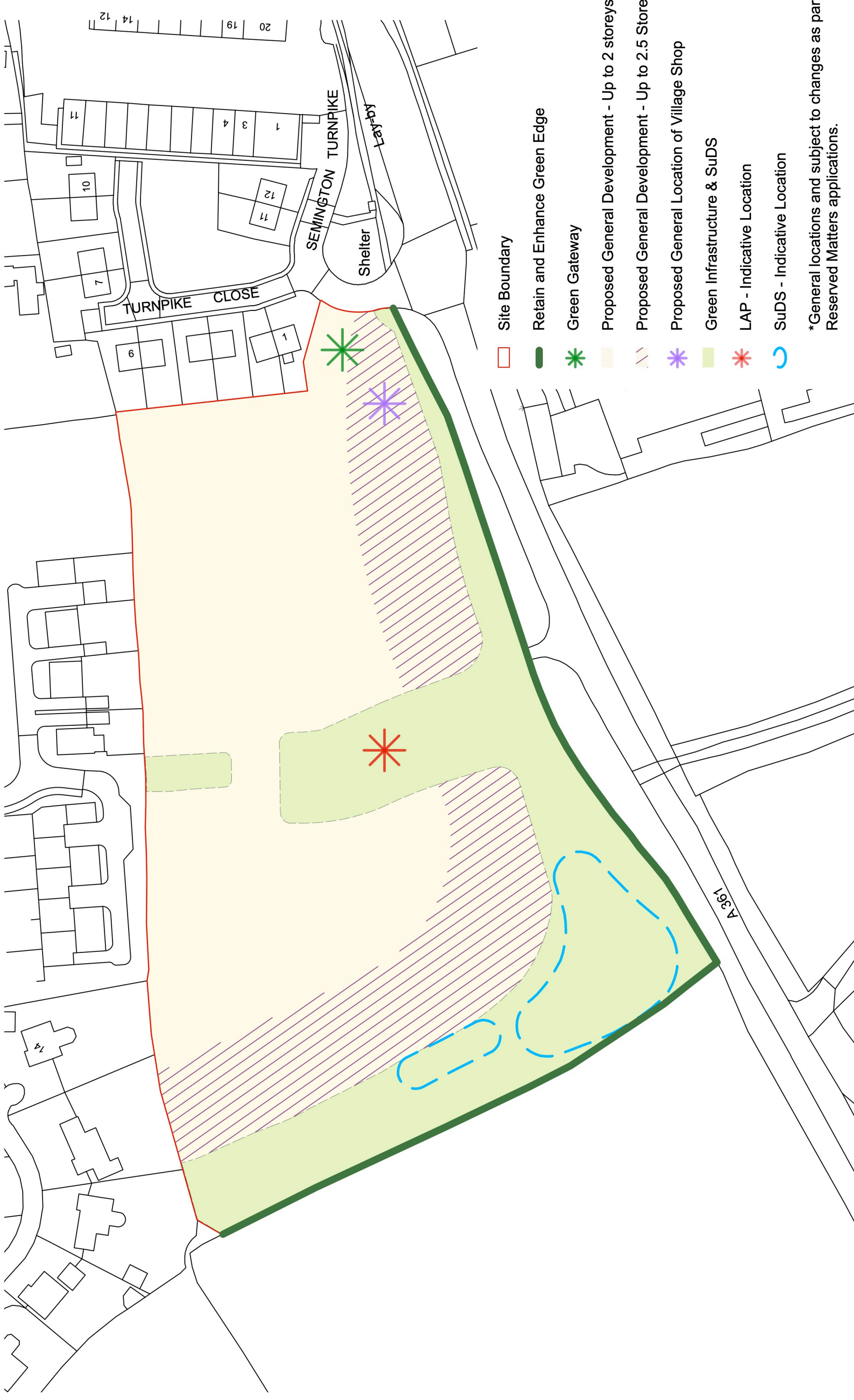




Site Boundary

Retain and Enhance Green Edge

Green Gateway

Proposed General Development - Up to 2 storeys

Proposed General Development - Up to 2.5 Storeys

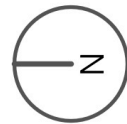
Proposed General Location of Village Shop

Green Infrastructure & SuDS

LAP - Indicative Location

SuDS - Indicative Location

*General locations and subject to changes as part of Reserved Matters applications.



Drawing Title: Parameter Plan

Drawing Number: 2483 - URB - XX - XX - DR - UD - 9002

Project: Land at Turnpike Close, Semington, Wiltshire

Revision:

Scale:

Date:

08

1:1000 @ A3

14.08.2026

APPENDIX H: FLOW ACCUMULATION PLAN - SCALGO

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Legend

Flow Accumulation

Terrain/Buildings (flooded), FlowDetail:

