



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park
Dencora Way
Ashford
Kent
TN23 4FG
01233 646237

Charlie Ranson
Scott Properties

Date: 27th August 2025

Our ref: 13561

Dear Charlie,

RE: SOAKAGE TESTING – Land at School Lane, Higham ME3 7HP

Introduction

Ground and Environmental Services Ltd (GES) was commissioned by Scott Properties to undertake soakage testing on Land at School Lane, Higham ME3 7HP.

The purpose of the ground investigation was to carry out soakage testing in order to obtain infiltration characteristics for use in assessing the feasibility of adopting a shallow soakaway solution for surface water drainage.

This report specifically excludes comment or advice with regards to contaminated land or pollution related issues.

Fieldwork

The site works were carried out on the 22nd August 2025 and comprised the following:

- BRE DG365 Soakage Testing.

Trial Pitting

Five trial pits designated SP1, SP2, SP3, SP4 and SP5 were machine excavated to depths of 3.0, 1.0, 3.0, 1.0 and 4.0mbegl (metres below ground level) respectively by a mechanical excavator.

Logs of the trial pits are enclosed.

Soakage Testing

Infiltration testing was carried out in all trial pits using water discharged from a 10,000L water bowser. The testing was carried out in accordance with the methodology given in BRE DG365 'Soakaway design' and comprised discharging water into the trial excavation and monitoring the fall in water level against time.

The results are enclosed and are summarised below:

Trial Pit ID	Test No	Test Depth (m)	Test duration (minutes)	Volume of water drained (%)	Infiltration rate (m/s)	Comment
SP 1	1	1.49-3.0	280	26	5.45×10^{-7}	Very low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 5800 minutes
SP 2	1	0.49-1.0	255	45	9.33×10^{-7}	Very low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 2200 minutes
SP3	1	1.49-3.0	230	38	4.93×10^{-6}	Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 760 minutes
SP4	1	0.49-1.0	230	47	2.66×10^{-6}	Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 820 minutes
Sp5	1	1.92-4.0	180	16	1.1×10^{-6}	Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 3350 minutes

We trust that this is satisfactory and addresses your requirements, but should you have any queries please do not hesitate to contact this office.

We look forward to hearing from you in the near future.

