

11th April 2025
 Project No. 5024854
 Letter Reference: 5024854/EP/T-815

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comprising Land Adjacent to Oak Tree Cottage, Boorley Green– Groundwater Gauging

We write following completion of the winter groundwater monitoring programme carried out at comprising Land Adjacent to Oak Tree Cottage, Boorley Green (hereafter referred to as 'the site') and as shown on the image below.

This report follows a Ground Condition Assessment (Ref: 5024854-RDG-XX-ST-DOC-C-00GCA01) which was issued in June 2024 and a desk study report issued in June 2024 (5024854-RDG-XX-ST-DOC-C-00DTS01)-, which can be referred to for further information.

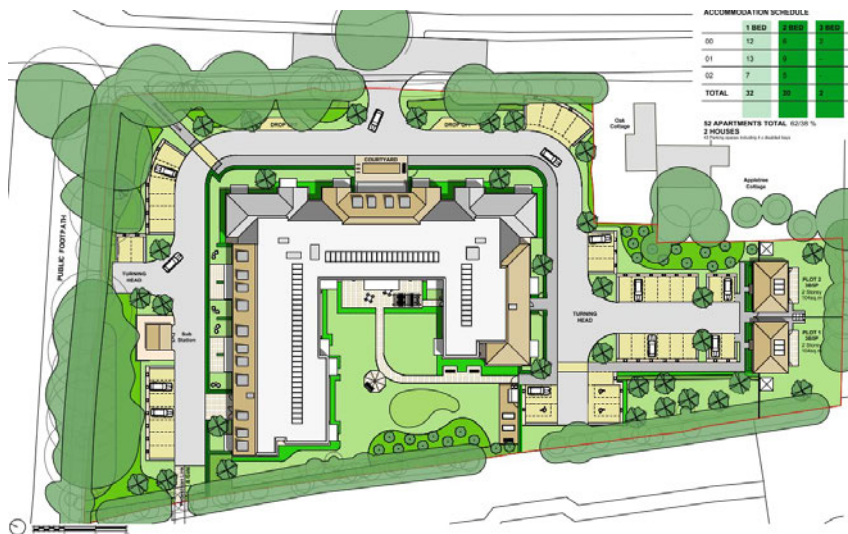


Image 1: Site Plan

This letter report relates specifically to groundwater gauging to determine groundwater regime on site. The scope of the investigation was defined by the Ridge Geo-Environmental Team and the Client. This report provides commentary on groundwater gauging rounds conducted 29th October 2024 to 1st April 2025.

The previous report issued in June 2024 should be referred to for information relating to intrusive field works.

Groundwater Gauging

previously installed (March 2024) monitoring wells (GWM01, GWM02,GWM03 and BH02) were monitored on a monthly basis for 6 rounds. Monitoring dates were chosen to adequately capture water level changes across the year. Groundwater levels were recorded to enable assessment of the water table regime beneath the site.

Monitoring well locations are shown on Image 2 below.

