



Geotechnical &
Environmental
Consultants

Our ref: D46080/SS

21st July 2026

Bloor Homes Ltd
1 Wheatfield Way
Hinckley
Leicestershire
LE10 1YG

For the attention of Dan Southall

Dear Dan

Re: Soakaway Testing – Aston Flamville Road, Burbage

Following the recent completion of the in-situ soakaway testing at the above site, we are now pleased to report the findings as follows.

THE SITE

The site comprises an irregularly shaped field situated to the immediate northeast of Aston Flamville Road, Burbage, Leicestershire, and covers an area of approximately 4.3 hectares. At the time of our works (July 2026), the site appeared to have been recently mown to produce hay.

PROJECT UNDERSTANDING

We understand that it is proposed to develop the majority of the site with residential dwellings. The proposed development also includes an attenuation pond towards the sites northeastern corner and areas of public open space. We have been requested by the Client to undertake a programme of in-situ soakaway testing in designated locations across the site, including locations targeted to the proposed attenuation pond.

GEOLOGICAL SETTING

The reviewed geological mapping indicates the site to be underlain by superficial deposits of the Bosworth Clay Member (Clay and Silt). The underlying bedrock is shown to comprise strata of the Mercia Mudstone Group.

EXPLORATORY WORKS

Prior to the commencement of our intrusive works, a sub-contracted sub-surface utility scan was undertaken to attempt to avoid buried services during the intrusive works. Based on the results of the services scan, and taking account of the requirement to avoid buried services, the soakaway pits were sited in locations as close as possible to those requested by the Client.

Nine soakaway test pits (designated SA01 to SA09) were excavated at the site on 7th and 8th July 2026.

The soakaway test pits were advanced to depths of between 0.70m and 0.90m below existing ground level (begl) given the assumed shallow depth of the data required by the Client.

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The approximate locations of the soakaway test pits are shown on the plan included in Appendix I of this report (Figure No. D46080/S1).

RESULTS OF IN-SITU SOAKAWAY TESTING

Once excavated, each pit was trimmed with the aim of making the sides as vertical as reasonably practicable and any loose soil removed from the bottom of the pit. Soakaway testing was carried out in open pits, with one test carried out in each pit, as appropriate.

The soil infiltration rate calculation sheets are presented in Appendix II of this report and are summarised in Table 1 below. A summary of the soil infiltration rates are also included on the drawing presented in Appendix III of this report (Figure No. D46080/S2).

TABLE 1 – SUMMARY OF SOIL INFILTRATION RATES				
Soakaway Reference	Test No.	Date of Test	Duration of Test (mins)	Soil Infiltration Rate (m/s)
SA01	1	07.07.2026	60	4.47×10^{-5}
SA02	1	07.07.2026	60	1.79×10^{-5}
SA03	1	07.07.2026	300	1.18×10^{-6}
SA04	1	07.07.2026	300	1.42×10^{-6}
SA05	1	07.07.2026	300	2.50×10^{-6}
SA06	1	08.07.2026	300	1.50×10^{-5}
SA07	1	08.07.2026	300	1.25×10^{-5}
SA08	1	08.07.2026	300	2.28×10^{-5}
SA09	1	08.07.2026	300	1.26×10^{-5}

COMMENTS

The comments made in this report are limited to those that can be made based on the findings of the soakaway testing works undertaken. GeoDyne Limited has prepared this report for the sole use and reliance of the Client, Bloor Homes Ltd, in accordance with our Standard Conditions and Limitations (included in Appendix IV). This report may not be used or relied upon by any unauthorised third party without the explicit written agreement of GeoDyne Limited.

We trust that the foregoing comments are in accordance with your requirements, however, should you have any questions or queries, please do not hesitate to contact us.

