Drainage Strategy

The Land North of Old Quarry House, Fenway, Steeple Aston

Reference: U0753 -Rev - V1

Date: ago-26

1 **Introduction**

2 **Site Characteristics**

3 **Discharge Arrangement**

4 **Peak Runoff**

5 **Proposed Sustainable Drainage**

6 **Maintenance and Management Plan**

Appendices

A Distribution Existing and Proposed Areas

B Site Characteristics

C Drainage Calculations

D Drainage System General Arrangement

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Report Limitations

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Approval

	Name	Position	Date
Prepared By:	JKC	Engineer	03.03.2026
Reviewed By:	GG	Senior Engineer	06.03.2026
Approved By:	CD	Chartered Engineer	04.08.2026

Revision

Revision Number	Date Issued	Details
V1	04.08.2026	1st Issue
-	-	-
-	-	-

Purpose of this report

1.1 The purpose of this statement is to accompany the technical drawings and details showing the proposed Surface Water drainage system to support the Outline Planning Permission for up to 23 dwellings and associated open space with all matters reserved other than access.

Scope

1.2 This Sustainable Drainage Strategy (SDS) outlines the key drainage principles and requirements for the proposed development at The Land North of Old Quarry House, Fenway, Steeple Aston. It provides a summary of the sustainable drainage system (SuDS) design, based on the specific site conditions and relevant guidelines, including Building Regulations Approved Document Part H and CIRIA C753: The SuDS Manual 2015. As the project progresses and new information becomes available, this strategy will be updated to reflect ongoing changes and the development of the detailed design.

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Site Characteristics

2.1 The site background is clearly identified through answers to the questions in table 1 below.

Table 1: Site Characteristics . See appendix B for support documentation

TOPIC	QUESTION	ANSWER
Protected species or habitat	Is the site near to designated sites and priority habitats?	No
Flood Plain	Is the site located in the flood plain?	No
Soils and Geology	Soil permeability? - See appendix B for results	Yes
Space constraints	Space for SuDS components?	Yes
Topography	Sited on a flat site?	No
	Sited on a steep slope (5-15%)	Yes
	Sited on a very steep slope (>15%)	No
Groundwater	Is the site at groundwater flood risk?	No
Contaminated land	Are there contaminated soils on site?	Unknown
Source Protection Zone	Is the site within a SPZ 3?	No
Runoff characteristics	Is the development in a high risk flooding area?	No

Existing and Proposed Site

2.2 The distribution of catchment areas for existing and proposed site is as per table 2 below. See appendix A for details

Table 2 : Existing and Proposed catchment areas in hectares

Description		Existing Site	Proposed Site
Impermeable Areas		0.000	0.370
Permeable Areas	Connected to Drainage	0.000	0.000
	Self Draining Areas	0.000	0.216
Areas Draining Away from drainage System		2.034	1.448
	Total Development Area	2.034	2.034

2.3 It has been assumed that the positively drained areas will have different runoff coefficients depending on the type of surface as follow:

Impermeable Surface	1.0
Permeable Surfaces	0.5
Grass Areas	0.3

Evaluation of Discharge Point

3.1 The SuDS design takes into account Building Regulations Section H3 and the National standards for sustainable drainage systems (SuDS). The aim is to discharge surface water run-off as high up the drainage hierarchy, as reasonably practicable:

1. collected for non-potable use
2. infiltrated to ground
3. discharged to an above ground surface water body
4. discharged to a surface water sewer, or another piped surface water drainage system
5. discharged to a combined sewer

3.2 The discharge point has been evaluated following the NPPG and Building regulations. The findings are in table 3 below.

Table 3: Drainage Hierarchy evaluation

Superficial geology classification	The British Geological Society records show that the superficial deposits are No results found.
Bedrock geology classification	The British Geological Society records of the site show that it is located within the Horsehay Sand Formation-Sandstone.
Landis Top Soil Infiltration	The SOILSCAPE's records of the site show that it is located within an area of freely draining soils.
Groundwater	The British Geological Survey's flood risk susceptibility maps show that the development has limited susceptibility to ground water flooding. The risk from groundwater flood to the site is considered very low.
Is infiltration feasible?	The site has potential for infiltration. In light of the outline design stage, it is assumed infiltration rate for the site is 0.00001m/s or 0.036m/hr. It is recommended that a soakaway BRE365 is undertaken to confirm the infiltration rate at the next design stage. Refer to Section 5.4.
Is a discharge to a watercourse feasible?	There is no watercourse near the site.
Is a discharge to a surface water sewer feasible?	There is no surface water sewer in the proximity to the site.
Is a discharge to a combined sewer feasible?	There is no combined water sewer in the proximity to the site.

Existing and Proposed Peak Run-off Calculations

4.1 The current site is a Greenfield. The peak runoff rate for the existing site was calculated as per table 4 and discharge rates as per table 5.

Table 4: Peak run-off rate calculation method for existing site

Method Used	Calculation Method
X	Report 124 Flood Estimation for Small Catchments method has been used to estimate the site peak flow rates
	This is a brownfield site, runoff rates are calculated in accordance with best practice simulation modelling and using the modified rational method
	This is a brownfield site where the pre-development drainage isn't known. The runoff rates are calculated using the Greenfield model with soil type 5

4.2 The runoff flow produced by the development will be controlled as per table 5.

Table 5: Runoff discharge rate control

Control Used	Description of runoff discharge
X	Water will be discharged into the ground via a SuDS as described in table 6 below
	The peak discharge rate has been reduced to Greenfield Qbar flow
	The peak discharge rate has been taken as 0.7 l/s as it is not possible to reduce it to the Greenfield Qbar rate
	The peak discharge rate has been reduced to Brownfield pre-development 1 in 1 flow
	The peak discharge rate has been reduced by 60% from the existing Brownfield pre-development 1 in 2 flow rate

Run-off flows

4.3 The size of the SuDS has been calculated for all events up to the 1 in 100 including an allowance for climate change of 40%. As per tables above, it is proposed to infiltrate all the flows. See table 6 for values and appendix C for calculations.

