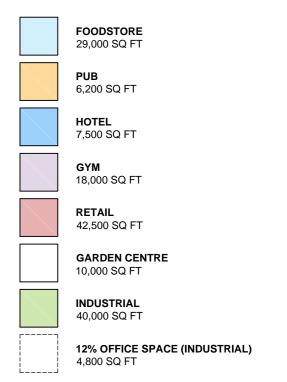


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Figured dimensions only to be taken from this drawing. DO NOT SCALE. All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any

NOTI

FLOOR AREAS



23.06.16 D.K. Covenant boundary redesign.
06.06.16 D.K. Additional retail units / Layout adjusted.
05.05.16 D.K. Boundaries and area schedule added.

Date Initial Notes

FOR INFORMATION

KIER PROPERTY

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RUSCOTE AVENUE, BANBURY

Drawing Title

PROPOSED MASTERPLAN

Drawn	Checked	Paper Size	Scale	Date	
DK	SB	A2	1:1000	24/05/1	6
Project No).		Drawing No.		Revision
16284	4		0004		03

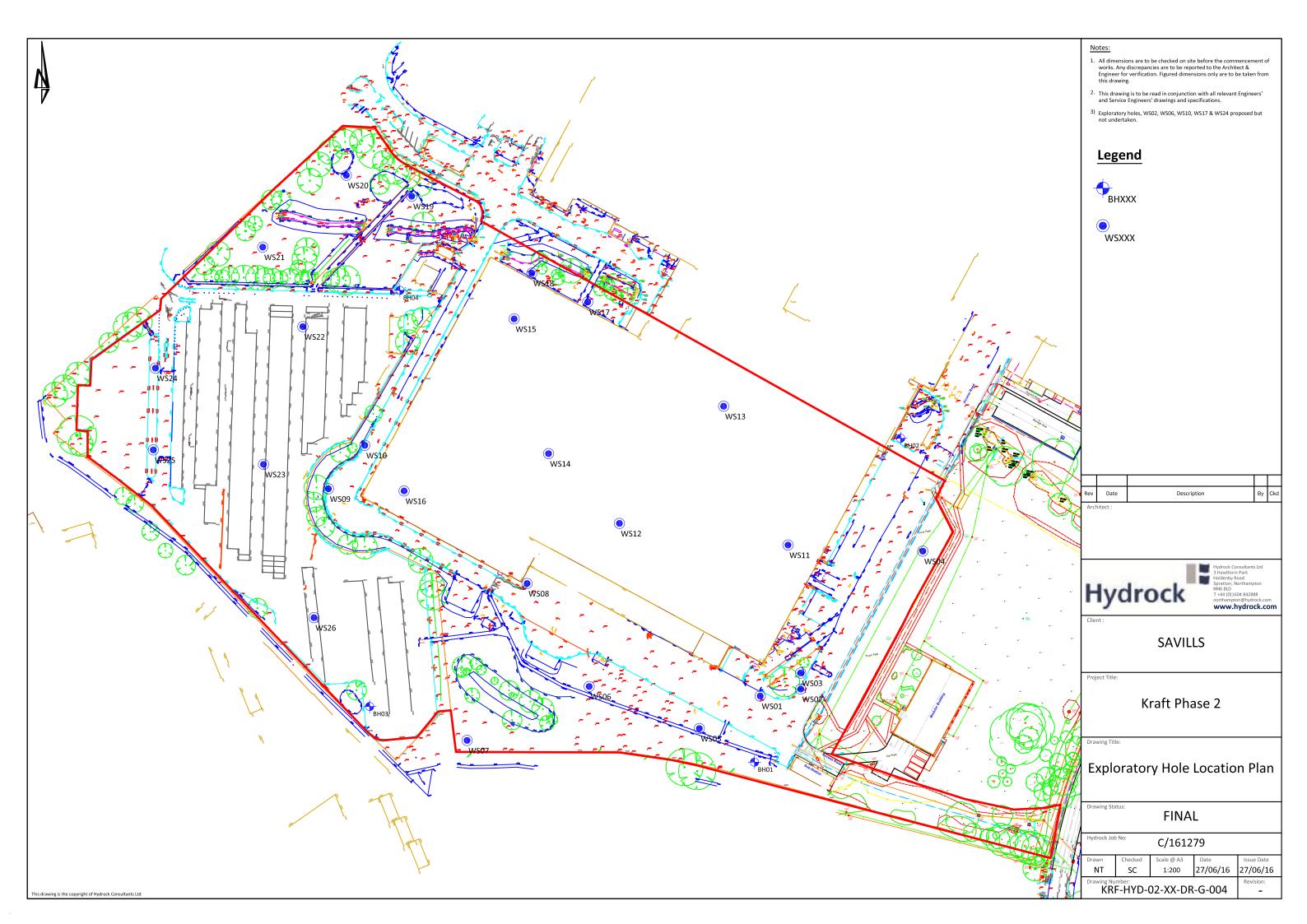
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Appendix B

