

Project Name:	Chaldicott Barns Northern Expansion, Semley
Document Reference:	020.51075/TN/1
Document Name:	Drainage Strategy Technical Note
Prepared By:	Jonathan Reyes-Hughes (October 2026)
Approved By:	Jon Soar (October 2026)

Revision Record				
Rev	Date	By	Summary of Changes	Aprvd
1	08.10.2026	JRH	First Issue	JFS

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1. INTRODUCTION

- 1.1 This Technical Note has been prepared by Paul Basham Associates on behalf of Chaldicotts Ltd to support the Full Planning Application submitted to Wiltshire Council for the Chaldicott Barns Northern Expansion, Semley. The note provides an update on the proposed drainage strategy following the completion of onsite soakage testing.
- 1.2 This Technical Note should be read alongside the submitted drainage strategy and the ground investigation report included at Appendix A. Its purpose is to demonstrate, using desk-study information and site-specific testing, why infiltration drainage is not a feasible means of managing surface water at the site and why the submitted drainage strategy is appropriate to the ground conditions encountered.
- 1.3 The land is located to the west of Tokes Lane within the Chaldicott Barns business and retail park and is a greenfield parcel for the northern expansion of the facility. The site's postcode is SP7 9AW and the location is shown in Figure 1 below.



Figure 1 - Site Location Plan

- 1.4 The application boundary for the northern expansion parcel extends to approximately 1.86 ha. The land is currently an unused grassland field within the business park. The proposed development comprises a standalone mixed-use industrial building, with associated external yards, car parking and access through the existing business park.

2. GROUND INVESTIGATION

- 2.1 An initial desk study was undertaken for the Chaldicott Barns site, including a review of British Geological Survey mapping. The mapping identifies the underlying bedrock as Kimmeridge Clay

Formation, comprising mudstone of shallow-marine origin with locally interbedded material ranging from coarse to fine grained and containing some carbonate.

- 2.2 A BGS 'Infiltration SuDS GeoReport' has been obtained and states that "*Bedrock deposits are likely to be poorly draining*", as shown in Figure 2.

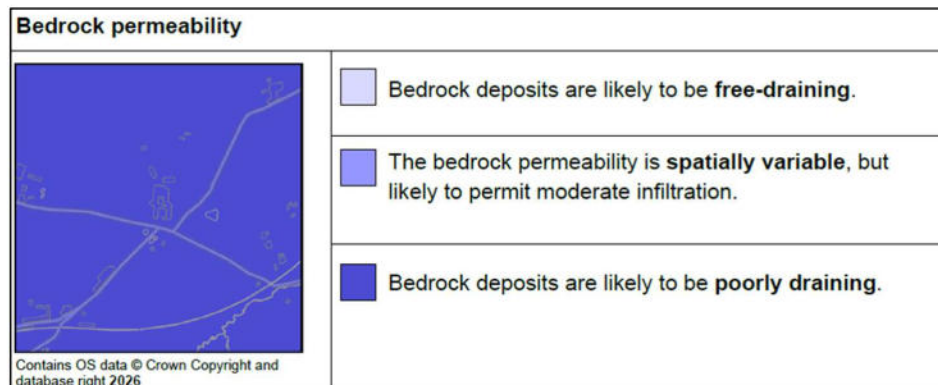


Figure 2: BGS extract - Bedrock permeability

- 2.3 The BGS Infiltration SuDS GeoReport indicates that, for at least part of the year, groundwater is likely to be less than 3 m below ground level in the northern part of the site. Across most of the site, groundwater is likely to be between 3 m and 5 m below ground level for at least part of the year. The mapped information is reproduced in Figure 3.

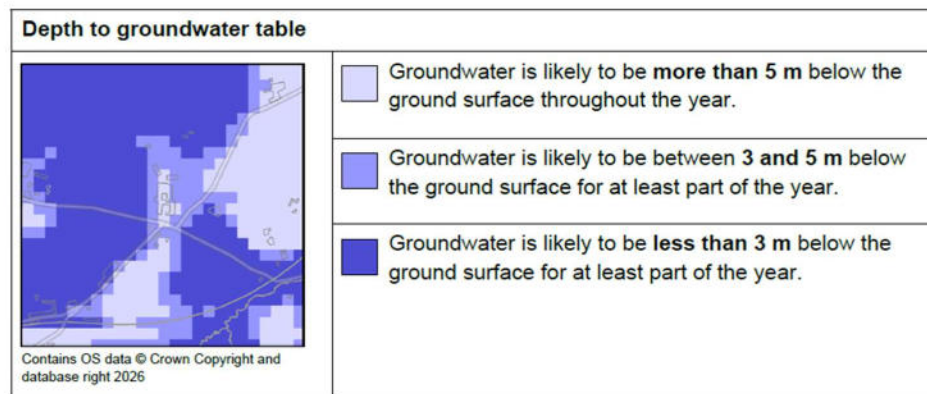


Figure 3: BGS Extract - Depth to groundwater table.

- 2.4 TEC undertook the site investigation for Thomas Wilde & Partners on behalf of Chaldicotts Ltd on 30 September 2026. The investigation comprised four trial pits, TP13 to TP16, located within the development boundary at positions where infiltration drainage could have been considered if the test results demonstrated suitable ground conditions.
- 2.5 TEC's report, included at Appendix A, provides the primary record of the site investigation and soakage testing. It describes the existing site and proposed development, the investigation and test

methods, the ground conditions encountered, the monitoring undertaken and TEC's interpretation of the results.