Table 6: Peak discharge rates for SuDS

Return Period Event	Discharge Rate (l/s)			Infiltration Rate (m/hr)
	Existing Greenfield	Existing Brownfield	Proposed	
Qbar	0.30	N/A	N/A	0.0360
1 in 1	0.30	N/A	N/A	0.0360
1 in 2	0.30	N/A	N/A	0.0360
1 in 30	0.60	N/A	N/A	0.0360
1 in 30 + CC	N/A	N/A	N/A	0.0360
1 in 100	0.80	N/A	N/A	0.0360
1 in 100 + CC	N/A	N/A	N/A	0.0360

Proposed Sustainable Drainage System

5.1 The following sustainable drainage systems have been used for this site. The drainage design uses these drainage system through out the site. See table 7 for details.

Table 7: Evaluation of SuDS and Proposed Drainage System

Most Sustainable	SuDS Technique	Feasible	Proposed	Flood Reduction	Pollution Reduction	Lanscape & Wildlife Benefit
	Living Roofs					
	Green Roof	No	No	X	X	X
	Green Blue Roof	No	No	X	X	X
	Basins and Ponds			X	X	X
	Rainwater Gardens	No	No	X	X	X
	Rainwater Planters	Yes	No	X	X	X
	Constructed Wetlands	No	No	X	X	X
	Balancing Pond	No	No	X	X	X
	Detention Basins	No	No	X	X	X
	Retention Ponds	No	No	X	X	X
	Filters and Swales					
	Filter Strips	No	No	X	X	X
	Swales	No	No	X	X	X
	Infiltration Devices					
	Soakaways Crates	Yes	No	X	X	X
	Deep Boreholes	No	No	X	X	X
	Infiltration Trenches	Yes	Yes	X	X	X
	Infiltration Basin	Yes	Yes	X	X	X
	Permeable Surfaces			X	X	
	Permeable Surfaces	Yes	Yes	X	X	
	Filter Drains	No	No	X	X	
	Tanked System					
	Storage Crates	No	No	X		
	Oversized Tanks	No	No	X		
	Oversized Pipes	No	No	X		
Least Sustainable	Blue Roof	No	No	X		
	Water Harvesting	Yes	Yes	X		

5.2 The location and details of the SuDS can be seen drainage layouts in appendix D. Calculations are in appendix C.

5.3 The drainage calculations demonstrate:
- No flooding occurs for the 1 in 30 storm events.
- Any flooding for the 1 in 100 year + 40% climate change event can be safely contained on site

5.4 The proposed drainage strategy presents one possible solution to demonstrate that the development can be sustainably drained, to comply with the requirements of the NPPF. Other solutions may be feasible and may prove to be better suited to the site. These will become apparent during the detailed design stage and upon confirmation of on-site infiltration rates. Should the site investigation show infiltration to be infeasible, the alternative drainage solution will be to attenuate the flows via a detention basin prior to discharge at a controlled rate to the nearby public network.

Management of Exceedance Flows

5.5 The drainage network has been designed to attenuate surface runoff for all events up to and including the 1% AEP + CC(1 in 100 years + 40% climate change). However consideration has been given to what may happen when the design capacity of the surface water drainage network is exceeded. Surface water will flow to the lowest points within the site. The flood risk to the buildings would therefore remain low. See appendix D.

Maintenance and Management plan responsibility

6.1 The SuDS will be maintained by The Owner the property

Maintenance and Management plan for proposed SuDS

6.2 The maintenance and Management Plan Guidance from the SuDS Manual, CIRIA C753 (CIRIA, 2015) is to be followed for the effective maintenance of the proposed SuDS techniques outlined above. The maintenance for SuDS structures are as follow:

INLETS, OUTLETS, CONTROLS AND INSPECTION CHAMBERS	
Regular Maintenance	**Frequency**
Inlets, outlets and surface control structures	
Inspect surface structures removing obstructions and silt as necessary. Check there is no physical damage.	Monthly
Strim vegetation 1m min. surround to structures and keep hard aprons free from silt and debris	Monthly
Inspection chambers and below ground control chambers	
Remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn	Annually
Occasional Maintenance	
Check topsoil levels are 20mm above edges of baskets and chambers to avoid mower damage	As necessary
Remedial work	**Frequency**
Unpack stone in basket features and unblock or repair and repack stone as design detail as necessary.	As required
Repair physical damage if necessary.	As required

Operation and maintenance requirements for RWH systems		
Maintenance schedule	**Required action**	**Typical frequency**
Regular maintenance	Inspection of the tank for debris and sediment build-up, inlets/outlets/withdrawal devices, overflow areas, pumps, filters	Annually (and following poor performance)
	Cleaning of tank, inlets, outlets, gutters, withdrawal devices and roof drain filters of silts and other debris	Annually (and following poor performance)
Occasional maintenance	Cleaning and/or replacement of any filters	Three monthly (or as required)
Remedial actions	Repair of overflow erosion damage or damage to tank	As required
	Pump repairs	As required

Operation and maintenance requirements for pervious pavements		
Maintenance schedule	**Required action**	**Typical frequency**
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphospate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	Three-monthly, 48 h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

Operation and maintenance requirements for infiltration basins		
Maintenance schedule	**Required action**	**Typical frequency**
Regular maintenance	Remove litter, debris and trash	Monthly
	Cut grass – for landscaped areas and access routes	Monthly (during growing season) or as required
	Cut grass – meadow grass in and around basin	Half yearly: spring (before nesting season) and autumn
	Manage other vegetation and remove nuisance plants	Monthly at start, then as required
Occasional maintenance	Reseed areas of poor vegetation growth	Annually, or as required
	Prune and trim trees and remove cuttings	As required
	Remove sediment from pre-treatment system when 50% full	As required
Remedial actions	Repair erosion or other damage by reseeding or re-turfing	As required
	Realign the rip-rap	As required
	Repair or rehabilitate inlets, outlets and overflows	As required
	Rehabilitate infiltration surface using scarifying and spiking techniques if performance deteriorates	As required
	Relevel uneven surfaces and reinstate design levels	As required
Monitoring	Inspect inlets, outlets and overflows for blockages, and clear if required	Monthly
	Inspect banksides, structures, pipework etc for evidence of physical damage	Monthly
	Inspect inlets and pre-treatment systems for silt accumulation; establish appropriate silt removal frequencies	Half yearly
	Inspect infiltration surfaces for compaction and ponding	Monthly