Yours sincerely

For and on the behalf of GeoDyne Limited

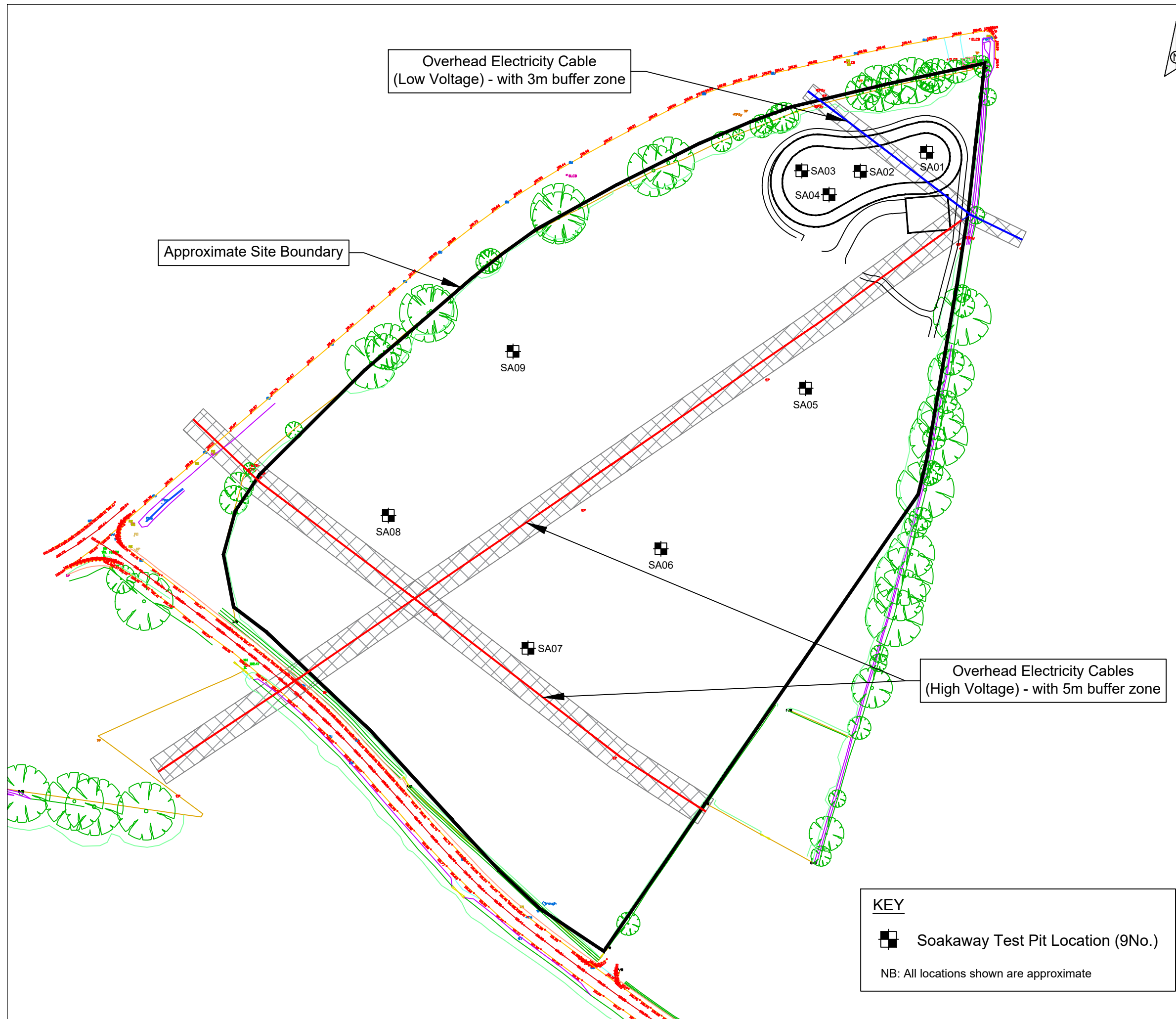


Encs.

Cc Geoff Hibbert – Bloor Homes Ltd

APPENDIX I

**Soakaway Pit Location Plan
(Figure No. D46080/S1)**



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Project No.	D46080
Client	Bloor Homes Ltd
Project	Aston Flamville Road, Burbage
Title	Soakaway Pit Location Plan
Drawn By	SJ
Checked By	SS
Approved By	PK
Scale	NTS
Date Drawn	13/07/2026
Revision	
Figure No.	D46080/S1



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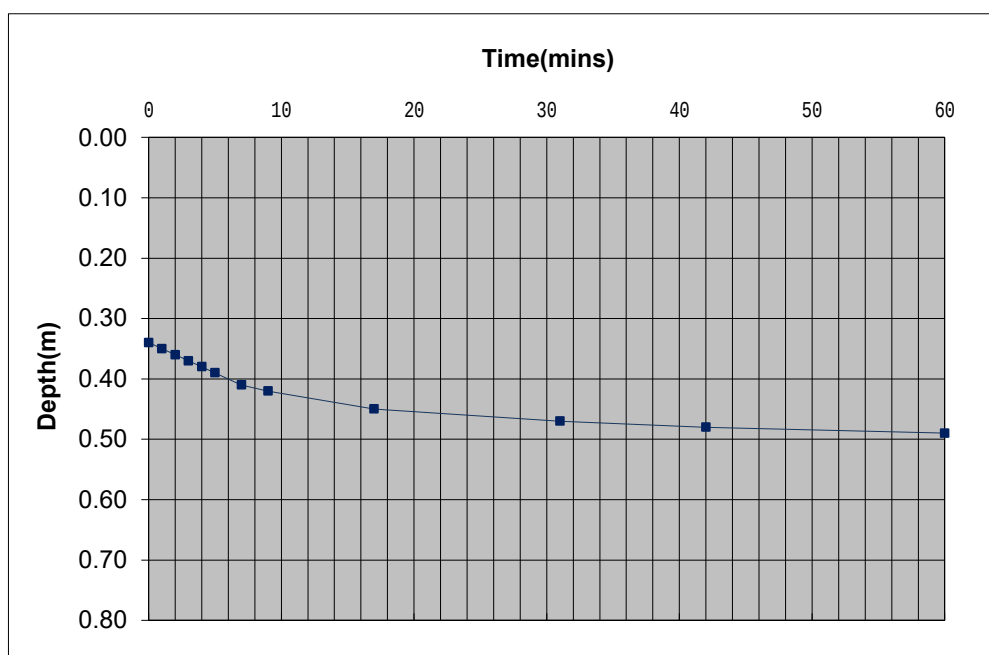
APPENDIX II

Soil Infiltration Rate Calculations

[illegible]

Trial pit dimensions		
Width(m)	Length(m)	Depth(m)
0.60	1.20	0.80

Enter Assumed Void Ratio (fraction of 1, where 1 equates to open pit. 0.3 to stone fill and 0 equates to no voids)	1
--	---