Ground Investigation Plan & Exploratory Hole Plan



Н	lyd	rock			WW	/W	.hyd	rock.	com	_	Percussion wit ore Follow-on	BHOT	2
Proje	ect Name	: Kraft P	hase 2							Co-ords:	445186E, 241347N	DNP+RC	
Loca	tion:	Banbu	ry						ject No: 161279	Ground Level:	95.83m OD	Scale: 1:50	
Clien	nt:	db sym	nmetry							Date(s):	26/05/16 - 27/05/16	Hole Diame 110mm	ter:
Well	Water Strikes	Sample	I				Depth (m)	Level (m OD)	Legend		Stratum Description		
	- Carries	0.10 0.40	ES ES	, n	lesults	•	0.25	95.58		coarse, subangu GROUND)	tly sandy CLAY with rare lar to angular ash and fli grey brown sandy fine t	int. (MADE	
		1.20 1.40-1.70	SPT B	(1,	N=12 2/2,3,3,4	·)	1.00	94.83		At 0.55m bgl Stiff brownish o	RAVEL. (MADE GROUND : One piece of metal. range gravelly CLAY. Grav lar to angular ironstone, DE GROUND)	vel is fine to	1.0 -
		2.00-2.45	U D		0 Blows .00% rec)		2.00	93.83		_	y locally orange mottled and orange root traces.	•	2.0 -
		2.90-3.00	B SPT		N=37		3.00	93.33 92.83		some local iron	orange mottled slightly staining. (ALLUVIUM)	•	3.0 -
		3.00	D	(4,8	N=37 /8,10,10,	.9)	3.40	92.43			LAY with a mild organic or es and decomposing wo		
		4.00	SPT	(5,	N=12 4/4,3,3,2	:)				to subangular fli Between 3.40	orange very sandy fine to int GRAVEL. (RIVER TERF Om bgl and 3.50m bgl: Sand m bgl and 4.40m bgl: Coars	RACE DEPOSITS) d lense.	4.0
		4.50-4.80	В				4.40	91.43		selenite crystals	ated grey CLAY with som and very rare mudstone MUDSTONE FORMATION	lithorelicts.	5.0
		5.50	SPT	(3,3	N=26 /3,5,8,1	9)							
		5.50-7.00	100	100	100	1							6.0
							6.80 7.00	89.03 88.83		(CHARMOUTH N	ESTONE with abundant s MUDSTONE FORMATION nated grey CLAY with fre)	7.0
		7.00-8.50	100	100	100	0					ARMOUTH MUDSTONE F	FORMATION)	8.0
		8.50-10.0 0	100	100	100	0							9.0
											Continued on Next Sheet		10.0
Rema	rks:	5.50m bgl 150/180m	25, SPT m, SPT n, SPT @ with be	at 7.! at 12. 3 16.5 ntoni	50m b .0m bg 50m, 5 te.	gl, 50 gl, 50 0/85	0/65mm 0/110mn 5mm, SP	n, SPT at 9 n, SPT at 1	.0m bgl, 50 13.5m bgl,	0/190mm, SPTat 10 50/100mm, SPT at	15.50m bgl, 15.0m bgl, m bgl, 50/55mm. 4)	= Bulk Sample = Disturbed Sample = Undisturbed Sample = Undisturbed Sample (Thin Wall) = Environmental Sample (Thin Wall) = Environmental Sample = Water Sample 0 = Photoconization Detector (ppm) 71 = Standard Penetration Test 3 = Aschestos Bulk Sample	

