Ref: 17-994-L3
Date: 3rd September 2025

Miller Homes
103 Dalton Avenue
Birchwood Park
Warrington
WA3 6YF

BY Email

SYNOPSIS OF PEAT
HINCHLEY ROAD, BLAKELEY, MANCHESTER

1.1. BACKGROUND & OBJECTIVES

Miller Homes Ltd. commissioned E3P to prepare an overview and synopsis of the ground conditions with particular reference to peat soils that are known to underlie the subject site. This letter is designed to provide an overview of the geological conditions and intrusive ground investigation works in conjunction with a preliminary appraisal of the peat soils, their condition and the potential for any adverse impacts associated with their removal to facilitate development.

The site is intended to be developed for residential housing comprising low-rise dwellings with associated gardens, landscaping, estate roads and utility infrastructure.

This letter is intended to be submitted alongside the planning application to assist with any biodiversity and sustainability discussions that are based on the presence of peat soils.

This report includes details of the depths of Peat (based on a detailed investigation by E3P), the peat condition and a general discussion on the potential for restoration of peatlands and the balance of sustainable development.

1.2. PROPOSED DEVELOPMENT

E3P understands that Miller Homes proposes to construct a low-rise residential development comprising approximately 100 dwellings with associated gardens, landscaping, adopted estate roads and utility infrastructure. Drawing 17-994-013 (Appendix III) identifies the proposed development layout.

1.3. IMPORTANCE OF PEAT

Peatlands are described in the England Peat Action Plan as 'areas of land with a naturally accumulated layer of Peat, formed from carbon-rich dead and decaying plant material under waterlogged conditions. This build-up of decaying matter creates a rich organic soil that has a high carbon density, even when no longer wet'.

According to recent studies by Natural England, peatland habitats hold the largest carbon stores of all habitats in the UK. When in a healthy condition, they sequester carbon slowly but are unique in that they can go on doing so indefinitely.

Peat and peaty soils typically have an organic matter content of greater than 30% by weight. The difference between 'peat' and 'peaty soil' can be a difficult morphological distinction to make, although substrates which consist primarily of plant remains, either fibrous or amorphous, should be described as Peat, according to the degree of decomposition of the vegetative matter.

Peat is a highly complex porous medium with varying characteristics depending on a range of organic and inorganic factors. For example, it can vary with respect to pH, texture, extent of decayed matter, the type of habitats it supports, drainage, and water storage. These characteristics determine how the peat functions, mainly whether it is considered active (capable of forming new Peat), inactive but considered capable of restoration to become active, or inactive with limited prospects of restoration to become active or inactive and actively releasing carbon.

Areas of bare Peat, or areas of Peat under cultivation, can actively lose carbon into the atmosphere. Bare Peat is also subject to high run-off and erosion rates, particularly because Peat tends to form in areas of high rainfall.

Nevertheless, all Peat can be regarded as an important substrate because:

- It is an important store of carbon.
- Active Peat is capable of sequestering carbon from the atmosphere and storing it.
- It is an important store of water, often releasing water slowly, reducing run-off and downstream flood risk and facilitating water storage.
- It supports rare and notable habitats.

1.4. THE ENGLAND PEAT ACTION PLAN

The Government's Peat Action Plan aims to protect and restore peatlands across the UK, recognising their importance for carbon storage, biodiversity, and water management. Key objectives include:

- Ending the sale of Peat for horticulture by 2024 (for amateur use) and exploring further restrictions.
- Restoring degraded peatlands, particularly in protected areas and upland blanket bogs.
- Reducing peat extraction, but with no outright ban on development where Peat is present.
- Encouraging sustainable land management to prevent further degradation.

While the plan prioritises conservation and restoration, it does not prohibit all development on peatland, particularly where Peat is already degraded or under agricultural use, and allows for managed re-use and mitigation measures where necessary.

Specifically, the England Peat Action plan promotes restoration of peatlands in protected areas and upland blanket bogs.

1.5. THE NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) does not prohibit development on Peat where it is not classified as an irreplaceable habitat and is not subject to commercial extraction.

The restrictions set out in the NPPF apply specifically to peat extraction activities, rather than general development. Paragraphs 223 and 224 of the NPPF limit new peat extraction sites and extensions to existing ones due to concerns over carbon storage, greenhouse gas emissions, and biodiversity loss.

