

SURFACE WATER DRAINAGE STRATEGY

Proposed Residential Development, Manor Farm,
Collingbourne Kingston, Marlborough, Wiltshire on
Behalf of Ben and Sarah King

Date: October 2025
Issue No. 2



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Project: Proposed Residential Development, Manor Farm, Collingbourne Kingston, Marlborough, Wiltshire.

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CE Plan 10570/501

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Drawing No. 240204-06-A

Site Plan (by Fowler Architecture & Planning)

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1.0 INTRODUCTION

- 1.1 This *Surface Water Drainage Strategy (SWDS)* has been prepared by Cole Easdon Limited (CE) on behalf of Ben & Sarah King in relation to proposed residential development at Manor Farm, Collingbourne Kingston, Marlborough, Wiltshire, SN8 3SD. Refer to CE Figure 10570/500 Figure 1 [*Site Location Plan*] in Appendix 1.

Development Proposals

- 1.2 The development proposals include the removal of an existing caravan on site and the erection of an agriculturally tied farm managers dwelling, with associated access, parking, landscaping and private amenity space at the above address.
- 1.3 This study is based on Drawing no. 240204-06-A [*Site Plan*] (by Fowler Architecture & Planning) within Appendix 3.

Need for Study

- 1.4 This Study discusses how surface water runoff from the development can be managed in a sustainable manner in line with the *National Planning Policy Framework (NPPF)* and its associated *Planning Practice Guidance (PPG)*.

Local Policy

- 1.5 This assessment demonstrates that the proposals meet the requirements of *Wiltshire Council's Core Strategy* (Wiltshire Council, January 2015), *Wiltshire Council's Surface Water Management Strategy (SWMS)* (May 2013) and the *Wiltshire Council Groundwater Management Strategy 2016* (October 2015). The surface water drainage proposals on site have been prepared in accordance with the *Drainage and Betterment Strategy* (Wiltshire Council, June 2024).

Scope of Study

- 1.6 In Section 2.0 we describe the characteristics of the development site and surrounding area. In Section 3.0 we discuss surface water drainage proposals, and conclusions are presented in Section 4.0.
- 1.7 The following resources have been used for this study:
- Defra's Multi-Agency Geographic Information for the Countryside (MAGIC) Map (EA, accessed July 2025);
 - Geological Map – British Geological Survey (BGS, accessed July 2025);

- Public Sewer Records (Wessex Water, July 2025); and
- Revised Climate Change Allowances (EA, May 2022).

1.8 The following publicly available documents have also been reviewed as part of this assessment:

- *Building Regulations 2015 – Approved Document H (Drainage and Waste Disposal)*;
- *CIRIA C753 The SuDS Manual (November 2015)*;
- *National Planning Policy Framework (NPPF) (December 2024)*;
- *Non-Statutory Technical Standards for Sustainable Drainage Systems (Defra, June 2025)*;
- *Planning Practice Guidance – Flood Risk (September 2025)*;
- *Rainfall Runoff Management for Developments (R&D Technical Report W5-074/A/TR/1 Revision E, Defra, June 2012)*;
- *Sewerage Sector Guidance Appendix C – Design and Construction Guidance V2*;
- *Wiltshire Council's Core Strategy (Wiltshire Council, January 2015)*;
- *Wiltshire Council's Drainage and Betterment Strategy (Wiltshire Council, June 2024)*
- *Wiltshire Council's Surface Water Management Strategy (May 2013) and*;
- *Wiltshire Council Groundwater Management Strategy 2016 (October 2015)*.

1.9 The following abbreviations have been used in this Report:

- AOD Above Ordnance Datum;
- BGL Below Ground Level;
- BGS British Geological Survey;
- EA Environment Agency;
- Ha Hectares;
- NPPF National Planning Policy Framework;
- PPG Planning Practice Guidance;
- SuDS Sustainable Drainage Systems and;
- WW Wessex Water.

2.0 THE EXISTING SITE

2.1 The site currently comprises a parcel of undeveloped agricultural land measuring some 0.18 hectares (ha) located immediately south of an existing agricultural building associated with Manor Farm, some 850m west of the village of Collingbourne Kingston. Refer to CE Figure 10570/500 Figure 1 [*Site Location Plan*] in Appendix 1.

2.2 The site is bound to the north by an agricultural building and associated yard area and to the east, south and west by undeveloped greenfield land. Existing farm tracks are located beyond the site's eastern and southern boundaries and immediately bordering the site's western boundary. Land use in the vicinity of the site is predominantly agricultural.

Existing Topography

2.3 No topographical survey is available for the site. LIDAR data indicates that levels across the site vary from 186.00m to 185.50m AOD. The site falls in a south westerly direction towards the existing access.

Nearby Watercourses/Drainage Features

2.4 There are no watercourses in the immediate vicinity of the site. The River Bourne, a main river as defined by the EA, is located some 900m east of the site.

Existing Drainage/Sewers

2.5 Wessex Water sewer records confirm that no public sewers are located in the vicinity of the site. The closest public sewers are located some 750m to the east of the site within Collingbourne Kingston. Refer to Appendix 2.

2.6 The site is an area of undeveloped greenfield land. Equivalent greenfield runoff rates for the proposed site impermeable areas (0.065ha) have been calculated using FEH 2022 data. Equivalent greenfield runoff rates are 0.1l/s in the 1:1 year event, 0.26l/s in the 1:30 year event and 0.36l/s in the 1:100 year event. QBAR for the site has been calculated to be 0.11l/s. Refer to Table 2.1 below and to calculations within Appendix 4.

Table 2.1: Summary of Greenfield Runoff Rates

Scenario	Storm Event		
	1:1 year	1:30 year	1:100 year
Greenfield (0.065ha)	0.10 l/s	0.26 l/s	0.36 l/s

Existing Ground Conditions

- 2.7 British Geological Survey (BGS) mapping indicates that the site is underlain by bedrock geology comprising Lewes Nodular Chalk Formation. No superficial geology has been identified on site. Refer to Figure 2.1 below.



Figure 2.1 BGS Bedrock Geology Map
Source: <https://geologyviewer.bgs.ac.uk>

- 2.8 Defra's Multi-Agency Geographic Information for the Countryside (MAGIC) map shows that the site is located within a "Zone III – Total Catchment" Groundwater Source Protection Zone. The bedrock underlying the site is classified as a 'Principal' aquifer.
- 2.9 An intrusive site investigation was undertaken by Soils Limited in September 2025. Refer to Appendix 5. Two test pits were dug, with soakaway testing to BRE365 standard undertaken in each one. Test pit TP1 was dug to a depth of 1.0m and TP2 was dug to a depth of 2.60m bgl. Both trial pits encountered topsoil underlain by structureless chalk to 1.0m – 1.3m bgl respectively. TP2 encountered structured chalk between 1.3m – 2.6m bgl. No groundwater was encountered

- 2.10 Testing at shallow depths in TP1 failed. Three tests were completed successfully with TP2. Refer to Table 2.2 below. Saturation Moisture Content tests were performed on two samples recovered from the trial pits. The chalk was classified as medium density within TP2.

Table 2.2: Summary of Tested Infiltration Rates Onsite

Test Pit	Test 1	Test 2	Test 3
TP1	-	-	-
TP2	$1.9 \times 10^{-5} \text{m/s}$	$1.7 \times 10^{-5} \text{m/s}$	$1.7 \times 10^{-5} \text{m/s}$

3.0 SURFACE WATER DRAINAGE STRATEGY

Refer to CE Plan 10570/501 [*Proposed Drainage Strategy*] in Appendix 1.

- 3.1 In order to mitigate flood risk posed by post development runoff, adequate control measures will be provided within the site. This will ensure that flood risk is not increased elsewhere as a result of the development.

Drainage Hierarchy

- 3.2 The drainage strategy for the site has been prepared according to the surface water drainage hierarchy set out in *National Standards for Sustainable Drainage Systems (DEFRA, June 2025)*, as follows. Also, refer to Table 3.1 below.

1. Collected for non-potable uses;
2. Infiltration to ground;
3. Discharged to an above ground surface water body;
4. Discharged to a surface water sewer, or another piped surface water drainage system
5. Discharged to a combined sewer.

Non-potable Uses

- 3.3 Rainwater from the proposed roof area will be discharged into SuDS planters to be located at the proposed property downpipe locations. Alternatively, water butts for watering of the garden could be considered at detailed design.

Infiltration Potential

- 3.4 Intrusive site investigation has confirmed that infiltration is viable onsite, with the slowest tested rate calculated to be $1.7 \times 10^{-5} \text{m/s}$. Infiltration devices will need to be located within the deeper proven medium density structured chalk strata soils on site (c. 1.30 – 2.60m bgl). Density testing indicates the chalk underlying the strata to be of medium density; therefore, any infiltration feature will be required to be 10m from proposed or existing buildings.

Urban Creep Allowance

- 3.5 In accordance with LASOO guidance, urban creep has been considered. An allowance of 10% has been added to the roof and patio areas.

Table 3.1: Review of SuDS Components in accordance with the Drainage Hierarchy

SuDS Technique	Proposed	Not proposed	Reason
Store rainwater for later use	X		SuDS planters proposed at property downpipes locations.
Use infiltration techniques	X		Infiltration testing confirms infiltration-based SuDS are feasible.
Discharge to an above ground surface water body		X	Infiltration SuDS proposed
Discharge to a surface water sewer, or another piped surface water drainage system		X	Infiltration SuDS proposed
Discharge to a combined sewer		X	Infiltration SuDS proposed

Proposed Sustainable Drainage Systems

- 3.6 Post development surface water runoff from the proposed hardstanding areas (0.065ha) will be discharged to a proposed cellular soakaway. The proposed access/parking area will comprise a permeable sub-base with either a gravel, porous tarmac or block finish surfacing and will discharge via pipework to the soakaway.
- 3.7 Preliminary calculations indicate that a volume of 50.4m³ will be required within the soakaway to accommodate and dispose of runoff from the proposed site to ground. The proposed sub-base storage provides an additional 15.8m³ of storage to runoff during the critical 1:100 year + 45% climate change event.
- 3.8 In order to accommodate this volume a cellular soakaway measuring 15m x 5m x 0.8m deep, with 95% voids will be required. The soakaway will provide some 57m³ of available storage volume, therefore providing sufficient capacity prior to discharge to ground. The half drain time of the cellular soakaway during the 1:100 year +45% climate change event is 1425 minutes.
- 3.9 Calculations have been undertaken using InfoDrainage software. A factor of safety of 5.0 has been used within the calculations. Refer to calculations within Appendix 4.

Design Exceedance

- 3.10 If design exceedance from the soakaway or permeable paving subbase was to occur, flows would follow the natural topography of the site, and flow in a south westerly direction towards the existing fields surrounding the site where the exceedance flow would slowly infiltrate into the ground without impacting on existing development or proposed dwellings.

Water Quality

- 3.11 Water quality has been assessed in accordance with the Simple Index approach from Chapter 26 of *C753 The SuDS Manual*:

- 1) *Step 1 – Allocate suitable pollution hazard indices for the proposed land use.*
- 2) *Step 2 – Select SuDS with a total pollution mitigation index that equals or exceeds the pollution hazard index.*

- 3.12 The highest pollution hazard level for the proposed land use is Low (residential car parks and low traffic roads). The pollution hazard indices for the proposed land uses are shown in Table 3.2 below.

Table 3.2: Pollution Hazard Indices for different land uses
(based on Table 26.2 of *CIRIA C753 The SuDS Manual*)

Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Residential car parks	Low	0.5	0.4	0.4

- 3.13 The Pollution Mitigation Indices for the proposed permeable paving subbase storage are greater than the Pollution Hazard Indices for residential car parks and low traffic roads. Refer to Table 3.3 below. Therefore, the proposed drainage system will provide sufficient water quality treatment to the development proposals.

Table 3.3: Pollution Mitigation Indices for Discharge from the Proposed Site
(from Table 26.3 and Table 26.4 of *CIRIA C753 The SuDS Manual*)

SuDS Feature	Total suspended solids (TSS)	Metals	Hydrocarbons
Permeable Sub-base	0.7	0.6	0.7

Biodiversity

- 3.14 The development will utilise SuDS planters at downpipe locations. As per the National Standards for SuDS, doing so will introduce an above ground, vegetated SuDS feature to the system and will subsequently provide a biodiversity improvement to the site via the planting of suitable plants within the SuDS planter.

Amenity

- 3.15 The development will utilise SuDS planters at downpipe locations. As per the National Standards for SuDS, doing so will introduce an above ground, vegetated SuDS feature to the system. This will improve the overall aesthetic and make the site more pleasant.

Adoption & Maintenance

- 3.16 The proposed sub-base storage, SuDS planters, cellular soakaway and associated drainage network onsite will be maintained by the site owner(s). A draft Maintenance Schedule is outlined below and summarised in Table 3.4.

Sub-base Storage

- 3.17 Permeable surfaces need to be regularly cleaned of silt and other sediments to preserve their infiltration capability. The sweeping regime should be as follows:
1. End of winter (April) – to collect winter debris.
 2. Mid-summer (July/August) – to collect dust, flower and grass-type deposits.
 3. After autumn leaf fall (November).

- 3.18 If reconstruction is necessary, the following procedure should be followed:

1. Lift surface layer and laying course.
2. Remove any geotextile filter layer.
3. Inspect sub-base and remove, wash and replace if required.
4. Renew any geotextile layer.
5. Renew laying course, jointing material and surfacing.