Time at 75% effective depth(mins)	=	4
Time at 25% effective depth(mins)	=	17

Infiltration Rate, $F = 4.47E-05$ m/s

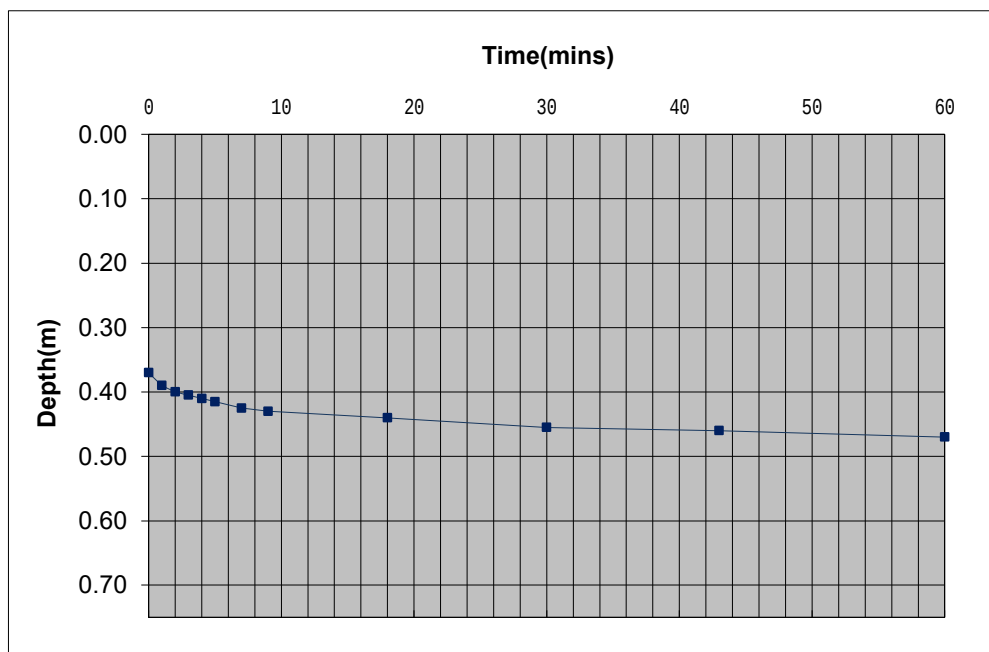
[illegible]

Client :	Bloor Homes Ltd
Site :	Aston Flamville Road, Burbage
Site ref :	D46080

Trial pit dimensions		
Width(m)	Length(m)	Depth(m)
0.60	1.25	0.75

Depth from water level at start of test to bottom of pit =	0.38
--	------

Enter Assumed Void Ratio (fraction of 1, where 1 equates to open pit. 0.3 to stone fill and 0 equates to no voids)	1
--	---



75% effective depth(m)	=	0.40
25% effective depth(m)	=	0.45

Time at 75% effective depth(mins)	=	2
Time at 25% effective depth(mins)	=	26

Volume outflowing, $V_{p75-25} =$ 0.0375

Area, a_{p50} = 1.453

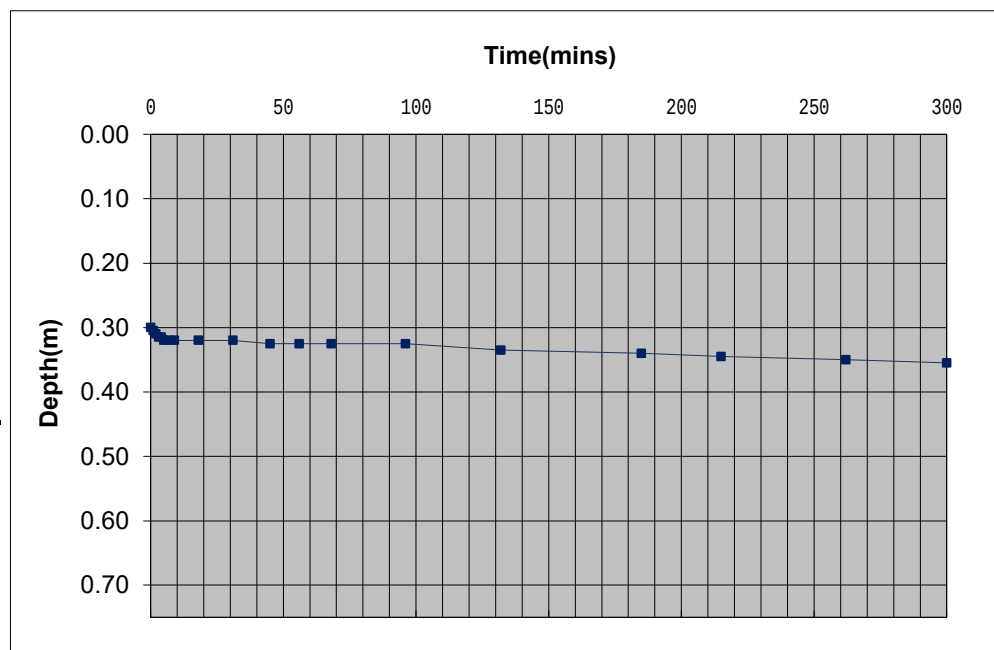
Time, $T_{75-25} =$ 24.0

Infiltration Rate, $F = 1.79E-05$ m/s

[illegible]