3,223.92 m²

1 ha 1 km² 100 km² 1000000 km²

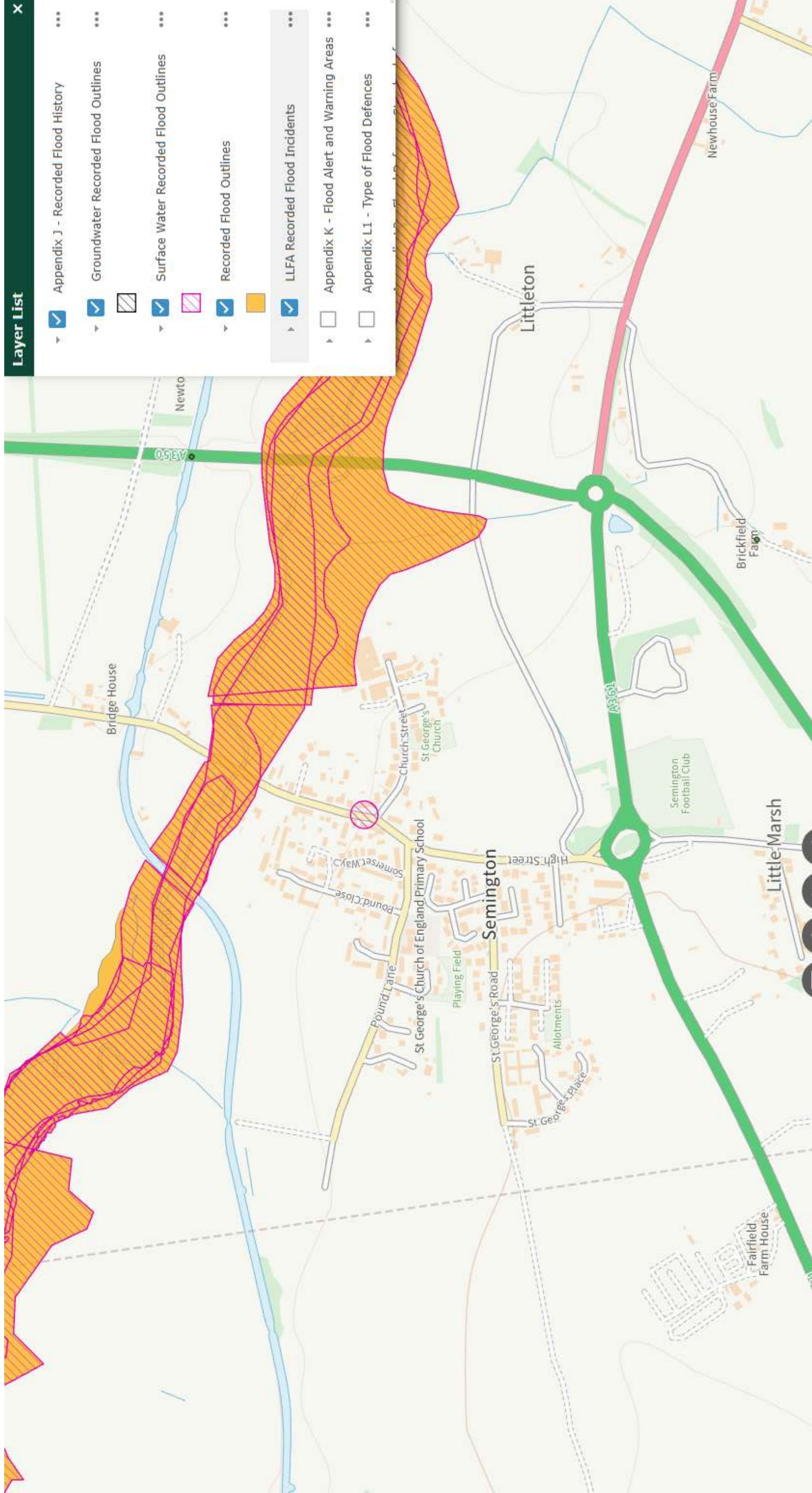
Location 389455, 160123

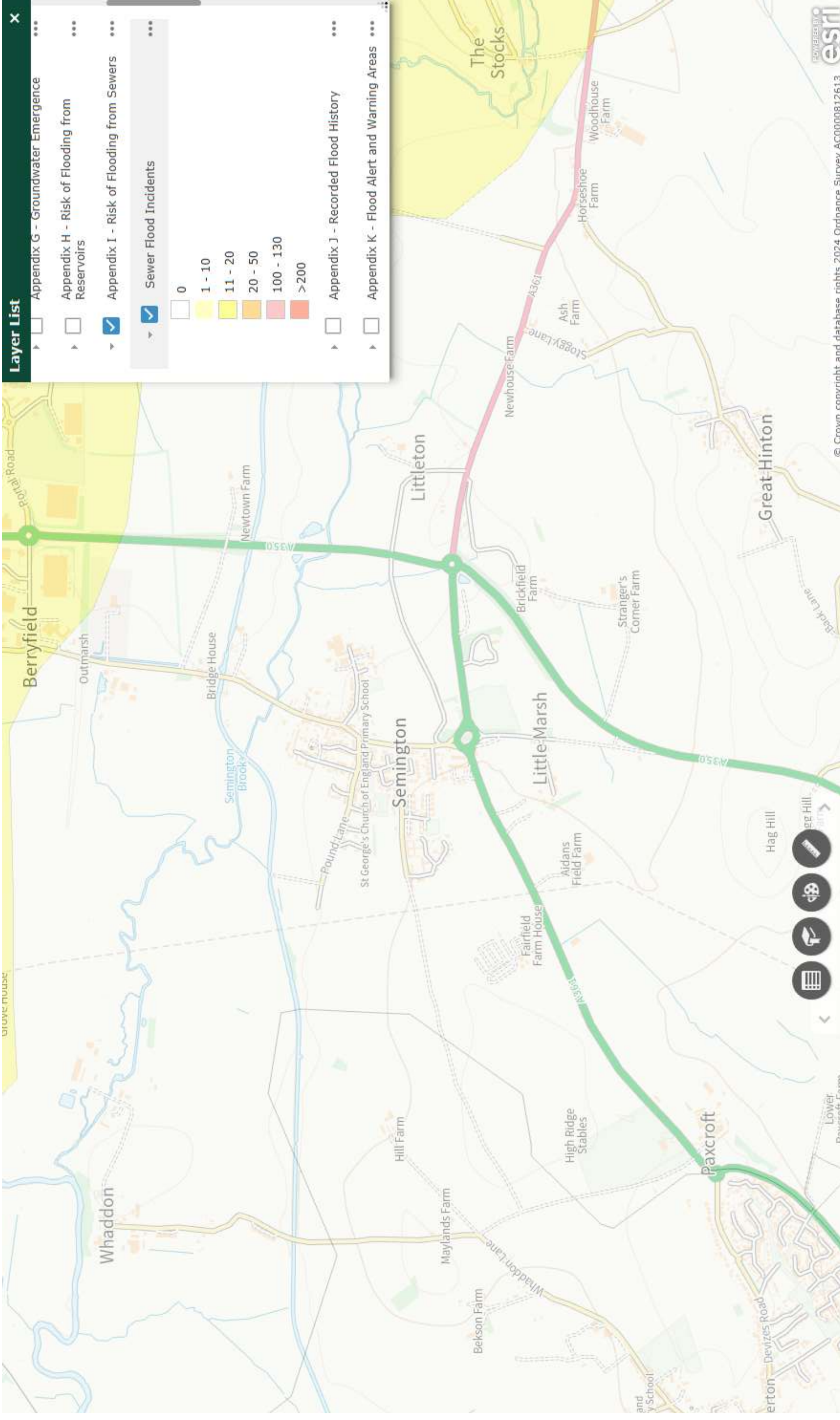
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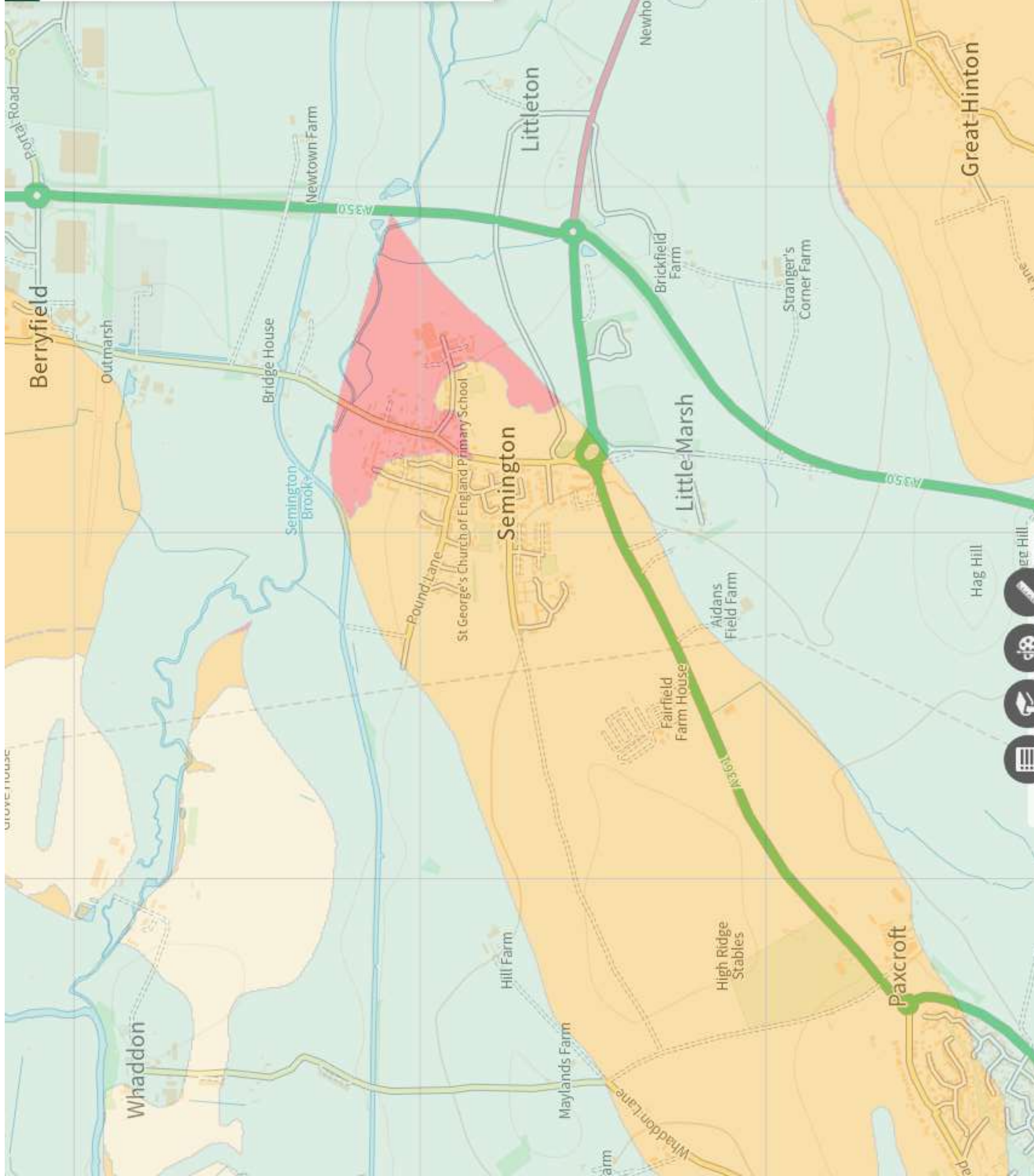
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APPENDIX I: PFRA/SFRA PLANNING EXTRACTS

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APPENDIX J: GROUND INVESTIGATIONS– BROWNFIELD SOLUTION

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10 June 2026

Hollins Strategic Land
Suite 3
First Floor
Victoria Court
Bexton Road
Knutsford
Cheshire
WS16 0PF

For the Attention of Paul O'Shea

Dear Paul,

Re: Turnpike Close, Semington – Infiltration Testing Results

This report describes the results of soil infiltration testing carried out by Brownfield Solutions Limited (BSL) for Hollins Strategic Land LLP at Turnpike Close, Semington and has been completed in general accordance with the following guidance:

-
- BS 10175:2026 Investigation of Potentially Contaminated Sites.
 - BS5930: 2015+A1:2020 Code of Practice for Ground Investigations.
 - BRE 365 BRE Digest 365: Soakaway design.
 - CIRIA C753 The SuDS Manual.
-

Background

The site is located off Turnpike Close, Semington as shown on the Site Location Plan, Drawing No. C6161/01.

Proposed Development

The proposed development is within the Semington Neighbourhood Plan for a residential end use with associated private gardens, highways, public open space (POS) areas and infrastructure / commercial end use comprising a local shop for the proposed dwellings as shown on the Semington Parish Neighbourhood Plan 2023-2028 (issued March 2025) provided to BSL by the client.

Current Site Description

Based on observations undertaken during the site works, the area of investigation comprised an open green field with grass and bare soil covering the entire site, the grass having been cut recently. The site was accessed through an unlocked metal gate from the southeast.

Objectives

The objective of the investigation was to investigate ground conditions and determine infiltration rates in general accordance with BRE 365 and the CIRIA SuDS Manual (C753) to provide preliminary guidance on the potential viability of infiltration-based drainage at the site.

Site Works

Eight trial pits (SA01 to SA08) were excavated to depths of between 1.80m and 2.80m bgl using a tracked excavator between the dates of 27th and 28th May 2026. The locations and depths of the tests were originally provided by the Client, and were completed in order to get an appropriate spread of information across the entire site. The locations of the trial pits are shown on the attached Exploratory Hole Location Plan (Drawing No. C6161/03).

The exploratory holes were logged by an experienced geo-environmental consultant in general accordance with the following guidance:

-
- BS 5930:2015+A1:2020 Code of Practice for Site Investigations.
 - BS EN 14688-1:2018 Geotechnical Investigation and Testing – Identification and classification of soil.
 - BS EN ISO 14689-1:2018 – Geotechnical investigation and testing – Identification and classification of rock.
-

Ground Conditions

Anticipated Ground Conditions

Reference to the BGS 1:10,000 scale mapping from the Geo-Environmental Data Report, obtained as part of the Phase I Geo-Environmental Report (ref. AF/C6161/14230 issued June 2025) indicates that superficial deposits are not present beneath the site, however in near proximity to the site to the west, east and south, Head deposits consisting of clay, silt, sand and gravel of the Quaternary age are mapped.

The solid geology beneath the site comprises the Cornbrash Formation comprising limestone of Bathonian-Callovian age.

Topsoil

Topsoil was encountered in all trial pits from ground level to 0.25-0.30m bgl, comprising grass over dark brown sandy clay with occasional rootlets. In SA02 and SA05, the clay was slightly gravelly.

Natural Superficial Strata

The topsoil was typically underlain by soft to firm brown sandy clay, encountered to base depths ranging between 0.40m and 1.50m bgl.

In SA02 between 0.25m and 0.50m bgl, the head deposits comprised slightly gravelly slightly clayey sand.