However, these provisions do not apply to development proposals that do not involve mineral extraction. Peatland may be considered an irreplaceable habitat if it meets specific ecological criteria, as outlined in Paragraph 193. Where Peat is not classified as an irreplaceable habitat, the NPPF does not impose any restriction on development.

The National Planning Policy Framework (NPPF) defines irreplaceable habitats in Annex 2 (Glossary).

The definition states:

"Irreplaceable habitats include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen. The loss or deterioration of such habitats cannot be offset by measures to create or restore habitat elsewhere."

This definition establishes that not all peatlands are automatically classified as irreplaceable habitats.

Only specific peatland types, identified as blanket bog are explicitly included.

Other peatland areas, particularly those that have been modified, degraded, or used for agriculture or are incapable of restoration, do not meet this definition and therefore are not classified as irreplaceable.

The Places for Everyone Joint Development Plan 2022–2039 (PfE) is the statutory strategic planning framework for nine Greater Manchester districts, adopted in March 2024. It sets out how growth in housing, employment and infrastructure will be delivered in a way that also safeguards and enhances the natural environment. The Plan has relevance to peat soils and peatland habitats, recognising their importance as nationally significant carbon stores, rare ecosystems, and sensitive hydrological environments. Across Greater Manchester, lowland mosslands and upland peat soils are identified as strategic green infrastructure assets, with specific policies requiring their protection, restoration and sustainable management. PfE emphasises that development affecting Peat must be informed by detailed site investigations and designed to minimise harm, while maximising opportunities for peat restoration and carbon sequestration.

The subject site is not within the PFE allocations.

1.6. PEAT CONDITION ASSESSMENTS

There is currently no preferred national methodology for classifying Peat, although the UK government is currently developing an improved classification system as part of the England Peat Action Plan.

However, there are generally accepted methods for assessing Peat and whether these are true resources.

The Scottish and Welsh governments, for example, have published guidelines for developments on peatland and peat assessment guidelines. British Standards 5930: 2015 (code of practice for ground investigations) provides some guidance on how to classify Peat and peaty soils.

Most methodologies for peat assessment involve:

- Detailed assessment of the geomorphology and geology that would support the creation of peatland habitat, anthropogenic influence and future hydrogeological conditions.
- Assessment of the wider landscape (macro level assessment).
- Assessment of the habitats present.
- Measurements of peat depth.
- Assessment of peat profiles.
- Measurement of peat condition.
- Calculations to estimate the amount of carbon stored in the peat mass.

1.7. PEATLAND HABITATS AND VEGETATION

At a macro level, peatlands can be broadly classified into four categories:

1. Near-natural condition
2. Modified
3. Modified and heavily drained
4. Modified, heavily drained and actively eroding

1.7.1. NEAR-NATURAL CONDITION

Very little peatland in the UK is in a natural state. The majority of the best-remaining peatlands can be described as near-natural. The key characteristic defining near-natural peatland is the dominance of peat-forming plants, including mosses and sedges, particularly *Sphagnum* sp. and *Eriophorum* sp. Systems of natural open pools may be present in peatlands in wetter parts of the UK. Semi-natural peat bogs also tend to be undulating, with hummocks of vegetation, hollows and areas of shallow water flow and slow run-off, including flushes. Grazing and public pressures are rare, and there is little or no bare Peat in evidence. Near-natural peatlands are less vulnerable to fire than other categories because they are wetter.

1.7.2. MODIFIED

Large parts of the South Pennines can best be described as modified. They have in the past, or are currently being, modified by drainage, grazing pressures, trampling, fires or air pollution. Small areas of bare Peat are present, the habitats are likely to be dominated by heather or purple moor grass, and *Sphagnum* mosses are not dominant. Modified peatlands still supporting deep Peat (Peat more than 0.5m in depth) are considered to be restorable.

1.7.3. MODIFIED AND HEAVILY DRAINED

These peatlands are characterised by obvious deep drains and gully systems that drain the peatland quickly, leading to larger areas of bare Peat, drier Peat, much less Sphagnum, and much less peat-forming vegetation. However, they are capable of potential restoration, provided that it is possible to block drains to re-wet sites and sufficient remaining deep Peat.