Trial pit dimensions		
Width(m)	Length(m)	Depth(m)
0.60	1.20	0.75

Enter Assumed Void Ratio (fraction of 1, where 1 equates to open pit. 0.3 to stone fill and 0 equates to no voids)	1
--	---

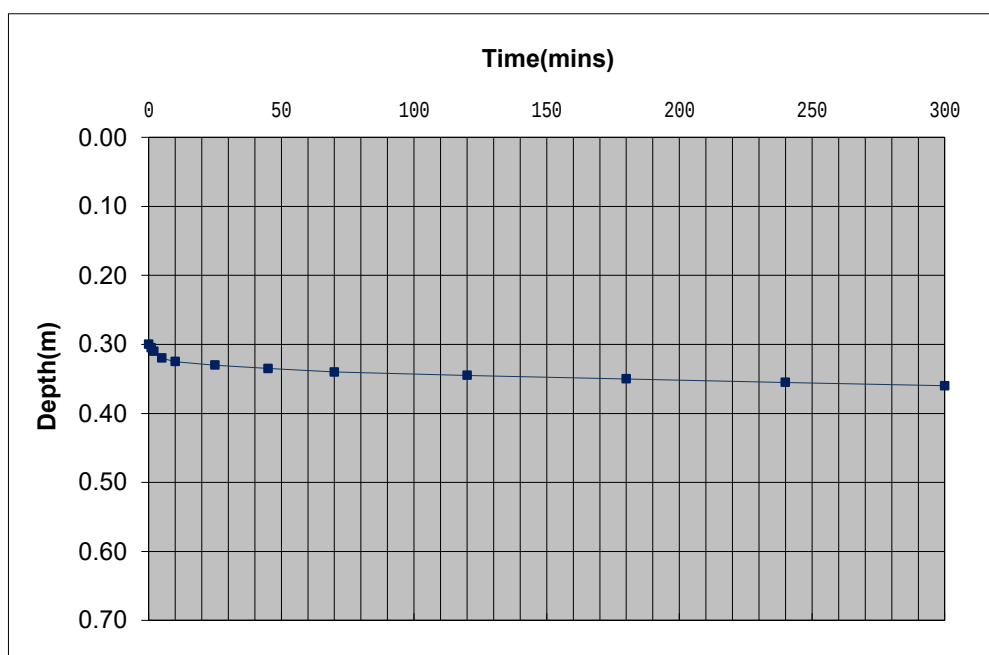


Infiltration Rate, $F = 1.18E-06$ m/s

[illegible]

Trial pit dimensions		
Width(m)	Length(m)	Depth(m)
0.60	1.15	0.70

Enter Assumed Void Ratio (fraction of 1, where 1 equates to open pit. 0.3 to stone fill and 0 equates to no voids)	1
--	---



Time at 75% effective depth(mins)	=	5
Time at 25% effective depth(mins)	=	180

Infiltration Rate, $F = 1.42E-06$ m/s

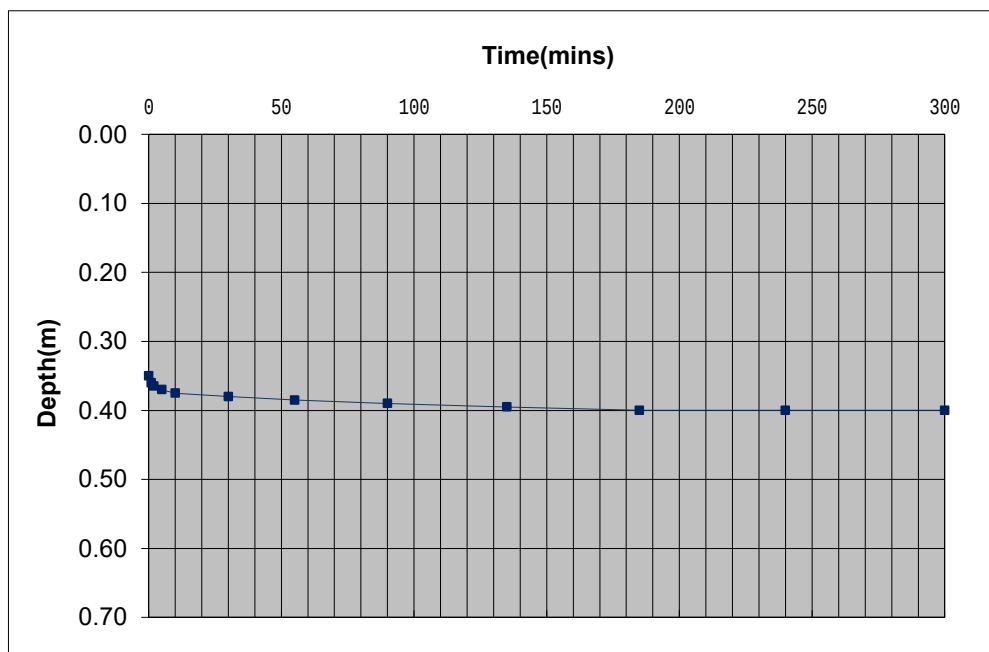
[illegible]