- 2.6 TEC recorded brown, slightly gravelly silty clay to approximately 0.3 m below ground level, with gravel comprising wood, chert and sandstone fragments. Below this depth, the recorded ground conditions were consistent with the mapped Kimmeridge Clay Formation. The four trial pits extended to 2.0 m below ground level and encountered either slightly gravelly silty clay with chert and sandstone fragments or stiff silty clay.

3. SOAKAGE TEST RESULTS

- 3.1 TEC undertook soakage testing in each of the four trial pits in accordance with BRE Digest 365 (2016). The complete test records and TEC's interpretation are included in Appendix A.
- 3.2 All four soakage tests failed because the required fall to 25% effective water depth was not achieved during the monitoring period. TEC monitored every test for at least 2.2 hours, with three of the four locations monitored for more than four hours prior to the tests being abandoned. The test records supporting this finding are provided in Appendix A.
- 3.3 Because the required fall in effective water depth was not achieved, TEC could not calculate infiltration rates for the encountered Kimmeridge Clay Formation. On the basis of the four failed tests, TEC concluded that *"it is considered unlikely that soakaway drainage will be feasible on site"*.

4. CONCLUSION

- 4.1 The drainage strategy submitted to Wiltshire Council as part of the Full Planning Application was developed on the basis that infiltration drainage would not be available. That design assumption was informed by the BGS desk-study evidence, which indicated poorly draining bedrock beneath the site.
- 4.2 TEC's site investigation provides site-specific evidence of the ground conditions and infiltration potential within the development area. The four trial pits encountered clay-dominated strata consistent with the mapped Kimmeridge Clay Formation, and all four soakage tests failed to achieve the required fall in effective water depth. TEC therefore concluded that soakaway drainage is unlikely to be feasible at the site. These findings are consistent with the BGS desk-study evidence.
- 4.3 The agreement between the BGS desk-study evidence and TEC's site-specific investigation supports the continued use of a non-infiltration drainage strategy for the proposed development. The submitted drainage strategy is therefore validated based on the ground conditions evidenced in this Technical Note and remains the proposed approach for the Full Planning Application.

Appendix A



Our Ref: lt.2606005.001.01
Your Ref:

02 October 2026

Unit B Rail Crossing Yard
Dyehouse Lane
Glastonbury
Somerset
BA6 9LZ

Chaldicotts Limited
Chaldicotts Farm
Semley
Shaftesbury
SP7 9AW

t: 01458 555148
w: www.tecon.co.uk

LAND NORTH OF CHALDICOTTS BARN, SEMLEY – SOAKAGE TESTING

TEC has been instructed by T W Partners on behalf of Chaldicotts Limited to undertake a ground investigation including soakage testing at the above-mentioned site. All works have been undertaken in accordance with our proposal letter dated 19 June 2026 and referenced MT. 2606005.001A.

The findings of the full ground investigation will be reported under separate cover; this letter details the results of the soakage testing undertaken for the site only.

Background

The site is located north of the existing Chaldicotts Farm development near Semley (Figure 1) and comprises an irregular shaped field, approximately ~2.12 hectares in size with the centre situated about approximate National Grid Reference 388038 127515. The nearest postcode is SP7 9AW.

It is understood that the proposed development is to comprise the construction of 3No. new buildings covering a total area of ~7000 sq ft. The buildings are understood to be constructed of insulated wall sheeting overlapping block plinth walls to match the existing buildings.

Review of the published geological mapping indicates the site to be underlain by the Kimmeridge Clay Formation, which is typically described by the British Geological Survey (BGS) as 'Mudstones (calcareous or kerogen-rich or silty or sandy); thin siltstone and cementstone beds; locally sands and silts'. No superficial deposits are recorded on site or in proximity.

Methodology

In total, 4No. trial pits (TP13 – TP16) were excavated at the approximate locations as determined prior to the site works, for soakage testing on the 30 September 2026 to allow for characterisation of the shallow ground conditions and to assess the infiltration rates of the underlying ground materials. The location of each trial pit/soakage test is presented on the enclosed Figure 2.

All works were undertaken in accordance with current guidance such as BS5930+A3:2015 (Code of practice for site investigation) and in general accordance with BRE Digest 365 (2016). All works were undertaken under the supervision of a suitably experienced engineering geologist from TEC.

Encountered Ground Conditions

A summary of the encountered ground conditions is presented below. Detailed descriptions of the encountered materials are presented in the exploratory hole logs attached as Appendix A.

Near Surface Materials

From the surface in all trial pits, near surface materials were encountered to a maximum depth of 0.3mbgl and typically described as a brown slightly gravelly silty clay with gravel of wood, chert and sandstone fragments.



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Tweedie Evans Consulting Limited trading as TEC
Registered Office: One New Street, Wells, BA5 2LA Company Registration No. 5186011



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PROCUREMENT

02 October 2026

Bedrock Geology – Kimmeridge Clay Formation

Beneath the near surface materials, natural materials considered representative of the Kimmeridge Clay Formation was encountered to the base of each excavation (>2.0mbgl). These materials were typically described as either a stiff gravelly silty clay with gravel of chert and sandstone fragments or stiff silty clay.

Groundwater

Groundwater was not encountered in any of the locations.

Soakage Test Results

Soakage testing was attempted in all 4No. trial pits in general accordance with the methodology outlined in BRE Digest 365 (2016), with the full soakage test results presented as Appendix B.

All four soakage tests failed to drain to the required 25% effective water depth within the time available on site, with each test being monitored for at least 2.2 hours, with 3No. of the tests monitored in excess of 4 hours.

