

Mr David Baker
Barwell Capitol Limited
17a Bridge House
Maybrook Street
Sutton Coldfield
B76 1AL

Dear David,

Re: Land at Crabtree Farm, Barwell (Parcel 1) – Soakaway Feasibility Letter Report

Background

The works described and reported herein follow on from the assessments and investigations which have been completed at the above site. This letter report should not be referred to in isolation, and should be read in conjunction with the following;

- Erda Associates Ltd., Phase II Geo-Environmental Assessment – Land At Crabtree Farm, Barwell (Parcel 1), dated April 2021, ref: EAL.02.20 – Rev 1).
- Erda Associates Ltd., Parcel 2 (Burial Ground), Crabtree Farm, Barwell – Soakaway Testing, dated July 2022, ref: EAL.02.20.

Copies of the above reports are not included herein, however, they are available upon request.

Parcel 1 Previous Investigation

Erda Associates Ltd. (Erda) have previously undertaken a Phase II Ground investigation at the subject site in September 2020. The investigation comprised the advancing of twenty-two mechanically excavated trial pits to a maximum depth of 3.00mbgl across the site.

In summary, the site was recorded to be predominantly underlain by natural glacial till deposits which comprised a stiff reddish brown/dark grey slightly gravelly sandy clay. Suspected glaciofluvial deposits were encountered in the north-western corner of the site in TP33 and TP37. These were recorded to comprise medium dense yellowish brown sand. The glaciofluvial deposits were noted to be of limited extents and are not representative of the site conditions as a whole.

A stockpile of made ground was also encountered in the northernmost part of the site. However, this has since been removed as part of the pre development enabling works.

Parcel 2 Soakaway Testing

Previous soakaway testing has been undertaken on an adjacent parcel of land (Parcel 2). This parcel is situated immediately adjacent the western boundary of the subject site. See attached parcel reference plan in **Appendix A**.

A total of three test pits were excavated in order to undertake soakaway testing of the shallow natural soils. All test pits were recorded to encounter glacial till comprising the exact same composition as those identified to underlie Parcel 1.

In summary, insufficient drainage was recorded in all three test positions, therefore, soakaway drainage was not considered to be viable for Parcel 2. Copies of the test records are included in **Appendix B**, for reference.

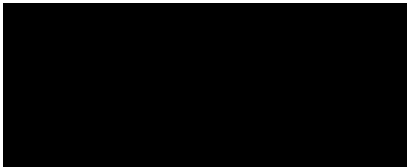
Conclusion and Recommendations

Based on the above, the site is predominantly underlain by cohesive glacial till deposits which are considered to be insufficient for soakaway drainage. This has been demonstrated by soakaway testing undertaken within the glacial till deposits on an adjacent site.

Therefore, soakaway drainage is not considered to be viable for the site and it is recommended that alternative drainage strategies are sought.

Copies of this letter report should be forwarded to the Local Authority for review and approval. Should you have any queries, or require any further information, please do not hesitate to contact us.

Yours Sincerely



Phil Devitt, BSc MSc MRICS
Director

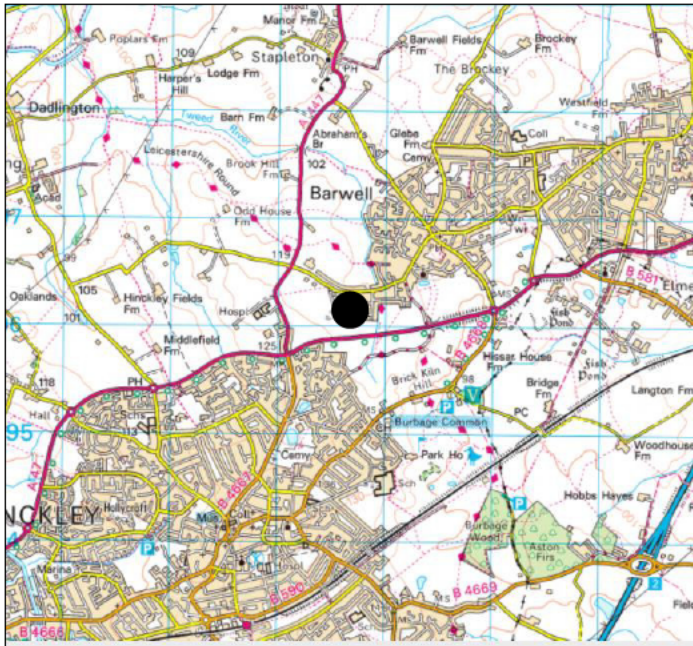
Encl.