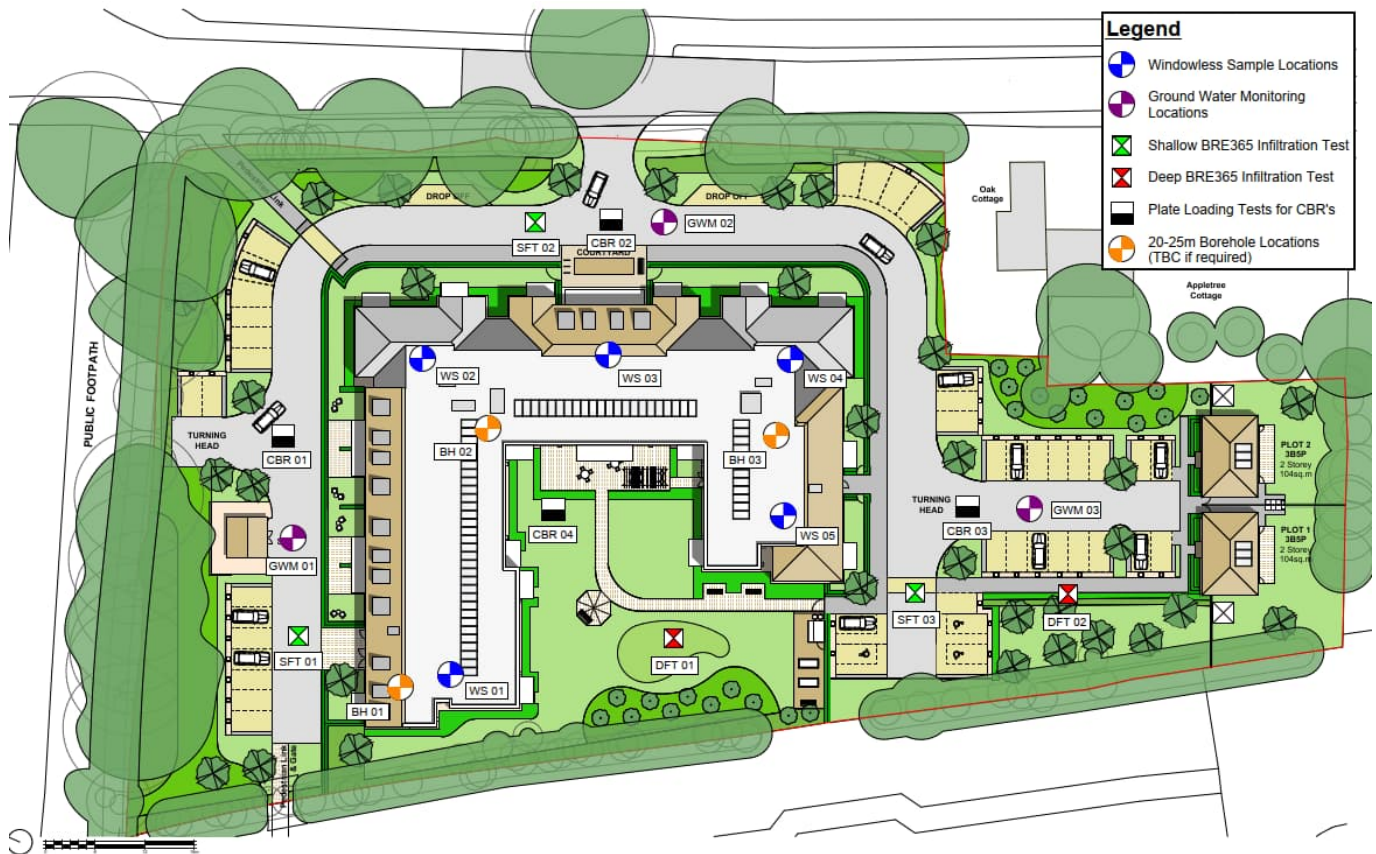


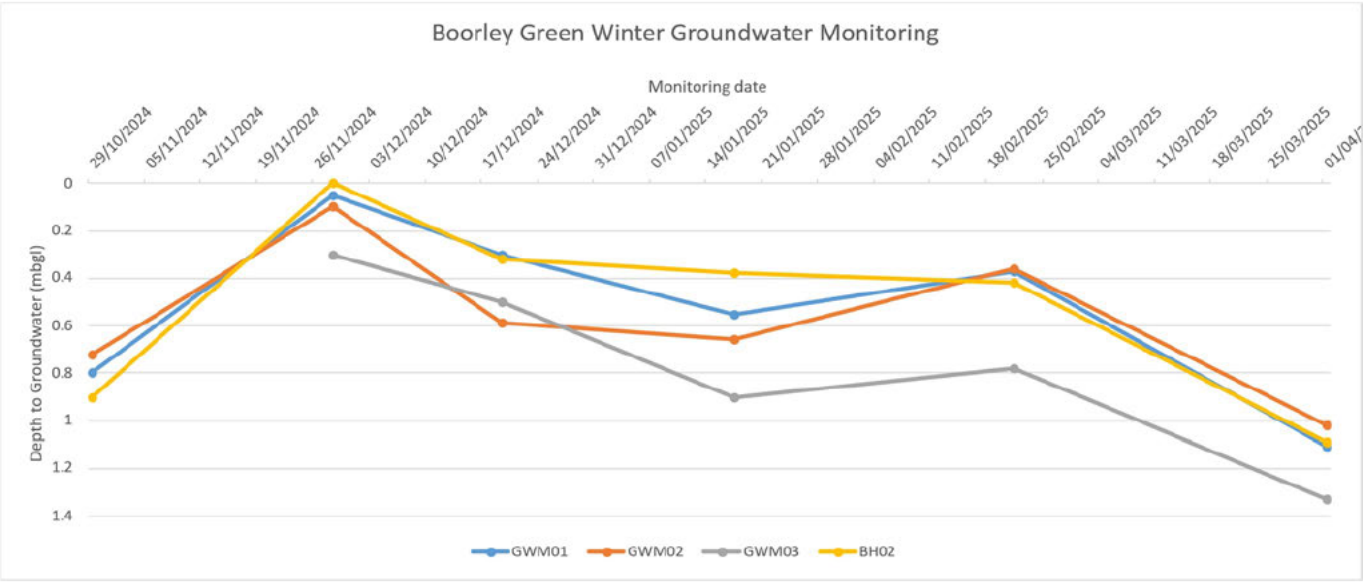
Image 2: Test Location Plan

PROPERTY & CONSTRUCTION CONSULTANTS

Gauging results are shown in Table 1, and Graph 1 and below.

Well ID (base)	29/10/2024	28/11/2024	19/12/2024	17/01/2025	21/02/2025	01/04/2025
	mbgl	mbgl	mbgl	mbgl	mbgl	mbgl
GWM01 (1.80mbgl)	0.80	0.05	0.30	0.55	0.37	1.11
GWM02 (2.70mbgl)	0.72	0.10	0.59	0.66	0.36	1.02
GWM03 (2.83mbgl)	n/a	0.30	0.50	0.90	0.78	1.33
BH02 (10.00mbgl)	0.90	0.00	0.32	0.38	0.42	1.09

Table 1: Groundwater Gauging Data



Graph 1: Groundwater Gauging Data – mbgl

Conclusions

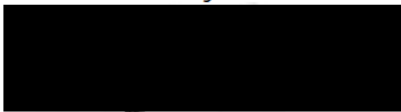
The monitoring wells (4no) were monitored on a monthly basis across the winter season between October 2024 and April 2025. Groundwater levels were recorded to enable assessment of the water table regime beneath the site. Groundwater depth ranged from 0.05mbgl to 1.11mbgl in GWM01 with the peak groundwater of 0.05mbgl recorded in November 2024, In GWM02 groundwater depth ranged from 0.10mbgl to 1.02mbgl with peak of 0.10mbgl recorded in November 2024, In GWM03 groundwater depth ranged from 0.30mbgl to 1.33mbgl with peak of 0.30mbgl recorded in November 2024 and BH02 with groundwater depth range from 0.00mbgl to 1.09mbgl with peak of 0.00mbgl recorded in November.

From these results it shows the peak groundwater for this season occurred in later November 2024, with a drop in groundwater levels recorded between December and January rounds with an average ground water depth of 0.42mbgl and 0.62mbgl respectively. A second peak was recorded in February 2025 with average ground water depth of 0.48mbgl following a period of heavy rain at the end of January and early February. The final round conducted on 1st April 2025 recorded an average groundwater level of 1.13mbgl showing a significant drop in groundwater levels following a period of little rainfall.

Close

We assume the above is adequate for your requirements at this stage. If you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely



Ellis Pres
Graduate Geo-Environmental Engineer
For Ridge and Partners LLP

Enclosures Report Conditions, Site Plan, Raw Gauging Data

REPORT CONDITIONS

This report is produced solely for the benefit of McCarthy Stone Limited and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

The report is based on ground investigations carried out by Ridge & third parties. Some of the opinions are based on unconfirmed data and information and are presented in good faith without exhaustive clarification. Where ground contamination is suspected but no physical Site test results are available to confirm this, the report must be regarded as initial advice only, and further assessment should be undertaken prior to detailed activities related to the Site. Where test results undertaken by others have been made available these can only be regarded as a limited sample. The possibility of the presence of contaminants, not revealed by this research cannot be discounted.

