

Wykham Park Farm, Banbury  
Assessment of Proposed Garden Levels and Remedial Requirements - 1 March 2023

Plot Number	Elevation (m AOD) EGL	Elevation (minus 300mm Top Soil Strip)	Finished Floor Level (m AOD)	Finished Ground Level (m AOD)	Fill Required in Garden Area (mm)	Garden Formation to be potentially reduced by (mm)	Finished garden level minus 600mm	Depth to subsoil From EGL	Depth to Marlstone Rock From EGL
1	132.75	132.45	133.15	133.00	550	50	132.40	0.35	1.50
2	132.83	132.53	133.15	133.00	470	130	132.40	0.43	1.50
3	132.70	132.40	133.15	133.00	600	-	132.40	-	-
4	132.76	132.46	133.15	133.00	540	60	132.40	0.36	1.25
5	132.69	132.39	133.15	133.00	610	-	132.40	-	-
6	132.70	132.40	133.45	133.30	900	-	132.70	-	-
7	133.10	132.80	133.45	133.30	500	100	132.70	0.40	1.00
8-9	132.85	132.55	133.20	133.05	500	100	132.45	0.40	0.75
10	132.88	132.58	133.25	133.10	520	80	132.50	0.38	0.75
11	132.88	132.58	133.25	133.10	520	80	132.50	0.38	0.75
12	132.85	132.55	133.10	132.95	400	200	132.35	0.50	0.75
13	132.85	132.55	133.10	132.95	400	200	132.35	0.50	0.75
14	132.84	132.54	132.975	132.825	285	315	132.23	0.62	0.75
15	132.80	132.50	133.10	132.95	450	150	132.35	0.45	0.75
16	132.75	132.45	133.25	133.10	650	-	132.50	-	-
17	132.75	132.45	133.25	133.10	650	-	132.50	-	-
18	132.80	132.50	132.95	132.80	300	300	132.20	0.60	1.00
19	132.75	132.45	132.70	132.55	100	500	131.95	0.80	1.00
20	132.72	132.42	132.60	132.45	30	570	131.85	0.87	1.00
21	132.70	132.40	132.60	132.45	50	550	131.85	0.85	1.00
22	132.68	132.38	133.10	132.95	570	30	132.35	0.33	1.00
23	132.65	132.35	133.10	132.95	600	-	132.35	-	-
24	132.70	132.40	133.10	132.95	550	50	132.35	0.35	1.00
25	132.65	132.35	133.45	133.30	950	-	132.70	-	-
26	132.82	132.52	133.45	133.30	780	-	132.70	-	-
27	132.75	132.45	133.45	133.30	850	-	132.70	-	-
28	132.80	132.50	133.30	133.15	650	-	132.55	-	-
29	132.85	132.55	133.30	133.15	600	-	132.55	-	-
30	132.85	132.55	133.45	133.30	750	-	132.70	-	-
31	132.78	132.48	132.85	132.70	220	380	132.10	0.68	0.75
32	132.80	132.50	133.00	132.85	350	250	132.25	0.55	0.75
33	132.78	132.48	133.15	133.00	520	80	132.40	0.38	0.75
34	132.75	132.45	133.15	133.00	550	50	132.40	0.35	0.75
35	132.70	132.40	133.15	133.00	600	-	132.40	-	-
36	132.60	132.30	133.15	133.00	700	-	132.40	-	-

Wykham Park Farm, Banbury  
Assessment of Proposed Garden Levels and Remedial Requirements - 1 March 2023