Given that the tests failed to reach the required effective water depth, it has not been possible to calculate an infiltration rate for the underlying Kimmeridge Clay Formation.

As such, it is considered unlikely that soakaway drainage will be feasible on site, although it is recommended that an appropriate drainage engineer be consulted to assess the viability of such systems.

Closure

We hope you find the above to your satisfaction, but should you have any queries, please do not hesitate to contact us.

Yours sincerely

Prepared by:

Mitchell Tucker
Senior Geoenvironmental Consultant

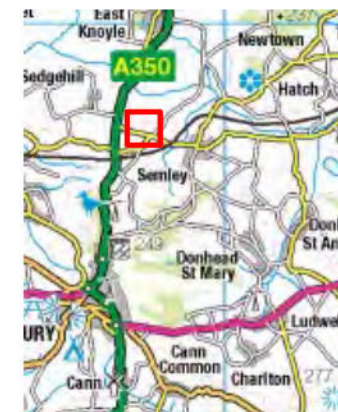
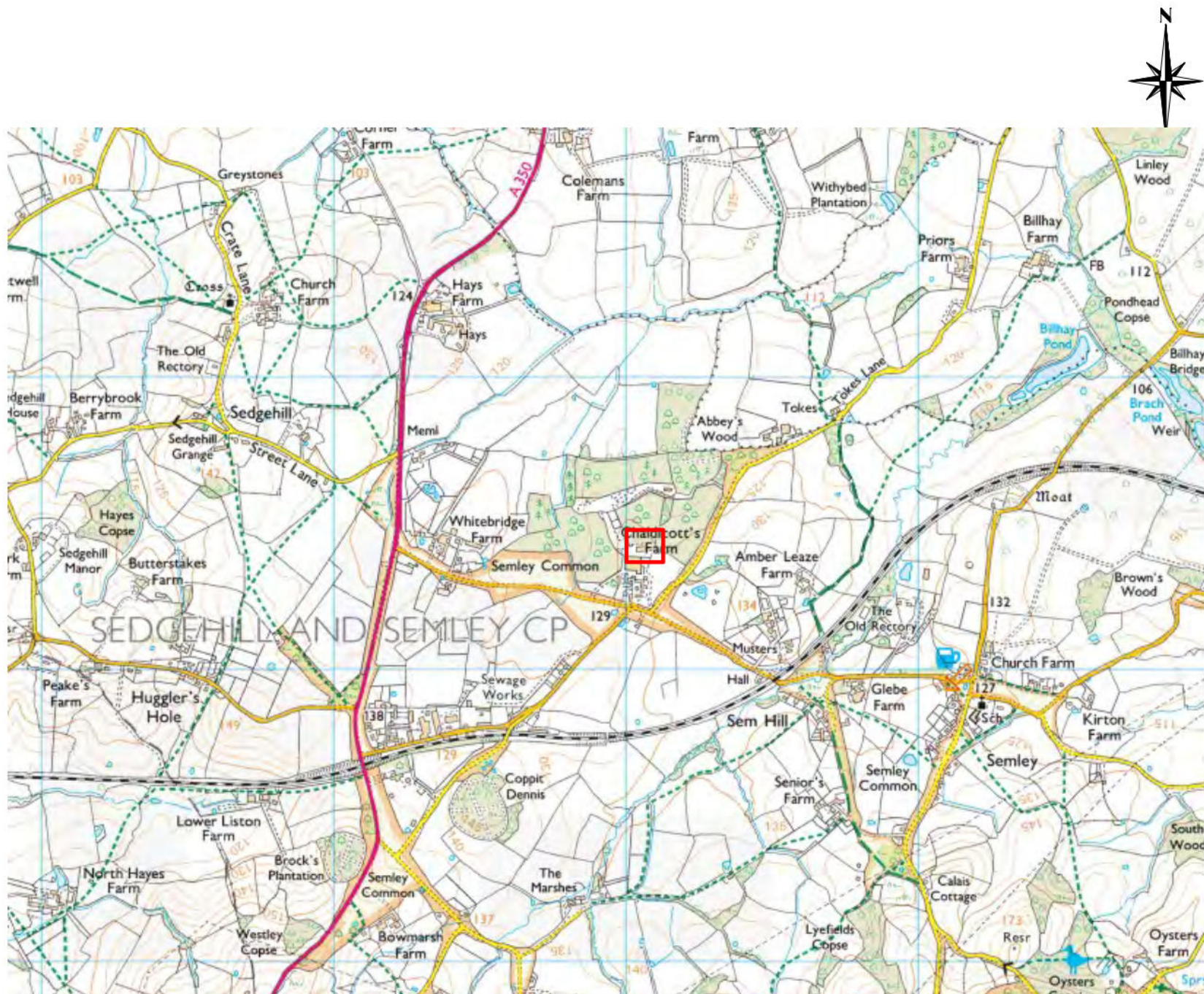
TEC

Enclosed:

Figure 1 – Site Location Plan
Figure 2 – Exploratory Hole Location Plan
Appendix A – Trial Pit Logs
Appendix B – Soakage Test Results

Sophie Thomas
Principal Consultant

Figures and Drawings



Key:



Approximate Site Location

Land North of Chaldicott Barns, Semley

Figure 1:
Site Location Plan

Project No. 2606005.001

Scale: N/A

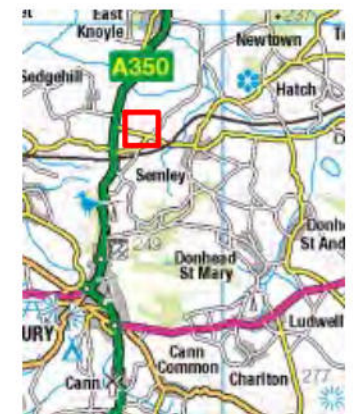
Date: September 2026

Version: -



TEC
Unit 8 Rail Crossing Yard
Dyehouse Lane
Glastonbury
Somerset
BA6 9LZ

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01458 555148
info@tecon.co.uk



Key:



TEC Soakage Pit

*All locations are approximate

Land North of Chaldicott Barns, Semley

Figure 2:
Proposed Development &
Soakage Pit Location Plan

Project No. 2606005.001

Scale: N/A

Date: September 2026

Version: -



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Unit 8 Rail Crossing Yard
Dyehouse Lane
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Appendix A

Trial Pit Logs



Key to exploratory hole symbols and abbreviations

SAMPLE TYPES

ACM - Asbestos sample	AMAL - Amalgamated sample	B - Bulk disturbed sample
BLK - Block sample	C - Core sample	CBR - CBR test sample
D - Disturbed sample	ES - Environmental sample	EW - Environmental water sample
G - Gas sample	J - Jar sample	L - Liner sample
TW - Pushed thin wall sample	U - Undisturbed sample	UT - Undisturbed thin wall sample
W - Water sample	T - Tub sample	JT - Jar and Tub sample

IN-SITU TESTS

HV - Hand shear vane	HV(r) - Hand shear vane residual	PID - Photo ionisation detector
PP - Hand penetrometer	SPT - Standard penetration test	SPT(C) - SPT using cone

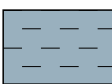
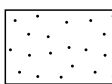
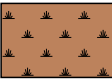
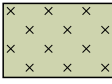
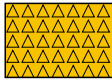
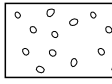
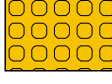
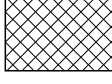
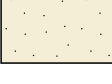
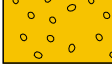
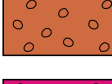
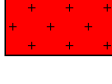
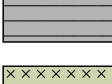
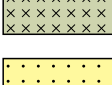
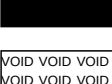
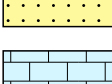
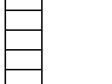
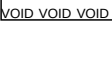
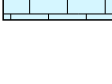
GROUNDWATER

 Groundwater strike	 Groundwater rest level
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ROTARY CORE DETAILS

TCR - Total core recovery (%)	SCR - Solid core recovery (%)	RQD - Rock quality designation (%)
FI - Fracture index	NI - Non-intact core	AZCL - Assumed zone of core loss

LEGEND

 Topsoil	 Clay	 Chalk	 Sand backfill
 Peat	 Silt	 Breccia	 Gravel backfill
 Made ground [cohesive]	 Sand	 Conglomerate	 Arisings
 Concrete	 Gravel	 Metamorphic	 Bentonite
 Wood	 Cobbles	 Igneous	 Concrete
 Brick	 Boulders		 Grout
 Bituminous material	 Mudstone		 Plain pipe
 Gypsum	 Siltstone		
 Coal	 Sandstone		 Slotted pipe
 VOID VOID VOID VOID VOID VOID VOID VOID VOID VOID VOID VOID	 Limestone		



Trial Pit

TP13
Sheet 1 of 1

Hole Type TP	Easting 388079.00	Northing 127594.00	Ground Level (m)	Scale 1:25
Project Name Land North of Chaldicotts Barns	Project No. 2606005.001	Start Date 2026-09-30	End Date 2026-09-30	

Client Chaldicotts Limited	Consultant TEC	Contractor Jackson Drilling Ltd
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.10) 0.10		Brown slightly gravelly silty CLAY with frequent rootlets. Gravel of fine to coarse wood, chert and sandstone. [NEAR SURFACE MATERIALS]	
						(0.40) 0.50		Stiff brown mottled grey slightly gravelly silty CLAY. Gravel of fine to coarse sub-angular to sub-rounded chert and sandstone. [KIMMERIDGE CLAY FORMATION]	0.5
						(0.60) 1.10		Stiff grey mottled brown silty CLAY. [KIMMERIDGE CLAY FORMATION]	1.0
						(0.90) 2.00		Stiff dark grey gravelly silty CLAY. Gravel of fine to coarse sub-rounded laminated mudstone lithorelics. [KIMMERIDGE CLAY FORMATION]	1.5
									2.0
								End of Trial Pit at 2.00m	
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 2.00m TP JCB 86c-2 Stable L = 2.50m W = 0.60m	Logger CL
--	--	--------------



Trial Pit

TP13
PHOTO PAGE

Hole Type TP	Easting 388079.00	Northing 127594.00	Ground Level (m)	Scale 1:25
Project Name Land North of Chaldicotts Barns	Project No. 2606005.001	Start Date 2026-09-30	End Date 2026-09-30	

Client
Chaldicotts Limited

Consultant
TEC

Contractor
Jackson Drilling Ltd



Remarks
No groundwater encountered.