- 3.19 Materials removed from the voids or the layers below the surface may contain hazardous substances such as heavy metals and hydrocarbons which may need to be disposed of as controlled waste.

Cellular Soakaway

- 3.20 The design of soakaways should include monitoring points where the water level in the system can be observed or measured. This can either be via an inspection well or upstream catch pit. The useful life and effective operation of an infiltration component is related to the frequency of maintenance and the risk of sediment being introduced into the system. It is not envisaged that silt build up within the cellular crate system will require a rigorous maintenance regime so long as silt is removed from upstream catch pits and inspection chambers on a regular basis. Notwithstanding this, a suitable maintenance regime for the systems will comprise of routine inspection and silt removal (as necessary). Inspection should be undertaken using CCTV equipment offered up the inspection tunnels located within the crate system. Camera access can be gained via inspection chambers and inlet pipework located at each end of the tunnels.

Pipework and Catchpits

- 3.21 It is not envisaged that silt build up within the pipework systems will require a rigorous maintenance regime so long as silt is removed from upstream catchpits on a regular basis. Notwithstanding this, a suitable maintenance regime for the systems will comprise of routine inspection (every six months) and silt removal (as necessary).

SuDS Planters

- 3.22 Gutters and downpipes should be regularly inspected and cleared of any leaf litter/plants/debris. Any rubbish, leaves or debris should be regularly cleared from the top of the planter including the overflow pipe/leaf guard (as necessary).

Table 3.4: Draft Maintenance Schedule for Proposed Drainage Infrastructure

Drainage Element	Schedule	Maintenance Requirement	Frequency
Permeable Sub-base Storage	Regular	- Brushing - Vacuuming over whole surface	- Three times a year - Once a year, after autumn leaf fall
	Occasional	Removal of weeds	As required
	Remedial	- Remedial work to any depressions or cracked or broken blocks considered a hazard to end users or detrimental to performance - Rehabilitation of surface and sub-structure by replacement	- As required - Every 10-15 years, or as required
	Monitoring	- Initial inspection - Inspect for evidence of weed growth or poor operation - Inspect silt accumulation rates - Monitor inspection chambers	- Monthly for 3 months after installation - Three monthly, 48 hours after large storms in first six months - Annually - Annually
Cellular Soakaway	Regular	- Inspect for sediment and debris in pre-treatment devices and floor of soakaway - Cleaning of gutters and any filters and downpipes - Trimming any roots that may be causing blockages	Annually, or as required based on inspection
	Occasional	Remove sediment and debris from pre-treatment components and floor of soakaway	As required
	Remedial	- Reconstruct soakaways if performance deteriorates or failure occurs - Replacement of clogged geotextile	As required
	Monitoring	- Inspect silt traps and note sediment accumulation rate - Check soakaways to ensure emptying is occurring	- Monthly in the first year and then annually - Annually

SURFACE WATER DRAINAGE STRATEGY

Proposed Residential Development
Manor Farm, Collingbourne Kingston
Marlborough, Wiltshire

Drainage Element	Schedule	Maintenance Requirement	Frequency
Pipework and Catchpits	Regular	- Inspect for accumulation of silt - Inspect for debris and litter - Inspect inlets and outlets for blockages	Every six months
	Occasional	- Remove debris and litter - Remove silt	As required
SuDS Planters	Regular	- Inspect for debris and litter - Inspect inlets and outlets for blockages - Inspect gutters and downpipes	Every six months
	Occasional	- Remove debris and litter - Top up of shingle layer when required - Treatment of timber planter external faces - Replacement of plants	As required

Note: In addition to the above maintenance requirements, it is recommended that all drainage elements are inspected:

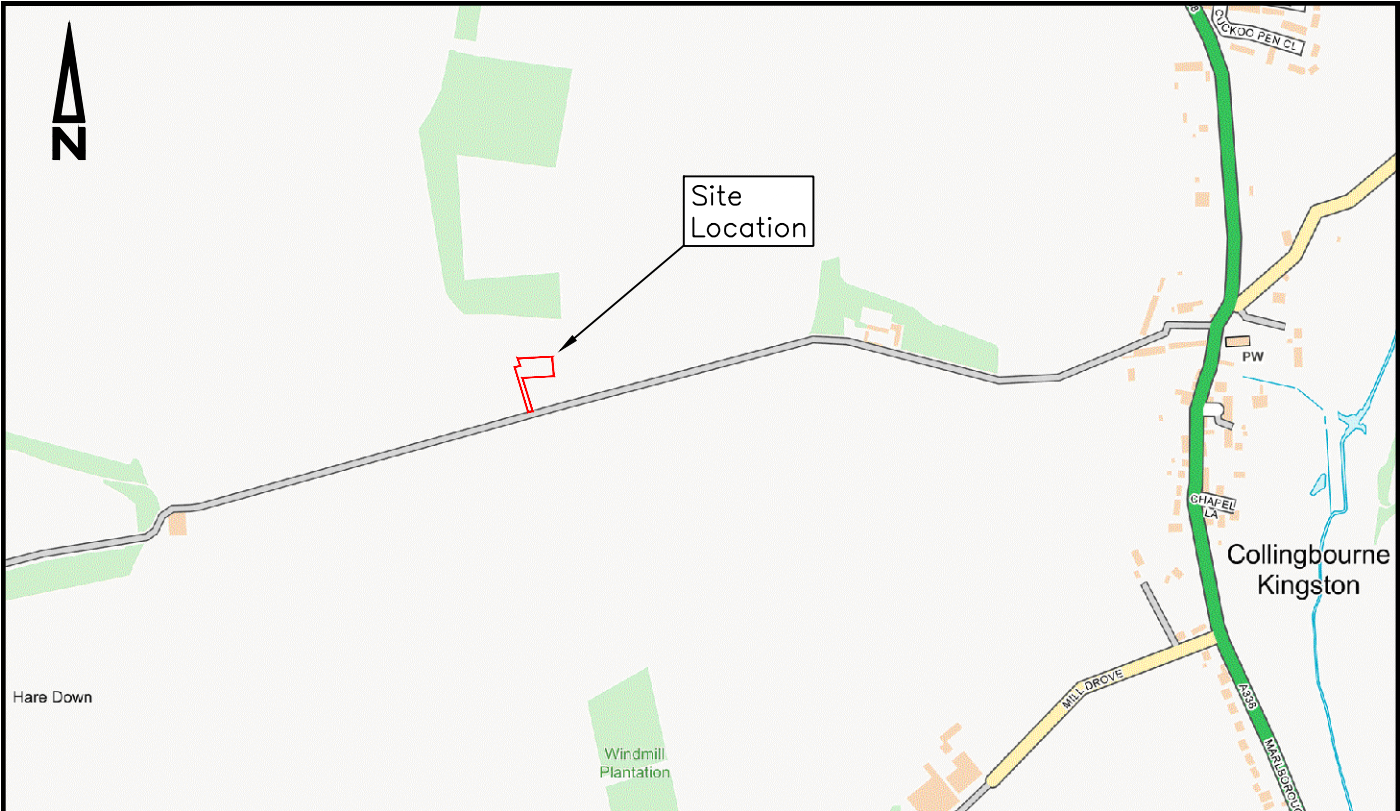
- Following the first storm event
- Monthly for the first 3 months following commissioning

4.0 DISCUSSIONS AND CONCLUSIONS

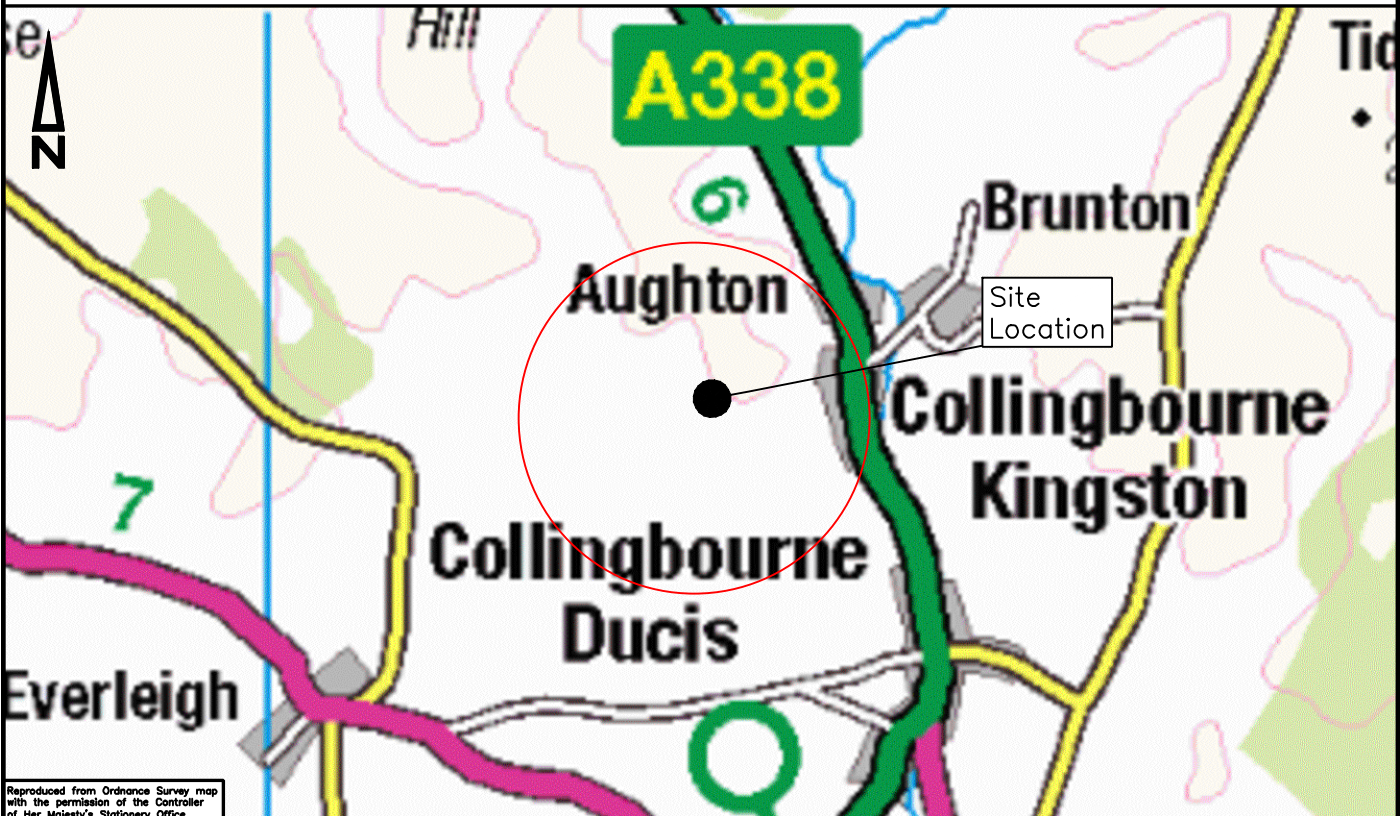
- 4.1 The surface water drainage strategy for the site has been prepared according to the drainage discharge hierarchy set out in *CIRIA C753 The SuDS Manual*.
- 4.2 An intrusive site investigation to confirm potential infiltration rates across the site has been undertaken in September 2025. Testing at shallow depths within the west of the site was not successful; tests within deeper strata to the east of the site indicated infiltration is feasible.
- 4.3 Surface water will be discharged to a cellular soakaway located within the rear garden of the property. Runoff from the proposed access/parking area will be discharged to the soakaway via an area of sub-base storage. The proposed soakaway should be located wholly within the tested permeable chalk strata.
- 4.4 Water quality has been assessed in line with the Simple Index approach from Chapter 26 of *CIRIA C753 The SuDS Manual*. The proposed subbase storage will provide sufficient water quality treatment to runoff prior to discharge to ground.
- 4.5 If design exceedance was to occur, flows from the soakaway or permeable subbase storage would follow the natural topography of the site, and flow in a south westerly direction towards the existing fields surrounding the site where they would slowly infiltrate into the ground without impacting on existing development or proposed dwellings.
- 4.6 All on site surface water drainage systems will remain private, and will be maintained by the site owner(s).
- 4.7 This study has been undertaken in accordance with the principles set out in NPPF. We can conclude that providing the development adheres to the conditions advised in this Report, the said development proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the EA.