Solid Geology

Beneath the head deposits, firm to stiff grey slightly sandy gravelly clays were encountered to the base of the pits, encountered to a maximum depth of 2.80m bgl. It is considered that these deposits are likely the upper horizon of the Cornbrash Formation, which typically comprises limestone.

Groundwater

Groundwater was encountered in three locations; SA01 at 2.70m bgl, SA03 at 1.20m bgl and SA07 at 2.40m bgl.

Observations

During the works undertaken by BSL, observations for both visual and olfactory evidence of contamination were undertaken. No evidence of contamination was observed.

The sides of the trial pits were stable during excavation, except for SA04, where the sides became unstable below 1.50m bgl.

Results

The results of the infiltration tests indicate generally poor conditions, as shown in the table below. The highest infiltration rates were recorded in SA03 with the best being 1.51×10^{-7} m/s, indicating poor drainage conditions in all tests conducted.

Location	Infiltration Rate (m/s)
SA01	5.31×10^{-8}
SA02	1.49×10^{-7}
SA03	1.51×10^{-7}
SA04	No measurable infiltration
SA05	No measurable infiltration
SA06	No measurable infiltration
SA07	1.15×10^{-7}
SA08	6.27×10^{-8}

As none of the above tests drained past 25% effective depth, the soakaway tests are not considered BRE 365 compliant, and the infiltration rates presented should not be relied upon for design of drainage systems.

Assessment

The use of soakaways within the natural ground is not considered to be feasible at the site due to the low infiltration rates obtained (on the order of 10^{-7} to 10^{-8} m/s) and the presence of low permeability cohesive strata underlying the site.

For drainage systems, flexible jointed pipes should be used wherever possible; particular care should be taken for the avoidance of leaks in both water supply and drainage pipework.

Closing Remarks

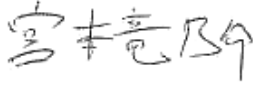
Based on the results of the infiltration testing and the assessment undertaken, drainage via soakaways is unlikely to be feasible at the site. However, other sustainable drainage solutions in accordance with the CIRIA SuDS Manual (C753), such as attenuated discharge or lined SuDS features, may still be viable subject to detailed drainage design.

We trust the above meets your requirements. If you have any queries, then please do not hesitate to contact the undersigned.

Yours sincerely

For Brownfield Solutions Limited

Produced by:



R M Miyamoto
BSc (Hons)
Graduate Geo-Environmental
Consultant
r.miyamoto@brownfield-
solutions.co.uk

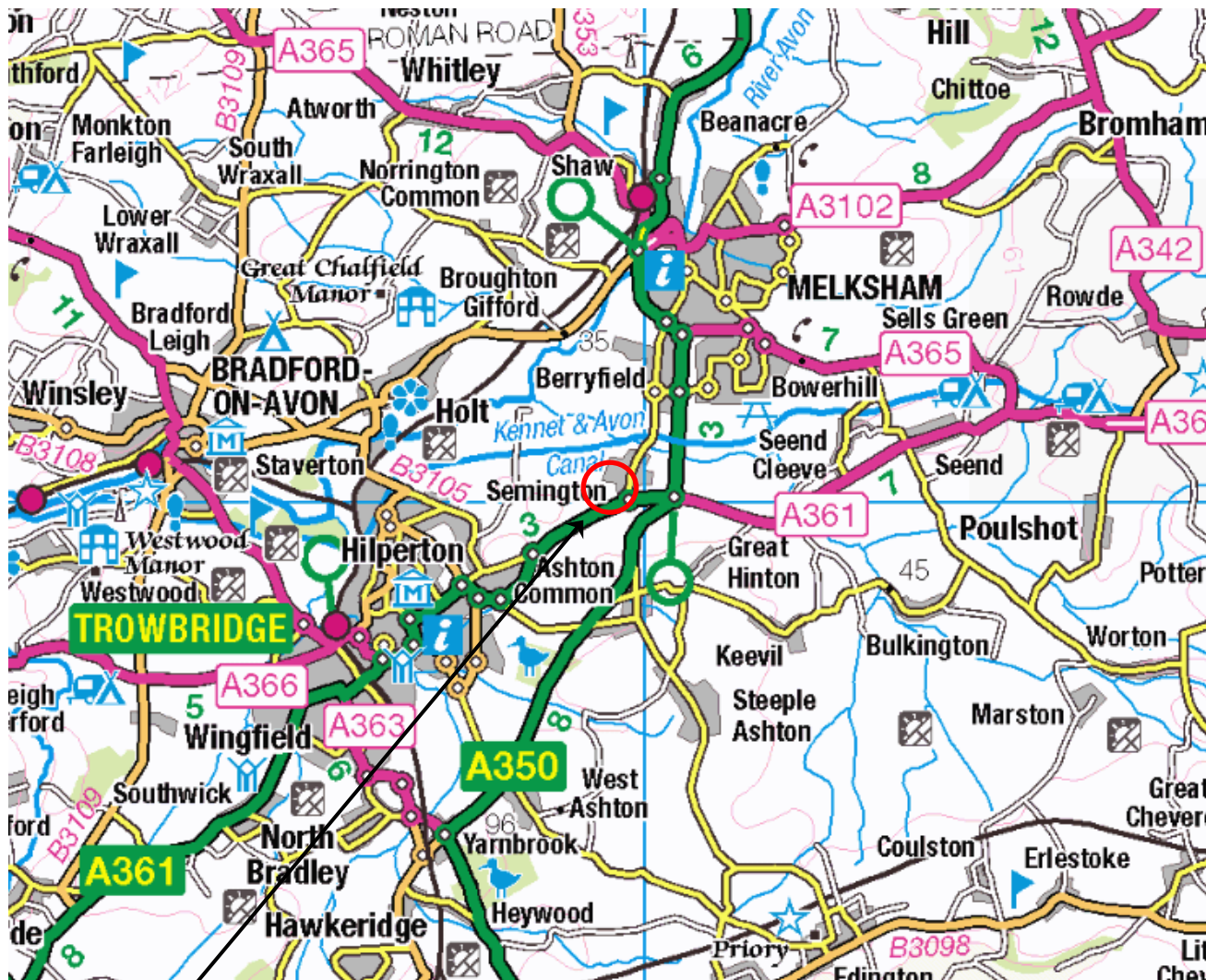
Checked by:



J Wheaton
BSc (Hons) MEnvSc FGS
Principal Geo-Environmental
Consultant
j.wheaton@brownfield-solutions.co.uk

Enc Drawings
 Appendix A – Exploratory Hole Logs
 Appendix B – Infiltration Test Results