It is important to note that residual Peat can form a basis for the creation of new sphagnum moss growth, but once the original peat deposits are drained, the greenhouse gasses are released, and it is not possible to restore the original habitat.

1.7.4. MODIFIED, HEAVILY DRAINED AND ACTIVELY ERODING

These peatlands are characterised by actively eroding hag/gully systems and large areas of bare Peat, which in places will have completely eroded, leaving mineral soils at the surface. *Sphagnum* and other peat-forming vegetation is very scarce. These peatlands can sometimes be restored, although with difficulty, depending on the extent and depth of Peat remaining and whether it is possible to re-profile and re-model drains to slow water run-off.

Where a site is subject to agricultural pasture within drainage, there is no probability of restoration on the pretext of continued land use.

2. SITE-SPECIFIC DETAILS

2.1. GEOLOGY

British Geological Survey (BGS) mapping provides an essential baseline for understanding the geological and geomorphological context of a site, which in turn underpins the assessment of peat soils and hydrogeology. By identifying superficial deposits, solid geology, structural features, and landform development, BGS mapping allows early recognition of the conditions that influence peat formation, thickness, and stability. This baseline knowledge is critical for anticipating hydrological behaviour, such as drainage pathways and groundwater–peat interactions, and for informing the design of intrusive investigations. Integrating BGS data at the outset ensures that site-specific surveys are appropriately targeted, reducing uncertainty and strengthening the overall assessment of peatland conditions.

The British Geological Survey (BGS) map for the site (1:50,000, Solid and Drift editions) and online records indicate the site is underlain by the geological sequence presented in Table 2.

Table 2 : Summary of Underlying Geology

GEOLOGICAL UNIT	CLASSIFICATION	DESCRIPTION	AQUIFER CLASSIFICATION
Superficial	Glacial Till South – Peat	SAND, CLAY and GRAVEL South – PEAT	Secondary undifferentiated South: Unproductive
Solid	Bollin Mudstone Member	MUDSTONE	Secondary B aquifer

Figure 1 : Extract Of British Geological Survey Peat Mapping



The brown areas denote the areas mapped as being underlain by Peat, with the lighter blue areas being Galcial Till (clay).

The geological mapping for the site and the surrounding area shows that peat deposits are recorded in the southern sector of the site.

The site occupies a shallow glacial hollow created during the Devensian glaciation, where ice retreat left low-lying ground with impeded drainage. In the early Holocene, this depression accumulated organic material under waterlogged conditions, forming peat deposits. Such features are common across Greater Manchester's lowland landscape, where glacial topography and poor drainage provided the right conditions for peat formation.

In this location, however, the Peat has been substantially degraded. Construction of the M60 motorway to the north disrupted the natural hydrology, and surrounding development has further fragmented and isolated the deposit. Drainage, cultivation and urbanisation have eliminated the conditions necessary to sustain an active bog. As a result, while remnant peat deposits may still be present in the subsurface, there are no protected habitats or functioning peatland systems, and the area no longer plays a meaningful role in carbon sequestration or biodiversity support.

The area of Peat is defined as a heavily degraded Raised Lowland Bog.

A raised lowland bog is a peatland formed over thousands of years in lowland depressions, relying solely on rainfall for nutrients. Peat accumulation creates a dome-shaped structure, acting as a carbon sink and supporting specialised vegetation such as sphagnum mosses and cotton grass. However, the bog at this site is heavily degraded, with historical drainage and agriculture disrupting its hydrology, preventing further peat formation and reducing its ecological value. Unlike a blanket bog, which forms across extensive upland areas due to sustained high rainfall and waterlogged conditions, a raised lowland bog develops in isolated basins or former lake beds. Blanket bogs typically cover large landscapes, receiving water from both rainfall and surface flow, whereas raised bogs rely exclusively on precipitation, making them more vulnerable to changes in drainage and land use.

The degraded nature of the raised bog at this site means it no longer functions as an active peat-forming system and is geologically and ecologically fundamentally different to a blanket bog.

2.2. ENGLAND PEAT MAP

The England Peat Map Portal, developed by Natural England under the Natural Capital and Ecosystem Assessment (NCEA) programme, provides the most comprehensive mapping of peatlands in England to date. The portal presents data on the extent of peat soils, their depth, vegetation cover, drainage features, and areas of bare Peat.