Cole Easdon Consultants Limited
October 2025

Appendix 1



Scale: 1:10,000



Scale: 1:50,000

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Job Title:
Proposed Residential Dwelling
Manor Farm
Collingbourne Kingston
Marlborough, SN8 3SD

Drawing Title:
Site Location Plan

Client:
Ben & Sarah King

Drawn By
BT

Checked By
JP

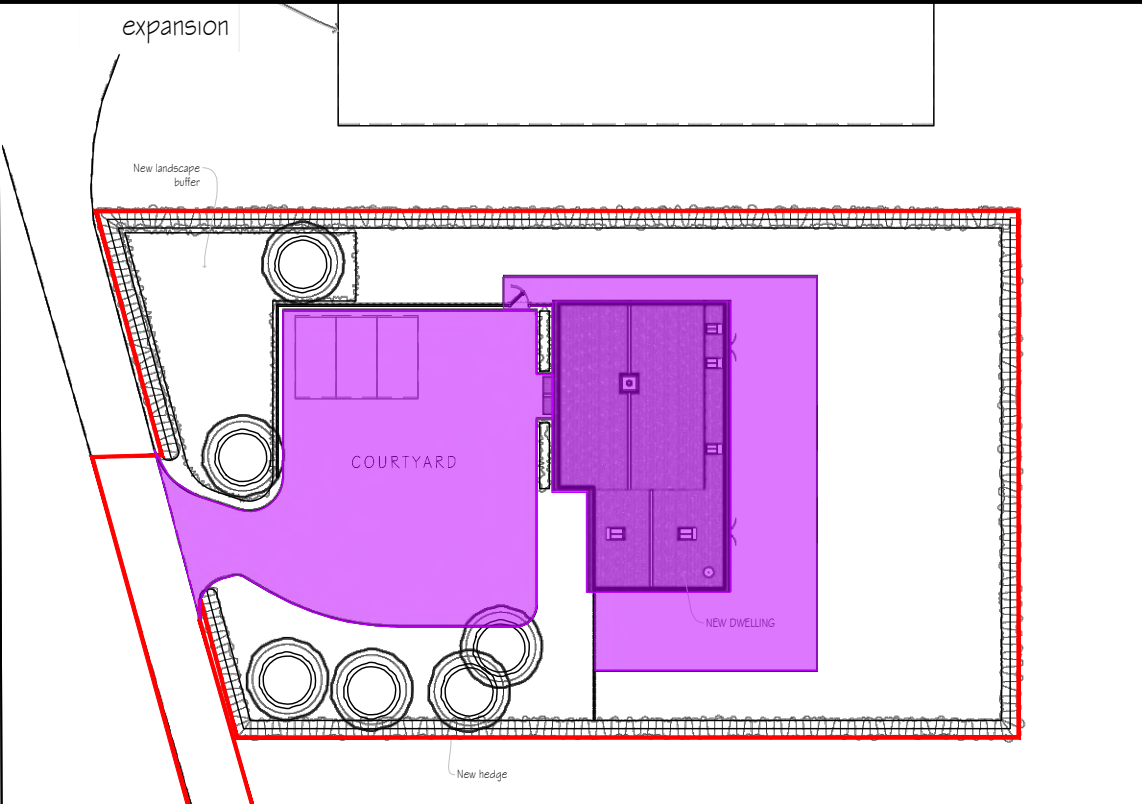
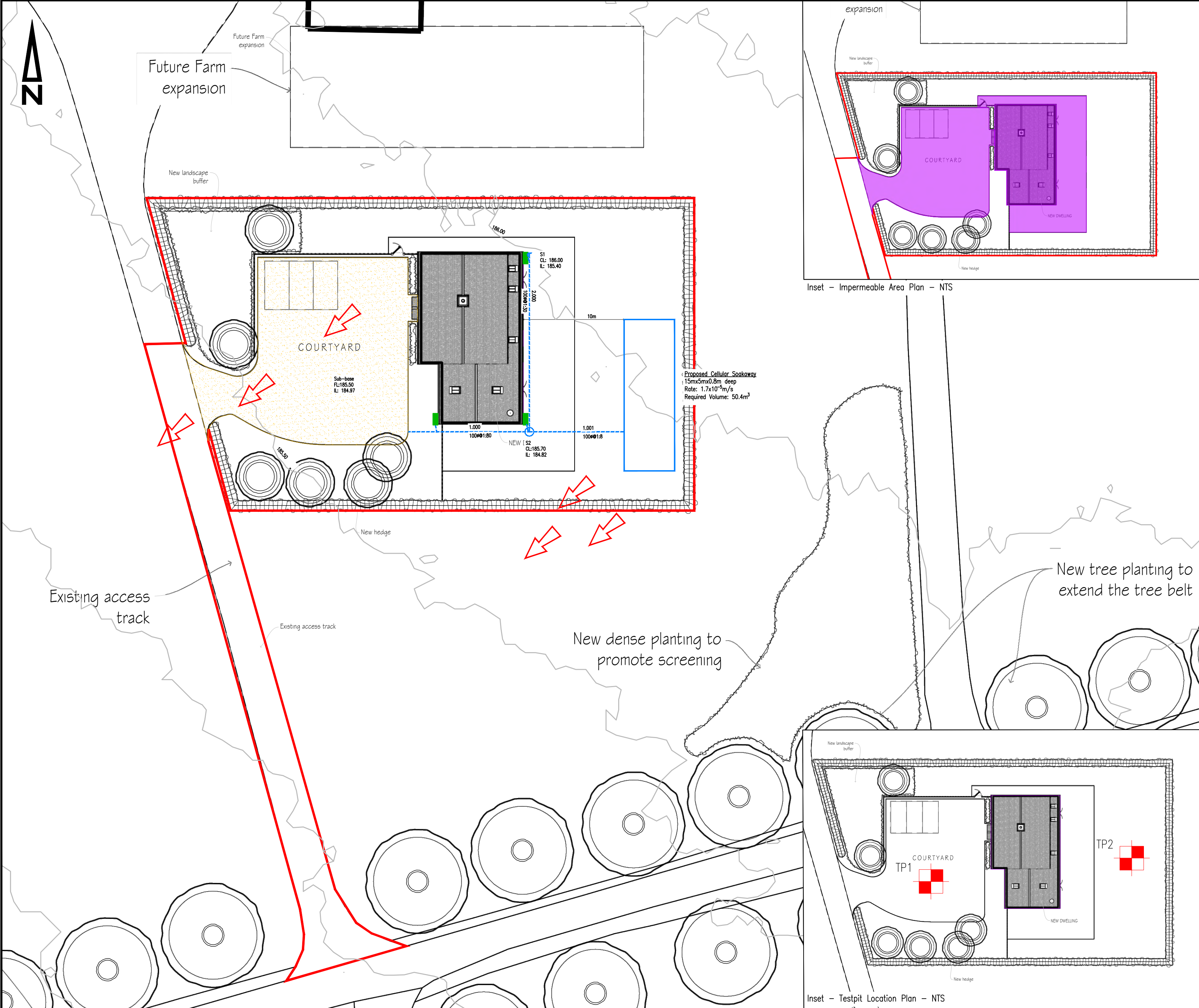
Date Drawn
June 2025

Drawing No.
10570/500 Figure 1

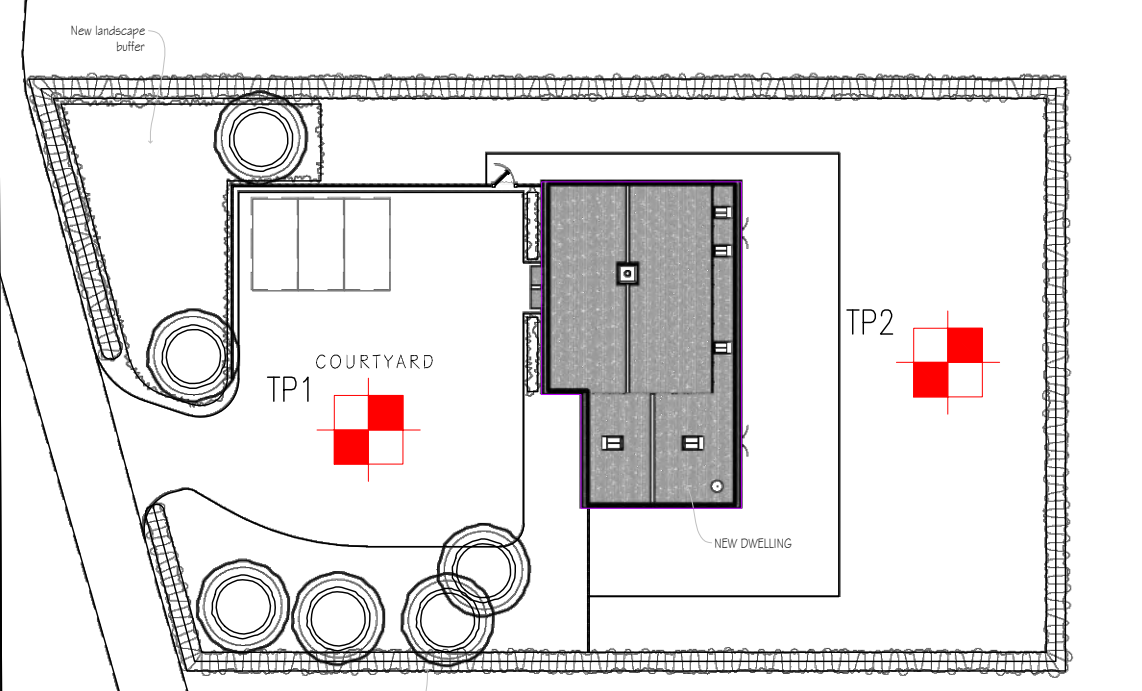
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	FOR PLANNING	☒
	FOR TENDER	
	FOR APPROVAL	
	FOR CONSTRUCTION AS BUILT	

Scale
As Shown (A4)

Revision
-



Inset - Impermeable Area Plan - NTS



Inset - Testpit Location Plan - NTS

Key:

- Site boundary
- TP1 Trial pit location and reference
- Proposed surface water pipe and manhole
- Proposed Impermeable Area (649m²)
- Proposed Cellular Soakaway
- Proposed Sub-base storage (307m²)
- Proposed SUDS Planter
- Existing Contours
- Design exceedance route

Notes

- All levels are in meters above ordnance datum.
- Drainage Strategy is preliminary and subject to detailed design

REFERENCE DRAWINGS:

Drawing No.	Drawing Title	Revision	Date	Company
240204-05	Block Plan	A	January 2025	Fowler Architecture & Planning

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Client

Ben & Sarah King

Job Title

Proposed Residential Dwelling
Manor Farm
Collingbourne Kingston
Marlborough
SN8 3SD

Drawing Title

Proposed Drainage Layout

Drawing Status:

FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL	FOR CONSTRUCTION	AS BUILT

CONSTRUCTION AT CLIENT / CONTRACTOR RISK

Designed by: NJ

Drawn by: NJ

Checked by: JP

Date: September 2025

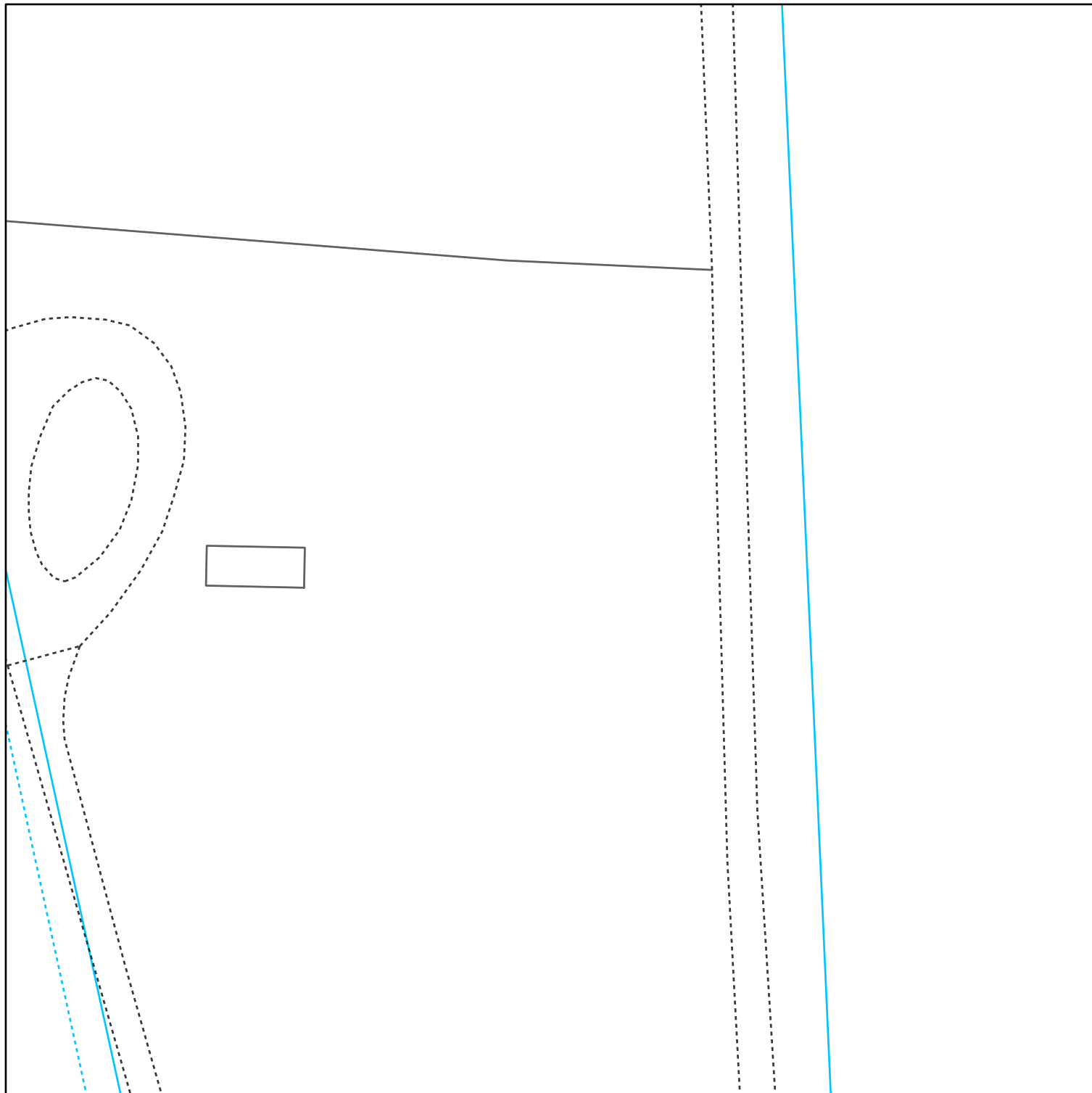
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Rev. -