Appendix A – Site Plans

Appendix B – Parcel 2 Soakaway Test Results

Appendix A

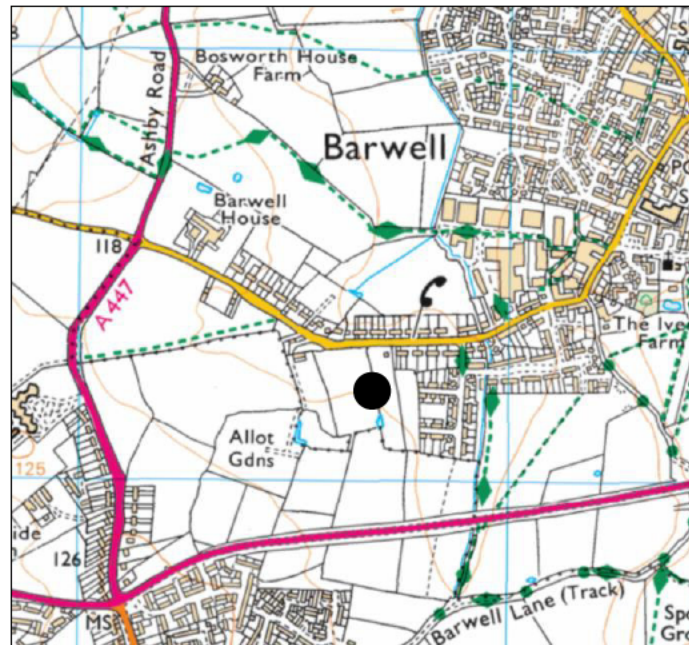




KEY:

● Approximate Site Location

DO NOT SCALE



TITLE:

Site Location Plan

PROJECT:

Crabtree Farm, Barwell

PROJECT No:

EAL.02.20

DATE:

04.2023

SCALE:

NTS

DRAWN:

PD

DWG No:

Figure 1

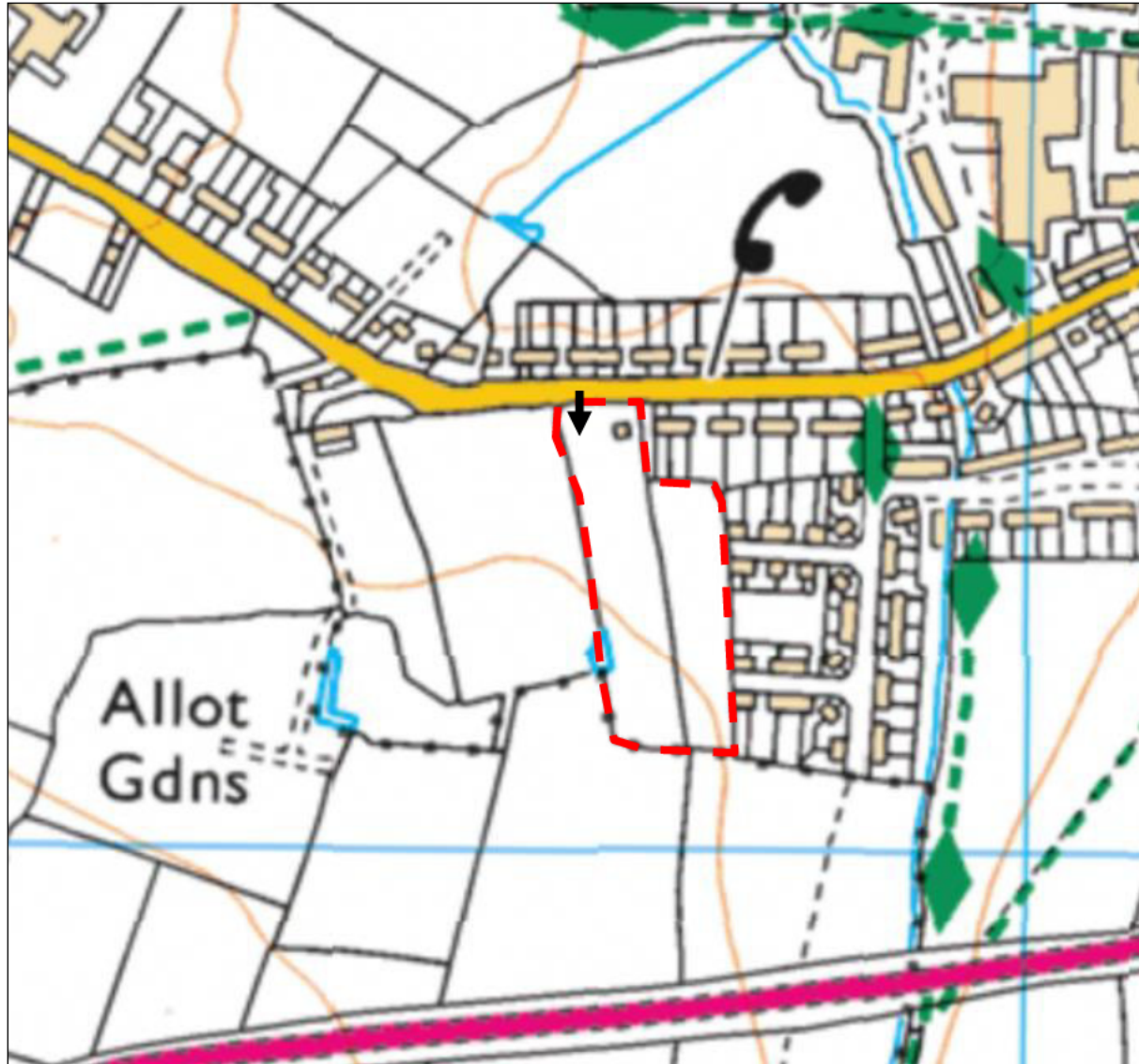


KEY:



Site Boundary

Access



DO NOT SCALE



TITLE:

Site Layout

PROJECT:

Crabtree Farm, Barwell

PROJECT No:

EAL.02.20

DATE:

04.2023

SCALE:

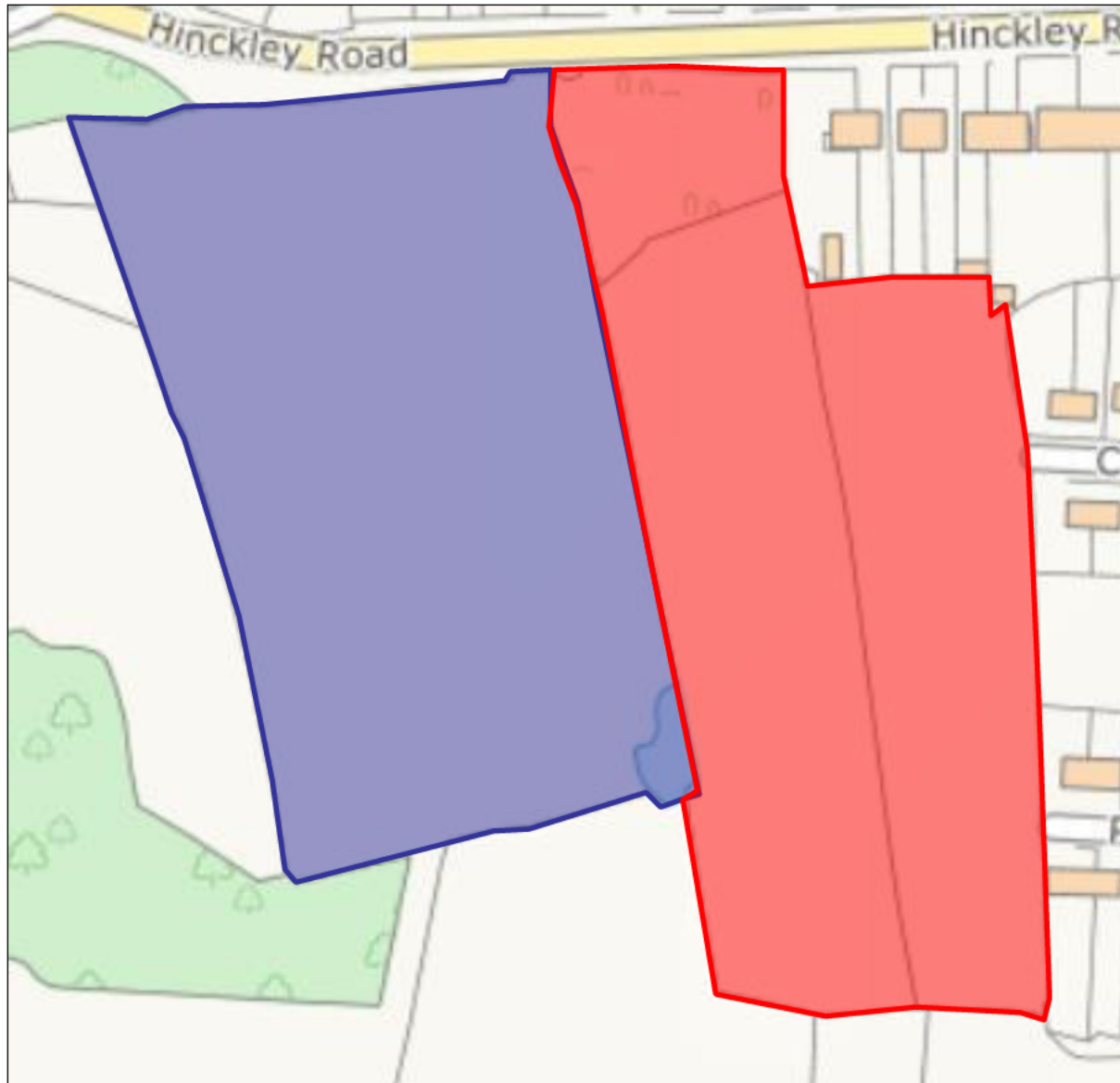
NTS

DRAWN:

PD

DWG No:

Figure 2



KEY:



Parcel 1 - area of proposed
residential redevelopment
(Subject of previous Phase II
Report)



Parcel 2 - area of previous
soakaway testing

DO NOT SCALE



TITLE:

Proposed End Use Plan

PROJECT:

Crabtree Farm, Barwell

PROJECT No:

EAL.02.20

DATE:

04.2023

SCALE:

NTS

DRAWN:

PD

DWG No:

Figure 3

Appendix B



INSITU SOAKAWAY TEST RESULTS

Trial Pit No.: SA03

Soil Profile:

Depth (m)		Description
From:	To:	
0.00	0.20	Topsoil.
0.20	1.10	Stiff reddish brown slightly gravelly sandy clay.

Sketch plan of test zone

Not to scale

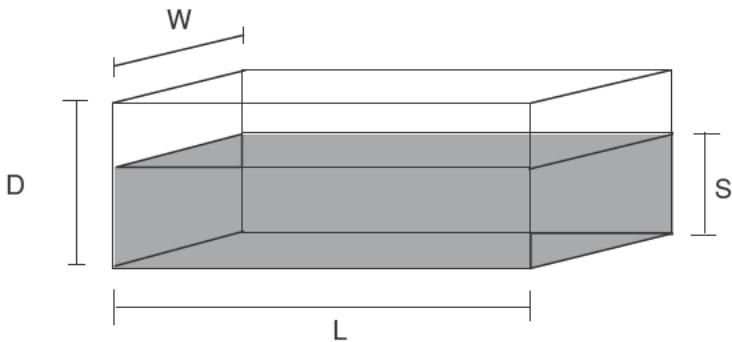
All dimensions in metres.

D = Depth of test pit =

W = Width of test pit =

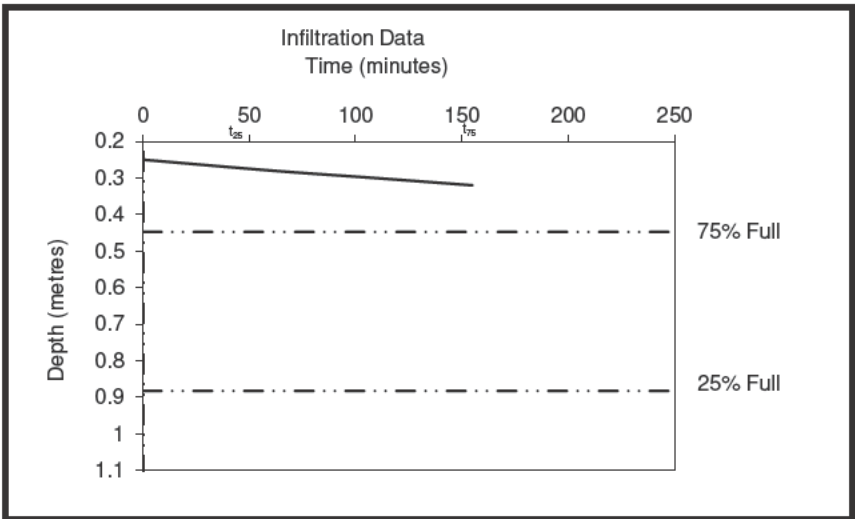
L = Length of test pit =

S= Storage depth (of water) =



Soakaway Test Run 1

Test Date: 24.06.22



Time (minutes)	Depth (m)
0	0.25
61	0.28
109	0.30
155	0.32

Notes:

Water did not sufficiently dissipate during test period. Therefore, the soils at this location are considered to be impermeable.

Test and analysis carried out in general accordance with BRE Digest 365 : 2007

Job No.: EAL.02.22
Site: Parcel 2 (Burial Ground), Crabtree Farm, Barwell
Client: Barwell Capitol Limited