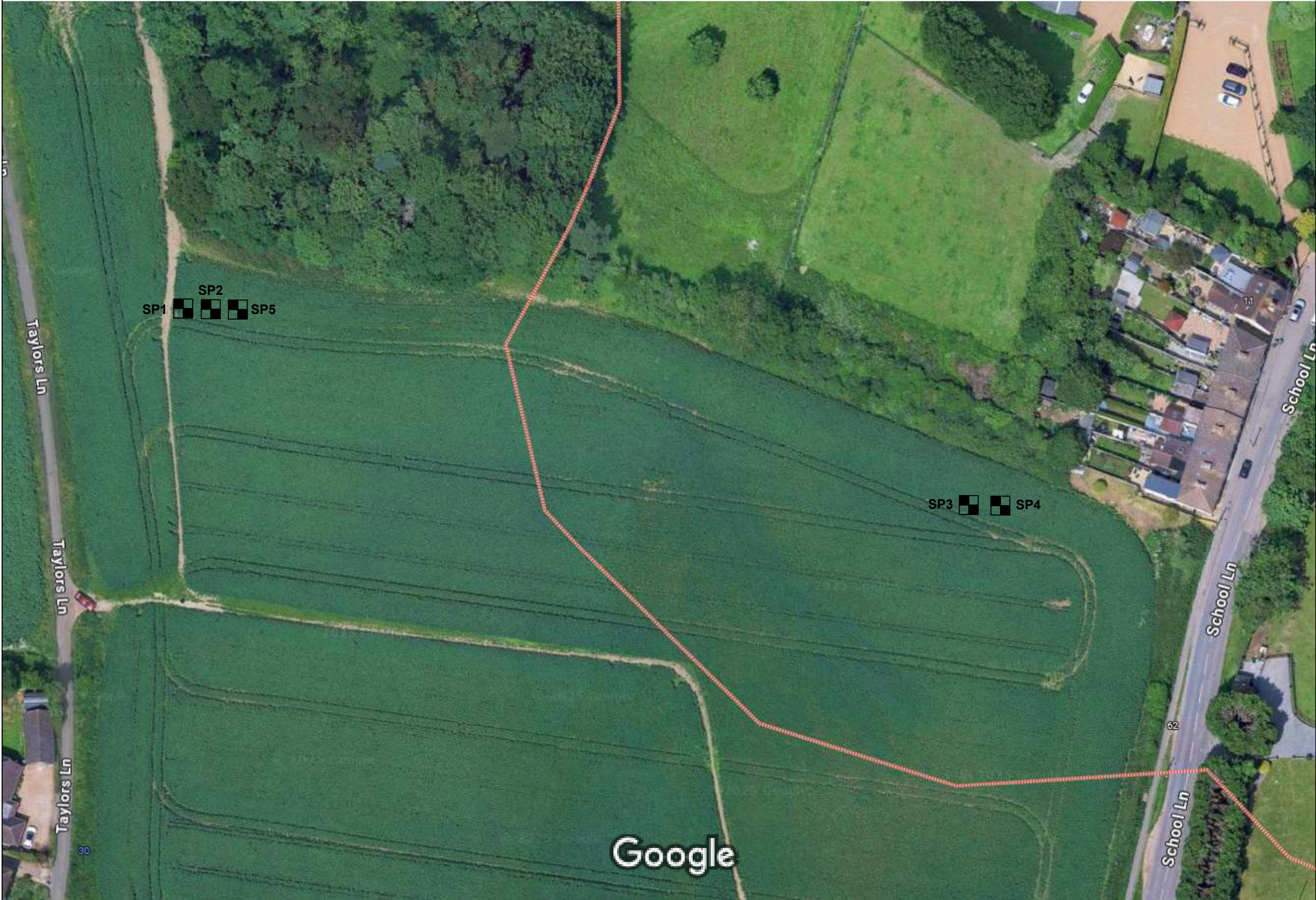
Yours sincerely,



Craig Spanton
Director
Ground and Environmental Services Limited

Enc:
Test Location Plan
Trial Pit Logs
Soakage Test Results

ME3 7HP



- KEY:
- WS - WINDOW SAMPLE
 - BH - BOREHOLE
 - (I) - INSTALLATION
 - TP - TRIAL PIT
 - HDTP - HAND DUG TRIAL PIT
 - SP - SOAKAGE PIT
 - DCP - DYNAMIC CONE PENETRATION
 - DP - DYNAMIC PROBE
 - HA - HAND AUGER
 - PT - PERCOLATION TEST
 - GM - GAS MONITORING STANDPIPE
 - S - SAMPLE LOCATION