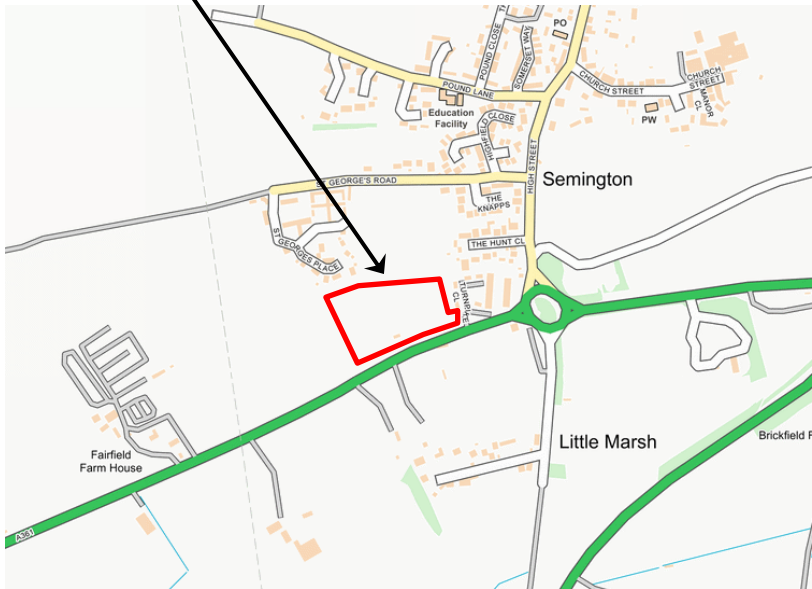
DRAWINGS



SITE LOCATION

NEAREST POSTCODE: BA14 6LB

SITE ENTRANCE WHAT3WORDS: ///HAMPER.SHEADSET.SMARTING



REV	DATE	DESCRIPTION	BY	CKD

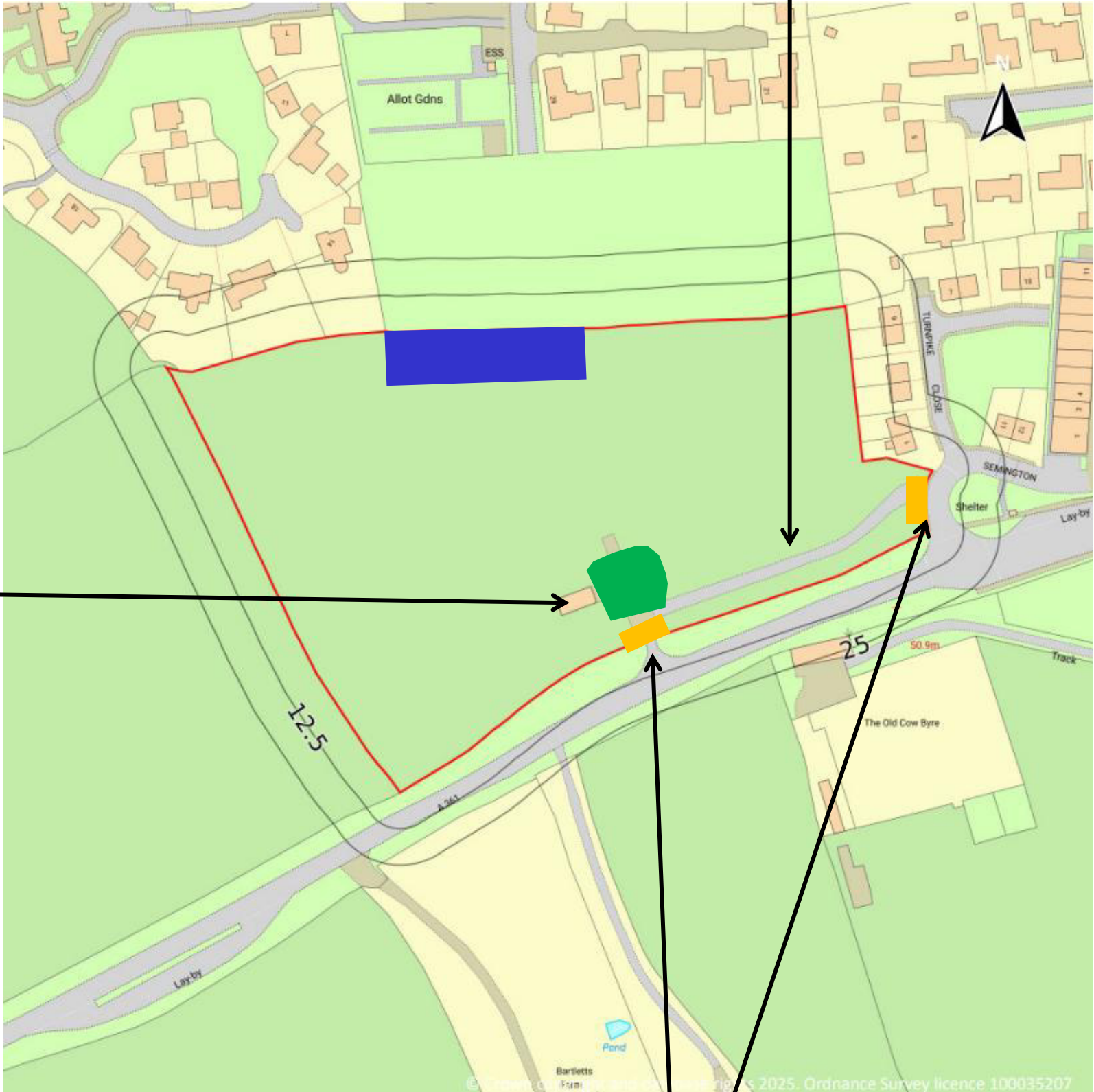


**BROWNFIELD
SOLUTIONS LTD**
CEO ENVIRONMENTAL ENGINEERING EXCELLENCE

CLIENT			
HOLLINS STRATEGIC LAND LLP			
PROJECT TITLE			
TURNPIKE CLOSE, SEMINGTON			
DRAWING TITLE			
SITE LOCATION PLAN			
DRAWING No.	REVISION	SCALE	DATE
C6161/01	-	NTS	16/05/25
DRAWN BY		CHECKED BY	
SD		NS	



RAMP



SITE ACCESS

GRAVEL TRACK

KEY

- APPROXIMATE SITE BOUNDARY
- ACCESS GATE
- CONSTRUCTION YARD
- GRASS STOCKPILE

- NOTES
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS REPORTS. THIS DRAWING IS COPYRIGHT OF BSL.
 - DRAWING NOT FOR CONSTRUCTION PURPOSES.

REV	DATE	DESCRIPTION	BY	CKD



CLIENT
HOLLINS STRATEGIC LAND LLP

PROJECT TITLE
TURNPIKE CLOSE

DRAWING TITLE
SITE FEATURES PLAN

DRAWING No.	REVISION	SCALE	DATE
C6161/02	-	NTS	20/05/25
DRAWN BY AF		CHECKED BY NS	



KEY

-  APPROXIMATE SITE BOUNDARY
-  SOAKAWAYS

- NOTES
1. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS REPORTS. THIS DRAWING IS COPYRIGHT OF BSL.
 3. DRAWING NOT FOR CONSTRUCTION PURPOSES.

REV	DATE	DESCRIPTION	BY	CKD



CLIENT
HOLLINS STRATEGIC LAND LLP

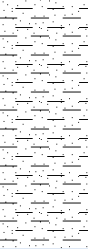
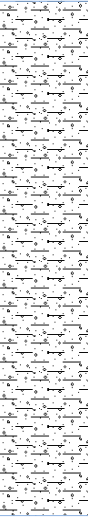
PROJECT TITLE
TURNPIKE CLOSE, SEMINGTON

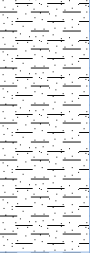
DRAWING TITLE
EXPLORATORY HOLE LOCATION PLAN

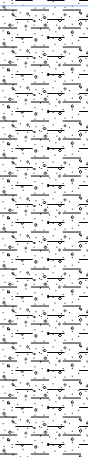
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DRAWN BY MP	CHECKED BY JW		

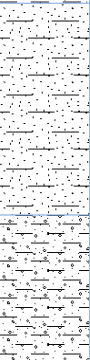
APPENDIX A

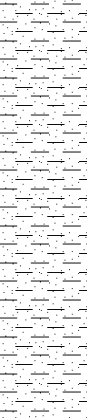
Exploratory Hole Logs

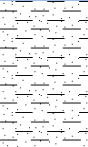
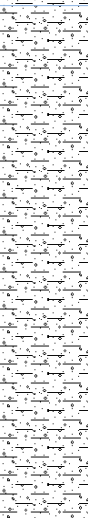
 BROWNFIELD SOLUTIONS						Trial Pit Log		No. SA01 Sheet 1 of 1			
PROJECT NO: C6161						CO-ORDS:		Hole Type TP			
PROJECT NAME: TURNPIKE CLOSE, SEMINGTON						LEVEL:		Scale 1:25			
CLIENT: HOLLINS STRATEGIC LAND LLP						DATES: 28/05/26 - 28/05/26		Logged MP	Checked JW		
Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description				
	Depth (m)	Type	Results								
				0.25			Grass over dark brown sandy CLAY with occasional rootlets. Sand is fine to medium. TOPSOIL				
				1.10			Firm brown slightly sandy CLAY. Sand is fine to medium. HEAD DEPOSIT		1.0		
	0.90	B					Firm to stiff bluish grey mottled orange gravelly slightly sandy CLAY. Sand is fine to coarse. Gravel is subrounded fine to medium of limestone. CORNBRASSH FORMATION		2.0		
	2.60	B			2.80		End of Trial Pit at 2.80m			3.0	
										4.0	
										5.0	
Remarks 1. Location scanned and cleared via radio detection method. 2. Groundwater encountered at 2.70m bgl. 3. Hole terminated at 2.80m bgl. 4. Sides stable. 5. Hole backfilled with arisings.										ES = Environmental Sample D = Disturbed Sample B = Bulk Sample LB = Large Bulk Sample U = Undisturbed Sample UT = Undisturbed Thin Wall Sample SPT = Standard Penetration Test PID = Photoionization Detector (ppm) PPM = Part Per Million HSV = Hand Shear Vane	

 BROWNFIELD SOLUTIONS					Trial Pit Log		No. SA02 Sheet 1 of 1	
PROJECT NO: C6161					CO-ORDS:		Hole Type TP	
PROJECT NAME: TURNPIKE CLOSE, SEMINGTON					LEVEL:		Scale 1:25	
CLIENT: HOLLINS STRATEGIC LAND LLP					DATES: 28/05/26 - 28/05/26		Logged MP	Checked JW
Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description	
	Depth (m)	Type	Results					
				0.25			Grass over dark brown slightly gravelly sandy CLAY with occasional rootlets. Sand is fine to coarse. Gravel is subrounded fine to coarse of limestone and chert.	
				0.50			TOPSOIL	
							Light brown slightly gravelly slightly clayey SAND. Sand is fine to coarse. Gravel is subrounded fine to medium of limestone.	
							HEAD DEPOSIT	
							Firm brownish grey slightly sandy CLAY. Sand is fine to coarse.	
							CORNBRASS FORMATION	1.0
	1.40	B						
				1.80			Becoming very stiff at 1.75m bgl. End of Trial Pit at 1.80m	2.0
								3.0
								4.0
								5.0
Remarks 1. Location scanned and cleared via radio detection method. 2. Groundwater encountered at 1.20m bgl. 3. Hole terminated at 1.80m bgl. 4. Sides stable. 5. Hole backfilled with arisings. ES = Environmental Sample D = Disturbed Sample B = Bulk Sample LB = Large Bulk Sample U = Undisturbed Sample UT = Undisturbed Thin Wall Sample SPT = Standard Penetration Test PID = Photoionization Detector (ppm) PPM = Part Per Million HSV = Hand Shear Vane								

 BROWNFIELD SOLUTIONS						Trial Pit Log		No. SA03 Sheet 1 of 1 Hole Type TP Scale 1:25 Logged Checked MP JW	
PROJECT NO: C6161						CO-ORDS:			
PROJECT NAME: TURNPIKE CLOSE, SEMINGTON						LEVEL:			
CLIENT: HOLLINS STRATEGIC LAND LLP						DATES: 27/05/26 - 27/05/26			
Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description		
	Depth (m)	Type	Results						
	1.00	B		0.30			Grass over dark brown sandy CLAY with occasional rootlets. Sand is fine to medium. TOPSOIL		1.0
							Soft brown sandy CLAY with bands of clayey sand. Sand is fine to medium. HEAD DEPOSIT		
							Firm to stiff greyish brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is subangular to subrounded fine to medium of limestone. CORNBRAsh FORMATION		
				2.80			End of Trial Pit at 2.80m		3.0
									4.0
									5.0
Remarks 1. Location scanned and cleared via radio detection method. 2. Groundwater encountered at 1.20m bgl. 3. Hole terminated at 2.80m bgl. 4. Sides stable. 5. Hole backfilled with arisings. ES = Environmental Sample D = Disturbed Sample B = Bulk Sample LB = Large Bulk Sample U = Undisturbed Sample UT = Undisturbed Thin Wall Sample SPT = Standard Penetration Test PID = Photoionization Detector (ppm) PPM = Part Per Million HSV = Hand Shear Vane									