Peatlands are one of England's most important natural assets. They act as long-term carbon stores, provide natural water filtration, support biodiversity, and help manage flood risk. However, many peatlands are in a degraded condition, leading to greenhouse gas emissions, reduced water quality, and biodiversity loss. The England Peat Map has been designed to support national and regional planning, policy development, and restoration programmes, as well as to inform greenhouse gas emission estimates and climate mitigation strategies.

The mapping is based on a combination of satellite imagery, LiDAR, historic land use information, and extensive field survey records. These data were processed using advanced machine learning techniques, including extreme Gradient Boosting and semantic segmentation. Reported model accuracy exceeds 95 percent for peat extent and 94 percent for vegetation and land cover. This represents a significant step forward in understanding the distribution and condition of peat soils across England.

While highly accurate at a national scale, the map is not intended as a regulatory tool and should not be used as a substitute for local site investigation. Misclassifications may occur in some areas, meaning ground-truthing remains essential when decisions are being made at a site-specific level. To address this, the mapping initiative has been designed to accept updates and corrections based on new field data, supported by a developing peat data exchange standard to encourage consistent data collection and sharing.

The portal forms part of the wider NCEA programme, which seeks to establish a robust national baseline of natural capital by 2029. The aim of this programme is to embed long-term environmental monitoring that can inform better decision-making across government, industry, and civil society. The England Peat Map Portal therefore represents both a practical tool for environmental management and a strategic contribution to understanding and protecting England's natural capital.

The England Peat Map indicates that there is no recorded peat habitat on or near the subject site.

Figure 2 England Peat Mapping



Source - https://england-peat-map-portal-ncea.hub.arcgis.com/

Source - https://england-peat-map-portal-ncea.hub.arcgis.com/

2.3. OVERVIEW OF GROUND CONDITIONS ASSESSMENT BY E3P

E3P has prepared a Geoenvironmental Site Assessment for the proposed development site, the detailed findings of which are detailed within our report dated January 2025 (ref: 17-994-R1-1).

The pertinent points concerning the peat deposits identified on-site are summarised below:

- Peat deposits are generally encountered at a depth between 0.20m and 0.80m in the central north sector.
- Generally, the Peat is <0.50m in thickness in the central east sector.
- The peat thickness increases slightly in the central north but is still <0.75m in thickness.

- The depth and thickness of the peat plan is presented as Drawing 17-994-013 (attached).
- There were no occasions where peat deposits were identified at the surface.
- The peat stratum is overlain by agricultural pasture/grasslands with drainage infrastructure, resulting in the draining of the near-surface soils.
- Within all the ground investigation points, the Peat was in a largely drained statee with discontinuous perched groundwater beneath the Peat, confirmed by the lower superficial drift.
- In localised instances, shallow groundwater strikes are noted, but a further review of the ground investigation data (photographs included in the report) confirms that the Peat is largely drained at these locations.

2.4. RECORDED GROUND CONDITIONS - PEAT DEPOSITS

Peat deposits were encountered from a depth of between ~0.10 m and 0.0.80 m bgl. Peat was described as a dark brown sandy amorphous, spongy fibrous or pseudo-fibrous peat.

The Peat is overlain by topsoil placed and cultivated as part of the historical land use.

The Peat is largely located within the area recorded by the BGS, although the deposits do not appear to extend across the full area mapped by the BGS.