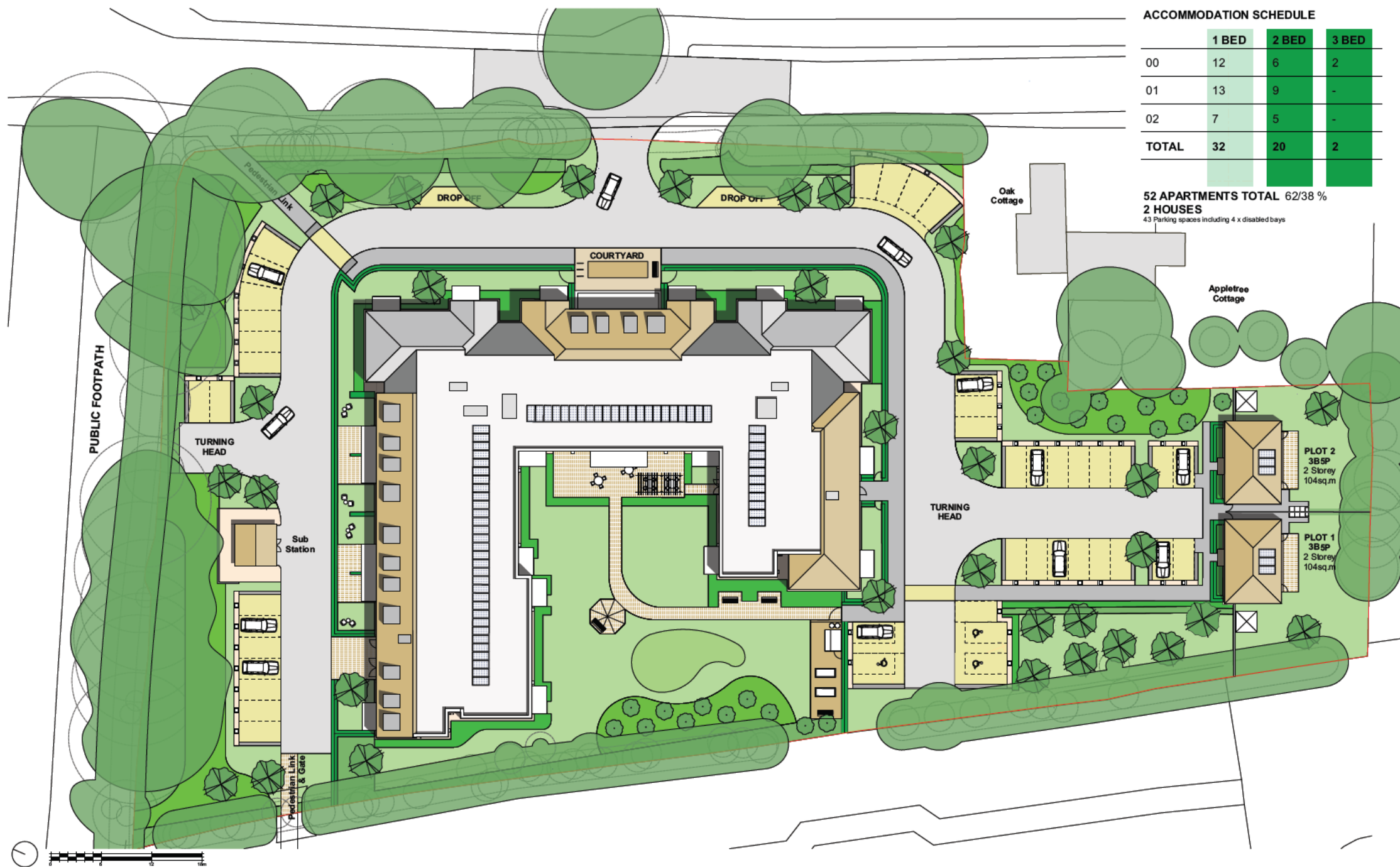
This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Ridge and Partners LLP. In time improved practices or amended legislation may necessitate a re-assessment.

The report is necessarily limited to those aspects of land contamination specifically reported on and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents that may occur. The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous use and abuse of the Site and adjacent Sites. The report concentrates on the Site as defined in the report and provides an opinion on surrounding Sites. If migrating pollution or contamination (past or present) exists this can only practically be better assessed following extensive on and off Site intrusive investigations and monitoring.