 BROWNFIELD SOLUTIONS						Trial Pit Log		No.	
SA04									
Sheet 1 of 1									
PROJECT NO: C6161						CO-ORDS:		Hole Type	
PROJECT NAME: TURNPIKE CLOSE, SEMINGTON						LEVEL:		TP	
								Scale	
CLIENT: HOLLINS STRATEGIC LAND LLP						DATES: 27/05/26 - 27/05/26		Logged	Checked
								MP	JW
Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description		
	Depth (m)	Type	Results						
	2.00	B		0.30			Grass over dark brown sandy CLAY with occasional rootlets. Sand is fine to medium. TOPSOIL		1.0
							Firm brown slightly sandy CLAY. Sand is fine to medium. HEAD DEPOSIT		
							Bluish grey slightly clayey SAND. Sand is fine to medium. CORNBRAsh FORMATION		
							Firm to stiff greyish brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is subangular to subrounded fine to medium of limestone. CORNBRAsh FORMATION		
				2.20			End of Trial Pit at 2.70m		2.0
				2.70					3.0
									4.0
									5.0
Remarks 1. Location scanned and cleared via radio detection method. 2. Groundwater not encountered. 3. Hole terminated at 2.70m bgl. 4. Sides unstable from 1.50m bgl. 5. Hole backfilled with arisings. ES = Environmental Sample D = Disturbed Sample B = Bulk Sample LB = Large Bulk Sample U = Undisturbed Sample UT = Undisturbed Thin Wall Sample SPT = Standard Penetration Test PID = Photoionization Detector (ppm) PPM = Part Per Million HSV = Hand Shear Vane									

 BROWNFIELD SOLUTIONS						Trial Pit Log		No. SA05 Sheet 1 of 1	
PROJECT NO: C6161						CO-ORDS:		Hole Type TP	
PROJECT NAME: TURNPIKE CLOSE, SEMINGTON						LEVEL:		Scale 1:25	
CLIENT: HOLLINS STRATEGIC LAND LLP						DATES: 27/05/26 - 27/05/26		Logged MP	Checked JW
Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description		
	Depth (m)	Type	Results						
	0.50	B		0.25			Grass over dark brown slightly gravelly sandy CLAY with occasional rootlets. Sand is fine to coarse. Gravel is subrounded fine to coarse of limestone and chert.		
							TOPSOIL		
				0.80			Firm dark brown slightly sandy CLAY. Sand is fine to medium. HEAD DEPOSIT		
	1.50	B					Firm brownish grey slightly sandy CLAY. Sand is fine to coarse. CORNBRASS FORMATION		1.0
				2.20			End of Trial Pit at 2.20m		2.0
									3.0
									4.0
									5.0
Remarks 1. Location scanned and cleared via radio detection method. 2. Groundwater not encountered. 3. Hole terminated at 2.20m bgl. 4. Sides stable. 5. Hole backfilled with arisings. ES = Environmental Sample D = Disturbed Sample B = Bulk Sample LB = Large Bulk Sample U = Undisturbed Sample UT = Undisturbed Thin Wall Sample SPT = Standard Penetration Test PID = Photoionization Detector (ppm) PPM = Part Per Million HSV = Hand Shear Vane									

 BROWNFIELD SOLUTIONS						Trial Pit Log		No. SA06 Sheet 1 of 1	
PROJECT NO: C6161						CO-ORDS:		Hole Type TP	
PROJECT NAME: TURNPIKE CLOSE, SEMINGTON						LEVEL:		Scale 1:25	
CLIENT: HOLLINS STRATEGIC LAND LLP						DATES: 27/05/26 - 27/05/26		Logged MP	Checked JW
Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description		
	Depth (m)	Type	Results						
	2.30	B		0.30			Grass over dark brown sandy CLAY. Sand is fine to medium. TOPSOIL		1.0
				0.80			Firm brown slightly sandy CLAY. Sand is fine to medium. HEAD DEPOSIT		
							Firm brownish grey slightly gravelly slightly sandy CLAY. Sand is fine to coarse. Gravel is subrounded fine to medium of limestone. CORNBRASS FORMATION		
				2.50			End of Trial Pit at 2.50m		3.0
									4.0
									5.0
Remarks 1. Location scanned and cleared via radio detection method. 2. Groundwater not encountered. 3. Hole terminated at 2.50m bgl. 4. Sides stable. 5. Hole backfilled with arisings. ES = Environmental Sample D = Disturbed Sample B = Bulk Sample LB = Large Bulk Sample U = Undisturbed Sample UT = Undisturbed Thin Wall Sample SPT = Standard Penetration Test PID = Photoionization Detector (ppm) PPM = Part Per Million HSV = Hand Shear Vane									

 BROWNFIELD SOLUTIONS						Trial Pit Log		No. SA07 Sheet 1 of 1	
PROJECT NO: C6161						CO-ORDS:		Hole Type TP	
PROJECT NAME: TURNPIKE CLOSE, SEMINGTON						LEVEL:		Scale 1:25	
CLIENT: HOLLINS STRATEGIC LAND LLP						DATES: 28/05/26 - 28/05/26		Logged MP	Checked JW
Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description		
	Depth (m)	Type	Results						
	0.40	B		0.25			Grass over dark brown sandy CLAY with occasional rootlets. Sand is fine to medium.		1.0 2.0 3.0 4.0 5.0
				0.60			TOPSOIL		
	1.70	B		2.50			Firm dark brown sandy CLAY. Sand is fine to medium. HEAD DEPOSIT		
						Firm grey mottled orange slightly sandy CLAY. Sand is fine to medium. CORNBRASSH FORMATION			
End of Trial Pit at 2.50m									
Remarks 1. Location scanned and cleared via radio detection method. 2. Groundwater encountered at 2.40m bgl. 3. Hole terminated at 2.50m bgl. 4. Sides stable. 5. Hole backfilled with arisings. ES = Environmental Sample D = Disturbed Sample B = Bulk Sample LB = Large Bulk Sample U = Undisturbed Sample UT = Undisturbed Thin Wall Sample SPT = Standard Penetration Test PID = Photoionization Detector (ppm) PPM = Part Per Million HSV = Hand Shear Vane									



Trial Pit Log

No.

SA08

Sheet 1 of 1

Hole Type

TP

Scale

1:25

Logged

MP

Checked

JW

PROJECT NO: C6161

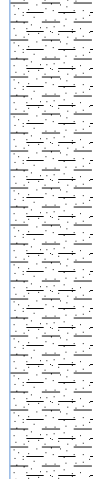
CO-ORDS:

PROJECT NAME: TURNPIKE CLOSE, SEMINGTON

LEVEL:

CLIENT: HOLLINS STRATEGIC LAND LLP

DATES: 28/05/26 - 28/05/26

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description	
	Depth (m)	Type	Results					
	1.00	B		0.25			Grass over dark brown sandy CLAY with occasional rootlets. Sand is fine to medium. TOPSOIL	1.0
				0.40			Firm dark brown sandy CLAY. Sand is fine to medium. HEAD DEPOSIT	
							Firm grey mottled orange sandy CLAY. Sand is fine to medium. CORNBRASH FORMATION	2.0
				2.10			<i>Becoming very stiff at 2.05m bgl.</i> End of Trial Pit at 2.10m	3.0
								4.0
								5.0

Remarks

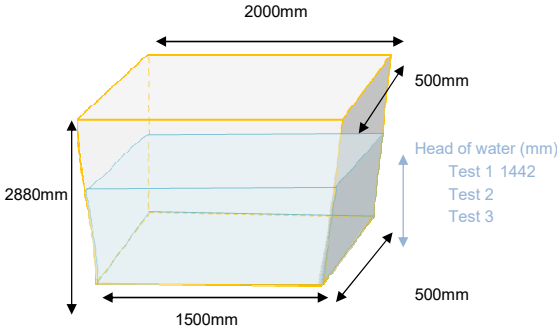
1. Location scanned and cleared via radio detection method.
2. Groundwater not encountered.
3. Hole terminated at 2.10m bgl.
4. Sides stable.
5. Hole backfilled with arisings.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

APPENDIX B

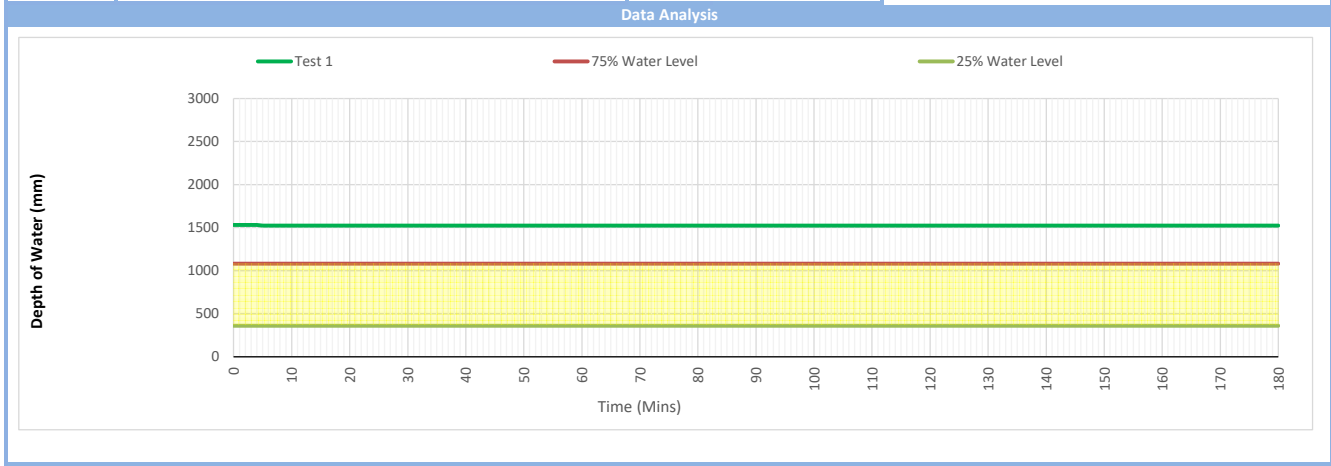
Infiltration Test Results

Percolation Test SA01	HOLLINS STRATEGIC LAND LLP	Date of Test: 28/05/2026		 BROWNFIELD SOLUTIONS LTD
	Turnpike Close, Semington	Logged By: IE		
	C6161	Checked By: JW		