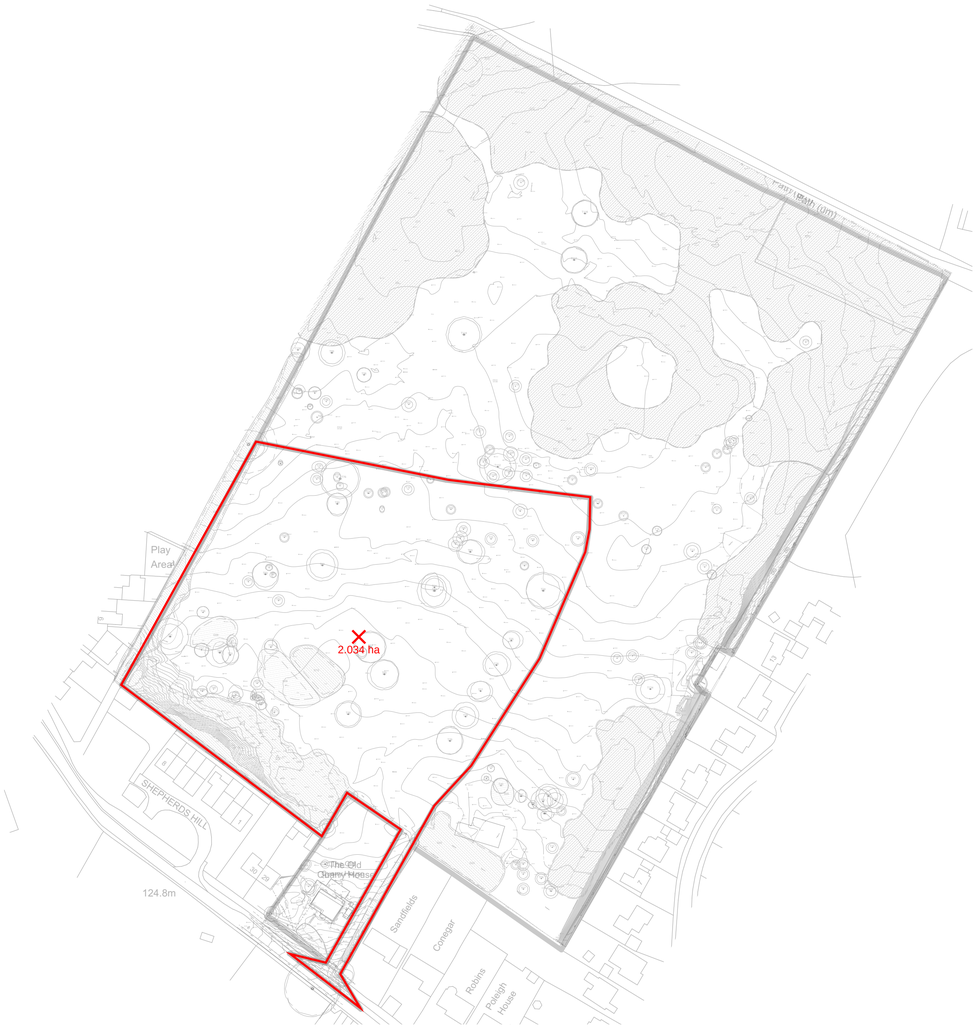
Appendix A

Do not scale from this drawing. Refer to figured dimensions only. RIDA Reports Ltd registered in England and Wales No. 10590566. This drawing is copyright of RIDA Reports Ltd.