Client :	Bloor Homes Ltd
Site :	Aston Flamville Road, Burbage
Site ref :	D46080

Trial pit dimensions		
Width(m)	Length(m)	Depth(m)
0.60	1.20	0.70

Depth from water level at start of test to bottom of pit =	0.35
--	------

Enter Assumed Void Ratio (fraction of 1, where 1 equates to open pit. 0.3 to stone fill and 0 equates to no voids)	1
--	---



75% effective depth(m)	=	0.36
25% effective depth(m)	=	0.39

Time at 75% effective depth(mins)	=	1
Time at 25% effective depth(mins)	=	90

Volume outflowing, $V_{p75-25} =$ 0.018

Area, a_{p50} = 1.35

Time, T_{75-25} = 89.0

Infiltration Rate, $F = 2.50E-06$ m/s

SOIL INFILTRATION RATE CALCULATIONS



SA06 Test 1

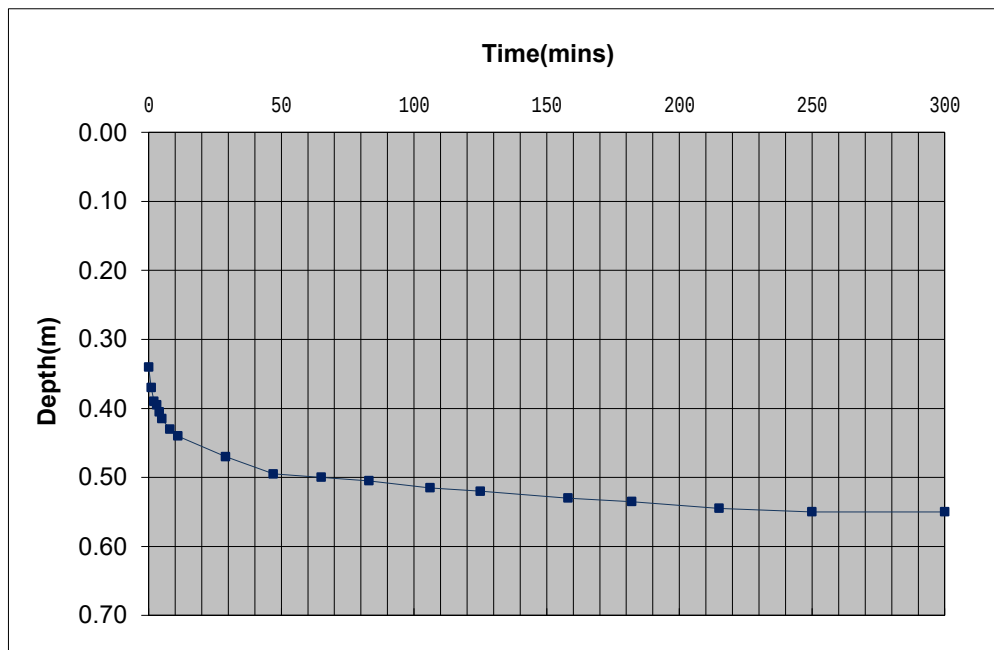
Time(mins)	Depth(m)
0	0.34
1	0.37
2	0.39
3	0.395
4	0.405
5	0.415
8	0.43
11	0.44
29	0.47
47	0.495
65	0.50
83	0.505
106	0.515
125	0.52
158	0.53
182	0.535
215	0.545
250	0.55
300	0.55

Client :	Bloor Homes Ltd
Site :	Aston Flamville Road, Burbage
Site ref :	D46080

Trial pit dimensions		
Width(m)	Length(m)	Depth(m)
0.60	1.40	0.70

Depth from water level at start of test to bottom of pit =	0.36
--	------

Enter Assumed Void Ratio (fraction of 1, where 1 equates to open pit. 0.3 to stone fill and 0 equates to no voids)	1
--	---



75% effective depth(m)	=	0.39
25% effective depth(m)	=	0.50

Time at 75% effective depth(mins)	=	2
Time at 25% effective depth(mins)	=	65

Volume outflowing, V_{p75-25} = 0.0882

Area, a_{p50} = 1.56

Time, T_{75-25} = 63.0

Infiltration Rate, F = 1.50E-05 m/s

SOIL INFILTRATION RATE CALCULATIONS



SA07 Test 1

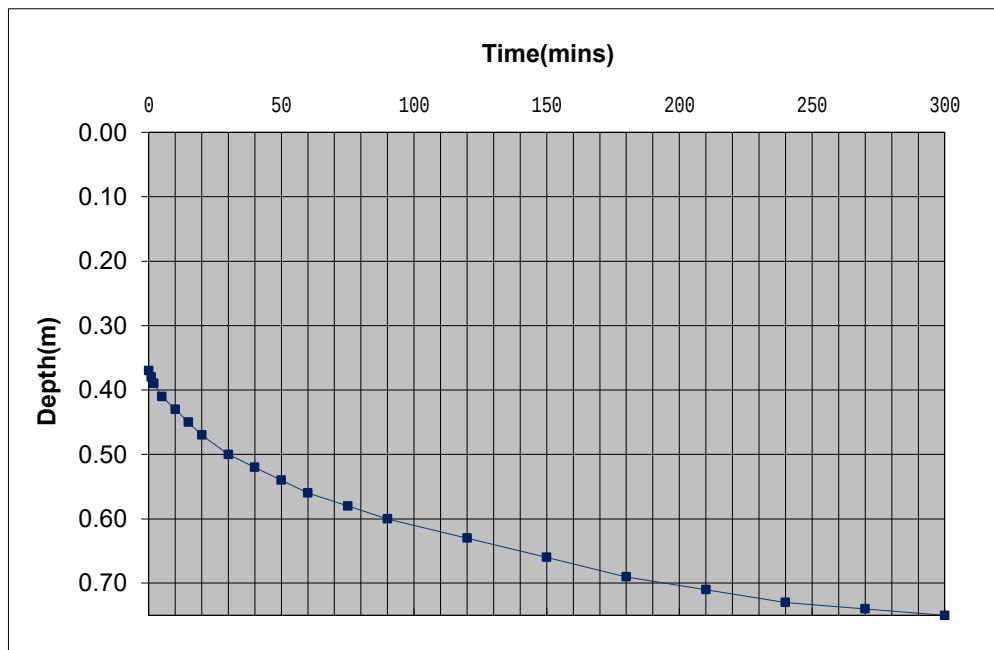
Time(mins)	Depth(m)
0	0.37
1	0.38
2	0.39
5	0.41
10	0.43
15	0.45
20	0.47
30	0.50
40	0.52
50	0.54
60	0.56
75	0.58
90	0.60
120	0.63
150	0.66
180	0.69
210	0.71
240	0.73
270	0.74
300	0.75