CLIENT:
M Scott Properties Ltd

SITE ADDRESS:
Land at School Lane
Higham
ME3 7HP

DRAWING NO.:
Figure 1

DRAWING TITLE:
Exploratory Hole Location Plan

PROJECT NO.:
13561

DATE:
08/2025

DRAWN:
PJ

REVISION:
00



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

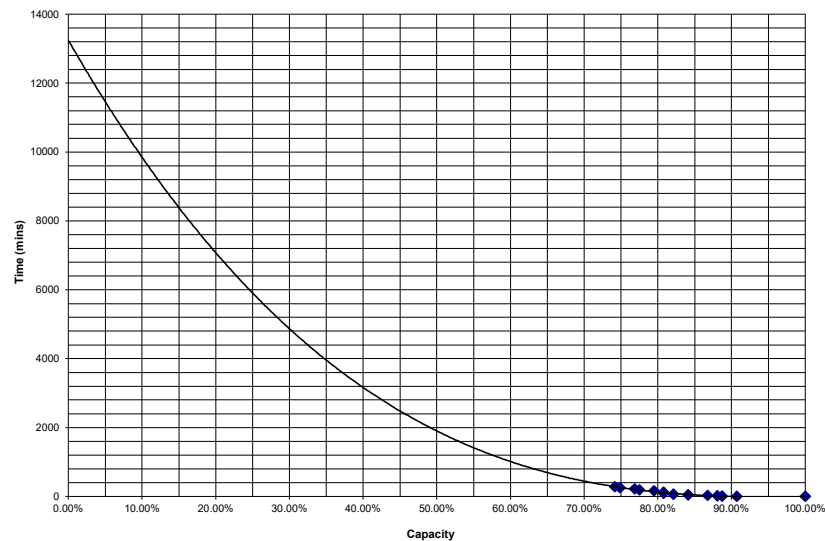
SP 1 Test
1 / 1

TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.8
Depth (m): 3 Invert Depth (m): 1.49
Drainage time of test (mins): 280 (25.83% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
1.49	100.00%	0
1.63	90.73%	2
1.66	88.74%	8
1.67	88.08%	13
1.69	86.75%	26
1.73	84.11%	45
1.76	82.12%	65
1.78	80.79%	89
1.78	80.79%	120
1.8	79.47%	160
1.83	77.48%	190
1.84	76.82%	220
1.87	74.83%	250
3	0.00%	



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
1.49-3.0	5.45E-07

Departures from the specified test method:

None

Remarks:

Very low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 5800 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025



Equipment & Methods. JCB 3CX Excavator Support Used: None Backfill: Arisings				Project Name: School Lane Project Location: Higham Client: M Scott Properties Ltd		Job No: 13561			
Co-ordinates: E: N:				Ground Level (m):		Date Started: 22/08/2025 Date Completed: 22/08/2025			
Samples and In situ Testing				Field Records	DESCRIPTION	Reduced Level (m)	Legend	Depth (Thick) (m)	
Depth (m)	No.	Type	Result						
					TOPSOIL - Greyish brown sandy silt with occasional fine to medium flint. Sand is fine.	-0.40		(0.40) 0.40 (0.60) 1.00	
					Light brown silty fine SAND.				
					End of Trial Pit 1.00 m (Thickness of basal layer not proven)				
Remarks:						Logged By: JF		Checked By: CSS	
						Scale: 1:25		Approved By:	
						FIG No.			
Notes: For explanation of symbols and abbreviations, see Key Sheet.									



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

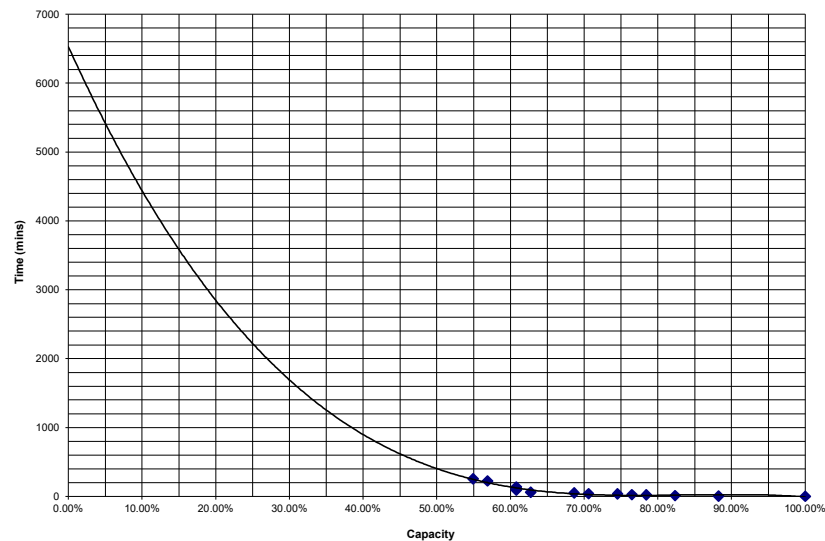
SP 2 Test
1 / 1

TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.6
Depth (m): 1 Invert Depth (m): 0.49
Drainage time of test (mins): 255 (45.10% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
0.49	100.00%	0
0.55	88.24%	5
0.58	82.35%	10
0.6	78.43%	21
0.61	76.47%	25
0.62	74.51%	35
0.64	70.59%	40
0.65	68.63%	50
0.68	62.75%	60
0.69	60.78%	90
0.69	60.78%	115
0.69	60.78%	135
0.71	56.86%	225
0.72	54.90%	255
1	0.00%	