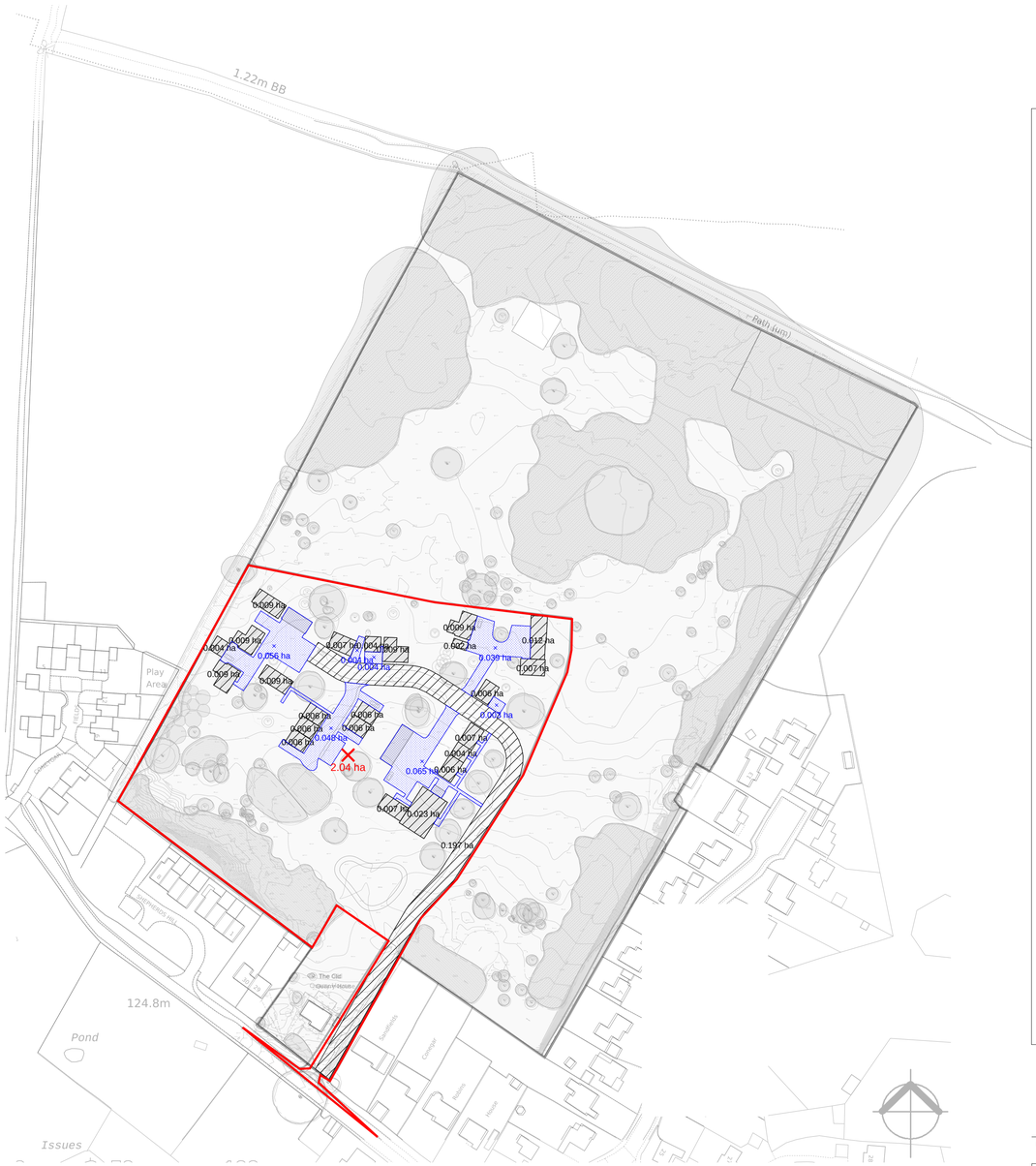
Drawing Scale Bar

Drawing scale	Line length	Drawing scale	Line length
1:5	= 0.25 metres	1:200	= 10.0 metres
1:10	= 0.5 metres	1:250	= 12.5 metres
1:20	= 1.0 metres	1:500	= 25.0 metres
1:25	= 1.25 metres	1:1000	= 50.0 metres
1:50	= 2.5 metres	1:1250	= 62.5 metres
1:100	= 5.0 metres	1:2500	= 125 metres

Measure length of line above for checking of scale



EXISTING SITE 1:1250



PROPOSED SITE 1:1250

GENERAL NOTES

KEY

PERMEABLE AREAS

IMPERMEABLE AREAS

STUDY AREA

Rev	Details	Date	By	Chkd

Drawing Status:

PRELIMINARY

URBANWATER

Client:

Project:

The Land North of Old Quarry House, Fenway, Steeple Aston

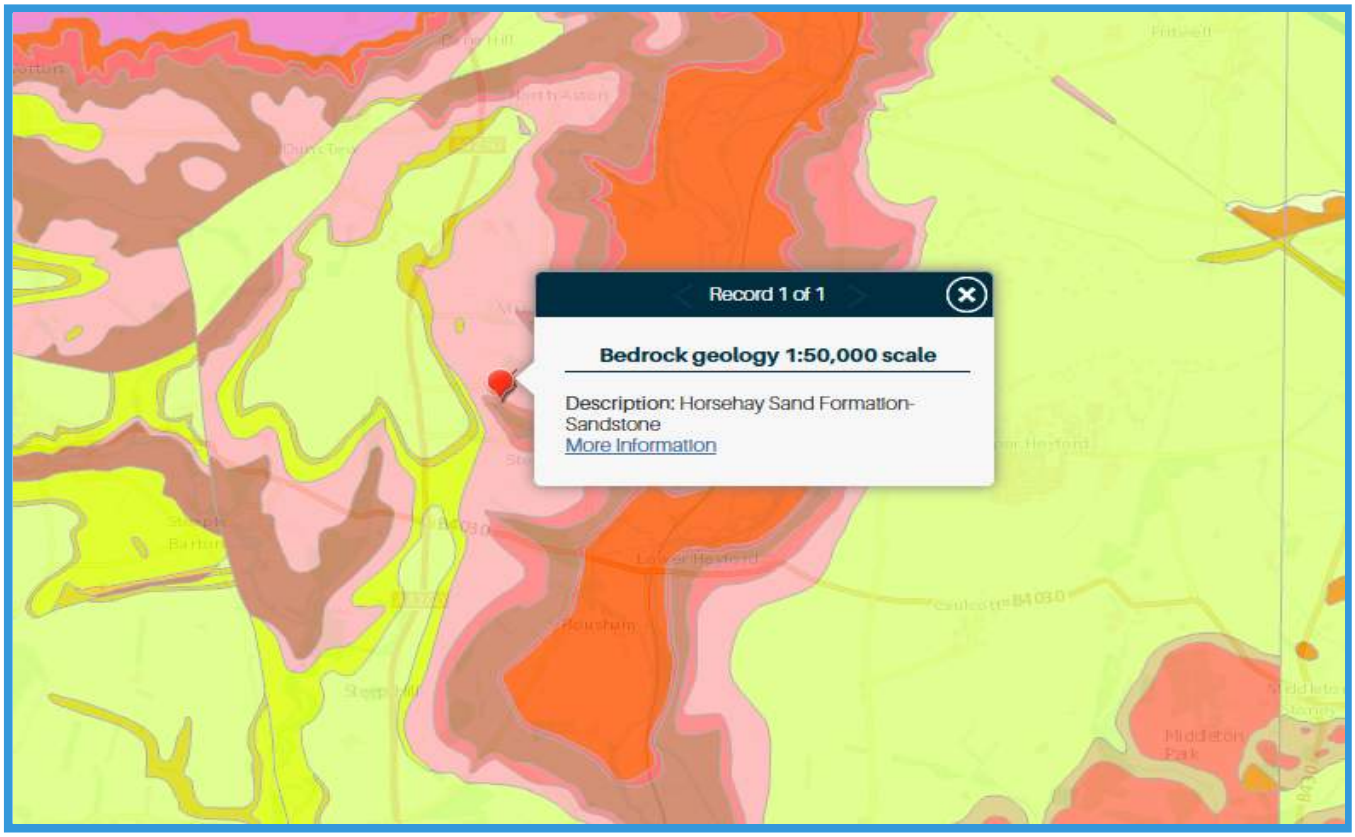
Drawing:

Existing and Proposed Areas
Permeable and Impermeable

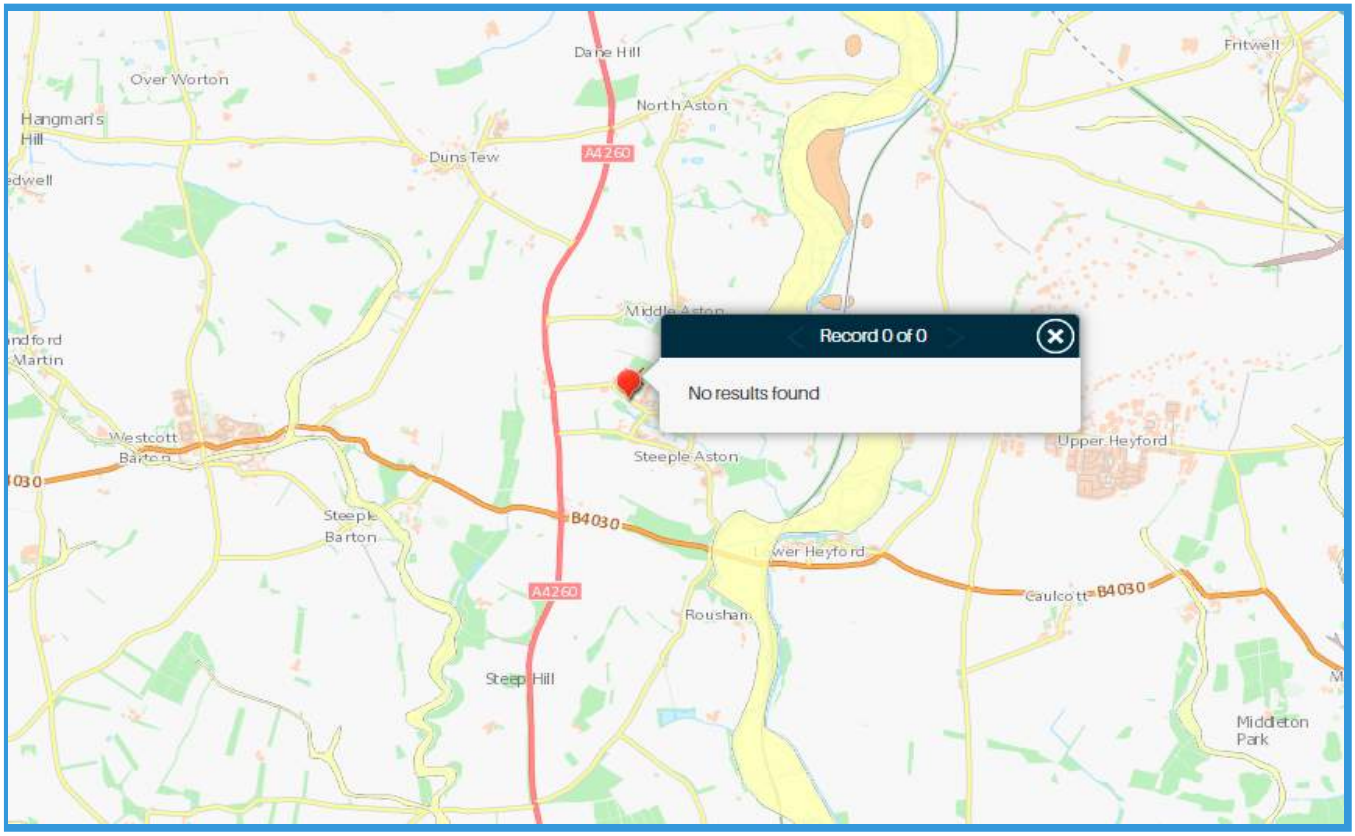
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A1	U0753	002	P1