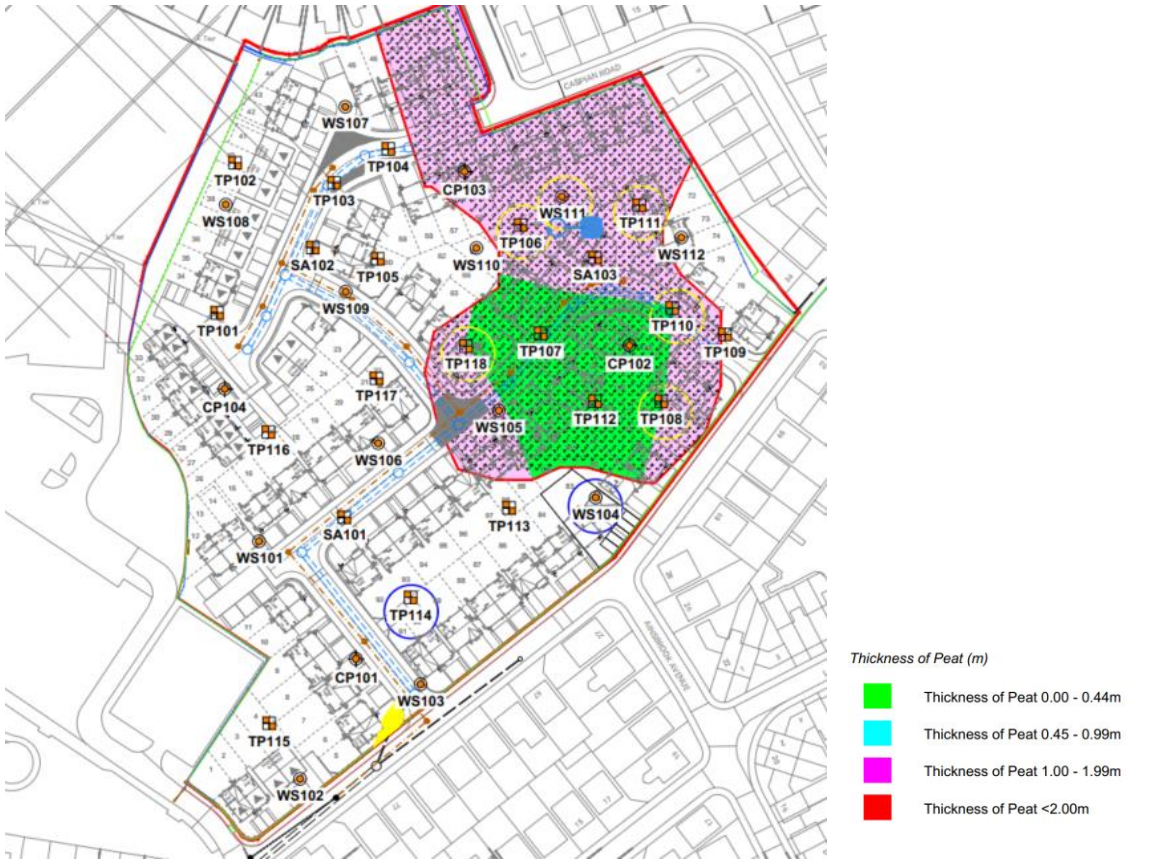
Some of the peat deposits are technically defined as 'deep peat' given that the depths exceed 0.45 m; however, the depth of the deposit is largely limited to <0.50 m in a drained state, which dramatically reduces the quality of deposition with total depths limited to <1.0 m.

Ground investigations undertaken by E3P identified the peat deposits to be present to a maximum proven depth (defined by supplementary investigation) of 0.80 m bgl, comprising a spongy fibrous or pseudo-fibrous peat, so it should be assumed that beneath this initial shallower layer of amorphous Peat, deposits become more fibrous and higher up the humification scale, inferred by descriptions to be H5-H7.

The recorded peat depth at CP102 / CP103 is significantly deeper than the peat layers found in other locations across the site. The discrepancy suggests that the peat depth at CP101 / 102 is exaggerated due to the drilling technique, potentially due to soil disturbance, compression, or auger smear. The trial pits provide a more accurate and representative depiction of peat distribution across the site, confirming that the majority of the area contains Peat at shallower depths with lesser thickness.

The peat deposits recorded as part of this investigation have been modelled to understand the extent of peat present within the development site. This drawing is included as Drawing 17-994-013 with a snapshot included overleaf as Figure 3.

Figure 3 Depth and Thickness of Peat Plan



2.5. GROUNDWATER

Peat horizons were encountered across several boreholes and trial pits, typically at shallow depth (<2.5 m bgl). These deposits are generally described as black to dark brown, silty or sandy Peat with strong to slight organic odour, often underlain by soft to firm alluvial clays. Groundwater behaviour within the Peat is variable, reflecting the highly compressible and organic nature of the deposits:

The peat deposits exhibit high moisture content, low permeability when intact, but can transmit water along root channels and decomposed structures. The frequent organic odour and presence of standing water in trial pits (SA103, TP106, TP110, TP116) confirm some limited groundwater retention.