Plot Number	Elevation (m AOD) EGL	Elevation (minus 300mm Top Soil Strip)	Finished Floor Level (m AOD)	Finished Ground Level (m AOD)	Fill Required in Garden Area (mm)	Garden Formation to be potentially reduced by (mm)	Finished garden level minus 600mm	Depth to subsoil From EGL	Depth to Marlstone Rock From EGL
37	132.42	132.12	133.30	133.15	1030	-	132.55	-	-
38	132.35	132.05	133.30	133.15	1100	-	132.55	-	-
39	132.40	132.10	133.30	133.15	1050	-	132.55	-	-
40	131.90	131.60	132.40	132.25	650	-	131.65	-	-
41	131.97	131.67	132.55	132.40	730	-	131.80	-	-
42	132.05	131.75	132.55	132.40	650	-	131.80	-	-
43	132.10	131.80	132.70	132.55	750	-	131.95	-	-
44	132.25	131.95	133.00	132.85	900	-	132.25	-	-
45	132.15	131.85	132.900	132.750	900	-	132.15	-	-
46	132.15	131.85	132.900	132.750	900	-	132.15	-	-
47-48	132.15	131.85	132.900	132.750	900	-	132.15	-	-
49	131.95	131.65	132.55	132.40	750	-	131.80	-	-
50	131.93	131.63	132.55	132.40	770	-	131.80	-	-
51	131.91	131.61	132.55	132.40	790	-	131.80	-	-
52	131.75	131.45	132.25	132.10	650	-	131.50	-	-
53	131.73	131.43	132.25	132.10	670	-	131.50	-	-
54	131.71	131.41	132.25	132.10	690	-	131.50	-	-
55	131.72	131.42	132.25	132.10	680	-	131.50	-	-
56	131.70	131.40	132.25	132.10	700	-	131.50	-	-
57	131.70	131.40	132.25	132.10	700	-	131.50	-	-
58	131.73	131.43	132.10	131.95	520	80	131.35	0.38	1.25
59	131.80	131.50	132.375	132.225	725	-	131.63	-	-
60	131.80	131.50	132.375	132.225	725	-	131.63	-	-
61	131.83	131.53	132.30	132.15	620	-	131.55	-	-
62	131.85	131.55	132.30	132.15	600	-	131.55	-	-
63	131.87	131.57	132.30	132.15	580	20	131.55	0.32	0.75
64	131.90	131.60	132.40	132.25	650	-	131.65	-	-
65	131.98	131.68	132.85	132.70	1020	-	132.10	-	-
66	132.00	131.70	132.85	132.70	1000	-	132.10	-	-
67	132.12	131.82	132.85	132.70	880	-	132.10	-	-
68	132.15	131.85	132.85	132.70	850	-	132.10	-	-
69-70	132.35	132.05	132.75	132.60	550	50	132.00	0.35	1.00
71	132.37	132.07	132.75	132.60	530	70	132.00	0.37	1.00
72	132.35	132.05	132.85	132.70	650	-	132.10	-	-
73	132.34	132.04	132.85	132.70	660	-	132.10	-	-

Wykham Park Farm, Banbury  
Assessment of Proposed Garden Levels and Remedial Requirements - 1 March 2023

Plot Number	Elevation (m AOD) EGL	Elevation (minus 300mm Top Soil Strip)	Finished Floor Level (m AOD)	Finished Ground Level (m AOD)	Fill Required in Garden Area (mm)	Garden Formation to be potentially reduced by (mm)	Finished garden level minus 600mm	Depth to subsoil From EGL	Depth to Marlstone Rock From EGL
74	132.33	132.03	132.85	132.70	670	-	132.10	-	-
75	132.31	132.01	132.70	132.55	540	60	131.95	0.36	1.00
76	132.10	131.80	132.70	132.55	750	-	131.95	-	-
77	132.05	131.75	132.30	132.15	400	200	131.55	0.50	0.75
78	131.99	131.69	132.30	132.15	460	140	131.55	0.44	0.75
79	131.97	131.67	132.30	132.15	480	120	131.55	0.42	0.75
80	131.95	131.65	132.30	132.15	500	100	131.55	0.40	0.75
81	131.90	131.60	132.80	132.65	1050	-	132.05	-	-
82	131.90	131.60	132.80	132.65	1050	-	132.05	-	-
83	131.95	131.65	132.80	132.65	1000	-	132.05	-	-
84	132.00	131.70	132.80	132.65	950	-	132.05	-	-
85	132.10	131.80	133.10	132.95	1150	-	132.35	-	-
86	132.20	131.90	133.10	132.95	1050	-	132.35	-	-
87	132.25	131.95	133.10	132.95	1000	-	132.35	-	-
88	132.30	132.00	133.10	132.95	950	-	132.35	-	-
89	132.35	132.05	133.40	133.25	1200	-	132.65	-	-
90	132.38	132.08	133.40	133.25	1170	-	132.65	-	-
91	132.40	132.10	133.40	133.25	1150	-	132.65	-	-
92	132.44	132.14	133.40	133.25	1110	-	132.65	-	-
93	132.46	132.16	133.40	133.25	1090	-	132.65	-	-
94	132.70	132.40	133.25	133.10	700	-	132.50	-	-
95	132.75	132.45	133.15	133.00	550	50	132.40	0.35	1.00
96	132.50	132.20	133.275	133.125	925	-	132.53	-	-
97	132.65	132.35	133.275	133.125	775	-	132.53	-	-
98	132.55	132.25	133.25	133.10	850	-	132.50	-	-
99	132.53	132.23	133.25	133.10	870	-	132.50	-	-
100	132.30	132.00	132.95	132.80	800	-	132.20	-	-
101	132.28	131.98	132.95	132.80	820	-	132.20	-	-
102	132.25	131.95	132.95	132.80	850	-	132.20	-	-
103	132.20	131.90	132.95	132.80	900	-	132.20	-	-
104	132.10	131.80	132.95	132.80	1000	-	132.20	-	-
105	131.85	131.55	132.30	132.15	600	-	131.55	-	-
106	131.80	131.50	132.30	132.15	650	-	131.55	-	-
107	131.80	131.50	132.30	132.15	650	-	131.55	-	-
108	131.75	131.45	132.05	131.90	450	150	131.30	0.45	1.00