Appendix B

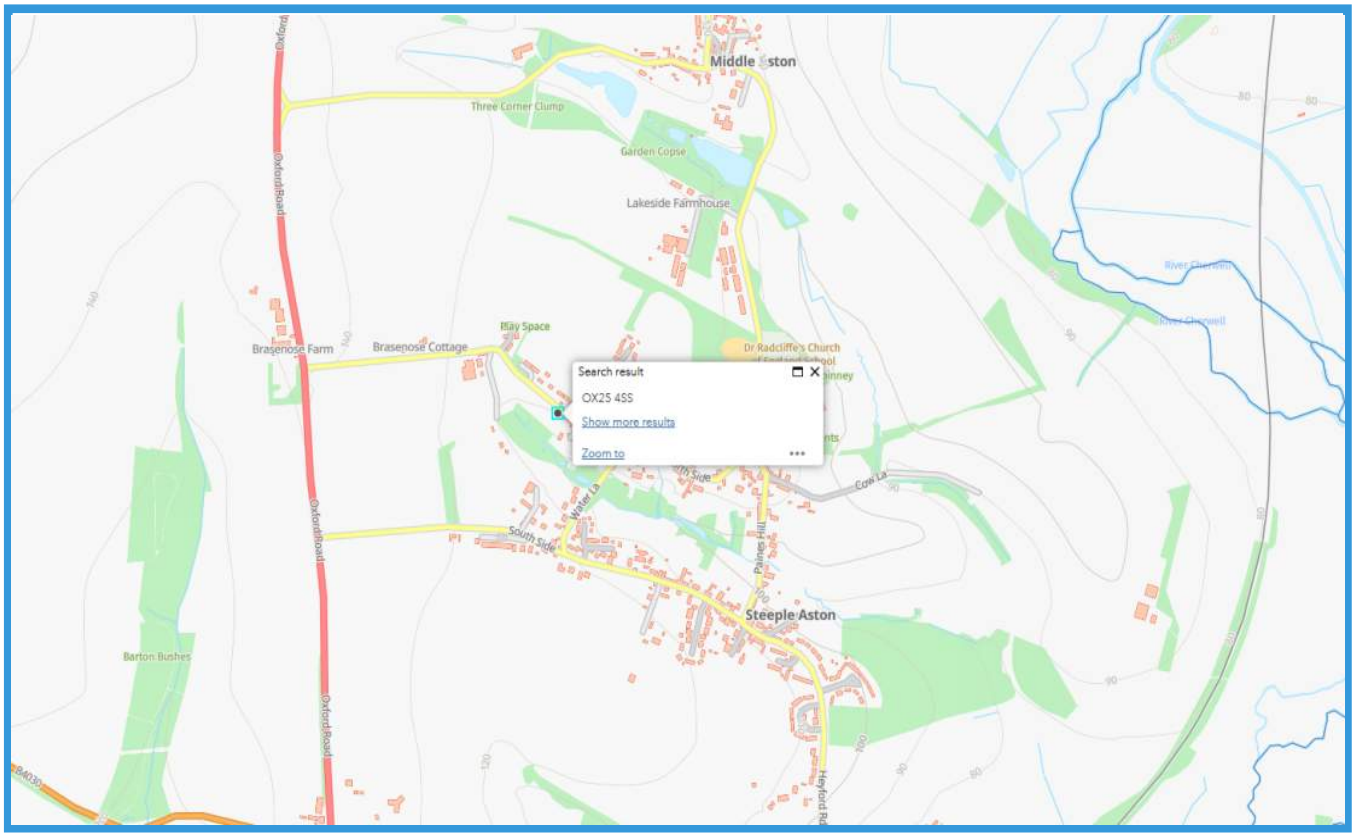
GEOLOGY - BEDROCK - Horsehay Sand Formation-Sandstone



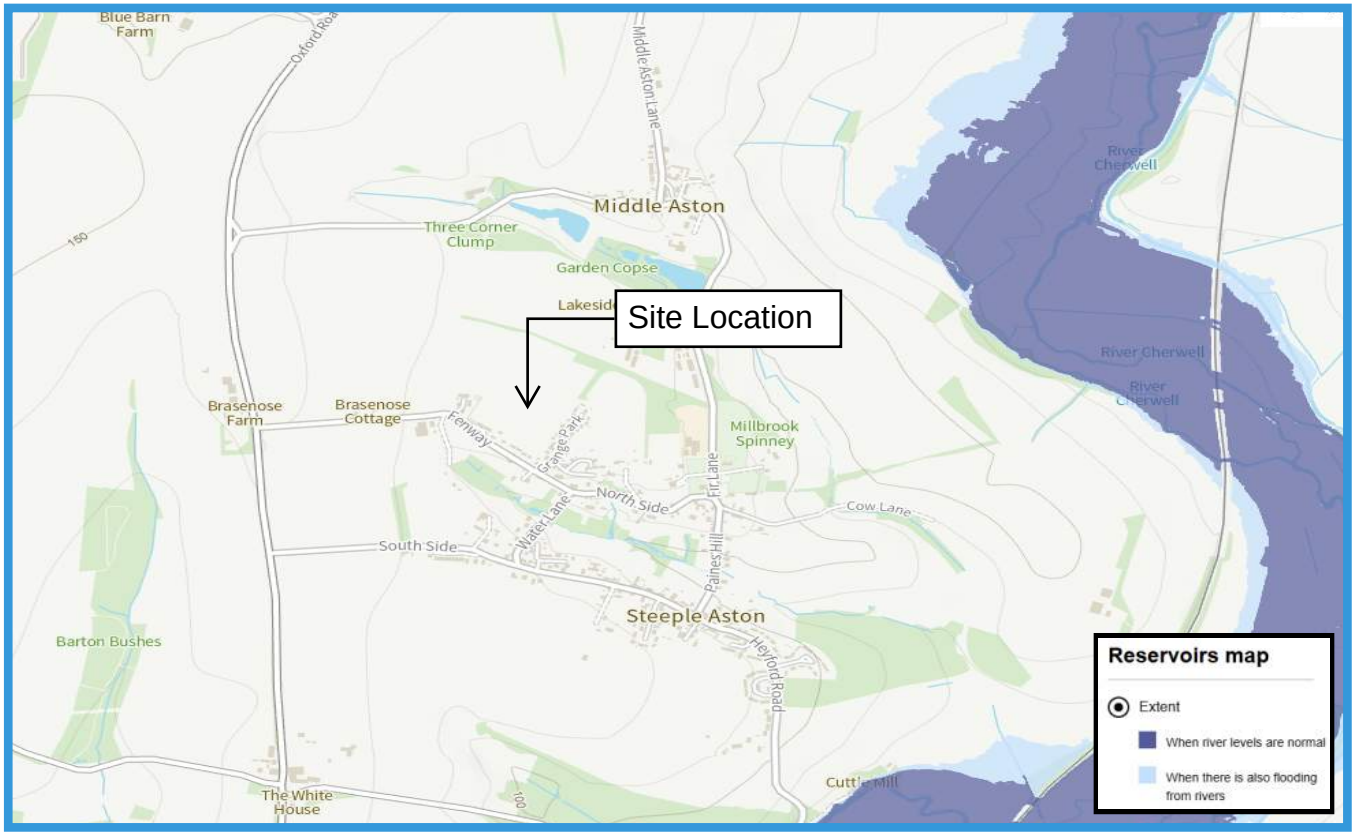
GEOLOGY - SUPERFICIAL DEPOSITS - No results found