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
0.49 - 1.00m	9.33E-07

Departures from the specified test method:

None

Remarks:

Very low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 2200 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

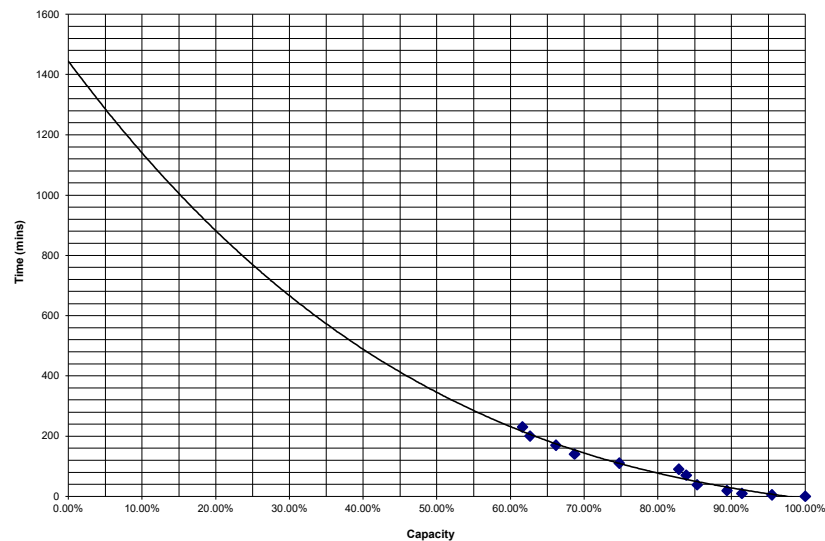
SP 3 Test
1 / 1

TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.8
Depth (m): 3 Invert Depth (m): 1.49
Drainage time of test (mins): 230 (38.38% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
1.02	100.00%	0
1.11	95.45%	5
1.19	91.41%	10
1.23	89.39%	19
1.31	85.35%	38
1.34	83.84%	70
1.36	82.83%	90
1.52	74.75%	110
1.64	68.69%	140
1.69	66.16%	170
1.76	62.63%	200
1.78	61.62%	230
3	0.00%	



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
1.02 - 3.00m	4.93E-06

Departures from the specified test method:

None

Remarks:

Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 760 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park
Dencora Way, Ashford
Kent TN23 4FG

Tel: 01233 646237

Trial Pit No. SP4

Sheet: 1 of 1

Equipment & Methods.

JCB 3CX Excavator Support Used: None
Backfill: Arisings

Project Name: School Lane

Project Location: Higham

Client: M Scott Properties Ltd

Job No:

13561

Co-ordinates:

E:

N:

Ground Level (m):

Date Started: 22/08/2025

Date Completed: 22/08/2025

Samples and In situ Testing

Depth
(m)

No.

Type

Result

Field Records

DESCRIPTION

Reduced
Level
(m)

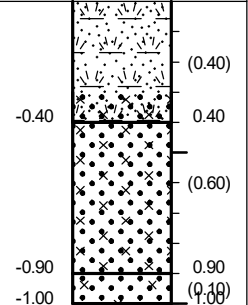
Legend

Depth
(Thick)
(m)

TOPSOIL - Greyish brown sandy silt with occasional fine to medium flint. Sand is fine.

Orangeish-brown slightly clayey very sandy SILT with occasional fine to coarse flint. Sand is fine.

Light brown very silty fine to medium SAND.



End of Trial Pit 1.00 m
(Thickness of basal layer not proven)

Remarks:

Logged By:

JF

Checked By:

CSS

Scale:
1:25

Approved By:

FIG No.

Notes: For explanation of symbols and abbreviations, see Key Sheet.