Method, Plant, Stability, Dimensions

0.00 - 2.00m TP JCB 86c-2
Stable

L = 2.50m



W = 0.60m

Logger

CL

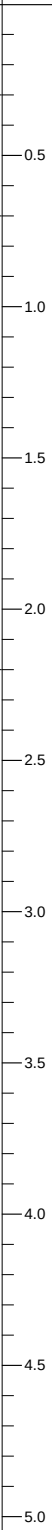


Trial Pit

TP14
Sheet 1 of 1

Hole Type TP	Easting 388013.00	Northing 127554.00	Ground Level (m)	Scale 1:25
Project Name Land North of Chaldicotts Barns	Project No. 2606005.001	Start Date 2026-09-30	End Date 2026-09-30	

Client Chaldicotts Limited	Consultant TEC	Contractor Jackson Drilling Ltd
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.30)		Brown slightly gravelly silty CLAY with frequent rootlets. Gravel of fine to coarse wood, chert and sandstone. [NEAR SURFACE MATERIALS]	
						0.30		Stiff brown mottled grey silty CLAY with occasional roots up to 2cm diameter. [KIMMERIDGE CLAY FORMATION]	
						(0.40)			
						0.70		Stiff grey mottled brown silty CLAY. [KIMMERIDGE CLAY FORMATION]	
									
									
									
									
						(1.50)			
									
						2.20		End of Trial Pit at 2.20m	

Remarks No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 2.20m TP JCB 86c-2 Stable L = 2.60m W = 0.60m	Logger CL
--	--	--------------



Trial Pit

TP14
PHOTO PAGE

Hole Type	Easting	Northing	Ground Level (m)	Scale
TP	388013.00	127554.00		1:25
Project Name	Project No.	Start Date	End Date	
Land North of Chaldicotts Barns	2606005.001	2026-09-30	2026-09-30	

Client	Consultant	Contractor
Chaldicotts Limited	TEC	Jackson Drilling Ltd



Remarks	Method, Plant, Stability, Dimensions	Logger
No groundwater encountered.	0.00 - 2.20m TP JCB 86c-2	CL
	Stable	
	L = 2.60m	
	W = 0.60m	



Trial Pit

TP15
PHOTO PAGE

Hole Type	Easting	Northing	Ground Level (m)	Scale
TP	388015.00	127452.00		1:25
Project Name	Project No.	Start Date	End Date	
Land North of Chaldicotts Barns	2606005.001	2026-09-30	2026-09-30	

Client	Consultant	Contractor
Chaldicotts Limited	TEC	Jackson Drilling Ltd



Remarks	Method, Plant, Stability, Dimensions	Logger
No groundwater encountered.	0.00 - 2.10m TP JCB 86c-2 Stable L = 2.70m W = 0.60m	CL



TP16

Sheet 1 of 1

[illegible]

$L = 2.70\text{m}$

$W = 0.60\text{m}$



Trial Pit

TP16
PHOTO PAGE

Hole Type TP	Easting 388098.00	Northing 127504.00	Ground Level (m)	Scale 1:25
Project Name Land North of Chaldicotts Barns	Project No. 2606005.001	Start Date 2026-09-30	End Date 2026-09-30	

Client
Chaldicotts Limited

Consultant
TEC

Contractor
Jackson Drilling Ltd



Remarks
No groundwater encountered.

Method, Plant, Stability, Dimensions
0.00 - 2.20m TP JCB 86c-2
Stable

Logger
CL

L = 2.70m
W = 0.60m

Appendix B

Soakage Test Results

Trial Pit Soakaway Test - Soil Infiltration Rate	
--	--

Project Name:	Land North of Chaldicotts Barns, Semley
Project Number:	2606005.001
Client:	Chaldicotts Limited
Trial Pit Reference:	TP13

Unit B
Rail Crossing Yard
Dyehouse Lane
Glastonbury
BA6 9LZ

[illegible]

	Test 1	Test 2	Test 3
Test Date	30/09/2026	-	-
Weather Conditions:	Dry	-	-

Ground Conditions / General Remarks

Refer to trial pit logs.

Pit Construction & Testing Comments

Pit sidewalls noted to be generally stable during testing.

Input Parameters

Test Number	Test 1	Test 2	Test 3
Pit depth (m)	2.00		
Pit width (m)	0.60		
Pit length (m)	2.50		
Depth to standing water (m)	-		
Granular Fill used to stabilise the pit?	No		

Max. depth (mm bgl)	2000		
Effective depth (mm bgl)	630		
Effective drop (mm)	1370		
25% effective depth (mm bgl)	973		
50% effective depth (mm bgl)	1315		
75% effective depth (mm bgl)	1658		