Main River Map



Reservoirs Map

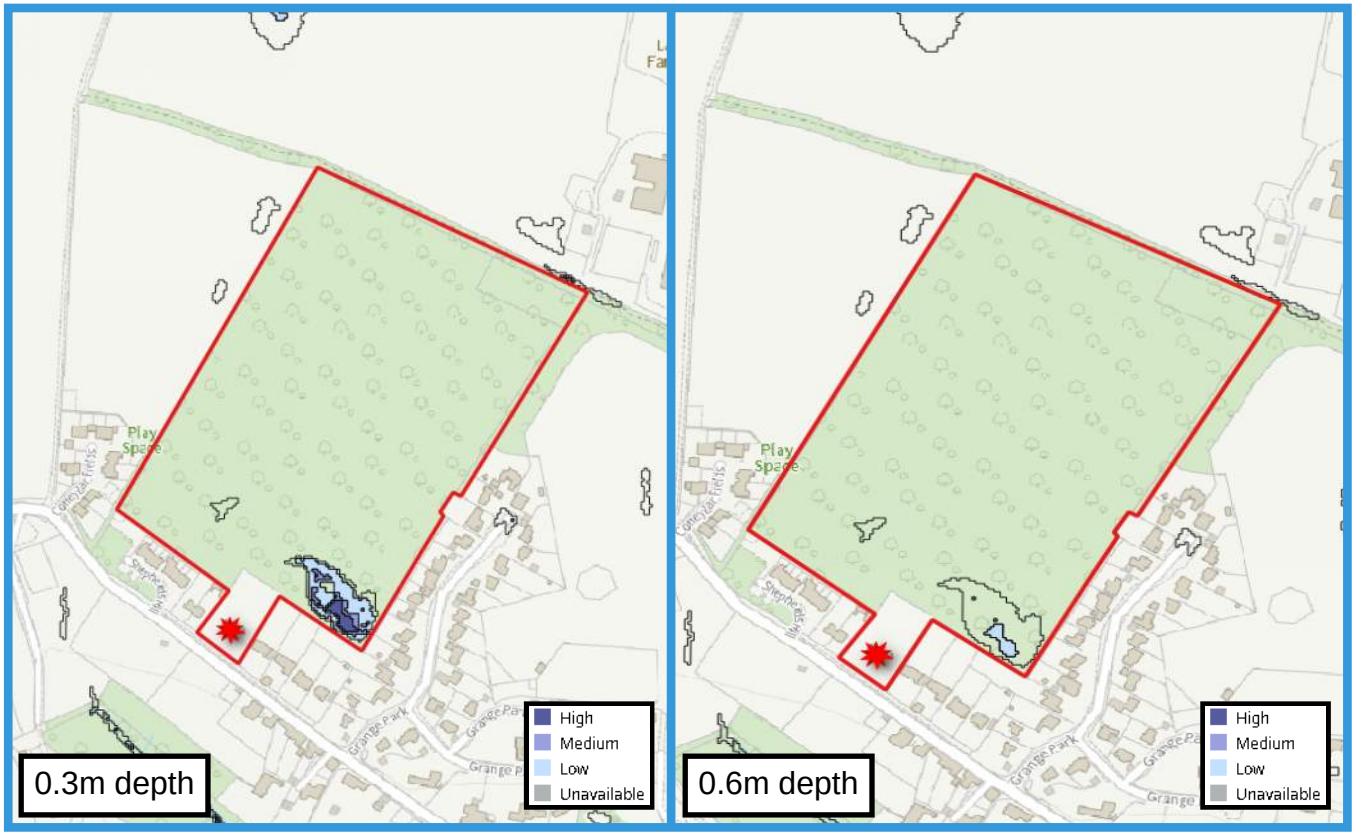


SITE SURFACE WATER FLOOD RISK

High risk means a chance of flooding greater than 3.3% (1:30)
Medium risk means a chance of flooding of btw 1% (1:100) and 3.3%
Low risk means a chance of flooding of btw 0.1% (1:1000) and 1%
Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding



DEPTH



RIVER AND SEA FLOOD RISK MAP

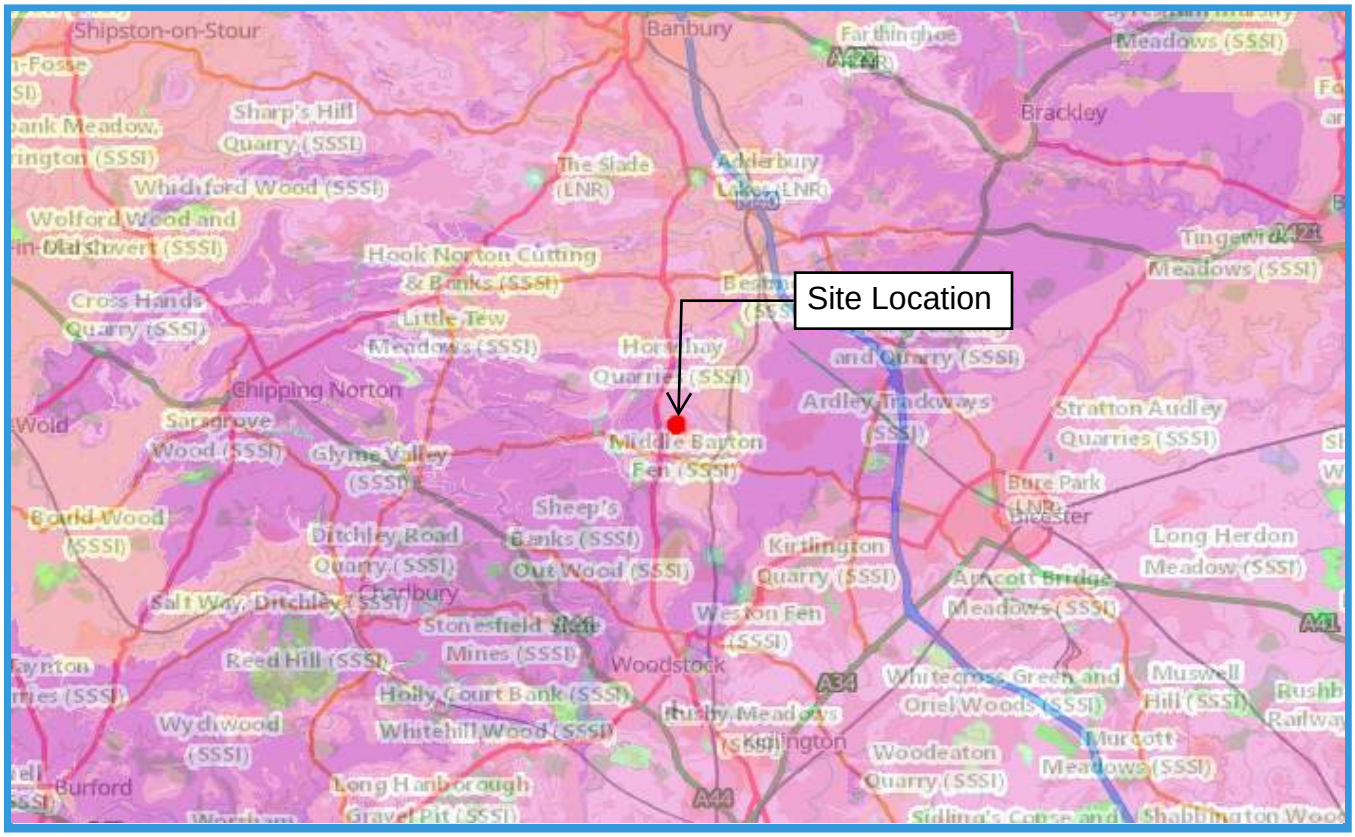
- High - greater than or equal to 1 in 30 (3.3%) chance of flooding in any year
- Medium –Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year
- Low –Less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) chance of flooding in any given year
- Very low –less than 1 in 1000 (0.1%) chance of flooding in any given year