Client :	Bloor Homes Ltd
Site :	Aston Flamville Road, Burbage
Site ref :	D46080

Trial pit dimensions		
Width(m)	Length(m)	Depth(m)
0.60	1.20	0.75

Depth from water level at start of test to bottom of pit =	0.38
--	------

Enter Assumed Void Ratio (fraction of 1, where 1 equates to open pit. 0.3 to stone fill and 0 equates to no voids)	1
--	---



75% effective depth(m)	=	0.47
25% effective depth(m)	=	0.66

Time at 75% effective depth(mins)	=	20
Time at 25% effective depth(mins)	=	150

Volume outflowing, V_{p75-25} = 0.1368

Area, a_{p50} = 1.404

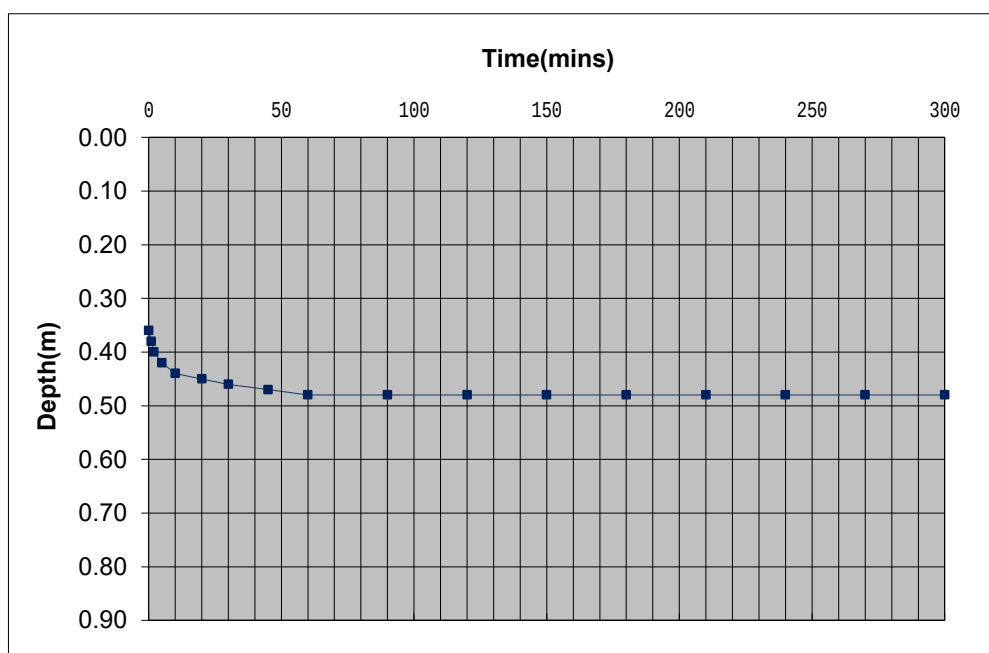
Time, T_{75-25} = 130.0

Infiltration Rate, F = 1.25E-05 m/s

[illegible]

Trial pit dimensions		
Width(m)	Length(m)	Depth(m)
0.60	1.15	0.90

Enter Assumed Void Ratio (fraction of 1, where 1 equates to open pit. 0.3 to stone fill and 0 equates to no voids)	1
--	---