Appendix 2

Wessex Water Network Map



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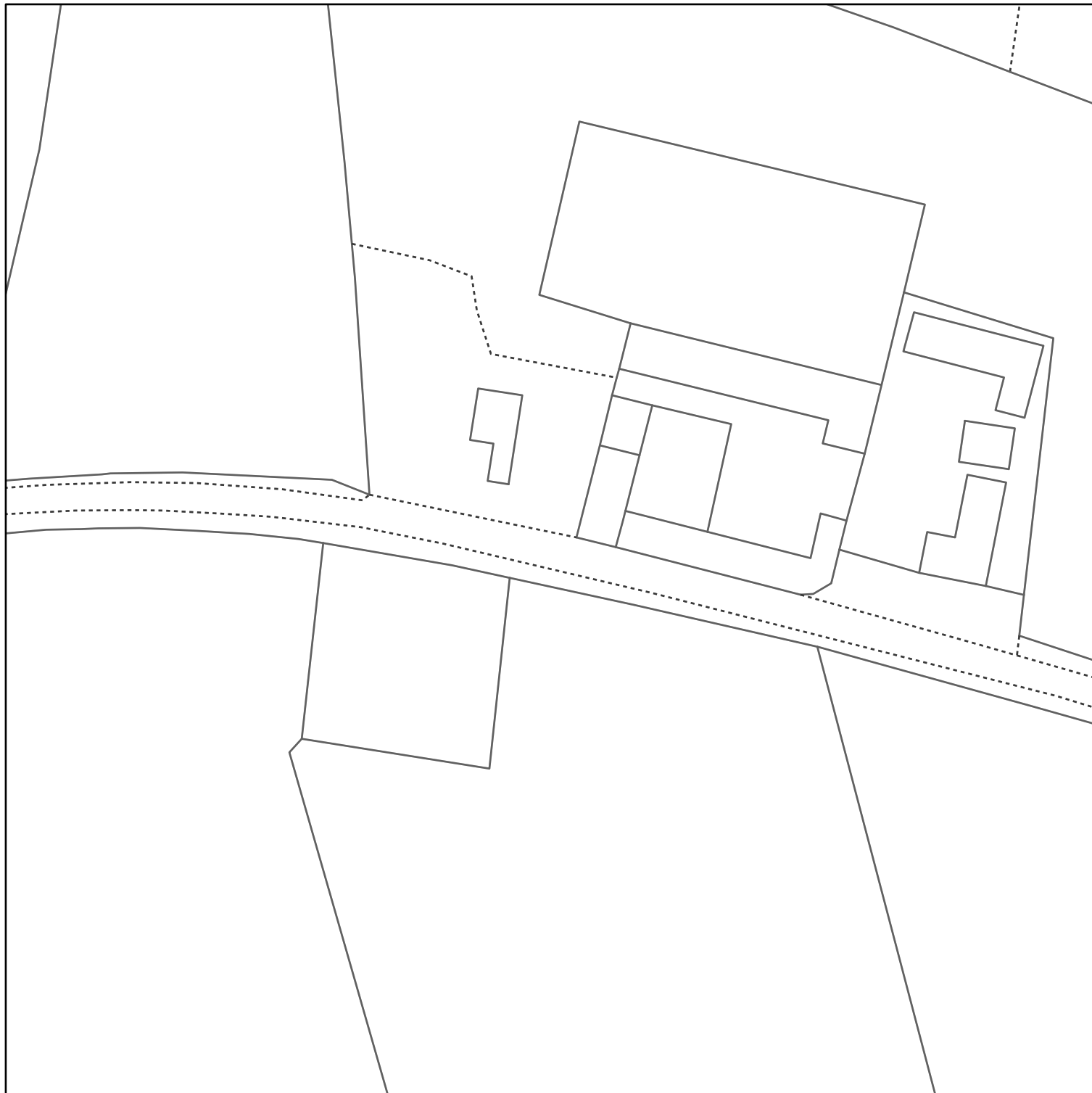
WATER MAINS		SEWERS		STRATEGIC		PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul										Rising Mains		Private Rising Mains
	Washout		Surface										Standby Rising Mains		Culverted Watercourse
	Raw Water		Combined										EDM Effluent Disposal		Highway Drain
	Abandoned		Abandoned										Overflow		Use Unknown
	Private												Syphon		Status Unknown
Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow). Some styles of line and symbol are shown on the key in sample/typical colours.															
FITTINGS		STRUCTURES													
	Hydrant		Manhole - Foul		Pumping Station - Surface										
	Other		Manhole - Surface		Pumping Stn - Foul/Combined										
			Manhole - Combined		Gully										
			Inlet		Vent Column										
			Outfall		Rodding Eye										
			Lamphole		Catchpit										
			Bifurcation - Foul		Flushing Chamber										
			Bifurcation - Surface		Soakaway										
			Bifurcation - Combined		Non Return Valve										
			Combined Sewage Overflow		Air Valve										
					Hatch Box										
					Washout										
				OTHER STRUCTURES											
					Attenuation Tank										
					Storage Tank										
					Tunnel										
					Interceptor										

Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

Date: 25/09/2025
Centre: 423005E, 155838N
Scale: 1:625
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Wessex Water Network Map



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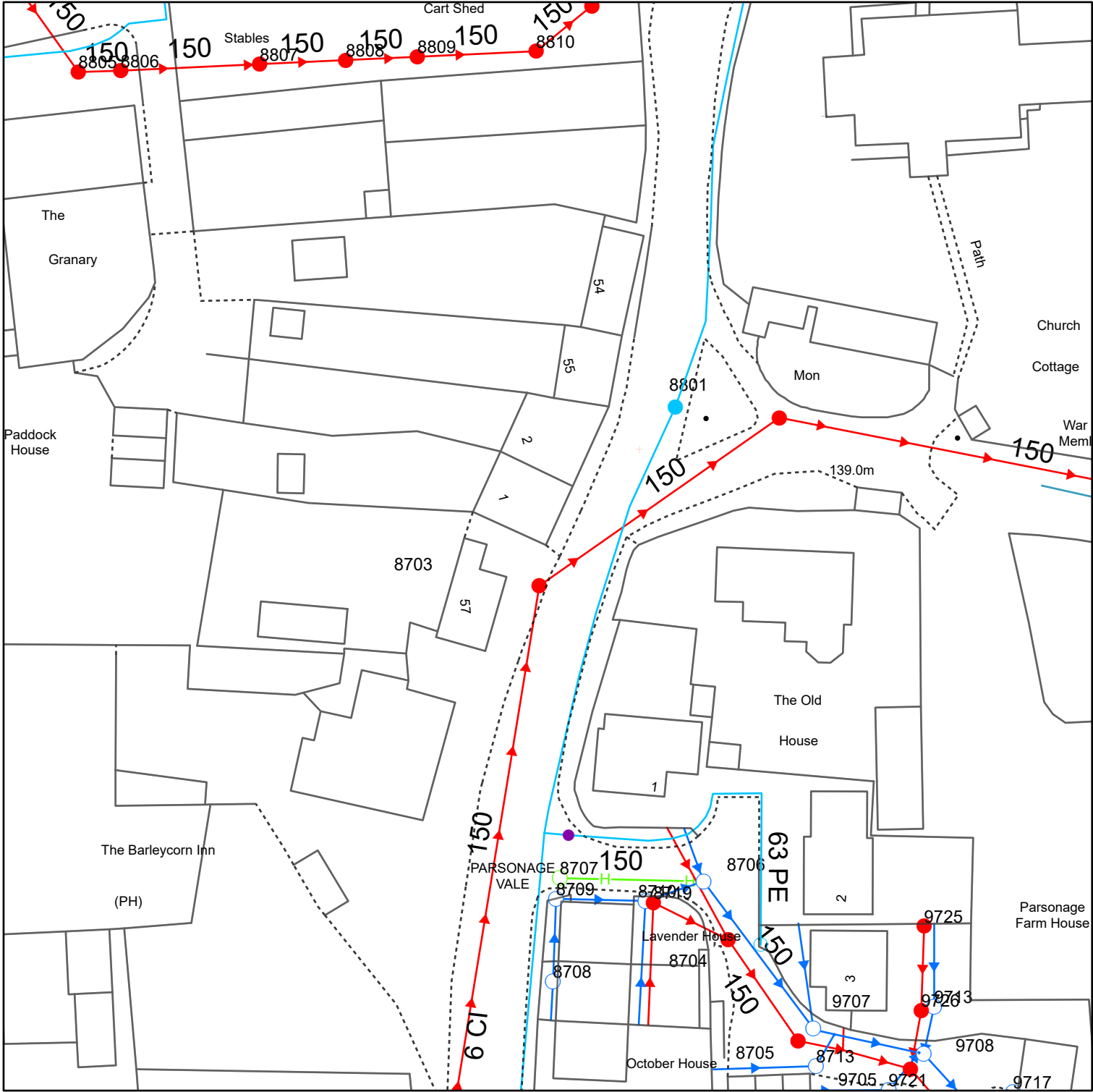
WATER MAINS		SEWERS		STRATEGIC		PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul										Rising Mains		Private Rising Mains
	Washout		Surface										Standby Rising Mains		Culverted Watercourse
	Raw Water		Combined										EDM Effluent Disposal		Highway Drain
	Abandoned		Abandoned										Overflow		Use Unknown
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Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).															
Some styles of line and symbol are shown on the key in sample/typical colours.															
FITTINGS		STRUCTURES													
	Hydrant		Manhole - Foul		Pumping Station - Surface										
	Other		Manhole - Surface		Pumping Stn - Foul/Combined										
			Manhole - Combined		Gully										
			Inlet		Vent Column										
			Outfall		Rodding Eye										
			Lamphole		Catchpit										
			Bifurcation - Foul		Flushing Chamber										
			Bifurcation - Surface		Soakaway										
			Bifurcation - Combined		Non Return Valve										
			Combined Sewage Overflow		Air Valve		Hatch Box		Washout						
OTHER STRUCTURES Attenuation Tank Storage Tank Tunnel Interceptor															
Wessex Water YTL GROUP															

Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526633 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

Date: 25/09/2025
Centre: 423420E, 155837N
Scale: 1:625
(when printed at A4 size)



Wessex Water Network Map



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WATER MAINS	SEWERS	STRATEGIC PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN
Distribution	Foul	Surface	Surface	Combined	Rising Mains	Private Rising Mains
Washout	Surface	Surface	Surface	Combined	Standby Rising Mains	Culverted Watercourse
Raw Water	Combined	Combined	Combined	Combined	EDM Effluent Disposal	Highway Drain
Abandoned	Abandoned	Abandoned	Abandoned	Abandoned	Overflow	Use Unknown
Private	Private	Private	Private	Private	Syphon	Status Unknown
FITTINGS	STRUCTURES	STRUCTURES	STRUCTURES	STRUCTURES	OTHER STRUCTURES	OTHER STRUCTURES
Hydrant	Manhole - Foul	Pumping Station - Surface	Pumping Stn - Foul/Combined	Gully	Attenuation Tank	Chamber
Other	Manhole - Surface	Vent Column	Rodding Eye	Catchpit	Storage Tank	Tunnel
	Manhole - Combined	Flushing Chamber	Soakaway	Non Return Valve		Interceptor
	Inlet	Air Valve	Hatch Box	Washout		
	Outfall					
	Lamphole					
	Bifurcation - Foul					
	Bifurcation - Surface					
	Bifurcation - Combined					
	Combined Sewage Overflow					

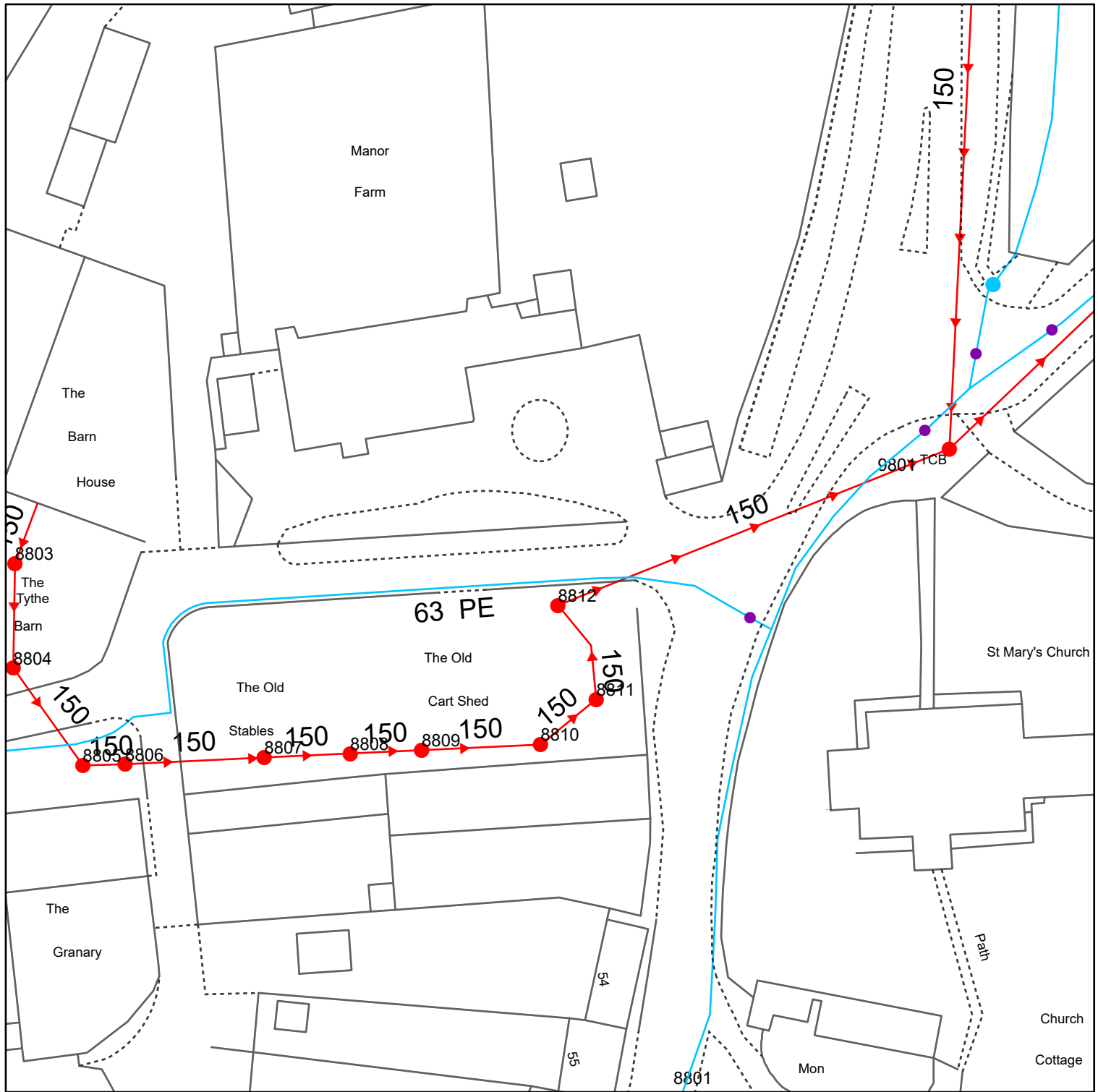
Colours generally indicate the use of the sewer/drain (i.e. Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).
Some styles of line and symbol are shown on the key in sample/typical colours.