Wykham Park Farm, Banbury  
Assessment of Proposed Garden Levels and Remedial Requirements - 1 March 2023

Plot Number	Elevation (m AOD) EGL	Elevation (minus 300mm Top Soil Strip)	Finished Floor Level (m AOD)	Finished Ground Level (m AOD)	Fill Required in Garden Area (mm)	Garden Formation to be potentially reduced by (mm)	Finished garden level minus 600mm	Depth to subsoil From EGL	Depth to Marlstone Rock From EGL
109	131.70	131.40	132.05	131.90	500	100	131.30	0.40	1.00
110	131.70	131.40	132.05	131.90	500	100	131.30	0.40	1.00
111	131.72	131.42	132.05	131.90	480	120	131.30	0.42	1.00
112	131.72	131.42	132.05	131.90	480	120	131.30	0.42	1.00
113	131.73	131.43	132.05	131.90	470	130	131.30	0.43	1.00
114	131.71	131.41	131.70	131.55	140	460	130.95	0.76	1.00
115	131.68	131.38	131.70	131.55	170	430	130.95	0.73	1.00
116	131.65	131.35	131.70	131.55	200	400	130.95	0.70	1.00
117	131.55	131.25	131.70	131.55	300	300	130.95	0.60	1.00
118	131.50	131.20	131.70	131.55	350	250	130.95	0.55	1.00
119	131.45	131.15	131.70	131.55	400	200	130.95	0.50	1.00
120	131.38	131.08	132.225	132.075	995	-	131.48	-	-
121	131.38	131.08	132.225	132.075	995	-	131.48	-	-
122	131.37	131.07	132.225	132.075	1005	-	131.48	-	-
123	131.37	131.07	132.225	132.075	1005	-	131.48	-	-
124	131.53	131.23	132.60	132.45	1220	-	131.85	-	-
125	131.56	131.26	132.60	132.45	1190	-	131.85	-	-
126	131.60	131.30	132.60	132.45	1150	-	131.85	-	-
127	131.75	131.45	132.525	132.375	925	-	131.78	-	-
128	131.66	131.36	132.425	132.275	915	-	131.68	-	-
129	131.89	131.59	132.325	132.175	585	15	131.58	0.31	1.00
130	131.35	131.05	132.125	131.975	925	-	131.38	-	-
131	131.36	131.06	132.00	131.85	790	-	131.25	-	-
132	131.38	131.08	132.00	131.85	770	-	131.25	-	-
133	131.38	131.08	132.00	131.85	770	-	131.25	-	-
134	131.35	131.05	132.20	132.05	1000	-	131.45	-	-
135	131.55	131.25	132.40	132.25	1000	-	131.65	-	-
136	131.55	131.25	132.45	132.30	1050	-	131.70	-	-
137	131.55	131.25	132.50	132.35	1100	-	131.75	-	-
138	131.58	131.28	132.425	132.275	995	-	131.68	-	-
139	131.60	131.30	132.50	132.35	1050	-	131.75	-	-
140	131.60	131.30	132.50	132.35	1050	-	131.75	-	-
141	131.50	131.20	132.40	132.25	1050	-	131.65	-	-
142	131.47	131.17	132.40	132.25	1080	-	131.65	-	-
143	131.55	131.25	132.00	131.85	600	-	131.25	-	-

Wykham Park Farm, Banbury  
Assessment of Proposed Garden Levels and Remedial Requirements - 1 March 2023