Time at 75% effective depth(mins)	=	1.5
Time at 25% effective depth(mins)	=	20

Infiltration Rate, $F = 2.28E-05$ m/s

SOIL INFILTRATION RATE CALCULATIONS



SA09 Test 1

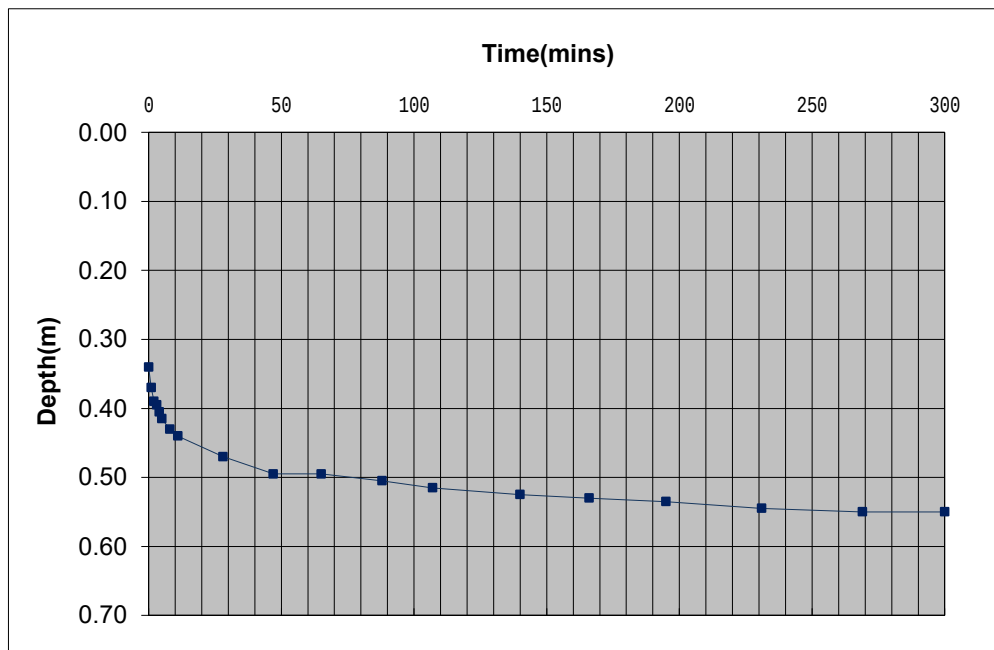
Time(mins)	Depth(m)
0	0.34
1	0.37
2	0.39
3	0.395
4	0.405
5	0.415
8	0.43
11	0.44
28	0.47
47	0.495
65	0.495
88	0.505
107	0.515
140	0.525
166	0.53
195	0.535
231	0.545
269	0.55
300	0.55

Client :	Bloor Homes Ltd
Site :	Aston Flamville Road, Burbage
Site ref :	D46080

Trial pit dimensions		
Width(m)	Length(m)	Depth(m)
0.60	1.40	0.70

Depth from water level at start of test to bottom of pit =	0.36
--	------

Enter Assumed Void Ratio (fraction of 1, where 1 equates to open pit. 0.3 to stone fill and 0 equates to no voids)	1
--	---