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Wessex Water
YTL GROUP

Date: 25/09/2025
Centre: 423869E, 155787N
Scale: 1:625
(when printed at A4 size)

Wessex Water Network Map

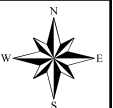


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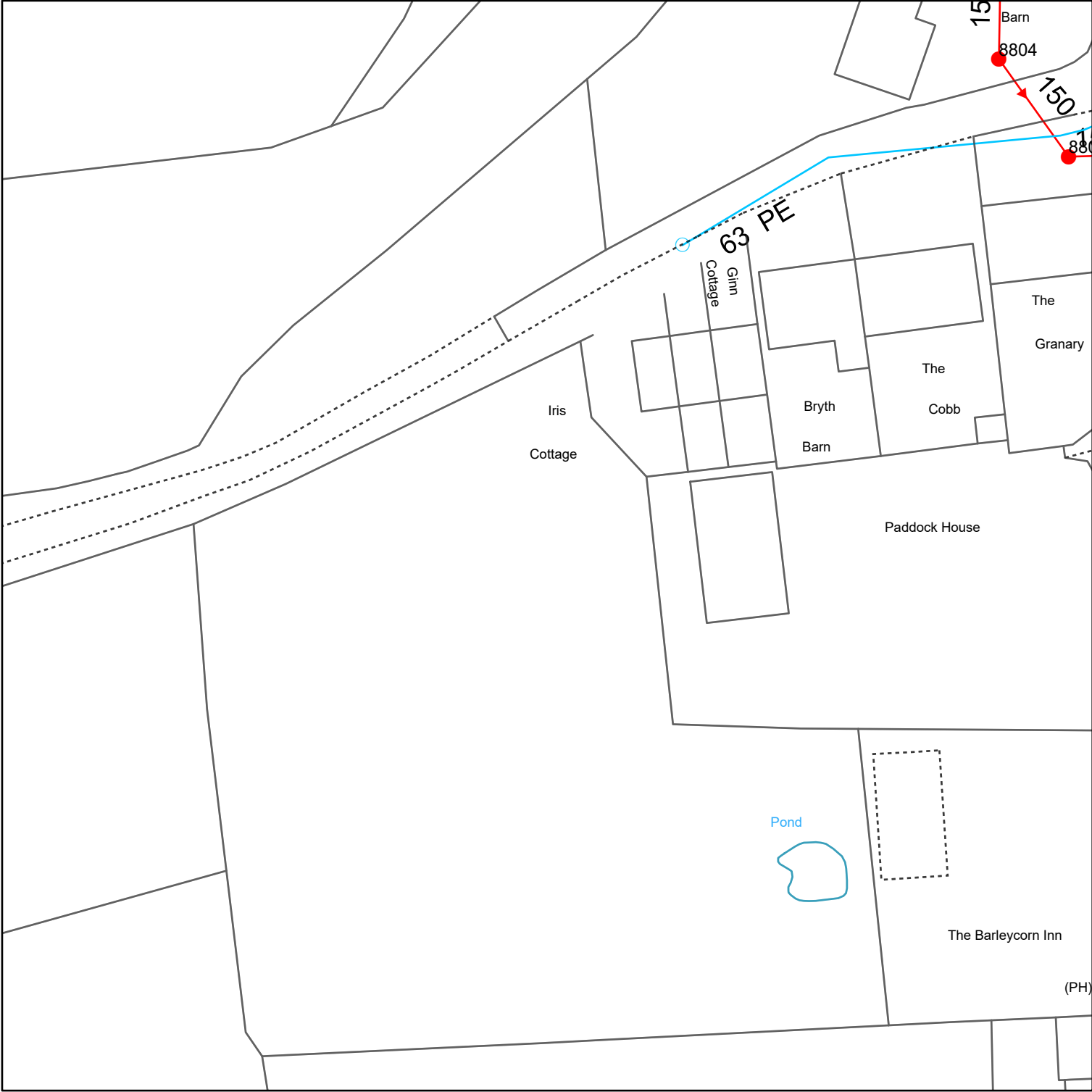
WATER MAINS		SEWERS		STRATEGIC		PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul		Surface								Rising Mains		Private Rising Mains
	Washout		Combined		Highway Drain								Standby Rising Mains		Culverted Watercourse
	Raw Water		Abandoned										Effluent Disposal		Highway Drain
	Abandoned	Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).													
	Private	Some styles of line and symbol are shown on the key in sample/typical colours.													
FITTINGS		STRUCTURES													
	Hydrant		Manhole - Foul		Pumping Station - Surface										
	Other		Manhole - Surface		Pumping Stn - Foul/Combined										
			Manhole - Combined		Gully										
			Inlet		Vent Column										
			Outfall		Rodding Eye										
			Lamphole		Catchpit										
			Bifurcation - Foul		Flushing Chamber										
			Bifurcation - Surface		Soakaway										
			Bifurcation - Combined		Non Return Valve										
			Combined Sewage Overflow		Air Valve		Hatch Box		Washout						
												OTHER STRUCTURES			Chamber
													Attenuation Tank		Tunnel
													Storage Tank		Interceptor

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Date: 25/09/2025
Centre: 423869E, 155866N
Scale: 1:625
(when printed at A4 size)



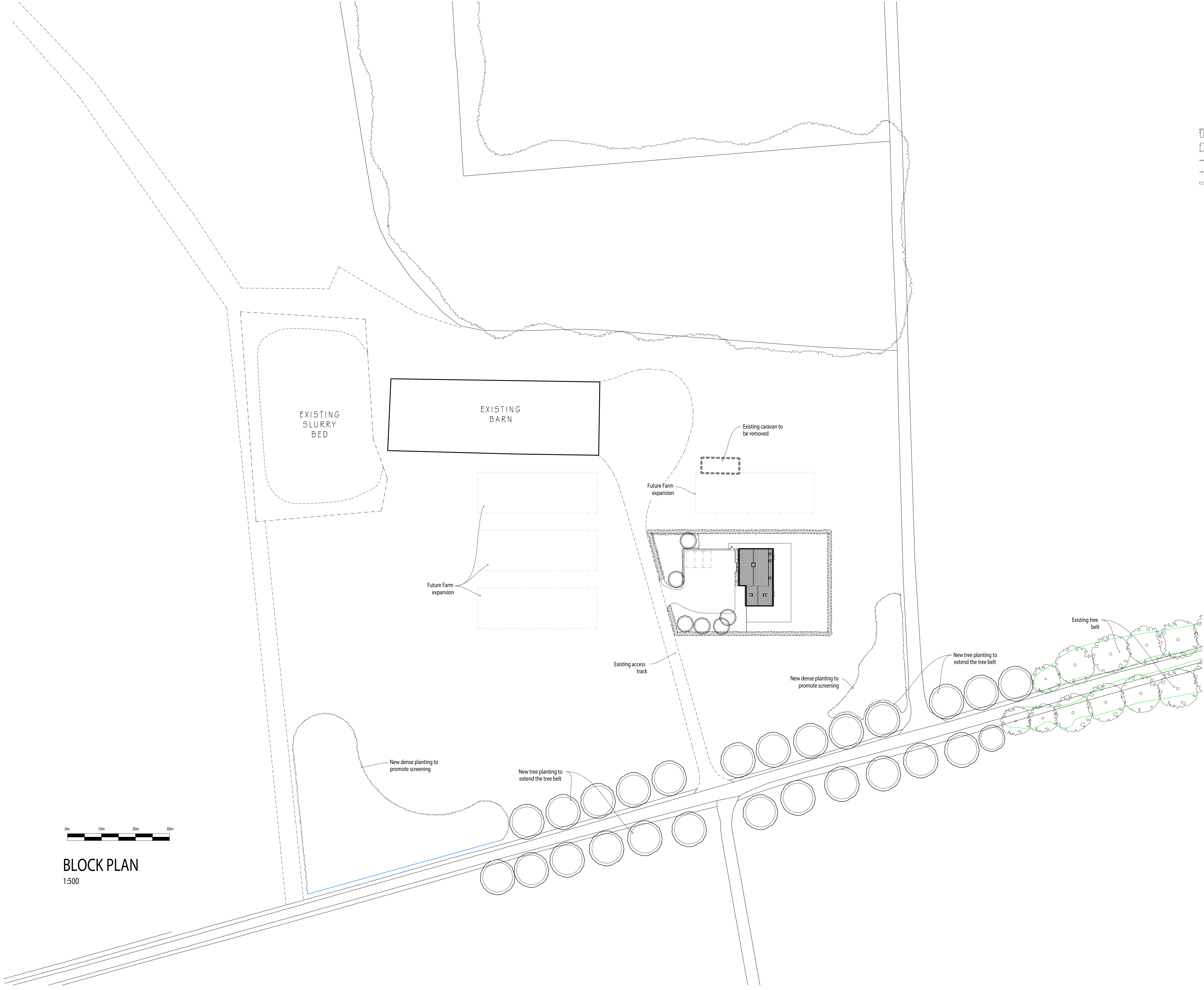
Wessex Water Network Map



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WATER MAINS		SEWERS	STRATEGIC	PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN		
	Distribution		Foul		Surface			Rising Mains		Private Rising Mains
	Washout		Surface		Combined			Standby Rising Mains		Culverted Watercourse
	Raw Water		Combined		Abandoned			Effluent Disposal		Highway Drain
	Abandoned		Abandoned		Abandoned			Overflow		Use Unknown
	Private		Abandoned		Abandoned			Syphon		Status Unknown
Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).										
Some styles of line and symbol are shown on the key in sample/typical colours.										
FITTINGS		STRUCTURES								
	Hydrant		Manhole - Foul		Pumping Station - Surface		Pumping Stn - Foul/Combined		Gully	
	Other		Manhole - Surface		Vent Column		Rodding Eye		Catchpit	
			Manhole - Combined		Flushing Chamber		Soakaway		Non Return Valve	
			Inlet		Outfall		Air Valve		Hatch Box	
			Lamphole		Washout					
			Bifurcation - Foul							
			Bifurcation - Surface							
			Bifurcation - Combined							
			Combined Sewage Overflow							
Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.										
							OTHER STRUCTURES			Chamber
								Attenuation Tank		Tunnel
								Storage Tank		Interceptor
Date:							25/09/2025			
Centre:							423756E, 155796N			
Scale:							1:625 (when printed at A4 size)			

Appendix 3



KEY

- Existing tree
- Tree to be removed
- New tree
- New hedge
- Planting bed
- Close boarded fence 1.8m high
- Post and rail fence 1.2m high
- Brick / Block wall

A	-	HB	08.01.25
revisions		initial	date

Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.