Plot Number	Elevation (m AOD) EGL	Elevation (minus 300mm Top Soil Strip)	Finished Floor Level (m AOD)	Finished Ground Level (m AOD)	Fill Required in Garden Area (mm)	Garden Formation to be potentially reduced by (mm)	Finished garden level minus 600mm	Depth to subsoil From EGL	Depth to Marlstone Rock From EGL
144	131.55	131.25	132.15	132.00	750	-	131.40	-	-
145	131.60	131.30	132.15	132.00	700	-	131.40	-	-
146	131.60	131.30	132.30	132.15	850	-	131.55	-	-
147	131.60	131.30	132.45	132.30	1000	-	131.70	-	-
148	131.40	131.10	132.30	132.15	1050	-	131.55	-	-
149	131.38	131.08	132.30	132.15	1070	-	131.55	-	-
150	131.33	131.03	132.40	132.25	1220	-	131.65	-	-
151	131.42	131.12	132.60	132.45	1330	-	131.85	-	-
152	131.42	131.12	132.60	132.45	1330	-	131.85	-	-
153	131.38	131.08	132.30	132.15	1070	-	131.55	-	-
154	131.16	130.86	131.80	131.65	790	-	131.05	-	-
155	131.16	130.86	131.80	131.65	790	-	131.05	-	-
156	131.14	130.84	131.95	131.80	960	-	131.20	-	-
157	131.12	130.82	131.95	131.80	980	-	131.20	-	-
158	130.95	130.65	131.90	131.75	1100	-	131.15	-	-
159	131.00	130.70	131.90	131.75	1050	-	131.15	-	-
160	131.15	130.85	131.85	131.70	850	-	131.10	-	-
161	131.20	130.90	131.85	131.70	800	-	131.10	-	-
162	131.15	130.85	131.85	131.70	850	-	131.10	-	-
163	131.10	130.80	131.85	131.70	900	-	131.10	-	-
164	130.88	130.58	131.15	131.00	420	180	130.40	0.48	0.75
165	131.00	130.70	130.85	130.70	0	600	130.10	0.90	0.75
166	131.00	130.70	130.85	130.70	0	600	130.10	0.90	0.75
167	131.00	130.70	130.85	130.70	0	600	130.10	0.90	0.75
168	131.04	130.74	131.10	130.95	210	390	130.35	0.69	0.75
169	131.05	130.75	131.10	130.95	200	400	130.35	0.70	0.75
170	131.08	130.78	131.10	130.95	170	430	130.35	0.73	0.75
171	131.10	130.80	131.10	130.95	150	450	130.35	0.75	0.75
172	131.15	130.85	131.10	130.95	100	500	130.35	0.80	0.75
173	131.18	130.88	131.10	130.95	70	530	130.35	0.83	0.75
174	131.25	130.95	131.55	131.40	450	150	130.80	0.45	0.75
175	131.25	130.95	132.20	132.05	1100	-	131.45	-	-
176	131.23	130.93	132.20	132.05	1120	-	131.45	-	-
177	131.24	130.94	132.35	132.20	1260	-	131.60	-	-
178	131.24	130.94	132.35	132.20	1260	-	131.60	-	-

Wykham Park Farm, Banbury  
Assessment of Proposed Garden Levels and Remedial Requirements - 1 March 2023