75% effective depth(m)	=	0.39
25% effective depth(m)	=	0.50

Time at 75% effective depth(mins)	=	2
Time at 25% effective depth(mins)	=	77

Volume outflowing, V_{p75-25} = 0.0882

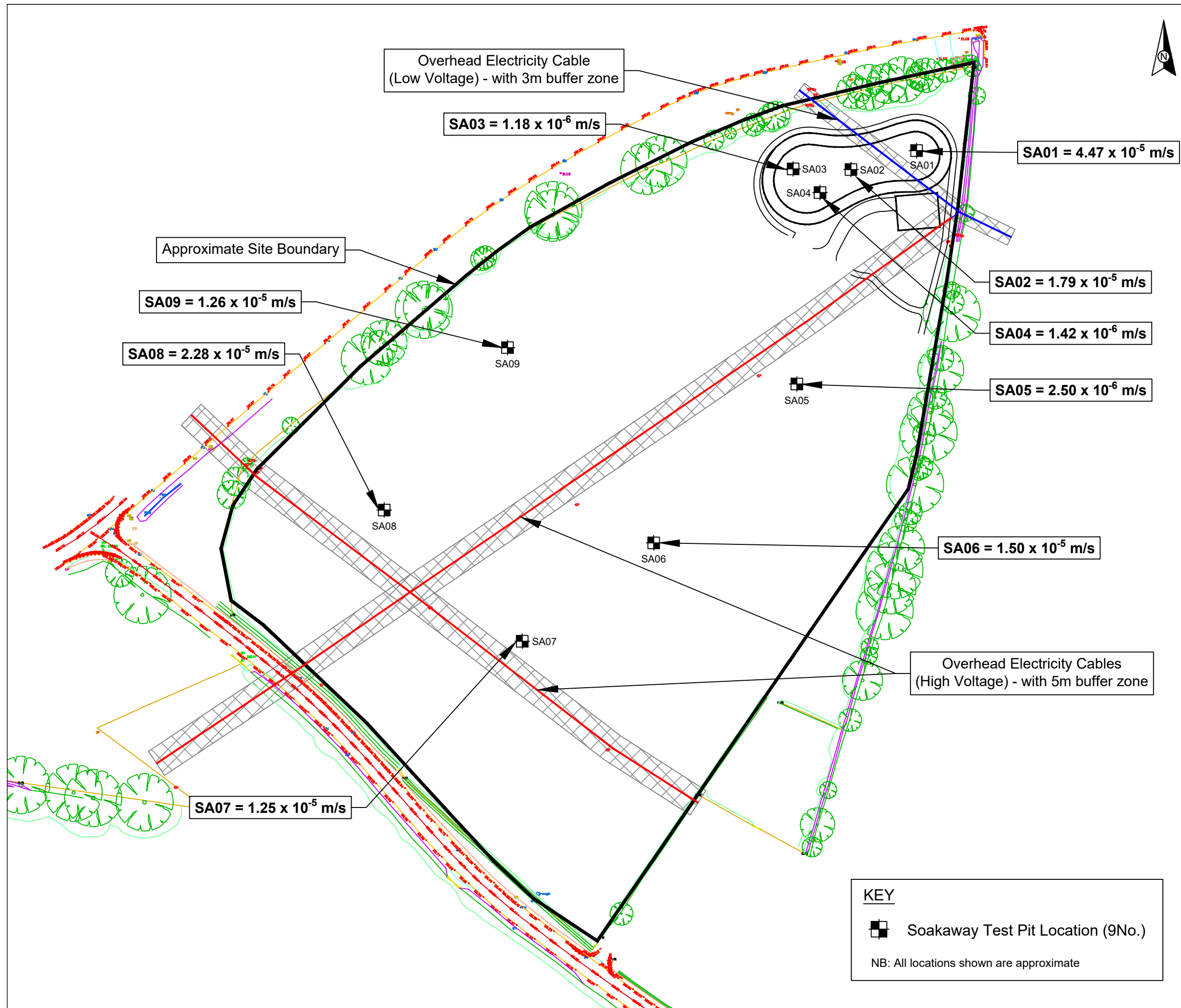
Area, a_{p50} = 1.56

Time, T_{75-25} = 74.5

Infiltration Rate, F = 1.26E-05 m/s

APPENDIX III

**Site Plan Showing Infiltration Rate Test Results
(Figure No. D46080/S2)**



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Project No.	D46080
Client	Bloor Homes Ltd
Project	Aston Flamville Road, Burbage
Title	Plan Showing Infiltration Rate Test Results
Drawn By	SJ
Checked By	SS
Approved By	PK
Scale	NTS
Date Drawn	13/07/2026
Revision	
Figure No.	D46080/S2



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APPENDIX IV

Conditions & Limitations

Conditions & Limitations

Phase I Desk Studies

1. Works undertaken to provide the basis of the Phase I Desk Study report comprise a review of information available from a number of sources/parties (potentially also including the Client) together with a walk over of the site (where applicable and included within the quotation). The opinions given in the Phase I Desk Study are based on the information available from third parties/sources that has been obtained within the available timeframe. GeoDyne Limited assumes all third party information to be true and correct and therefore cannot accept liability for the accuracy of such information supplied.
2. Should additional information become available that may affect the comments and opinions made within the Phase I Desk Study, GeoDyne Limited reserves the right to review such information and make modifications to comments/opinions as appropriate.
3. It should be borne in mind that a Phase I Desk Study collates available information to generate a conceptual model of the site. The actual geotechnical and environmental considerations can only be fully quantified by intrusive investigation works to confirm the accuracy of the conceptual site model.

Phase II Intrusive Investigations

1. Our quotation assumes that access to the site will be arranged by others at no cost to ourselves.
2. We have assumed that free access is available throughout to the entire site and that works can be undertaken during a single mobilisation. Where restricted access is encountered, or where additional unscheduled mobilisations are required, additional costs may be incurred to the client.
3. We have assumed that all available information relating to buried services will be supplied by the Client at no cost to ourselves. No responsibility will be accepted for damage to underground services that have not been brought to our prior attention by the Client.
4. All excavations/boreholes will be backfilled with compacted arisings upon completion, with any excess arisings left proud of ground levels. Excess arisings will not be removed from the site unless specifically requested by the Client. Where we are requested to remove excess arisings, all associated costs will be passed to the Client.
5. We will attempt to leave the site in a clean and tidy state, however, it must be understood that some disturbance of the site is unavoidable during intrusive works.
6. Exploratory holes are positioned approximately on site by GeoDyne Limited. Should the client require precise locations of all exploratory points, additional fees will be incurred. It must be borne in mind that backfilled trial pits can create 'soft spots', therefore, should the Client wish to designate 'no dig' zones, for example under the footprint of proposed structures, these must be brought to our attention prior to commencement of works.
7. Groundwater observations relate to conditions encountered at the time of investigation. It must be understood that groundwater levels may vary as a result of recent climatic conditions or seasonal variation.
8. Trial pits and boreholes examine only a small proportion of the total site area. No liability can be accepted for conditions not revealed in exploratory holes, particularly between positions. All extrapolations of available data are given in good faith.

Payment

1. Payment terms are strictly 28 days from the invoice date. GeoDyne reserve the right to charge interest on any late payments.
2. Prior to commencement of works, we require receipt of formal written instruction from the party accepting full financial responsibility for the work. In the absence of such an instruction, we would expect the instructing Consulting Engineers/Architects to accept full financial responsibility for the works.
3. Receipt of instruction to commence work shall be taken as acceptance and compliance of the foregoing conditions.
4. GeoDyne reserve the right to charge for abortive costs for any site works cancelled by the client within 5 working days before mobilisation to site.

Liability

1. GeoDyne Limited offer £5,000,000.00 Professional Indemnity Insurance (in aggregate over the year). This shall be the limit of our liability for works undertaken. No individual liability shall be implied to, or accepted by, any employee for works undertaken for and on the behalf of GeoDyne Limited.
2. Subject to a prior agreement of terms and fees, reliance on our report may be assigned on one occasion only, except in the case of collateral warranty or duty of care given to a financier or funding party (not a purchaser or tenant) where further assignments may be permissible. No other assignment shall be permitted or valid. The length of any reliance/collateral warranty cannot be extended beyond the terms of the original agreement.