		rock			WW	/W	.hyd	rock.	com	Rotary C	Percussion w ore Follow-o	KHO)1 of 2
	ect Name							Pro	oject No.	Co-ords:	445186E, 241347N	DNP+	RC
Loca	ition:	Banbu	ry						161279	Ground Level:	95.83m OD	1:50)
Clier	nt:	db sym	nmetry							Date (s):	26/05/16 - 27/05/1	6 Hole Diar	
Well	Water Strikes	Depth (m)	otary C		RQD	FI	Depth (m)	Level (m OD)	Legend		Stratum Descriptio	n	
		10.00-11. 50 11.50-13. 00	100	100	100	0 0	12.55	83.28		fragments. (CH. At 12.76m b At 12.92m b Hard finely lami fragments and f FORMATION)	ESTONE with abundant ARMOUTH MUDSTONE gl: Horizontal fracture. gl: Horizontal fracture. nated grey CLAY with a fossils. (CHARMOUTH I	FORMATION)	12.0 —
		14.50-16. 00	100	100	100	0	15.15	80.68		Very weak thinlishell fragments	y laminated grey MUDS and rare limestone lith HARMOUTH MUDSTON	orelicts /	15.0 —
		16.00-17. 50	100	100	100	0							17.0
		17.50-19. 00	100	100	100	0				At 12 95m h	gl. Two to five continuates	limestone band	18.0
		19.00-20. 00	100	100	100		19.61	76.22		AL 10.03III D	gl: Two to five centimetre End of Borehole at 19.61		19.0 —
Rema	arks: ndwater:	5.50m bgl 150/180m	25, SPT m, SPT n, SPT (with be	at 7. at 12 at 16.5 ntoni	50m b .0m bg 50m, 5 te.	gl, 50 gl, 50 0/85	0/65mm 0/110mn 5mm, SP	, SPT at 9 n, SPT at	9.0m bgl, 5 13.5m bgl,	0/190mm, SPTat 10 50/100mm, SPT at		B = Bulk Sample D = Disturbed Sample U = Undisturbed Sample U = Undisturbed Sample (Thin Wall) ES = Environmental Sample W = Water Sample PID = Photolonization Detector (ppm) SPT = Standard Penetration Test AB = Asbestos Bulk Sample	cked: SC