Plot Number	Elevation (m AOD) EGL	Elevation (minus 300mm Top Soil Strip)	Finished Floor Level (m AOD)	Finished Ground Level (m AOD)	Fill Required in Garden Area (mm)	Garden Formation to be potentially reduced by (mm)	Finished garden level minus 600mm	Depth to subsoil From EGL	Depth to Marlstone Rock From EGL
179	131.32	131.02	131.95	131.80	780	-	131.20	-	-
180	131.25	130.95	132.20	132.05	1100	-	131.45	-	-
181	131.25	130.95	132.20	132.05	1100	-	131.45	-	-
182	131.21	130.91	132.35	132.20	1290	-	131.60	-	-
183	131.23	130.93	132.35	132.20	1270	-	131.60	-	-
184	131.18	130.88	132.40	132.25	1370	-	131.65	-	-
185	131.15	130.85	132.45	132.30	1450	-	131.70	-	-
186	131.25	130.95	132.30	132.15	1200	-	131.55	-	-
187	131.25	130.95	132.15	132.00	1050	-	131.40	-	-
188	131.20	130.90	132.15	132.00	1100	-	131.40	-	-
189	131.15	130.85	132.15	132.00	1150	-	131.40	-	-
190	131.10	130.80	132.00	131.85	1050	-	131.25	-	-
191	131.05	130.75	132.50	132.35	1600	-	131.75	-	-
192	131.07	130.77	132.35	132.20	1430	-	131.60	-	-
193	131.10	130.80	132.05	131.90	1100	-	131.30	-	-
194	131.10	130.80	131.90	131.75	950	-	131.15	-	-
195	131.10	130.80	131.90	131.75	950	-	131.15	-	-
196-197	130.98	130.68	131.70	131.55	870	-	130.95	-	-
198	131.05	130.75	131.75	131.60	850	-	131.00	-	-
199	131.10	130.80	131.75	131.60	800	-	131.00	-	-
200	131.10	130.80	131.65	131.50	700	-	130.90	-	-
201	131.12	130.82	131.65	131.50	680	-	130.90	-	-
202	131.16	130.86	131.55	131.40	540	60	130.80	0.36	0.75
203	130.75	130.45	131.30	131.15	700	-	130.55	-	-
204	130.75	130.45	131.30	131.15	700	-	130.55	-	-
205	130.75	130.45	131.30	131.15	700	-	130.55	-	-
206	130.75	130.45	131.30	131.15	700	-	130.55	-	-
207	130.85	130.55	131.30	131.15	600	-	130.55	-	-
208	130.95	130.65	131.45	131.30	650	-	130.70	-	-
209	131.00	130.70	131.45	131.30	600	-	130.70	-	-
210	130.95	130.65	131.775	131.625	975	-	131.03	-	-
211-212	130.90	130.60	131.53	131.70	1100	-	131.10	-	-
213	130.90	130.60	131.23	131.70	1100	-	131.10	-	-
214	130.88	130.58	131.23	131.70	1120	-	131.10	-	-
215	130.85	130.55	131.15	131.50	950	-	130.90	-	-

Wykham Park Farm, Banbury  
Assessment of Proposed Garden Levels and Remedial Requirements - 1 March 2023

Plot Number	Elevation (m AOD) EGL	Elevation (minus 300mm Top Soil Strip)	Finished Floor Level (m AOD)	Finished Ground Level (m AOD)	Fill Required in Garden Area (mm)	Garden Formation to be potentially reduced by (mm)	Finished garden level minus 600mm	Depth to subsoil From EGL	Depth to Marlstone Rock From EGL
216	130.83	130.53	131.15	131.50	970	-	130.90	-	-
217	130.85	130.55	131.15	131.30	750	-	130.70	-	-
218	130.85	130.55	131.15	131.30	750	-	130.70	-	-
219	130.87	130.57	131.30	131.15	580	20	130.55	0.32	1.00
220	130.87	130.57	131.30	131.15	580	20	130.55	0.32	1.00
221	130.83	130.53	131.30	131.15	620	-	130.55	-	-
222	130.82	130.52	131.30	131.15	630	-	130.55	-	-
223	130.83	130.53	131.375	131.225	695	-	130.63	-	-
224	130.95	130.65	131.575	131.43	775	-	130.83	-	-
225	130.97	130.67	131.575	131.43	755	-	130.83	-	-
226-227	130.98	130.68	131.575	131.43	745	-	130.83	-	-
228	130.98	130.68	131.85	131.70	1020	-	131.10	-	-
229	130.98	130.68	131.85	131.70	1020	-	131.10	-	-
230	130.97	130.67	132.15	132.00	1330	-	131.40	-	-
231	130.97	130.67	132.15	132.00	1330	-	131.40	-	-
232	130.97	130.67	132.15	132.00	1330	-	131.40	-	-
233	131.05	130.75	132.10	131.95	1200	-	131.35	-	-
234	131.05	130.75	131.85	131.70	950	-	131.10	-	-
235	131.05	130.75	131.55	131.40	650	-	130.80	-	-
236	130.95	130.65	131.40	131.25	600	-	130.65	-	-
237	130.95	130.65	131.30	131.15	500	100	130.55	0.40	1.00

Finished floor levels based on darwing provided on 23 February 2023 ref. FFLs for TB  
These were revised following email dated 24 February 2023

- Plot gardens being raised greater than 600mm - no requirement to reduce garden levels
- Plot being raised less than 600m, no Marlstone Rock within 600mm of proposed ground level - no requirement to to reduce garden levels
- Plot being raised less than 600mm, Marlstone Rock within 600mm of proposed garden level - remdial works required to reduce levels in proposed garden