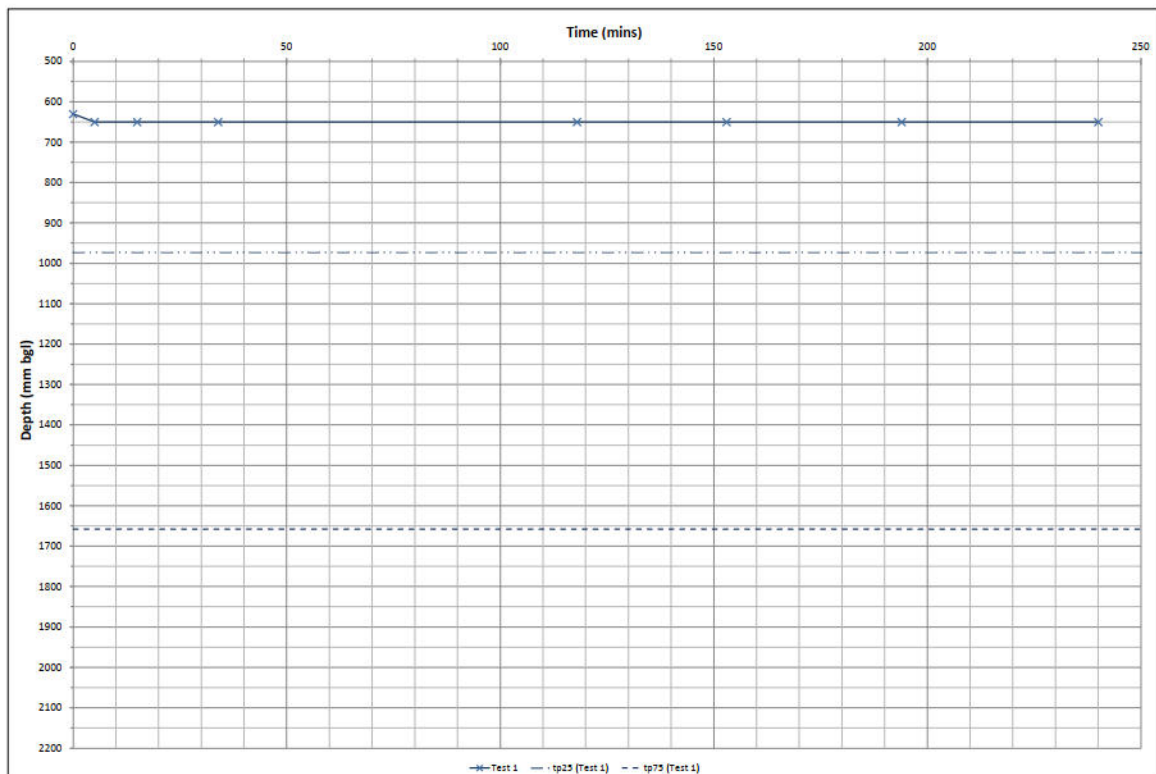
t_{35} (min)			
t_{75} (min)			

$V_{0.75-25} \text{ (m}^3\text{)}$	1.03		
$a_{p50} \text{ (m}^2\text{)}$	5.75		
$t_{p75-25} \text{ (min)}$			

N.B. Where granular fill used to stabilise the test pit, assume there to be 30% free volume.

Calculated Soil Infiltration Rate

Soil Infiltration Rate (m/sec)	Not Calculable
Soil Infiltration Rate (mm/hr)	
Extrapolated Data?	



Compiled by:	CL
Checked by:	MT

Infiltration calculated in accordance with the method presented in BRE Digest 365 (2016) Soakaway Design, 2016.

Project Name:	Land North of Chaldicotts Barns, Semley	Unit B	
Project Number:	2606005.001	Rail Crossing Yard	
Client:	Chaldicotts Limited	Dyehouse Lane	
Trial Pit Reference:	TP14	Glastonbury BA6 9LZ	

[illegible]

	Test 1	Test 2	Test 3
Test Date	30/09/2026	-	-
Weather Conditions:	Dry	-	-

Refer to trial pit logs.

Pit sidewalls noted to be generally stable during testing.

Test Number	Test 1	Test 2	Test 3
Pit depth (m)	2.20		
Pit width (m)	0.60		
Pit length (m)	2.60		
Depth to standing water (m)	-		
Granular Fill used to stabilise the pit?	No		

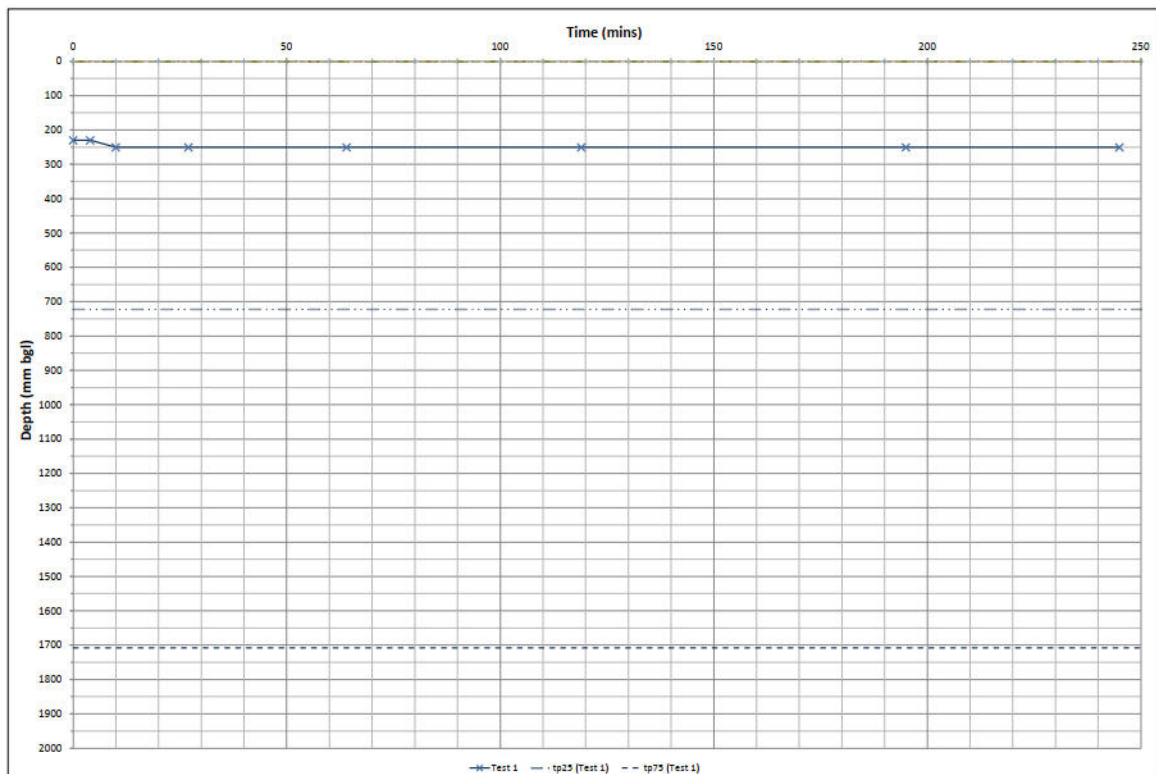
Max. depth (mm bgl)	2200
Effective depth (mm bgl)	230
Effective drop (mm)	1970
25% effective depth (mm bgl)	723
50% effective depth (mm bgl)	1215
75% effective depth (mm bgl)	1708