Hyd	rock			ww	/W	.hyd	rock.	com	Dynamic Percussion with Rotary Core Follow-on	BH02 Sheet 1 of 3				
Project Name	: Kraft P	hase 2							Co-ords: 445245E, 241478N	Hole Type: DNP+RC				
Location:	Banbu	ry						ject No: 161279	Ground Level: 96.20m OD	Scale: 1:50				
Client:	db sym	nmetry						101273	Date(s): 31/05/16 - 01/06/16	Hole Diamete	er:			
/ell Water Strikes	Sample	I				Depth	Level (m OD)	Legend	Stratum Description					
Strikes	Depth (m)	Туре	F	Results	3	(m) 0.15	96.05		Soft brown very sandy gravelly CLAY. Grave	l is fine to				
	0.10	ES				0.15	96.05		coarse, subangular to angular flint and brid					
	0.50	ES				0.80	95.40		Firm orangish brown sandy gravelly CLAY v					
						0.80	33.40		cobble content. Gravel is fine to coarse, ar subangular flint, brick and concrete. (MAI		1.0			
	1.20	SPT	(4,	N=12 ,6/4,3,2,3	3)	1.20	95.00		Brownish orange sandy very gravelly CLAY	with a low				
	1.20-1.65 1.30	D D							cobble content. Gravel is fine to coarse, su angular sandstone and ironstone. (MADE	- //				
									Firm greenish grey slightly sandy CLAY with	some rootlets				
	2.00-2.45 2.00-2.45	D U	l .	0 Blows 45% rec)					and rare angular coal gravel. Mild organic (ALLUVIUM)	odour.	2.0			
	2.60	В				2.70	93.50			···				
	3.00	SPT		N=23		2.90	93.30		Firm orange gravelly sandy CLAY. Gravel is subrounded to rounded flint. (RIVER TERR	Gravel is fine to artz and flint. (RIVER				
	3.00-3.45	D	(4,	,6/6,6,5,6	5)				Medium dense orange gravelly SAND. Grav					
	3.20-3.70	В							coarse, subrounded to subangular quartz a TERRACE DEPOSITS)					
	4.00	SPT	(4	N=13 ,4/3,3,4,3	١١	4.00	92.20		Medium dense orange sandy fine to coars	e. subrounded	4.0			
			(-,	,-, 3,3,-,3	''				to rounded flint GRAVEL. (RIVER TERRACE	RACE DEPOSITS)				
						4.55	91.65		Stiff grey thinly laminated CLAY with rare s	hell fragments				
									and silt sized selenite crystals. (CHARMOL FORMATION)	-	5.0			
-	5.30-5.50 5.50	B SPT		-N=40		-		<u> </u>						
			(12,1	0/8,8,10,	,14)			E===						
											6.0			
	5.50-7.00	100	100	100				F_=_=						
								E-E-E						
								<u></u>						
						7.00	89.20		Very weak thinly laminated grey MUDSTO		7.0			
									fine silt sized selenite crystals and shell fra (CHARMOUTH MUDSTONE FORMATION)	gments.				
	7.00-8.50	100	100	100	0				At 7.10m bgl: 4cm limestone band recover	ed as gravel.				
											8.			
	8.50-10.0										9.			
	0	100	100	100	0									
									Continued on Next Sheet		10.0			
									Continued on Next Silect					
marks:	7.00m bgl, bgl, 50/120 50/155mm	50/190 0mm, S n, SPT a	Omm, SPT at it 17.5	SPT at 13.0m 50m bg	8.5 bgl	0m bgl, , 50/180	51/215mr mm, SPT	m, SPT at 1 at 14.50m	0.0m bgl, 50/150mm, SPT at 11.50m bgl, 50/170mm, SPT at 16.0m bgl, 9/10mm, SPT at 20.0m bgl, 50/65mm.	Ik Sample turbed Sample didsturbed Sample indisturbed Sample (Thin Wall) wironmental Sample ater Sample ater Sample blandionization Detector (ppm) blandard Penetration Test				
oundwater:	4) Backfille None enco	ed with	bento	onite.					AB = A	sbestos Bulk Sample				

F	lyd	rock			ww	/W	.hyd	rock.	com	=	Percussion w ore Follow-o		Bł	102 t 2 of 3	
Proj	ect Name	: Kraft P	hase 2							Co-ords:	445245E, 241478N		Hole	Type: P+RC	
Loca	tion:	Banbu	ry						ject No. 161279	Ground Level:	96.20m OD			: ale: :50	
Clier	nt:	db sym	nmetry					·		Date (s):	31/05/16 - 01/06/1	6	Hole D	iamete Omm	er:
Well	Water Strikes	Ro Depth (m)	otary C		RQD	FI	Depth (m)	Level (m OD)	Legend		Stratum Descriptio	n			
		10.00-11.	100	100	100	0	11.20	85.00			y laminated MUDSTON (CHARMOUTH MUDS				11.0
		11.50-13. 00	100	100	100	0									12.0
		13.00-14. 50	100	100	100	1	13.90 14.20	82.30 82.00		Strong grey LIMI fossils. (CHARM Weak thinly lam	gl: Horizontal fracture. ESTONE with abundant OUTH MUDSTONE FOI inated grey MUDSTON s. (CHARMOUTH MUD	RMATION IE with ab)	/	14.0
		14.50-16. 00	100	100	100	0				FORMATION)					15.0
		16.00-17. 50	100	100	100	0									17.0
		17.50-19. 00	100	100	100	0									18.0
		19.00-20. 00	100	100	100	0					Continued on Next Shee	et			19.0 —
Rema	nrks:	7.00m bgl, bgl, 50/120	50/190 Omm, S n, SPT a ed with	Omm, SPT at It 17.5 bento	SPT at 13.0m 50m bg	8.5 bgl,	0m bgl, 5 , 50/180	51/215mr mm, SPT a	n, SPT at 1 at 14.50m	l. Rotary drilling to 2 0.0m bgl, 50/150m bgl, 50/170mm, SP 9/10mm, SPT at 20	T at 16.0m bgl,	B = Bulk Sample D = Disturbed Sar U = Undisturbed: UT = Undisturbed: ES = Environment W = Water Sampl PID = Photoioniza SPT = Standard Pt AB = Asbestos Bu	Sample Sample (Thin V al Sample e tion Detector (i enetration Test lk Sample		· «