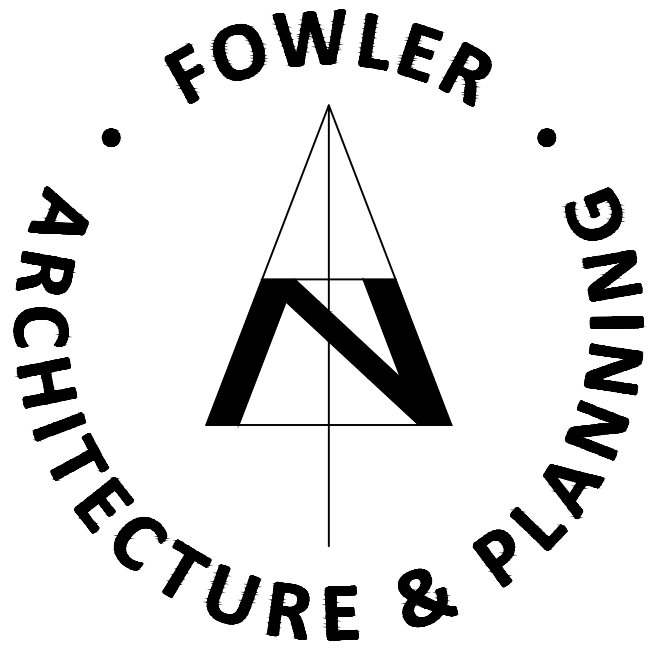
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project
MANOR FARM
Collingbourne Kingston

drawing
Block Plan

scale	drawn by	date
1:500 @A1	HB	Dec '24

240204-05	A
drawing no	rev



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Pewsey
Wiltshire
SN9 5AF

tel (01672) 569444
fax (01672) 569488
enquiries@faap.co.uk

Appendix 4

FEH Statistical Method: Catchment Descriptor Equation (InfoDrainage)

Area (m2)	649	Area(Km2)	0.000649
SAAR	799	1000/SAAR	1.251564
FARL	1		
BFIHOST19	0.933	BIFIHOST2	0.870489
Region	7		

QMED	x 1.07 =	QBAR
m3/s	l/s	l/s
0.000106	0.105751	0.113153

1yr	0.10
2yr	0.10
QBAR	0.11
10yr	0.18
30yr	0.26
100yr	0.36
200yr	0.42

Job: 10570 - Manor Farm, Collingbourne Kingston

Project: 10570 Calculations	Date: 18/09/2025			
	Designed by: NJ	Checked by:	Approved By:	
Report Details: Type: Inflows Storm Phase: Phase	Company Address:			



Catchment Area

Type : Catchment Area

Area (ha)	0.031
-----------	-------

Preliminary Sizing

Volumetric Runoff Coefficient	0.750
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (1)

Type : Catchment Area

Area (ha)	0.017
-----------	-------

Preliminary Sizing

Volumetric Runoff Coefficient	0.750
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (2)

Type : Catchment Area

Area (ha)	0.017
-----------	-------

Preliminary Sizing

Volumetric Runoff Coefficient	0.750
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project: 10570 Calculations		Date: 18/09/2025			
		Designed by: NJ	Checked by:		Approved By:
Report Details: Type: Junctions Storm Phase: Phase		Company Address:			

Name	Junction Type	Easting (m)	Northing (m)	Cover Level (m)	Depth (m)	Invert Level (m)	Chamber Shape	Diameter (m)
S1	Manhole	226.800	135.879	186.000	0.600	185.400	Circular	0.100
S2	Manhole	226.814	118.292	185.700	0.880	184.820	Circular	0.600

Name	Lock
S1	None
S2	None

Outlets			
Junction	Outlet Name	Outgoing Connection	Outlet Type
S1	Outlet	2.000	Free Discharge
S2	Outlet	1.001	Free Discharge

Project: 10570 Calculations	Date: 18/09/2025			
	Designed by: NJ	Checked by:	Approved By:	
Report Details: Type: Stormwater Controls Storm Phase: Phase	Company Address:			



Porous Paving

Type : Porous Paving

Dimensions

Exceedance Level (m)	185.500
Depth (m)	0.530
Base Level (m)	184.970
Paving Layer Depth (mm)	230
Membrane Percolation (m/hr)	2.5
Porosity (%)	30
Length (m)	26.858
Long. Slope (1:X)	1000.00
Width (m)	11.320
Total Volume (m³)	27.362

Outlets

Outlet

Outgoing Connection	1.000
Outlet Type	Free Discharge

Advanced

Conductivity (m/hr)	400.0
---------------------	-------

Project: 10570 Calculations	Date: 18/09/2025			
	Designed by: NJ	Checked by:	Approved By:	
Report Details: Type: Stormwater Controls Storm Phase: Phase	Company Address:			



Cellular Storage

Type : Cellular Storage

Dimensions

Exceedance Level (m)	186.000
Depth (m)	0.800
Base Level (m)	183.300
Number of Crates Long	15
Number of Crates Wide	10
Number of Crates High	2
Porosity (%)	95
Crate Length (m)	1
Crate Width (m)	0.5
Crate Height (m)	0.4
Total Volume (m³)	58.900

Advanced

Base Infiltration Rate (m/hr)	0.0612
Side Infiltration Rate (m/hr)	0.0612
Safety Factor	5.0

Project: 10570 Calculations	Date: 18/09/2025		
	Designed by: NJ	Checked by:	Approved By:
Report Details: Type: Connections Storm Phase: Phase	Company Address:		



Name	Length (m)	Connection Type	Slope (1:X)	Manning's n	Colebrook-White Roughness (mm)	Diameter / Base Width (mm)	Upstream Cover Level (m)	Upstream Invert Level (m)
1.000	12.058	Pipe	80.389		0.6	100	185.527	184.970
2.000	17.587	Pipe	30.323		0.6	100	186.000	185.400
1.001	9.461	Pipe	8.447		0.6	100	185.700	184.820

Name	Downstream Cover Level (m)	Downstream Invert Level (m)	Part Family	Lock	Culvert Type	Culvert Entrance	Wall Thickness (mm)	Material
1.000	185.700	184.820		None	(None)	(None)	0	
2.000	185.700	184.820		None	(None)	(None)	0	
1.001	186.000	183.700		Levels	(None)	(None)	0	

Name	Trench Width (mm)	Bedding Material	Surrounding Material
1.000	0		
2.000	0		
1.001	0		

Project: 10570 Calculations		Date: 18/09/2025			
		Designed by: NJ	Checked by:		Approved By:
Report Details: Type: Inflow Summary Storm Phase: Phase		Company Address:			

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Porous Paving		Time of Concentration	0.031	100	0	100	0.031
Catchment Area (1)	S2		Time of Concentration	0.017	100	10	110	0.019
Catchment Area (2)	S1		Time of Concentration	0.017	100	10	110	0.019
TOTAL		0.0		0.065				0.068

Project: 10570 Calculations	Date: 18/09/2025			
	Designed by: NJ	Checked by:	Approved By:	
Report Title: Rainfall Analysis Criteria	Company Address:			

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Use Catchment Values
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall

FEH	Type: FEH
Site Location	GB 423950 153650 SU 23950 53650
Rainfall Version	2022
Summer	☒
Winter	☒

Return Period

Return Period (years)	Increase Rainfall (%)
100.0	45.000

Storm Durations

Duration (mins)	Run Time (mins)
15	1440
30	1140
60	1140
120	1440
180	1440
240	8640
360	8640
480	8640
600	8640
720	8640
960	8640
1440	8640
2160	8640
2880	8640
4320	8640
5760	11520
7200	14400
8640	17280
10080	20160

Project: 10570 Calculations	Date: 18/09/2025			
	Designed by: NJ	Checked by:	Approved By:	
Report Details: Type: Junctions Summary Storm Phase: Phase	Company Address:			



Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
S1	FEH: 100 years: +45 %: 15 mins: Summer	186.000	185.400	185.768	0.368	15.6	0.003	0.000	11.4	7.096	Flood Risk
S2	FEH: 100 years: +45 %: 15 mins: Summer	185.700	184.820	185.127	0.307	27.0	0.087	0.000	20.7	24.724	Surcharged

Project: 10570 Calculations		Date: 18/09/2025			
		Designed by: NJ	Checked by:		Approved By:
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Company Address:			



Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Cellular Storage	FEH: 100 years: +45 %: 960 mins: Winter	184.007	184.007	0.707	0.707	2.7	50.365	0.000	77.080	0.0	0.000	1425	14.491
Porous Paving	FEH: 100 years: +45 %: 360 mins: Summer	185.241	185.004	0.244	0.034	5.1	15.815	0.000	0.000	1.7	28.899	125	42.199

Project: 10570 Calculations	Date: 18/09/2025		
	Designed by: NJ	Checked by:	Approved By:
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Company Address:		



Status
OK
OK

Project: 10570 Calculations	Date: 18/09/2025		
	Designed by: NJ	Checked by:	Approved By:
Report Details: Type: Connections Summary Storm Phase: Phase	Company Address:		





Critical Storm Per Item: Rank By: Max. Flow

Connection	Storm Event	Connection Type	From	To	Upstream Cover Level (m)	Max. US Water Level (m)	Max. Flow Depth (m)	Discharge Volume (m³)	Max. Velocity (m/s)	Flow / Capacity	Max. Flow (L/s)	Status
1.000	FEH: 100 years: +45 %: 30 mins: Summer	Pipe	Porous Paving	S2	185.527	185.109	0.100	12.532	1.0	1.02	6.9	Surcharged
2.000	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	S1	S2	186.000	185.768	0.100	7.096	1.5	1.03	11.4	Flood Risk
1.001	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	S2	Cellular Storage	185.700	185.127	0.100	23.719	2.6	0.98	20.7	Surcharged

Appendix 5



Infiltration Report

at

**Manor Farm, Collingbourne Kingston, Marlborough, Wiltshire,
SN8 3SD**

for

Cloverlait Ltd

**Reference: 22073/IR RevI.0
September 2025**

Control Document

Project

Manor Farm, Collingbourne Kingston, Marlborough, Wiltshire, SN8 3SD

Document Type

Infiltration Report

Document Reference

22073/IR Rev 1.0

Document Status

FINAL

Date

September 2025

Prepared by

D E Windsor BSc. (Hons)
(dee@soilslimited.co.uk)

Checked by

L P Wilkinson BEng (Hons), MSc, CEng MIMMM, RoGEP, FGS

This is not a valid document for use in the design of the project unless it is titled Final in the document status box.

Current regulations and good practice were used in the preparation of this report. The recommendations given in this report must be reviewed by an appropriately qualified person at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.



Commission

This document comprises the Infiltration Report (IR) and incorporates the results, discussion, and conclusions to this intrusive works. General site data is recorded below:

Commission Record	
Client	Cloverlaid Ltd
Site Name	Manor Farm, Collingbourne Kingston, Marlborough, Wiltshire, SN8 3SD
Grid Reference	SU229557
Soils Limited Quotation Ref	Q30220Rev1.01, dated 25 th July 2025
Clients Signed Order Form	Q30220Rev1.01, dated 6 th August 2025

The record of revision to this document is presented below:

Record Of Revisions		
Revision	Date	Reason
1.0	Sept 2025	First Issue to Client

Note(s): The latest revised document supersedes all previous revisions of the IR produced by Soils Limited.

Documents associated with this development that must be referred to are given below.

Record Of Associated Documents			
Reference	Type	Date	Creator
	None		

Limitations and Disclaimers

The report was prepared solely for the brief described in Section 1.1 of this report.

The contents, recommendations and advice given in the report are subject to the Terms and Conditions given in Soils Limited's Quotation.

Soils Limited disclaims any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report has been prepared by Soils Limited, with all reasonable skill, care and diligence within the terms of the Contract with the Client, incorporation of our General Conditions of Contract of Business and taking into account the resources devoted to us by agreement with the Client.

The report is personal and confidential to the Client and Soils Limited accept no responsibility of whatever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report wholly at its own risk.

The Client may not assign the benefit of the report or any part to any third party without the written consent of Soils Limited.

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The investigation was prepared for the sole benefit of the Client in accordance with their brief. As such these do not necessarily address all aspects of ground behaviour at the site.

Current regulations and good practice were used in the preparation of this report.

If the term "competent person" is used in this report or any Soils Limited document, it means an engineering geologist or civil engineer with a minimum of three years post graduate experience in the understanding and application of the appropriate codes of practice.

Within the report reference to ground level relates to the site level at the time of the investigation, unless otherwise stated.

Exploratory hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sample borehole implies the specific technique used to produce an exploratory hole.

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1.2 Site Description.....	1
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Section I Introduction

I.1 Objective of Investigation

The Client commissioned Soils Limited to undertake an infiltration investigation and to prepare an Infiltration Report to supply the Client and their designers with information regarding ground conditions and infiltration test results, to assist in the drainage design for the development that was appropriate to the settings present on the site.

No preliminary investigation, environmental / geotechnical testing or interpretive reporting was commissioned as part of this investigation.

I.2 Site Description

The site comprised part of a field on land belonging to Manor Farm, with no structures present and a ground covering of long grass. The area sloped down to the southwest <2°.

The site location plan is given in Figure 1

An aerial photograph of the site and its close environs has been included in Figure 2.

I.3 Proposed Development

The proposal is for a new residential development but at the time of reporting, detailed development plans were not available. The development was to include a new dwelling set within private land of soft landscaping and a hard landscaped courtyard.

Outline development plans provided by the Client are presented in 0.

I.4 Anticipated Geology

The 1:50,000 BGS map showed the site to be located directly upon the bedrock Lewes Nodular Chalk Formation with no overlying superficial deposits.

I.4.1 Lewes Nodular Chalk Formation

Composed of hard to very hard nodular chalks and hardgrounds (which resist scratching by finger-nail) with interbedded soft to medium hard chalks (some grainy) and marls; some griotte chalks. The softer chalks become more abundant towards the top. Nodular chalks are typically lumpy and iron-stained (usually marking sponges). Brash is rough and flaggy or rubbly, and tends to be dirty. First regular seams of nodular flint, some large, commence near the base and continue throughout.