Peat horizons were discontinuous, with thickness varying from 0.2 m to ~1.0 m. Where absent, underlying clay deposits showed less groundwater activity.

Groundwater is absent in the majority of the trial pit positions confirming that the Peat is in a drained state.

3. DEVELOPMENT CONSIDERATIONS

Based on the baseline peat characteristics, geomorphology, habitats and hydrology, the peaty soils on the site are considered to be predominantly drained and/or modified and highly degraded.

There are no peat bog characteristics present on the site, and no evidence of peat deposits at the surface, with Peat being present from roughly 0.20 m to varying depths across the central and southeast portion of the site.

No evidence of sphagnum mosses being present or forming on-site would indicate an active peat bog.

The site is currently used for grassland, and this use will have resulted in the release of greenhouse gases from the Peat. However, given the established land use and infrastructure, there is no possibility of any change in this situation, and therefore, the development will have no increased detrimental risk in terms of CO2 emissions.

3.1. IRREPLACEABLE HABITAT

The NPPF defines irreplaceable habitat to include blanket bog, but this site is not a blanket bog. Blanket bogs are extensive, self-sustaining ecosystems that actively accumulate Peat and support unique biodiversity. In contrast, this site is a severely degraded raised bog under agricultural use, meaning it has been fundamentally altered through drainage, land management, and loss of peat-forming vegetation.

These changes have disrupted its natural hydrology and ecological function, preventing self-sustaining peat formation. Unlike blanket bogs, which remain largely intact and capable of natural regeneration, this site does not meet the NPPF definition of an irreplaceable habitat.

3.2. RESTORATION POTENTIAL

The potential for restoring this peatland is further constrained by the continued grassland use of the site over the next 30 years. The site activities, including drainage, soil compaction, and land management practices, will prevent the conditions necessary for peat regeneration. Restoration of peatlands requires a stable, waterlogged environment to support organic accumulation and sphagnum growth, which is not achievable under ongoing use.

Given this long-term land use, there is no realistic opportunity for peat restoration, reinforcing the conclusion that the site does not meet the NPPF definition of an irreplaceable habitat.

3.3. MITIGATION OPTIONS

The peat deposits at Hinchley Road can be excavated and retained in local areas as a means of mitigating the loss of organic material. This approach aligns with the principles of sustainable development by balancing ecological considerations with the practical need for development. By carefully managing the excavation, relocation, and retention of Peat, it is possible to minimise environmental impact while ensuring compliance with national planning policy.

Excavation of the Peat can be undertaken in a controlled manner, ensuring that the material is carefully handled to prevent unnecessary degradation. This would involve stripping the overburden, excavating the Peat in phases, and transporting it to designated receptor areas where it can be stored or reused in a controlled environment.

Retaining Peat within gardens and soft landscaping minimises excavation, reducing environmental disturbance and preserving organic material. This approach maintains the natural soil profile, limiting carbon release and supporting local hydrology by preventing excessive drying.

Peat retained in landscaped areas enhances soil fertility, moisture retention, and biodiversity, reducing the need for artificial irrigation and fertilisers. This aligns with biodiversity net gain principles by integrating sustainable planting schemes.

Minimising excavation also reduces construction impacts, including soil transport and emissions, supporting a low-impact development strategy. By keeping Peat on-site, this method ensures compliance with policies on sustainable land use, biodiversity conservation, and climate change mitigation.

4. CONCLUSION

The site is not classified as an irreplaceable habitat under the National Planning Policy Framework (NPPF). Irreplaceable habitats are defined within Annex 2 of the NPPF to include blanket bogs, but the peat present at Hinchley Road does not fall within this category. The deposits represent a heavily degraded raised lowland bog that has been fundamentally altered by historic drainage, cultivation, and agricultural use. These processes have significantly disrupted the natural hydrology and eliminated the vegetation and conditions necessary to sustain an active bog system.

This site is not associated with any protected habitat or area of potential future peatland habitat restoration.

Restoration potential is negligible; for Peat to regenerate, a stable waterlogged environment, intact hydrology, and peat-forming vegetation such as sphagnum mosses are required. None of these conditions is present at the site. Instead, the Peat has been shown through site investigation to be shallow (generally <0.5m thick, rarely up to 0.8m), drained, and structurally compromised, with much of the material falling in the H5–H7 range of the humification scale, confirming a high degree of decomposition. Current land use has accelerated degradation and compaction, further preventing regeneration. Even if land use were to cease, the deposits are so limited and ecologically compromised that viable restoration is unachievable and unsustainable.