t_{25} (min)			
t_{75} (min)			

$V_{p75-25} \text{ (m}^3\text{)}$	1.54		
$\bar{a}_{p10} \text{ (m}^3\text{)}$	7.86		
$t_{p75-25} \text{ (min)}$			

N.B. Where granular fill used to stabilise the test pit, assume there to be 30% free volume.

Soil Infiltration Rate (m/sec)	Not Calculable
Soil Infiltration Rate (mm/hr)	
Extrapolated Data?	



Compiled by:	CL
Checked by:	MT

Infiltration calculated in accordance with the method presented in BRE Digest 365 (2016) Soakaway Design, 2016.

Trial Pit Soakaway Test - Soil Infiltration Rate	
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Project Name:	Land North of Chaldicotts Barns, Semley
Project Number:	2606005.001
Client:	Chaldicotts Limited
Trial Pit Reference:	TP15

Unit B
Rail Crossing Yard
Dyehouse Lane
Glastonbury
BA6 9LZ

[illegible]

	Test 1	Test 2	Test 3
Test Date	30/09/2026	-	-
Weather Conditions:	Dry	-	-

Ground Conditions / General Remarks

Refer to trial pit logs.

Pit Construction & Testing Comments

Pit sidewalls noted to be generally stable during testing.

Input Parameters

Test Number	Test 1	Test 2	Test 3
Pit depth (m)	2.10		
Pit width (m)	0.60		
Pit length (m)	2.70		
Depth to standing water (m)	-	-	-
Granular Fill used to stabilise the pit?	No	No	No

Max. depth (mm bg)	2100		
Effective depth (mm bg)	695		
Effective drop (mm)	1405		
25% effective depth (mm bg)	1046		
50% effective depth (mm bg)	1398		
75% effective depth (mm bg)	1749		

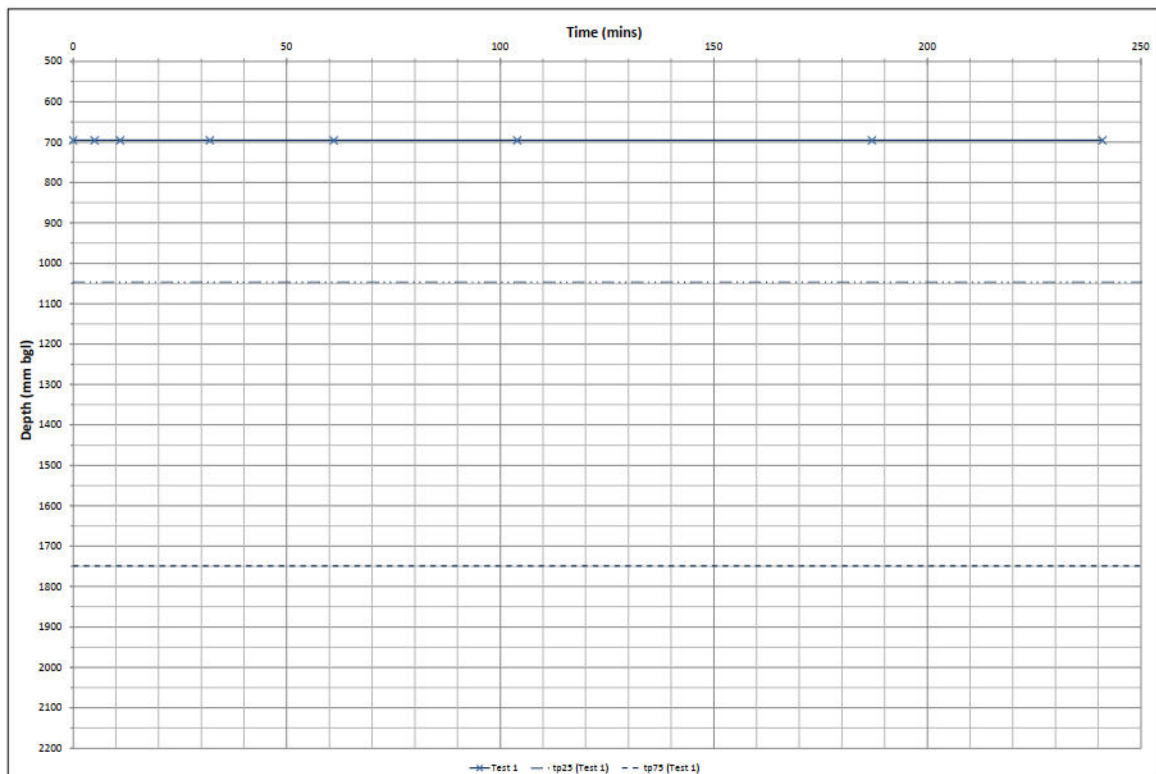
t_{35} (min)			
t_{75} (min)			

V_{p75-25} (m ³)	1.14		
$\bar{a}_{p10}$ (m ²)	6.26		
τ_{p75-25} (min)			

N.B. Where granular fill used to stabilise the test pit, assume there to be 30% free volume.