Dimensions (mm)	TEST 1	TEST 2	TEST 3	
Length at Top	2000			
Length at Bottom	1500			
Width at Top	500			
Width at Bottom	500			
Depth Tested (Head of Water)	1442			
Depth of Excavation	2880			
Volume of Water (m3)	1.26175			
Void Ratio	1			
Factored Volume of Water (m3)	1.26175			
Strata Description	Slightly sandy gravelly CLAY			
Pit Details	Open with no stone filling See associated log for stratum details			

Site Recorded Data								
	Test 1			Test 2			Test 3	
Time (mins)	Depth to water (mm)	Head of water (mm)	Time (mins)	Depth to water (mm)	Head of water (mm)	Time (mins)	Depth to water (mm)	Head of water (mm)
0.00	1350	1530						
1.00	1350	1530						
2.00	1350	1530						
3.00	1350	1530						
4.00	1350	1530						
5.00	1355	1525						
7.00	1355	1525						
9.00	1355	1525						
11.00	1355	1525						
13.00	1355	1525						
15.00	1355	1525						
20.00	1355	1525						
25.00	1355	1525						
30.00	1355	1525						
40.00	1355	1525						
50.00	1355	1525						
60.00	1355	1525						
90.00	1355	1525						
120.00	1355	1525						
150.00	1355	1525						
180.00	1355	1525						

Percolation Test SA01	HOLLINS STRATEGIC LAND LLP	Date of Test: 28/05/2026	 BROWNFIELD SOLUTIONS LTD
	Turnpike Close, Semington	Logged By: IE	
	C6161	Checked By: JW	



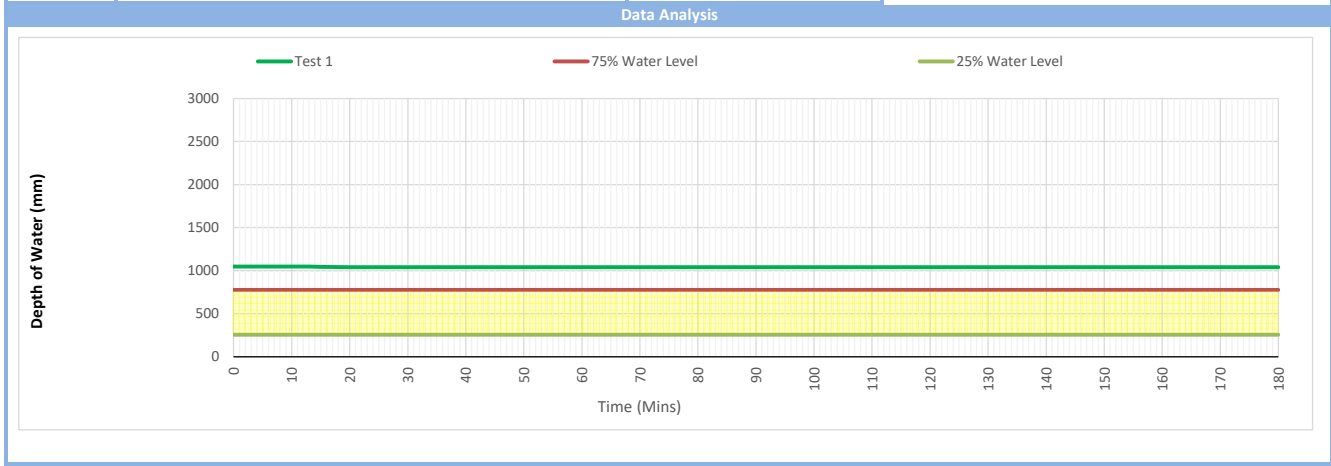
Soil Infiltration Rate Calculation

	Test 1	Test 2	Test 3
Water Level 1	1530.000		
Water Level 2	1525.000		
Time to drain from Water Level 1 to Level 2 (mins)	180.000		
Volume of Water Discharged (m3)	0.0043750		
Discharge Area (m2)	7.624		
Soil Infiltration Rate (m/min)	0.0000032		
Soil Infiltration Rate (m/sec)	5.31E-08		

Compliance Check

	Test 1	Test 2	Test 3
Water Level at 75% effective depth (mm)	1147.5		
Water Level at 25% effective depth (mm)	382.5		
	Not Compliant with BRE 365 - Insufficient time to drain past 25% effective depth		

Percolation Test SA02	HOLLINS STRATEGIC LAND LLP	Date of Test: 28/05/2026	 BROWNFIELD SOLUTIONS LTD
	Turnpike Close, Semington	Logged By: IE	
	C6161	Checked By: JW	



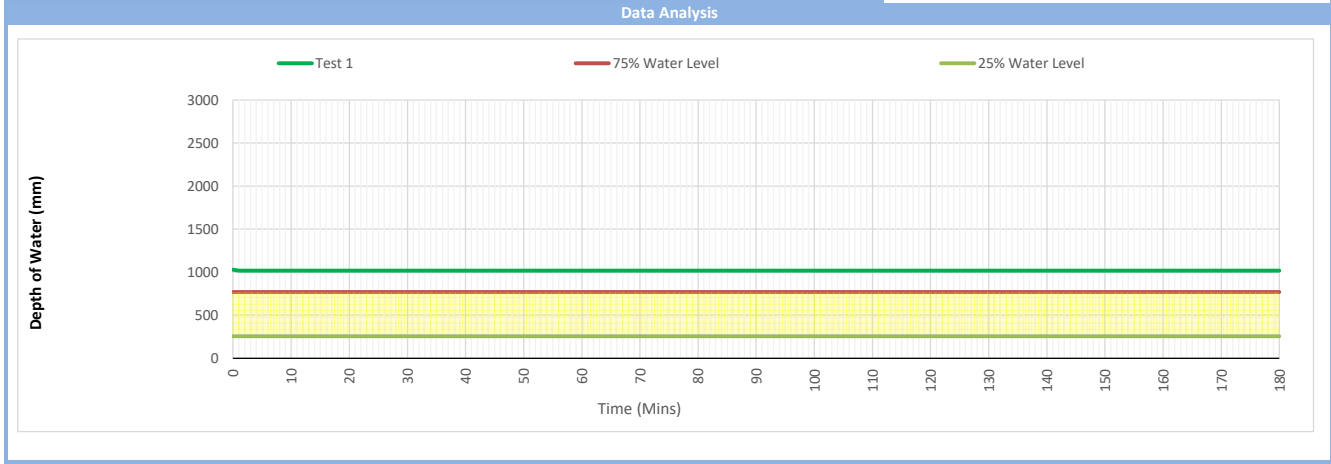
Soil Infiltration Rate Calculation

	Test 1	Test 2	Test 3
Water Level 1	1050.000		
Water Level 2	1040.000		
Time to drain from Water Level 1 to Level 2 (mins)	180.000		
Volume of Water Discharged (m3)	0.0095000		
Discharge Area (m2)	5.916		
Soil Infiltration Rate (m/min)	0.0000089		
Soil Infiltration Rate (m/sec)	1.49E-07		

Compliance Check

	Test 1	Test 2	Test 3
Water Level at 75% effective depth (mm)	787.5		
Water Level at 25% effective depth (mm)	262.5		
	Not Compliant with BRE 365 - Insufficient time to drain past 25% effective depth		

Percolation Test SA03	HOLLINS STRATEGIC LAND LLP	Date of Test: 27/05/2026	 BROWNFIELD SOLUTIONS LTD
	TURNPIKE CLOSE, SEMINGTON	Logged By: MP	
	C6161	Checked By: JW	



Soil Infiltration Rate Calculation

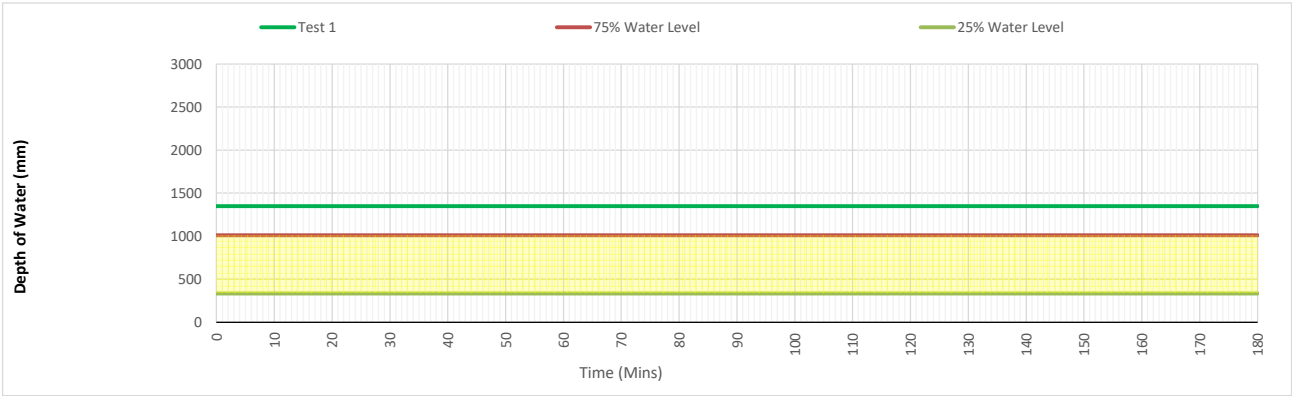
	Test 1	Test 2	Test 3
Water Level 1	1030.000		
Water Level 2	1020.000		
Time to drain from Water Level 1 to Level 2 (min)	180.000		
Volume of Water Discharged (m3)	0.0100000		
Discharge Area (m2)	6.125		
Soil Infiltration Rate (m/min)	0.0000091		
Soil Infiltration Rate (m/sec)	1.51E-07		