Chalk is a weak rock and as such it should be noted that the drilling, excavating and sampling process is detrimental to its fabric and structure. Chalk samples that have been machine sampled will therefore appear to be of a lower descriptive grade, as given in CIRIA C574, than the in-situ chalk. Soil sampling and visual observations from open excavations i.e. trial pits would allow chalk description and classification in accordance

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Chalk is a weak rock and as such it should be noted that the drilling, excavating and sampling process is detrimental to its fabric and structure. Chalk samples that have been machine sampled will therefore appear to be of a lower descriptive grade, as given in CIRIA C574, than the in-situ chalk. Soil sampling and visual observations from open excavations i.e. trial pits would allow chalk description and classification in accordance with CIRIA 574 including commenting for any aperture and discontinuities in the chalk structure.

Erosional features, such as pipes, swallow holes and solution cavities, usually in-filled with drift deposits, are occasionally found in the chalk, sometimes manifesting themselves at the surface as shallow circular depressions. Solution features may be reactivated by the concentrated ingress of water from leaking drains or soakaways. Reactivation may lead to surface collapse.

CIRIA C574 states that the presence of dissolution features should always be assumed when designing foundations for all sites underlain by calcium carbonate rich chalk.

Section 2 Site Works

2.1 Proposed Project Works

The proposed intrusive investigation was designed to provide information on the ground conditions and to aid the design of soakaways for the proposed residential development. The intended investigation, as outlined within the Soils Limited quotation (Q30220Rev1.01, dated 25th July 2025), was to comprise the following items:

- Exploratory holes scanned with a CAT and GENNY prior to excavation,
- 2 No. machine excavated trial pits,
- 2 No. infiltration testing within the trial pits
- Intact dry density laboratory testing of chalk samples

2.1.1 Actual Project Works

The actual project works were undertaken on 7th August 2025, with subsequent sample logging, laboratory testing, and reporting. The actual works comprised:

- Exploratory hole was scanned with a CAT and GENNY prior to excavation,
- 2 No. machine excavated trial pits
- 2 No. infiltration testing within the trial pits
- 2No. Intact dry density laboratory testing of chalk samples

The exploratory holes were backfilled with arisings.

All exploratory hole locations are presented in Figure 3.

2.2 Ground Conditions

The exploratory hole was undertaken at a suitable location. Engineering exploratory hole logs on the ground conditions encountered are presented in Appendix B.1.

The maximum depths of exploratory holes have been included in Table 2.1.

The exploratory hole was scanned with a CAT and GENNY prior to excavation to ensure the health and safety of the operatives.

Table 2.1 Final Depth of Exploratory Hole

Exploratory Hole	Depth (m bgl)
TPSK1	1.00
TPSK2	2.60

The soil conditions encountered were recorded and soil sampling commensurate with the purposes of the investigation was carried out. The depths given on the exploratory hole logs and quoted in this report were measured from ground level.

The soils encountered from immediately below ground surface have been described in the following manner. Where the soil incorporated an organic content such as either decomposing leaf litter or roots or has been identified as part of the in-situ weathering profile, it has been described as Topsoil both on the logs and within this report. Where man has clearly either placed the soil, or the composition altered, with say greater than an estimated 5% of a non-natural constituent, it has been referred to as Made Ground both on the log and within this report.

For more complete information about the soils encountered within the general area of the site reference must be made to the detailed records given within Appendix B, but for the purposes of discussion, the succession of conditions encountered in the exploratory holes in descending order can be summarised as:

Topsoil (TS) Lewes Nodular Chalk Formation (LECH)

The ground conditions encountered in the exploratory holes are summarised in Table 2.2.

Table 2.2 Ground Conditions

Strata	Depth Encountered (m bgl)		Typical Thickness (m)	Typical Description
	Top	Bottom		
MG	0.00	0.30	0.30	Soft dark brown slightly sandy, slightly gravelly Silt. Gravel is angular to subangular, fine to coarse flint and chalk. Frequent rootlets.
LECH	0.30	>2.70 ^{1,2}	Not Proven ^{1,2}	Slightly black speckled, white, angular to sub-angular, fine gravel to cobble gravel sized very weak to highly dense chalk clasts in a comminuted silty matrix. Matrix is white. Rare angular coarse gravel sized ringed flint nodules. Slight brown staining on clasts and mottled matrix to 0.70m bgl.

Note(s): ¹ Final depth of exploratory hole. ² Base of strata not encountered. The depths given in this table are taken from the ground level on-site at the time of investigation.

2.3 Groundwater Observations

Groundwater was not observed within the exploratory holes.

Section 3 Infiltration Testing

3.1 Infiltration Testing

Infiltration testing was performed within TPSK1 and TPSK2 in order to provide guidance on the suitability of the ground for the adoption of a surface water drainage system.

The test comprised piping fresh water via a water tanker into the open trial holes, the drop in water level over time was then recorded to give an indication of soakage potential. BRE DG365:2016 states that for an accurate infiltration rate to be obtained a soakage pit needs to be filled three times in quick succession, after the head loss is at or exceeded 75%.

3.2 Test Results

The summary of infiltration tests undertaken in TPSK1 and TPSK2 are given in Table 4.1 and full details of the tests given in Appendix C.1.

Table 4.1 – Infiltration Test Results

Exploratory Hole	Pit Depth (m bgl)	Test Cycle	Water Depth (m bgl)		Duration (mins)	Infiltration Rate (m/sec)
			Start	End		
TPSK1	1.00	1	0.31	0.55	288	Not achieved ¹
TPSK2	2.70	1	1.72	2.47	171	1.9E-05
		2	1.73	2.47	179	1.7E-05
		3	1.70	2.50	208	1.7E-05

Notes: Invert level was taken at the water depths at the start of the test for the calculation of the infiltration rates. Soakaway performance would be impacted by slow infiltration. ¹ Trial hole drained to 65% full head of water only and infiltration rate not calculable.

3.3 Summary and Conclusion

Infiltration testing was undertaken in TPSK1 within the shallow soils of the Lewes Nodular Chalk Formation as agreed with the Client. Due to 75% drainage not being achieved during the first test, the two subsequent tests were not undertaken. TPSK1 did not achieve full soakage in accordance with BRE DG 365 and an infiltration rate was not calculated for this shallow trial hole location (1.00m bgl deep).

Infiltration testing was undertaken in TPSK2 within the soils of the Lewes Nodular Chalk Formation as agreed with the Client. Three full tests were undertaken, each test achieving >75% drainage head of water, and therefore the testing was in full compliance with BRE DG 365. Infiltration rates were calculated between 1.7E-05m/s and 1.9E-05m/s.

Results from infiltration testing onsite indicate that shallow depths (<1.00m bgl) are not suitable for soakaways but that deeper soils (1.70 – >2.70m bgl) are suitable for soakaways onsite. The results should be passed to a suitably qualified and experienced drainage engineer for comment.

Section 4 Geotechnical Laboratory Testing

4.1 Saturation Moisture Content Tests

Saturated Moisture Content (SMC) tests were performed on 2No. samples recovered from the Lewes Nodular Chalk Formation as requested by the client. The results were classified based on Table 3.2, CIRIA Publication, Engineering in Chalk, C574, 2002. A full interpretation of the SMC tests are outlined in Table 4.1 and the laboratory report in Appendix E.

Table 4.1 Interpretation of SMC Tests

Location	Depth (m bgl)	Bulk Density (Mg/m³)	Dry Density (Mg/m³)	MC (%)	SMC (%)	Classification (CIRIA)
TP2	0.90	2.38	2.31	3	6	Very High Density
TP2	2.20	1.98	1.58	25	26	Medium Density
Note(s): (The Determination of Saturation Moisture Content of Chalk Tests were made in accordance with BS 1377: Part 2: 1990 Clauses 3.3)						

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Figure 1 – Site Location Map



Job Number
22073

Project
Manor Farm, Collingbourne Kingston, Marlborough,
Wiltshire, SN8 3SD

Client
Cloverlait Ltd

Date
September 2025



Figure 2 – Aerial Photograph



Job Number
22073

Project
Manor Farm, Collingbourne Kingston, Marlborough,
Wiltshire, SN8 3SD

Client
Cloverlait Ltd

Date
September 2025



Figure 3 – Exploratory Hole Plan



Job Number
22073

Project
Manor Farm, Collingbourne Kingston, Marlborough,
Wiltshire, SN8 3SD

Client
Cloverlait Ltd

Date
September 2025

Appendix A Standards and Resources

The site works, soil descriptions and geotechnical testing was undertaken in accordance with the following standards were applicable:

- BS 5930:2015 and BS EN ISO 22476-2 2005+A1:2011
- BS 5930:2015 and BS EN ISO 22476-2&3:2005+A1:2011
- BS 5930:2015 and BS EN ISO 22476-3:2005+A1:2011
- BS EN ISO 14688-1:2018 - Geotechnical investigation and testing - Identification and description
- BS EN ISO 14688-2:2018 - Geotechnical investigation and testing - Principles for a classification
- BRE Digest 365 Soakaway Design
- Google Earth
- British Geological Survey Website

Appendix B Field Work

Appendix B.1 Engineers Logs

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Manor Farm	Project No. 22073		Start Date	End Date

Client Cloverlait Ltd	Consultant DEE	Contractor
--------------------------	-------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.20	B			(0.30)		Soft dark brown slightly sandy, slightly gravelly Silt. Gravel is angular to subangular fine to coarse fine to coarse flint and chalk. Frequent rootlets. TOPSOIL.	
		0.50	B			(0.30)		Structureless CHALK. Recovered as slightly black speckled, slightly brown stained, off white, angular to sub-angular, fine to cobble gravel sized very weak to moderately dense chalk clasts in a comminuted silty matrix. Matrix is slightly brown stained off white. Rare angular coarse gravel sized rinded flint nodules. Grade Dm.	0.5
		0.80	B			(0.40)		Structureless CHALK. Recovered as slightly black speckled, slightly brown stained, white, angular to sub-angular, fine gravel to cobble gravel sized very weak to moderately dense chalk clasts in a comminuted silty matrix. Matrix is slightly brown stained white. Rare angular coarse gravel sized rinded flint nodules. Grade Dm.	1.0
						1.00		End of Trial Pit at 1.00m	
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks	Method, Plant, Stability, Dimensions 0.00 - 1.00m JCB 3CX L = 1.40m  W = 0.60m	Logger
---------	--	--------



Trial Pit

TP1
SUPPLEMENTARY INFO

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Manor Farm	Project No. 22073		Start Date	End Date
Client Cloverlait Ltd	Consultant DEE	Contractor		

Water Strike - General

Struck (m)	Seal Depth (m)	Casing Depth (m)	Date and Time	Remarks
				No groundwater encountered

Sample Details

Sample ID	Type	Water Level (m)	Remarks
	B		
	B		
	B		

Remarks	Method, Plant, Stability, Dimensions 0.00 - 1.00m JCB 3CX L = 1.40m W = 0.60m	Logger
---------	--	--------



Trial Pit

TP2

SUPPLEMENTARY INFO

Hole Type	Easting	Northing	Ground Level (m)	Scale
TP				1:25
Project Name	Project No.		Start Date	End Date
Manor Farm	22073			
Client	Consultant	Contractor		
Cloverlait Ltd	DEE			

Water Strike - General

Struck (m)	Seal Depth (m)	Casing Depth (m)	Date and Time	Remarks
				No groundwater encountered

Sample Details

Sample ID	Type	Water Level (m)	Remarks
	B		
	B		
	B		
	B		
	B		

Remarks	Method, Plant, Stability, Dimensions	Logger
	0.00 - 2.70m jCB 3CX	
	L = 2.20m W = 0.60m	

Appendix C Infiltration Testing Data

Soakaway Calculations

Trial Pit & Test No. TPSK1 TEST 1

Site Name Manor Farm

Project No. 22073

Field Test

Trial Pit Log (include details of groundwater):

See trial Pit record

Depth of Pit 1.00 m

Width of Pit 0.60 m

Length of Pit 1.40 m

Starting Head of Water 0.69 m

as50 2.22 m²

Vp75-25 0.2898 m³

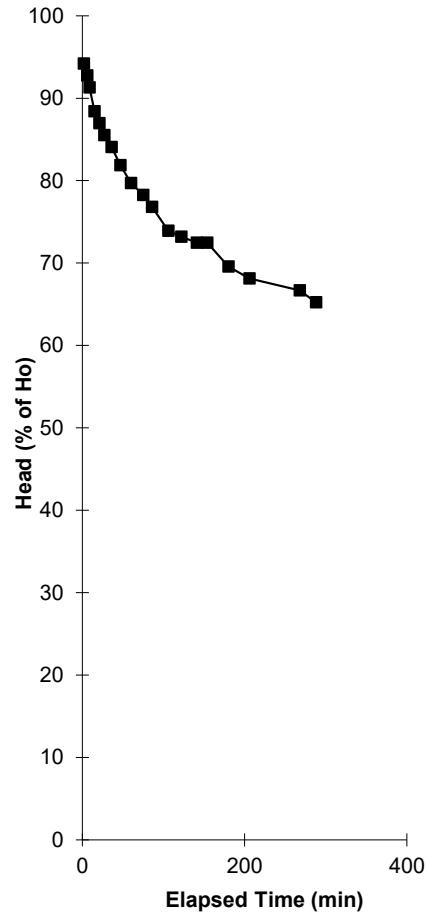
t75-25 98.5 min

water used 0.5796 m³

f

Field Data

Depth to Water (m)	Elapsed Time (min)	Head of Water (% of Ho)	Head of Water (m)
0.31	0	100	0.69
0.35	2	94	0.65
0.36	6	93	0.64
0.37	9	91	0.63
0.39	15	88	0.61
0.40	21	87	0.60
0.41	27	86	0.59
0.42	36	84	0.58
0.44	47	82	0.57
0.45	60	80	0.55
0.46	75	78	0.54
0.47	86	77	0.53
0.49	106	74	0.51
0.50	122	73	0.51
0.50	141	72	0.50
0.50	154	72	0.50
0.52	180	70	0.48
0.53	206	68	0.47
0.54	268	67	0.46
0.55	288	65	0.45



