert and quartzite



NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Contamination sample taken at 0.2-0.6m depth

Scale: 1:10	Client Ansley Village Farm Limited	Logged By: BK
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