	lyd ect Name	rock : Kraft P			ww	/W	.hydı	rock.	com	_	Percussion w Core Follow-o		Borehole No BH02 Sheet 3 of 3 Hole Type: DNP+RC	3
Loca	tion:	Banbu	ry						oject No. :161279	Ground Level:	96.20m OD		Scale: 1:50	
Clien	nt:	db sym	metry						.101273	Date (s):	31/05/16 - 01/06/16	6	Hole Diameter	er:
Well	Water	Ro	otary C				Depth	Level	Legend		Stratum Descriptio	n	110111111	
vvcii	Strikes	Depth (m)	TCR	SCR	RQD	FI	(m) 20.14	(m OD)	Legend		Strutum Bescriptio			
											End of Borehole at 20.14			22.0 —
														27.0
														28.0
														29.0 —
Rema	rks:	7.00m bgl, bgl, 50/120	50/190 Omm, S on, SPT a od with	Omm, SPT at at 17.5 bento	SPT at 13.0m 0m bg	8.5 bgl	0m bgl, 5 , 50/180	51/215m mm, SPT	m, SPT at 1 at 14.50m	l0.0m bgl, 50/150n bgl, 50/170mm, Sf		B = Bulk Sample D = Disturbed Sam U = Undisturbed Sam U = Undisturbed Side Side Side Side Side Side Side Si	ample Sample (Thin Wall) I Sample on Detector (ppm) Setration Test	d: sc

H	ydı	rock			ww	/W	.hyd	rock.	com	_	Percussion wore Follow-o		BH			
	t Name:									Co-ords:	445030E, 241369N		Sheet : Hole 1	уре:		
Locatio	on:	Banbu	ry						ject No:	Ground Level:	98.90m OD		Sca	le:		
Client:		db sym	nmetry					C_	161279	Date(s):	02/06/16 - 03/06/1	6	1:5 Hole Dia 110r	meter:		
/ell	Nater	Sample	and In	Situ T	esting		Depth	Level	Legend		Stratum Descriptio	on	1101			
S	trikes	Depth (m)	Туре	R	Results		(m) 0.05	(m OD)		ASPHALT. (MAD				7		
		0.50-0.80	В				0.50	98.40			dy fine to coarse, suba /EL. (MADE GROUND)	ngular to	angular			
		0.60	ES							Firm orange loca	ally grey mottled slight ravel is fine to coarse,					
		1.00	ES							angular coal, rar	re sandstone and subro	-		1		
		1.20 1.20	D SPT		N=7	,				flint. (RIVER TEI	RRACE DEPOSITS)					
				(1,	1/1,1,2,3)										
		2.00-2.20	В											2		
		2.00-2.20	n R		0 Blows .00% rec)									2		
				,,	.00% rec)		2.40	96.50		Orangeish brow	n clayey SAND with up	to 40mr	n thick			
										-	VER TERRACE DEPOSIT					
		3.00	SPT		N=7		2.90	96.00		Soft to firm orar	nge sandy CLAY, locally	iron staiı	ned.	3		
				(1,	1/2,1,2,2)				(RIVER TERRACE	E DEPOSITS)					
		3.70-4.00	В													
		4.00-4.40	U	1	0 Blows 80% rec)									4		
		4.70	D				4.60	94.30		Soft orange loca	Illy grey mottled sandy	CLAY. (R	RIVER			
		4.70-5.40 5.00	B SPT		N=10					TERRACE DEPOS		. (5		
				(2,	2/2,2,3,3)										
							-									
							5.60 5.80	93.30 93.10			n orange sandy CLAY a	nd claye	y SAND.			
										(RIVER TERRACE Orange slightly of	: DEPOSITS) clayey SAND. (RIVER T	ERRACE I	DEPOSITS)	—/ 6		
							6.20	92.70		Orange slightly o	clayey sandy fine to me	edium su	brounded			
										to rounded flint	GRAVEL. (RIVER TERR	ACE DEP	OSITS)			
														7		
		0.00-10.0	100	100	100											
		0					8.00	90.90		Chiff annuthing	laminated CLAY /CLAS	0N4011 T 11	<u> </u>	8		
									<u> </u>	Stiπ grey thinly i	laminated CLAY. (CHAF RMATION)	VINIONIH				
									<u> </u>							
									<u> </u>							
							9.00	89.90			MUDSTONE with some			9		
						0				and rare silt size MUDSTONE FOR	ed selenite crystals. (Cl	HARMOL	JTH			
										INIODSTONE FOR	NVIALION)					
														10		
											Continued on Next Shee	et				
emark	s:	10.0m bgl, bgl, 49/160	50/180 Dmm, S	Omm, SPT at	SPT at 16.0m	11. bgl	50m bgl, , 50/140	. 50/180m mm, SPT a	nm, SPT at at 17.50m	13.0m bgl, 50/150r bgl, 50/85mm, SPT	20.0m bgl. 3) SPT at mm, SPT at 14.50m at 19.0m bgl,	ES = Environme W = Water Sam PID = Photoioni	ample d Sample ed Sample (Thin Wall ntal Sample iple zation Detector (ppn			
				SPT at 20.0m bgl, 50/55mm. 4) Backfilled with bentonite. PID = Photoionization Detector (pp SPT = Standard Penetration Test AB = Asbestos Bulk Sample Intered. Logged: NT Chr												