Calculated Soil Infiltration Rate

Soil Infiltration Rate (m/sec)	Not Calculable
Soil Infiltration Rate (mm/hr)	
Extrapolated Data?	



Compiled by:	CL
Checked by:	MT

Infiltration calculated in accordance with the method presented in BRE Digest 365 (2016) Soakaway Design, 2016.

Trial Pit Soakaway Test - Soil Infiltration Rate	
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Project Name:	Land North of Chaldicotts Barns, Semley
Project Number:	2606005.001
Client:	Chaldicotts Limited
Trial Pit Reference:	TP16

Unit B
Rail Crossing Yard
Dyehouse Lane
Glastonbury
BA6 9LZ

[illegible]

	Test 1	Test 2	Test 3
Test Date	30/09/2026	-	-
Weather Conditions:	Dry	-	-

Ground Conditions / General Remarks

Refer to trial pit logs.

Pit Construction & Testing Comments

Pit sidewalls noted to be generally stable during testing.

Input Parameters

Test Number	Test 1	Test 2	Test 3
Pit depth (m)	2.20		
Pit width (m)	0.60		
Pit length (m)	2.60		
Depth to standing water (m)	-	-	-
Granular Fill used to stabilise the pit?	No	No	No

Max. depth (mm bgl)	2200		
Effective depth (mm bgl)	580		
Effective drop (mm)	1620		
25% effective depth (mm bgl)	985		
50% effective depth (mm bgl)	1390		
75% effective depth (mm bgl)	1795		

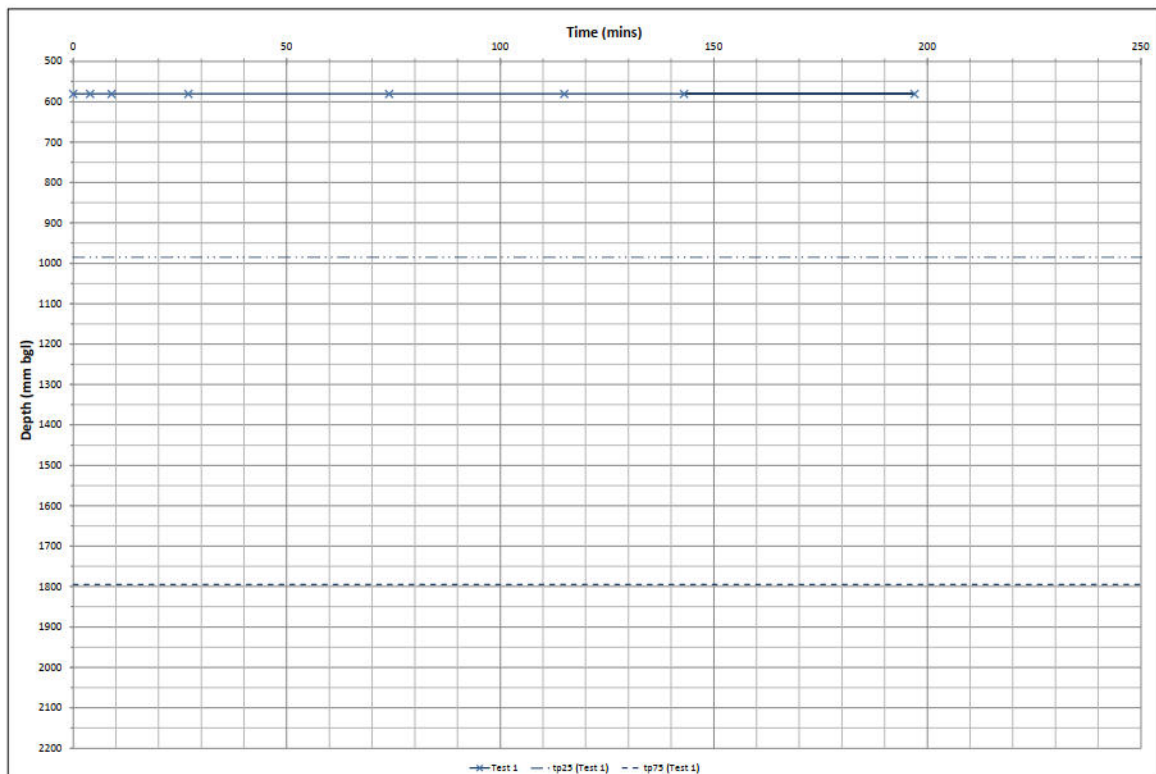
t_{35} (min)			
t_{75} (min)			

$V_{p75-25} \text{ (m}^3\text{)}$	1.26		
$\bar{a}_{p10} \text{ (m}^3\text{)}$	6.74		
$\tau_{p75-25} \text{ (min)}$			

N.B. Where granular fill used to stabilise the test pit, assume there to be 30% free volume.

Calculated Soil Infiltration Rate

Soil Infiltration Rate (m/sec)	Not Calculable
Soil Infiltration Rate (mm/hr)	
Extrapolated Data?	



Compiled by:	CL
Checked by:	MT

Infiltration calculated in accordance with the method presented in BRE Digest 365 (2016) Soakaway Design, 2016.