

Torsion Projects

Tomlinson House

Capitol Boulevard

Morley

Leeds

LS27 0TS

FAO Gareth Hicks / Abigail Sadler

RE: Torsion Hinckley – Discharge of Condition 26 – Soakaway Testing

This letter has been prepared for the benefit of Torsion Projects in relation to the new development between Marchant Road and Coventry Road. The site has planning permission for the 72 bed care home under planning application 25/00354/FUL, approved 02/04/25. Condition 26 of this permission is worded as follows:

No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

To assist with the discharge of this condition and enable development to commence on site, the groundworker was instructed to undertake BRE365 soakaway tests at several locations on site. These locations are shown on 25202-DCE-XX-XX-D-C-SK010 - Soakaway Tests. Results are as follows:

- Soakaway Trench 1 – New Car Park. Excavation to 2m total depth into natural ground. 1m of made ground. 1m of firm clay. Water ingress was noted during the works. Water level raised during the works. Water stayed perched within the pit at same depth after 12 – 16 hours (overnight). Groundwater is assumed to be perched within the made ground layer and infiltration is not possible into the clay layer.
- Soakaway Trench 2 – Attenuation tank location. Excavation to 1.5m total depth into natural ground. Water ingress was noted during the works. Water level raised during the works. Water stayed perched within the pit at same depth after 12 – 16 hours (overnight). Groundwater is assumed to be perched, and infiltration is not possible. It is noted that there is a blocked manhole nearby which has an equivalent groundwater level.
- Soakaway Trench 3 – Future garden. Excavation to 1.0m total depth into natural ground. No water ingress noted. Topsoil and rubble down to 0.5m. Firm clay beyond.
- Two further trial holes dug under the building footprint to 2.5m. Made ground noted down to 1.8m in both, with firm clay beyond to the bottom of the excavation. No water ingress noted.

The above information is consistent with the Phase 2 Site Investigation by Solmek. Photographs of the excavations by the contractor is at the rear of this document, 160126 Torsion Projects Hinckley Soak Away Testing

The trial pits were undertaken at the proposed base level of the new drainage systems. In all cases, the drainage systems will sit within firm clays which are topped with made ground. It is evident from the lack of the movement in the groundwater that these clays are not permeable and no change in water level was noted over a period of up to 24 hours.



Following these observations, full BRE365 soakaway tests were not undertaken as from these observations the tests would have been unsuccessful in establishing an infiltration rate.

On this basis, infiltration is not possible on this site and the original drainage outfall route, via the Severn Trent Sewer at the south east corner of the site, is to be utilised as per the previous planning submissions.

Yours faithfully

Sebastian Reid CEng MICE MCIHT
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For Dudleys Consulting Engineers Ltd