The NPPF does not prohibit development in such circumstances, as its provisions focus on prohibiting new peat extraction and protecting irreplaceable habitats such as blanket bogs. In this case, the peat deposits no longer function as a meaningful carbon sink, are not actively forming, and do not qualify as a protected habitat.

In line with sustainable development principles, the proposed scheme has been carefully designed to minimise disturbance of peat deposits. Where feasible, Peat will be retained in gardens, landscaping, and soft ground or otherwise reused in controlled restoration and ecological projects within the borough. This approach reduces carbon release, enhances soil fertility and hydrology, and ensures that peat material remains within the local environment, supporting biodiversity net gain and resource efficiency.

It is also important to acknowledge the wider policy context. The Places for Everyone Joint Development Plan (2024) identifies areas across Greater Manchester where Peat and mosslands should be safeguarded, retained, and, where possible, restored. This site, however, is not one of those identified areas. Unlike more extensive and intact peatlands, the deposits at Hinchley Road are fragmented, degraded, and no longer contribute to carbon sequestration or biodiversity at a meaningful scale. Accordingly, while peatland protection and restoration are critical priorities elsewhere in the region, this site does not warrant protection on ecological or planning grounds.

Accordingly, the proposed development represents a balanced and sustainable approach, recognising the degraded and non-restorable nature of the peat on site, while ensuring its careful management in line with local and national policy.

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Director

e3p

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Acoustics | Remediation & Enabling Earth works Design | Geotechnical | Geo-environmental | Ecology | Compliance & Due Diligence | Arboriculture | Vibration

Depth and Thickness of Peat				
Location	Depth to Top of Peat (mBGL)	Depth to Base of Peat (mBGL)	Thickness of Peat (m)	Termination Depth (mBGL)
SA103	0.40	1.00	0.60	2.30
TP106	0.40	0.90	0.50	2.00
TP107	0.40	0.80	0.40	1.90
TP108	0.40	0.90	0.50	1.60
TP110	0.40	0.90	0.50	1.90
TP111	0.40	0.90	0.50	2.10
TP112	0.50	0.90	0.40	1.80
TP118	0.40	0.90	0.50	2.10
WS105	0.20	0.90	0.70	5.45
WS111	0.40	1.00	0.60	5.45

Location Symbols

- Approximate Window Sample Probehole Location - E3P Location October 2024
- Approximate Cable Percussive Borehole Location - E3P Location October 2024
- Approximate Soakaway Test Location - E3P Location October 2024
- Approximate Trial Pit Location - E3P Location October 2024

Peat Thickness (m)

- Thickness of Peat 0.00 - 0.24m
- Thickness of Peat 0.25 - 0.49m
- Thickness of Peat 0.50 - 0.74m
- Thickness of Peat 0.75 - 1.00m
- 0.80 Recorded Depth to Top of Peat (mBGL)
- Marginally Greater Than 0.4m In Thickness
- Not Considered Viable Peat Deposits Due To Thickness Of The Overburden

Notes:

Approximate Volume Of Peat - 4434.587m³
Approximate Volume Of Peat Including 30% Bulking Factor - 5764.96m³

Phase	Issue	Date	Drawn	Checked	PM
P1	REVB	03.09.2025	TG	MD	MD
P1	REVA	02.03.2020	RW	MD	MD

Client: Miller Homes LTD

Job No: 17-994

Date: 03.09.2025

Drawing No: 013

Scale: NTS

Job Title: Hinchley Road, Charlestown

Drawing Title: Depth and Thickness of Peat Plan (Proposed Development)

Environmental Engineering Partnership Ltd
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E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

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WS107
TP104
TP102
TP103
CP103
WS108
WS111
TP111
TP106
WS112
SA102
TP105
WS110
SA103
WS109
TP110
TP101
TP107
TP109
TP118
CP102
TP117
CP104
WS105
TP112
TP108
TP116
WS106
WS104
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SA101
WS101
TP114
CP101
WS103
TP115
WS102
N

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