Compliance Check

	Test 1	Test 2	Test 3
Water Level at 75% effective depth (mm)	772.5		
Water Level at 25% effective depth (mm)	257.5		
	Not Compliant with BRE 365 - Insufficient time to drain past 25% effective depth		

Percolation Test SA04	HOLLINS STRATEGIC LAND LLP	Date of Test: 27/05/2026	 BROWNFIELD SOLUTIONS LTD
	TURNPIKE CLOSE, SEMINGTON	Logged By: MP	
	C6161	Checked By: JW	

Data Analysis



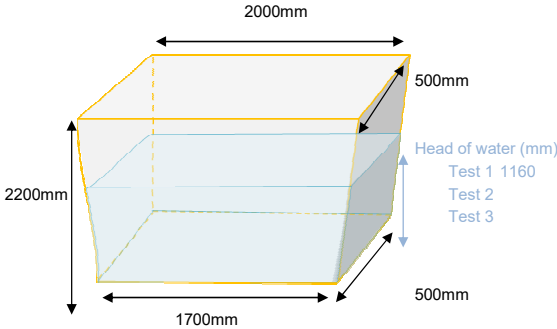
Soil Infiltration Rate Calculation

	Test 1	Test 2	Test 3
Water Level 1	1350.000		
Water Level 2	1350.000		
Time to drain from Water Level 1 to Level 2 (min)	180.000		
Volume of Water Discharged (m3)	0.0000000		
Discharge Area (m2)	8.755		
Soil Infiltration Rate (m/min)	0.0000000		
Soil Infiltration Rate (m/sec)	0.00E+00		

Compliance Check

	Test 1	Test 2	Test 3
Water Level at 75% effective depth (mm)	1012.5		
Water Level at 25% effective depth (mm)	337.5		
	Not Compliant with BRE 365 - Insufficient time to drain past 25% effective depth		

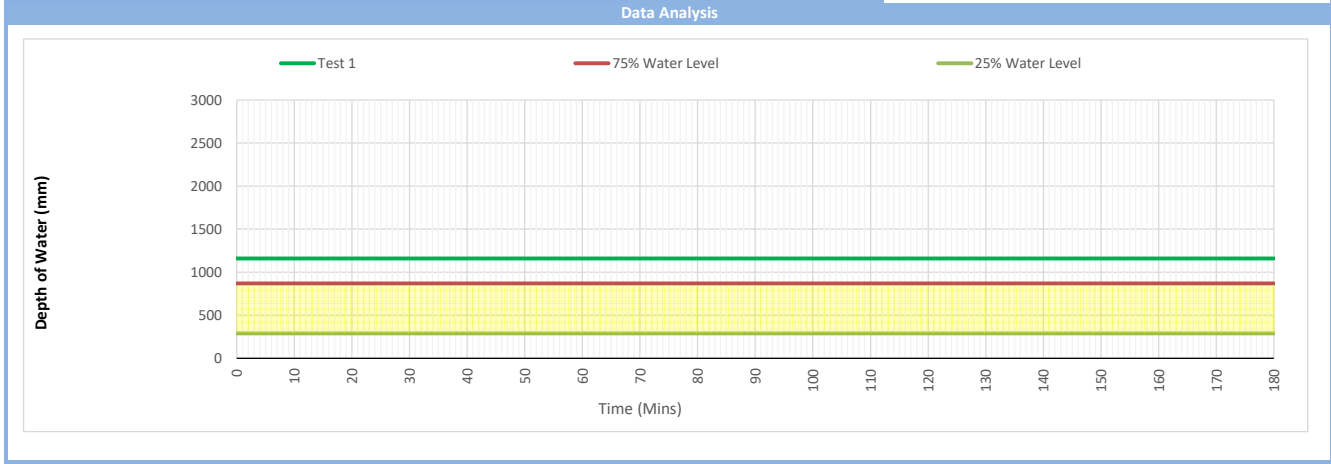
Percolation Test SA05	HOLLINS STRATEGIC LAND LLP	Date of Test: 27/05/2026		 BROWNFIELD SOLUTIONS LTD
	TURNPIKE CLOSE, SEMINGTON	Logged By: MP		
	C6161	Checked By: JW		

Dimensions (mm)	TEST 1	TEST 2	TEST 3	
Length at Top	2000			
Length at Bottom	1700			
Width at Top	500			
Width at Bottom	500			
Depth Tested (Head of Water)	1160			
Depth of Excavation	2200			
Volume of Water (m3)	1.073			
Void Ratio	1			
Factored Volume of Water (m3)	1.073			

Strata Description	Slightly sandy CLAY
Pit Details	Open with no stone filling See associated log for stratum details

Site Recorded Data								
Test 1			Test 2			Test 3		
Time (mins)	Depth to water (mm)	Head of water (mm)	Time (mins)	Depth to water (mm)	Head of water (mm)	Time (mins)	Depth to water (mm)	Head of water (mm)
0.00	1040	1160						
1.00	1040	1160						
2.00	1040	1160						
3.00	1040	1160						
4.00	1040	1160						
5.00	1040	1160						
7.00	1040	1160						
9.00	1040	1160						
11.00	1040	1160						
13.00	1040	1160						
15.00	1040	1160						
20.00	1040	1160						
25.00	1040	1160						
30.00	1040	1160						
40.00	1040	1160						
50.00	1040	1160						
60.00	1040	1160						
90.00	1040	1160						
120.00	1040	1160						
150.00	1040	1160						
180.00	1040	1160						

Percolation Test SA05	HOLLINS STRATEGIC LAND LLP	Date of Test: 27/05/2026	 BROWNFIELD SOLUTIONS LTD
	TURNPIKE CLOSE, SEMINGTON	Logged By: MP	
	C6161	Checked By: JW	



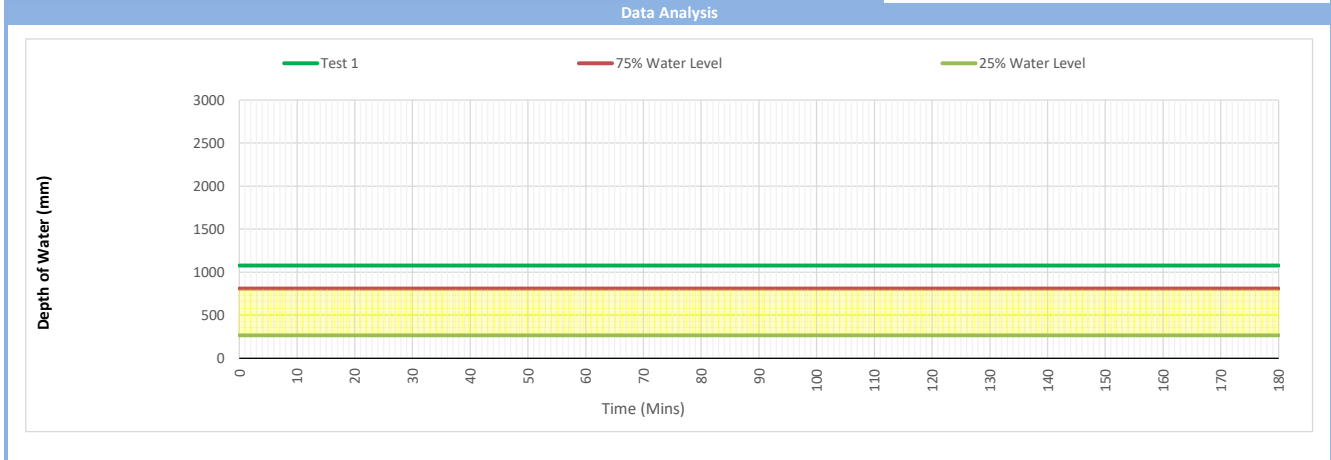
Soil Infiltration Rate Calculation

	Test 1	Test 2	Test 3
Water Level 1	1160.000		
Water Level 2	1160.000		
Time to drain from Water Level 1 to Level 2 (mins)	180.000		
Volume of Water Discharged (m3)	0.0000000		
Discharge Area (m2)	6.302		
Soil Infiltration Rate (m/min)	0.0000000		
Soil Infiltration Rate (m/sec)	0.00E+00		

Compliance Check

	Test 1	Test 2	Test 3
Water Level at 75% effective depth (mm)	870		
Water Level at 25% effective depth (mm)	290		
	Not Compliant with BRE 365 - Insufficient time to drain past 25% effective depth		

Percolation Test SA06	HOLLINS STRATEGIC LAND LLP	Date of Test: 27/05/2026	 BROWNFIELD SOLUTIONS LTD
	TURNPIKE CLOSE, SEMINGTON	Logged By: MP	
	C6161	Checked By: JW	



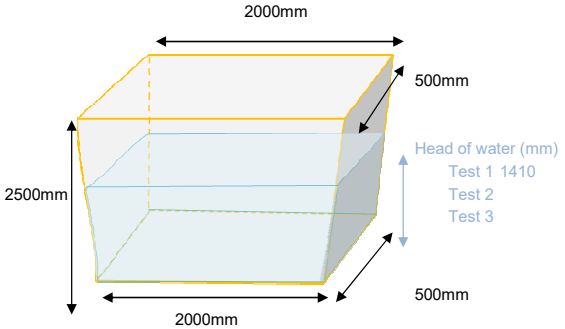
Soil Infiltration Rate Calculation

	Test 1	Test 2	Test 3
Water Level 1	1080.000		
Water Level 2	1080.000		
Time to drain from Water Level 1 to Level 2 (min)	180.000		
Volume of Water Discharged (m3)	0.0000000		
Discharge Area (m2)	6.400		
Soil Infiltration Rate (m/min)	0.0000000		
Soil Infiltration Rate (m/sec)	0.00E+00		

Compliance Check

	Test 1	Test 2	Test 3
Water Level at 75% effective depth (mm)	810		
Water Level at 25% effective depth (mm)	270		
	Not Compliant with BRE 365 - Insufficient time to drain past 25% effective depth		