T75 75
T25 25
T75-25 98.500 Derived from Best Fit

Comments

SOILS LIMITED

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Surrey, KT20 5SR

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Facsimile: 01737 812 557

Soakaway Calculations

Trial Pit & Test No.	TPSK2 TEST 1
Site Name	Manor Farm
Project No.	22073

Field Test

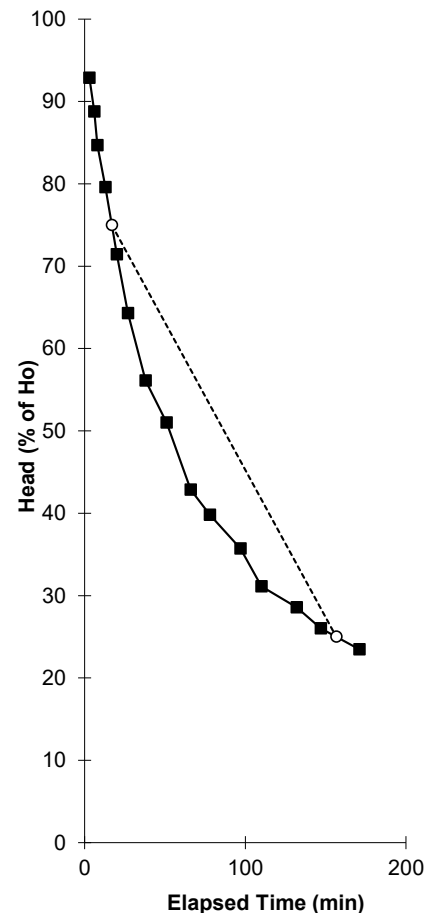
Trial Pit Log (include details of groundwater):

See trial Pit record

Depth of Pit	2.70 m
Width of Pit	0.60 m
Length of Pit	2.20 m
Starting Head of Water	0.98 m
as50	4.064 m ²
Vp75-25	0.6468 m ³
t75-25	139.7 min
water used	1.2936 m ³
f	1.9E-05 m/sec.

Field Data

Depth to Water (m)	Elapsed Time (min)	Head of Water (% of Ho)	Head of Water (m)
1.72	0	100	0.98
1.79	3	93	0.91
1.83	6	89	0.87
1.87	8	85	0.83
1.92	13	80	0.78
2.00	20	71	0.70
2.07	27	64	0.63
2.15	38	56	0.55
2.20	51	51	0.50
2.28	66	43	0.42
2.31	78	40	0.39
2.35	97	36	0.35
2.40	110	31	0.31
2.42	132	29	0.28
2.45	147	26	0.26
2.47	171	23	0.23



T75	16.938	75
T25	156.600	25
T75-25	139.662	Derived from Best Fit

Comments

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Soakaway Calculations

Trial Pit & Test No. TPSK2 TEST 2

Site Name Manor Farm

Project No. 22073

Field Test

Trial Pit Log (include details of groundwater):

See trial Pit record

Depth of Pit 2.70 m

Width of Pit 0.60 m

Length of Pit 2.20 m

Starting Head of Water 0.97 m

as50 4.036 m²

Vp75-25 0.6402 m³

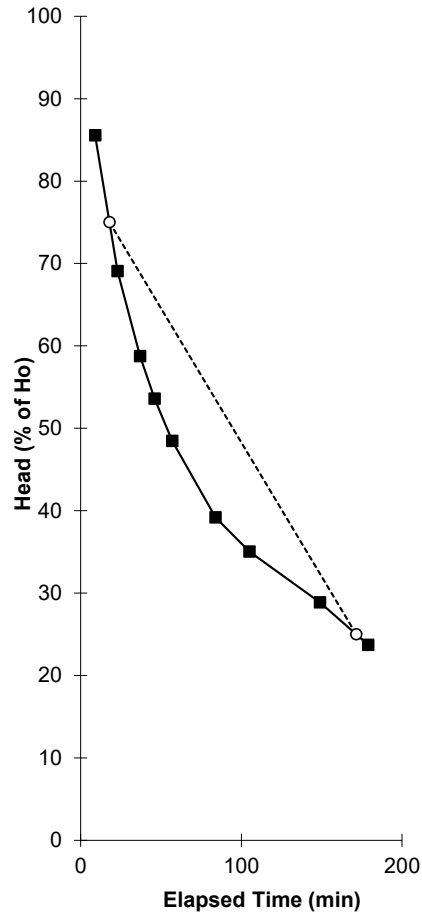
t75-25 153.5 min

water used 1.2804 m³

f 1.7E-05 m/sec.

Field Data

Depth to Water (m)	Elapsed Time (min)	Head of Water (% of Ho)	Head of Water (m)
1.73	0	100	0.97
1.87	9	86	0.83
2.03	23	69	0.67
2.13	37	59	0.57
2.18	46	54	0.52
2.23	57	48	0.47
2.32	84	39	0.38
2.36	105	35	0.34
2.42	149	29	0.28
2.47	179	24	0.23



T75 17.969 75

T25 171.500 25

T75-25 153.531 Derived from Best Fit

Comments

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Soakaway Calculations

Trial Pit & Test No. TPSK2 TEST 3

Site Name Manor Farm

Project No. 22073

Field Test

Trial Pit Log (include details of groundwater):

See trial Pit record

Depth of Pit 2.70 m

Width of Pit 0.60 m

Length of Pit 2.20 m

Starting Head of Water 1.00 m

as50 4.12 m²

Vp75-25 0.66 m³

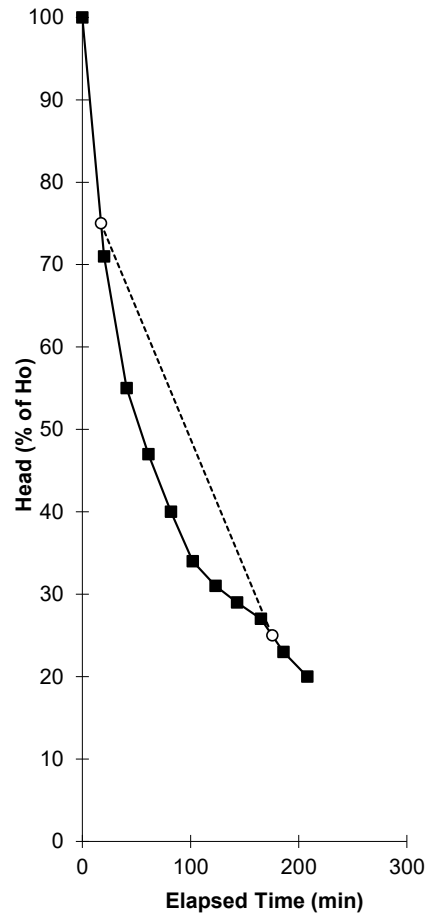
t75-25 158.3 min

water used 1.3200 m³

f 1.7E-05 m/sec.

Field Data

Depth to Water (m)	Elapsed Time (min)	Head of Water (% of Ho)	Head of Water (m)
1.70	0	100	1
1.99	20	71	0.71
2.15	41	55	0.55
2.23	61	47	0.47
2.30	82	40	0.40
2.36	102	34	0.34
2.39	123	31	0.31
2.41	143	29	0.29
2.43	165	27	0.27
2.47	186	23	0.23
2.50	208	20	0.20



T75 17.241 75

T25 175.500 25

T75-25 158.259 Derived from Best Fit

Comments

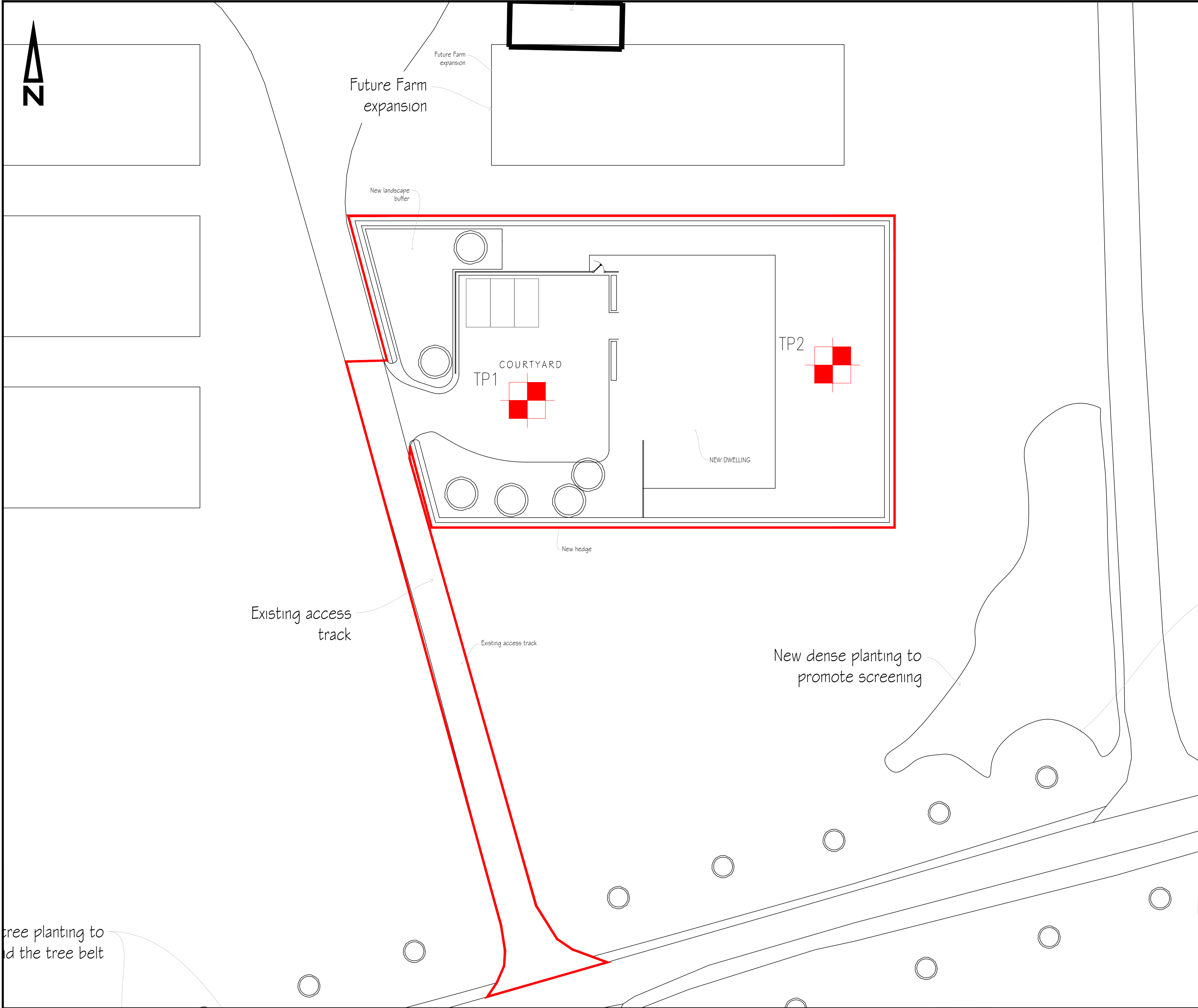
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Appendix D Information Provided by the Client



Key:

- Site boundary
- TP1 Trial pit location and reference
- TP2 Trial pit location and reference

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Cole Easdon

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Client: Ben & Sarah King

Job Title: Proposed Residential Dwelling
Manor Farm
Collingbourne Kingston
Marlborough
SN8 3SD

Drawing Title: Trial Pit Location Plan

Drawing Status:					
FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL	FOR CONSTRUCTION	AS BUILT
CONSTRUCTION AT CLIENT / CONTRACTOR RISK					

Designed by:	Drawn by:	Checked by:
BT	BT	JP

Date	Scale
July 2025	1:250 @ A2

Dwg. No.	Rev.
10570/SK01	-

Appendix E Geotechnical Laboratory Report



Laboratory Report



Contract Number: 80348

Client Ref: **22073**

Client PO: **22073/AN**

Date Received: **19-08-2025**

Date Completed: **21-08-2025**

Report Date: **21-08-2025**

Client: **Soils Limited**

This report has been checked and approved by:

Contract Title: **Manor Farm, Collingbourne**
For the attention of: **Akshay Nair**



Shaun Jones
Laboratory manager

Description	Qty
Saturated Moisture Content of chalk (SMC)	2
BS 1377:1990 - Part 2 : 3.3 - * UKAS	

Notes: Observations and Interpretations are outside the UKAS Accreditation

* - denotes test included in laboratory scope of accreditation

- denotes test carried out by approved contractor

@ - denotes non accredited tests

This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This test report/certificate shall not be reproduced except in full, without the approval of GEO Site & Testing Services Ltd. Any opinions or interpretations stated - within this report/certificate are excluded from the laboratories UKAS accreditation.

Approved Signatories:

Brendan Evans (Senior Office Administrator) - Brendan Evans (Business Support Co-ordinator) - Darren Bourne (Quality Senior Technician)

Paul Evans (Director) - Richard John (Quality/Technical Manager) - Shaun Jones (Laboratory manager)

Shaun Thomas (Site Manager) - Wayne Honey (HR & HSE Manager)

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