F	łyd	rock	ľ		ww	/W	.hyd	rock.c	com	=	Percussion wi	n BHU3	
	ect Name									Co-ords:	445030E, 241369N	Sheet 2 of Hole Type	
								Pro	ject No.			DNP+RC Scale:	
Loca	ition:	Banbu						C1	61279	Ground Level:	98.90m OD	1:50 Hole Diamet	or.
Clie	nt:	db sym								Date (s):	02/06/16 - 03/06/16	110mm	Ι
Well	Water Strikes	Ro Depth (m)	otary C		RQD	FI	Depth (m)	Level (m OD)	Legend		Stratum Description	า	
		10.00-11. 50	100	100	100	0				From 11.50n	n bgl: Limestone lithorelict	s/concretions.	11.0
		11.50-13. 00	100	100	100	0							12.0 —
		13.00-14. 50	100	100	100	0							14.0
		14.50-16. 00	100	100	100	0							15.0
		16.00-17. 50	100	100	100	0							17.0
		17.50-19. 00	100	100	100	0	18.85	80.05		G	ESTONE THE LEVEL OF	ahalla aad faasila	18.0
		19.00-20. 00	100	100	100	0	19.00	79.90		(CHARMOUTH N Weak grey MUD	ESTONE with abundant MUDSTONE FORMATION DISTONE with abundant SMUDSTONE FORMATION Continued on Next Sheet	N) shell fragments. N)	19.0 —
Rema		10.0m bgl,	50/180 Omm, S SPT at	Omm, SPT at 20.0r	SPT at 16.0m	11. bgl,	50m bgl, , 50/140	. 50/180m mm, SPT a	nm, SPT at at 17.50m	13.0m bgl, 50/150r bgl, 50/85mm, SPT	mm, SPT at 14.50m at 19.0m bgl,	B = Bulk Sample D = Disturbed Sample U = Undisturbed Sample U = Undisturbed Sample (Thin Wall) ES = Environmental Sample W = Water Sample Plu = Photoinization Detector (ppm) SPI = Standard Penetration Test AB = Asbestos Bulk Sample	d. c-