ACCOMMODATION SCHEDULE

	1 BED	2 BED	3 BED
00	12	6	2
01	13	9	-
02	7	5	-
TOTAL	32	20	2

52 APARTMENTS TOTAL 62/38 %
2 HOUSES
 43 Parking spaces including 4 x disabled bays



FOR PINKFILE
 Refer to Landscape drawing
 60-2977-03-01-001 by Tetraforce

McCARTHY STONE
Life, we'll build

**PROPOSED SITE
 LAYOUT (ROOF)**

A - Detached houses
 Rev Description Date 08 08

17.07.24 SK CJC

PROJECT JOB NO
 Bootley Green 24.013
 SCALE DATE
 1/200 @ A1 Apr 2024
 DRAWN BY/CHECKED BY REVISION
 SK / SK A
 DWG#
 60 2977 03 AC 010

hgp Architects Ltd
 Pudding Mill Farm, Wicken Road
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hgp

Ground Water Monitoring

Project Name:	Boorley Green
Project Reference:	5024854

	Date	Personnel	Equipment Used	Weather
Round 1	29/10/2024	EP	Dip Meter	Wet
Round 2	28/11/2024	EP	Dip Meter	Sunny/Cold/Dry
Round 3	19/12/2024	EP	Dip Meter	Sunny/Cold/Damp
Round 4	17/01/2025	EP	Dip Meter	Sunny/Cold/Damp
Round 5	21/02/2025	EP	Dip Meter	Sunny/Mild/Damp
Round 6	01/04/2025	EP	Dip Meter	Sunny/Mild/Damp



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ID	Pipe Diameter (mm)	Monitoring Round	DTW (mbgl)	DTB (mbgl)	Comments
GWM01	50	1	0.8	1.8	
GWM02	50	1	.72	2.7	
GWM03	50	1	-	2.83	Obstructed
BH02	50	5	.90	10	

Ground Water Monitoring

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Round 2	28/11/2024	EP	Dip Meter	Sunny/Cold/Dry
Round 3	19/12/2024	EP	Dip Meter	Sunny/Cold/Damp
Round 4	17/01/2025	EP	Dip Meter	Sunny/Cold/Damp
Round 5	21/02/2025	EP	Dip Meter	Sunny/Mild/Damp
Round 6	01/04/2025	EP	Dip Meter	Sunny/Mild/Damp



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ID	Pipe Diameter (mm)	Monitoring Round	DTW (mbgl)	DTB (mbgl)	Comments
GWM01	50	2	0.05	1.8	
GWM02	50	2	0.1	2.7	
GWM03	50	2	0.3	2.83	
BH02	50	2	0	10	

Ground Water Monitoring

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Round 5	21/02/2025	EP	Dip Meter	Sunny/Mild/Damp
Round 6	01/04/2025	EP	Dip Meter	Sunny/Mild/Damp



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ID	Pipe Diameter (mm)	Monitoring Round	DTW (mbgl)	DTB (mbgl)	Comments
GWM01	50	3	0.30	1.8	
GWM02	50	3	0.59	2.7	
GWM03	50	3	0.50	2.83	
BH02	50	3	0.32	10	

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Round 5	21/02/2025	EP	Dip Meter	Sunny/Mild/Damp
Round 6	01/04/2025	EP	Dip Meter	Sunny/Mild/Damp



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ID	Pipe Diameter (mm)	Monitoring Round	DTW (mbgl)	DTB (mbgl)	Comments
GWM01	50	4	0.55	1.8	
GWM02	50	4	0.66	2.7	
GWM03	50	4	0.90	2.83	Bung subsided. Water seepage at 0.90
BH02	50	4	0.38	10	20cm install. Measurement from ground level.

Ground Water Monitoring

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Round 2	28/11/2024	EP	Dip Meter	Sunny/Cold/Dry
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Round 6	01/04/2025	EP	Dip Meter	Sunny/Mild/Damp



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ID	Pipe Diameter (mm)	Monitoring Round	DTW (mbgl)	DTB (mbgl)	Comments
GWM01	50	5	.37	1.8	
GWM02	50	5	.36	2.7	
GWM03	50	5	0.78	2.83	
BH02	50	5	.42	10	20cm install. Measurement from ground level.

Ground Water Monitoring

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Round 1	29/10/2024	EP	Dip Meter	Wet
Round 2	28/11/2024	EP	Dip Meter	Sunny/Cold/Dry
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Round 6	01/04/2025	EP	Dip Meter	Sunny/Mild/Damp



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ID	Pipe Diameter (mm)	Monitoring Round	DTW (mbgl)	DTB (mbgl)	Comments
GWM01	50	6	1.11	1.8	
GWM02	50	6	1.02	2.7	
GWM03	50	6	1.33	2.83	
BH02	50	6	1.09	10	20cm install. Measurement from ground level.