

Stoke Golding, Hinckley
Our Ref: 29782-GEO-0401
Soakaway Feasibility Technical Note
April 2026

Introduction

MEC Consulting Group Ltd (MEC) has been commissioned by A. R. Cartwright Construction Ltd (hereafter referred to as 'the Client') to undertake an assessment on the feasibility for soakaway drainage for a proposed residential development at Stoke Golding, Hinckley (hereafter referred to as 'the Site'). A site location plan is provided in **Appendix A**.

The purpose of this technical note is to provide a desk-based assessment of the anticipated ground conditions at the site, and the corresponding properties relating to the suitability for soakaway drainage.

It is understood that the proposed development will comprise up to 19 residential dwellings with associated gardens and soft landscaping, parking and road infrastructure. A proposed site layout plan is presented as Drawing No. 25-31-SK01-C in **Appendix B**.

Sources of Information

The following sources of information have been referenced to inform the contents of this technical note:

- British Geological Survey (BGS) online GeoIndex and borehole logs;
- National Library of Scotland Maps (www.nls.co.uk);
- Environment Agency website (www.environment-agency.gov.uk);
- MAGIC maps (www.magic.defra.gov.uk); and
- Google Earth Imagery.

Limitations

MEC has completed this report for the benefit of the Client and any relevant statutory authority which may require reference in relation to approvals for the proposed development. Other third parties should not use or rely upon the contents of this technical note unless explicit written approval has been gained from MEC.

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Should additional information become available which may affect the opinions expressed in this technical note, MEC reserves the right to review this information and, if warranted, to modify the opinions presented in the report accordingly.

Site Setting

The site comprises two undeveloped grassed fields separated by hedgerow in the north of the village of Stoke Golding, Leicestershire, and covers an approximate area of 0.84ha. Access is via a track off High Street to the west. Topographically the site slopes gently down from south-west to the north-east by the order of 4-5m. Residential properties are adjacent to the western and southern boundaries, and undeveloped land is located to the north and east.

Historical mapping indicates the site has comprised undeveloped land since the late 19th Century. A pond was mapped in the east; however, by the mid-20th Century this had either dried up or been infilled.

Geology, Hydrogeology, Hydrology

British Geological Survey (BGS) mapping indicates that most of the site is underlain by superficial deposits of the Bosworth Clay Member, comprising clay and silt, with alluvial deposits mapped in the east, comprising clay, silt, sand and gravel. The Wigston Sand and Gravel Member is mapped close to the western boundary and along the access road, and deposits may encroach further onto site.

The superficial deposits are underlain by bedrock of the Gunthorpe Member, comprising mudstone.

The Environment Agency (EA) classifies the alluvial deposits and the Wigston Sand and Gravel Member as Secondary A aquifers and the Bosworth Clay Member as a Secondary undifferentiated aquifer. The Gunthorpe Member is classified as a Secondary B aquifer.

The nearest surface water feature to the site is the Ashby-de-la-Zouch Canal, located 180m to the north at its nearest point.

Soakaway Feasibility

The available geological mapping indicates that the ground conditions across the site are likely to be predominantly cohesive, limiting the potential for soil infiltration. The alluvial deposits may contain granular fractions; however, this stratum can be heterogeneous and often water bearing.

A limited thickness of granular soils associated with the Wigston Sand and Gravel Member may be encountered in the west. The west is topographically higher than the east/north-east of site, and it is unlikely that soakaways will be sited there due to the requirement for uphill pumping.

Based on the available information for the site it is assessed that a conventional soakaway drainage solution will not be feasible, and an alternative strategy will be required.

REGISTRATION OF AMENDMENTS

Date	Rev	Comment	Prepared By	Checked By	Approved By
April 2026	-	First issue	Jimesh Mistry MSci MSc FGS Senior Geo-Environmental Engineer	Daniel Webb BSc (Hons) FGS Geo-Environmental Engineer	Chris Wall MSc BSc (Hons) AMIEEnvSc RSoBRA Associate Geo-Environmental

Appendices

- A. Site Location Plan
- B. Proposed Site Layout Plan

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APPENDICES

Appendix A



MEC Consulting Group Ltd
The Old Chapel
Station Road
Hugglescote
Leicestershire
LE67 2GB



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SITE LOCATION PLAN

Project: Stoke Golding, Hinckley

File Ref: 29782

O.S. Grid Ref: 439890, 297450

Postcode: CV13 6HA





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APPENDICES

Appendix B





- Note: RED LINE IS APPROXIMATE
- Site Area (0.79ha)
 - POS Area (1,230m²)
 - Affordable Housing
 - Existing house to be demolished
 - Existing hedge to be removed
 - Existing tree (TBC)
 - Root Protection Area

HBBC required Housing Mix					
Market	%	11.4	Affordable	%	7.6
1bed	5	0.57	1bed	30	2.28
2bed	35	3.99	2bed	40	3.04
3bed	45	5.13	3bed	25	1.9
4bed	15	1.71	4bed	5	0.38

Market Housing	1 bedroom 5%	2 bedrooms 35%	3 bedrooms 45%	4+ bedrooms 15%
Affordable home ownership	20%	40%	30%	10%
Affordable housing (rented)	30%	40%	25%	5%

Table 1 Housing Mix required by tenure (Source: Leicester & Leicestershire Housing and Economic Needs Assessment (2022))

Stoke Golding						
25NJ-StokeG-SCH01						
Accommodation Schedule						
Gross Site Area 0.79ha						
Total Building area 1608m ²						
HT ref	HT name	ft ²	m ²	No	Total ft ²	Total m ²
1 Beds						
Total	2					
AFF	1b1p_f	408	37.9	2	816	75.8
2 Beds						
Total	3					
AFF	2b3p	700	65.0	3	2100	195
	HLL	760	70.6	4	3028	282.4
3 Beds						
Total	6					
AFF	3b4p	908	84.4	3	2724	253.2
	WAR	1039	96.0	3	3117	288
4 Beds						
Total	4					
New 4 Bed		1528	142.0	2	3056	284
FIL	Fillingley	1238	115.0	2	2475.72	230
Total				19	17317.17	1608.8



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Birmingham | Brighton | Leicester | Nottingham

E: group@m-ec.co.uk | **W:** m-ec.co.uk



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