	lyd ect Name	rock :: Kraft P			ww	/W	.hydı	ock.	com	_	Percussion wi core Follow-on 445030E, 241369N	KHI	of 3 /pe:
Loca	ition:	Banbu	ry						ject No.	Ground Level:	98.90m OD	Scale	e:
Clier	nt:	db sym						C	161279	Date (s):	02/06/16 - 03/06/16	1:50 Hole Diar	neter:
	Water		otary C				Depth	Level				110m	im
Well	Strikes	Depth (m)	TCR	SCR	RQD	FI		(m OD)	Legend		Stratum Description	n 	
													22.0 — 23.0 — 24.0 — 25.0 — 26.0 — 27.0 — 28.0 — 29
Rema	arks:	10.0m bgl,	50/18 Omm, S SPT at	Omm, SPT at 20.0r	SPT at 16.0m	11. bgl	50m bgl, , 50/140	50/180m mm, SPT a	nm, SPT at at 17.50m	13.0m bgl, 50/150 bgl, 50/85mm, SPT	mm, SPT at 14.50m	B = Bulk Sample D = Disturbed Sample U = Undisturbed Sample (Thin Wall) ES = Environmental Sample (Thin Wall) ES = Environmental Sample PID = Photolonization Detector (ppm) SPT = Standard Penetration Test AB = Asbestos Bulk Sample Logged: NT Chee	30.0 –

H	lyd	rock			ww	/W	.hyd	rock	.com	_	Percussion w ore Follow-o	KHO	4 of 3
Proj	ect Name	: Kraft P	hase 2							Co-ords:	445043E, 241538N	DNP+F	RC
Loca	tion:	Banbu	ry						roject No: C161279	Ground Level:	97.90m OD	Scale 1:50	
Clier	nt:	db sym	nmetry					·		Date(s):	06/06/16 - 08/06/10	6 Hole Dian	
Well	Water Strikes	Sample Depth (m)			esting esults		Depth (m)	Level (m OD	1000000		Stratum Descriptio	n	
		0.60	Type		esuits		0.03	97.87 97.40	,	coarse, subangu	DE GROUND) In slightly clayey slightly slar to angular limestor EL. (MADE GROUND)		
		0.70 1.10 1.20 1.20	ES B SPT	(1,	N=7 1/1,2,2,2	<u>!</u>)	1.00	96.90		Greenish grey sl medium subrou	lightly gravelly CLAY. Gr nded flint with rare roo ed orange CLAY with ra	otlets. (ALLUVIUM)	1.0
		1.90 2.00-2.40 2.00-2.45	D B U		0 Blows .00% rec)		1.80	96.10			nated grey locally orang MUDSTONE FORMATIO		2.0
		3.60-3.90	SPT B	(2,	N=15 2/3,4,4,4	1)	3.00	94.90		Stiff thinly lamir MUDSTONE FOR	nated grey CLAY. (CHAF RMATION)	RMOUTH	3.0
		4.00-4.45	U		0 Blows 00% rec)		3.90	94.00			y laminated MUDSTON ARMOUTH MUDSTONE		4.0
		4.00-5.50	100	100	100	0							5.0
		5.50-7.00	100	100	100	0							6.0 —
	•	7.00-8.50	100	100	100	0				From 7.0m b	gl: Limestone lithorelicts ,	/ concretions.	8.0
		8.50-10.0 0	100	100	100	0							9.0
							-				Continued on Next Shee	et	10.0
Rema	nrks:	5.50m bgl, 50/160mm	32. SP ⁻ n, SPT a n, SPT a Om bgl,	Γ at 7. t 11.5 t 16.0 50/45	.00m k i0m bg im bgl,	ogl, 5 gl, 50 , 49/	50/280m 0/190mn /125mm,	m. SPT at n, SPT at , SPT at 1	at 8.50m bg : 13.0m bgl, 17.50m bgl,	l, 50/160mm. SPT a 50/160mm, SPT at		B = Bulk Sample D = Disturbed Sample U = Undisturbed Sample UT = Undisturbed Sample UT = Undisturbed Sample (Thin Wall) BS = Environment Sample W = Water Sample PID = Photoionization Detector (ppm) SPT = Standard Penetration Test AB = Asbestos Bulk Sample Logged: NT Chec	ked: sc