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

SP 4 Test
1 / 1

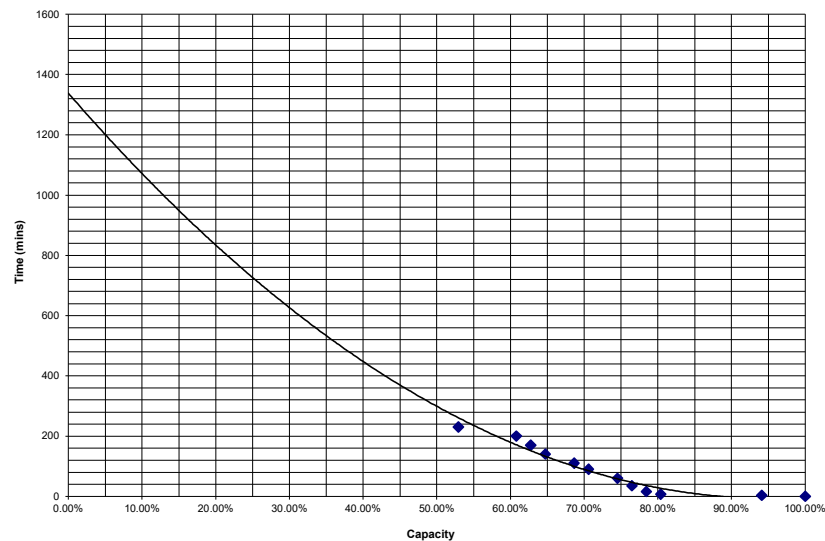
TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.6
Depth (m): 1 Invert Depth (m): 0.49
Drainage time of test (mins): 230 (47.16% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
0.49	100.00%	0
0.52	94.12%	3
0.59	80.39%	7
0.6	78.43%	16
0.61	76.47%	35
0.62	74.51%	60
0.64	70.59%	90
0.65	68.63%	110
0.67	64.71%	140
0.68	62.75%	170
0.69	60.78%	200
0.73	52.94%	230

1 0.00%



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
0.49 - 1.00m	2.66E-06

Departures from the specified test method:

None

Remarks:

Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 820 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

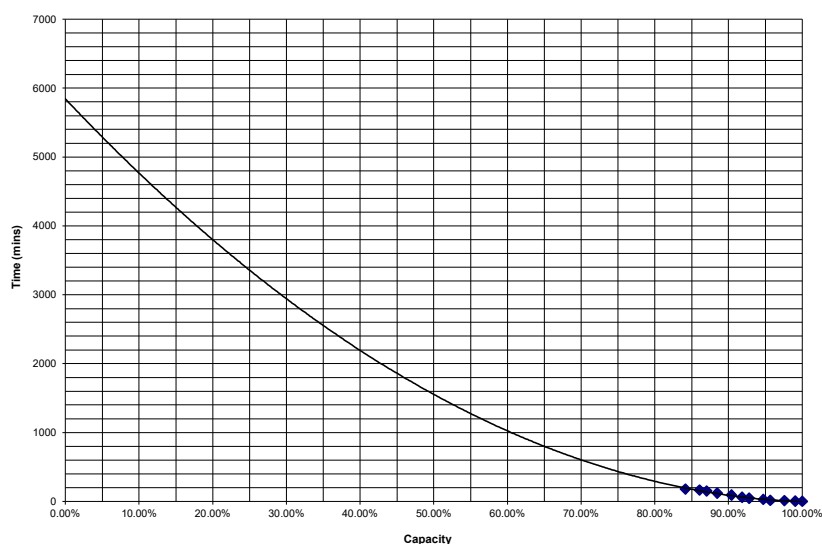
SP 5 Test
1 / 1

TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.8
Depth (m): 4 Invert Depth (m): 1.92
Drainage time of test (mins): 180 (15.87% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
1.92	100.00%	0
1.94	99.04%	5
1.97	97.60%	10
2.01	95.67%	15
2.03	94.71%	30
2.07	92.79%	45
2.09	91.83%	60
2.12	90.38%	90
2.16	88.46%	120
2.19	87.02%	150
2.21	86.06%	165
2.25	84.13%	180
4	0.00%	



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
1.92 - 4.00m	1.10E-06

Departures from the specified test method:

None

Remarks:

Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 3350 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025