Percolation Test SA07	HOLLINS STRATEGIC LAND LLP	Date of Test: 28/05/2026		 BROWNFIELD SOLUTIONS LTD
	Turnpike Close, Semington	Logged By: RM		
	C6161	Checked By: JW		

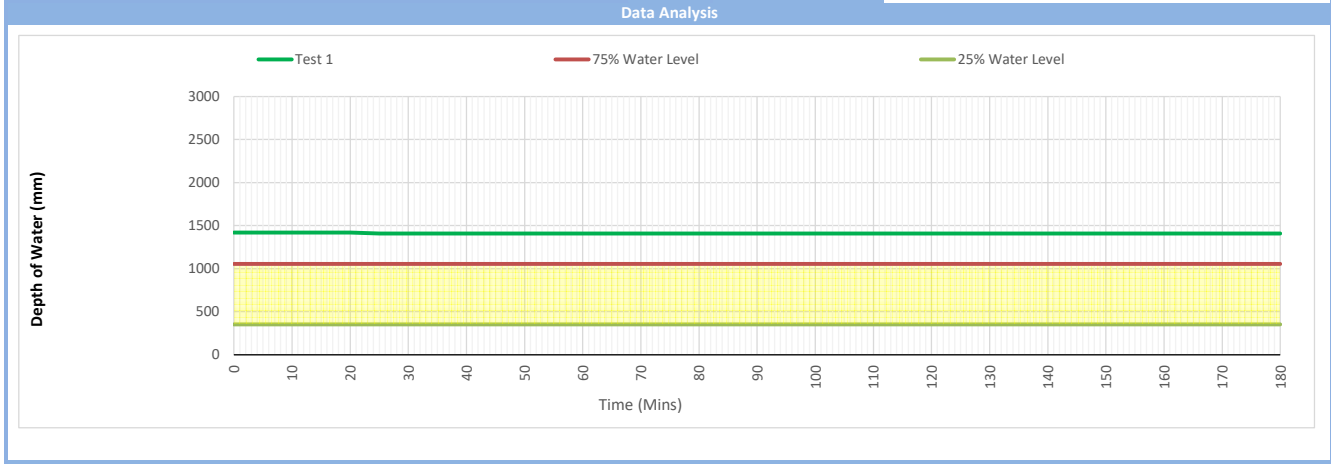
Dimensions (mm)	TEST 1	TEST 2	TEST 3	Test Pit Construction
Length at Top	2000			
Length at Bottom	2000			
Width at Top	500			
Width at Bottom	500			
Depth Tested (Head of Water)	1410			
Depth of Excavation	2500			

Volume of Water (m3)	1.41		
Void Ratio	1		
Factored Volume of Water (m3)	1.41		

Strata Description	Slightly sandy CLAY
Pit Details	Open with no stone filling See associated log for stratum details

Site Recorded Data								
Test 1			Test 2			Test 3		
Time (mins)	Depth to water (mm)	Head of water (mm)	Time (mins)	Depth to water (mm)	Head of water (mm)	Time (mins)	Depth to water (mm)	Head of water (mm)
0.00	1080	1420						
1.00	1080	1420						
2.00	1080	1420						
3.00	1080	1420						
5.00	1080	1420						
7.00	1080	1420						
9.00	1080	1420						
11.00	1080	1420						
13.00	1080	1420						
15.00	1080	1420						
18.00	1080	1420						
20.00	1080	1420						
25.00	1090	1410						
30.00	1090	1410						
40.00	1090	1410						
50.00	1090	1410						
60.00	1090	1410						
90.00	1090	1410						
120.00	1090	1410						
150.00	1090	1410						
180.00	1090	1410						

Percolation Test SA07	HOLLINS STRATEGIC LAND LLP	Date of Test: 28/05/2026	 BROWNFIELD SOLUTIONS LTD
	Turnpike Close, Semington	Logged By: RM	
	C6161	Checked By: JW	



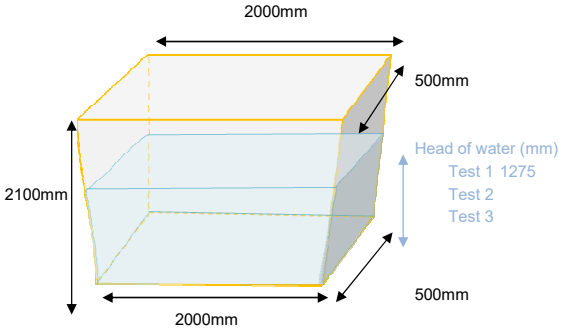
Soil Infiltration Rate Calculation

	Test 1	Test 2	Test 3
Water Level 1	1420.000		
Water Level 2	1410.000		
Time to drain from Water Level 1 to Level 2 (mins)	180.000		
Volume of Water Discharged (m3)	0.0100000		
Discharge Area (m2)	8.075		
Soil Infiltration Rate (m/min)	0.0000069		
Soil Infiltration Rate (m/sec)	1.15E-07		

Compliance Check

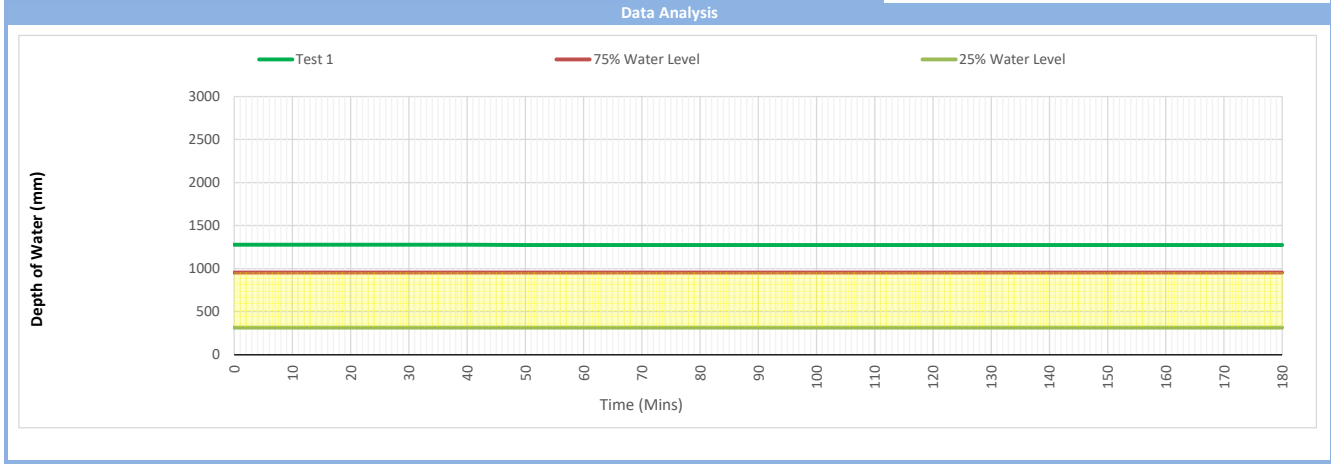
	Test 1	Test 2	Test 3
Water Level at 75% effective depth (mm)	1065		
Water Level at 25% effective depth (mm)	355		
	Not Compliant with BRE 365 - Insufficient time to drain past 25% effective depth		

Percolation Test SA08	HOLLINS STRATEGIC LAND LLP	Date of Test: 28/05/2026			 BROWNFIELD SOLUTIONS LTD
	Turnpike Close, Semington	Logged By: RM			
	C6161	Checked By: JW			

Dimensions (mm)	TEST 1	TEST 2	TEST 3	Test Pit Construction
Length at Top	2000			
Length at Bottom	2000			
Width at Top	500			
Width at Bottom	500			
Depth Tested (Head of Water)	1275			
Depth of Excavation	2100			
Volume of Water (m3)	1.275			
Void Ratio	1			
Factored Volume of Water (m3)	1.275			
Strata Description	Sandy CLAY			
Pit Details	Open with no stone filling See associated log for stratum details			

Site Recorded Data								
Test 1			Test 2			Test 3		
Time (mins)	Depth to water (mm)	Head of water (mm)	Time (mins)	Depth to water (mm)	Head of water (mm)	Time (mins)	Depth to water (mm)	Head of water (mm)
0.00	820	1280						
1.00	820	1280						
2.00	820	1280						
3.00	820	1280						
4.00	820	1280						
5.00	820	1280						
7.00	820	1280						
9.00	820	1280						
11.00	820	1280						
13.00	820	1280						
15.00	820	1280						
20.00	820	1280						
25.00	820	1280						
30.00	820	1280						
40.00	820	1280						
50.00	825	1275						
60.00	825	1275						
90.00	825	1275						
120.00	825	1275						
150.00	825	1275						
180.00	825	1275						

Percolation Test SA08	HOLLINS STRATEGIC LAND LLP	Date of Test: 28/05/2026	 BROWNFIELD SOLUTIONS LTD
	Turnpike Close, Semington	Logged By: RM	
	C6161	Checked By: JW	



Soil Infiltration Rate Calculation

	Test 1	Test 2	Test 3
Water Level 1	1280.000		
Water Level 2	1275.000		
Time to drain from Water Level 1 to Level 2 (mins)	180.000		
Volume of Water Discharged (m3)	0.0050000		
Discharge Area (m2)	7.388		
Soil Infiltration Rate (m/min)	0.0000038		
Soil Infiltration Rate (m/sec)	6.27E-08		

Compliance Check

	Test 1	Test 2	Test 3
Water Level at 75% effective depth (mm)	960		
Water Level at 25% effective depth (mm)	320		
	Not Compliant with BRE 365 - Insufficient time to drain past 25% effective depth		

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APPENDIX K: NOTES OF LIMITATIONS

The data essentially comprised a study of available documented information from various sources together with discussions with relevant authorities and other interested parties. There may also be circumstances at the site that are not documented. The information reviewed is not exhaustive and has been accepted in good faith as providing representative and true data pertaining to site conditions. If additional information becomes available which might impact our conclusions, we request the opportunity to review the information, reassess the potential concerns and modify our opinion if warranted.

It should be noted that any risks identified in this report are perceived risks based on the available information.

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