DEPTH



MAGIC RESULTS



Site Check Results

Site Check Report generated on Fri Jan 23 2026

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SP47152635

Aquifer Designation Map (Bedrock) (England)

TYPOLOGY	Secondary A
TYPOLOGY	Unproductive

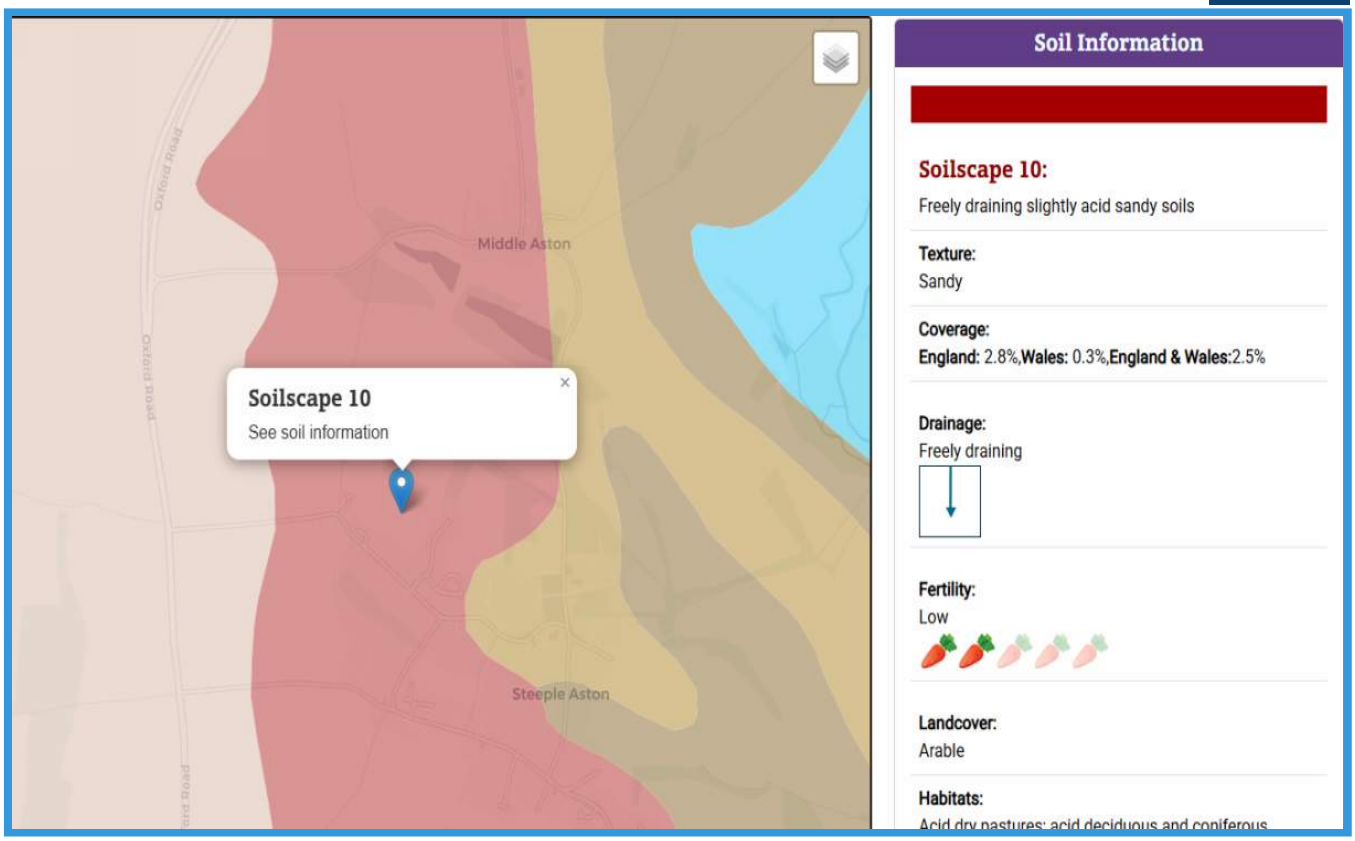
Aquifer Designation Map (Superficial Drift) (England)

No Features found

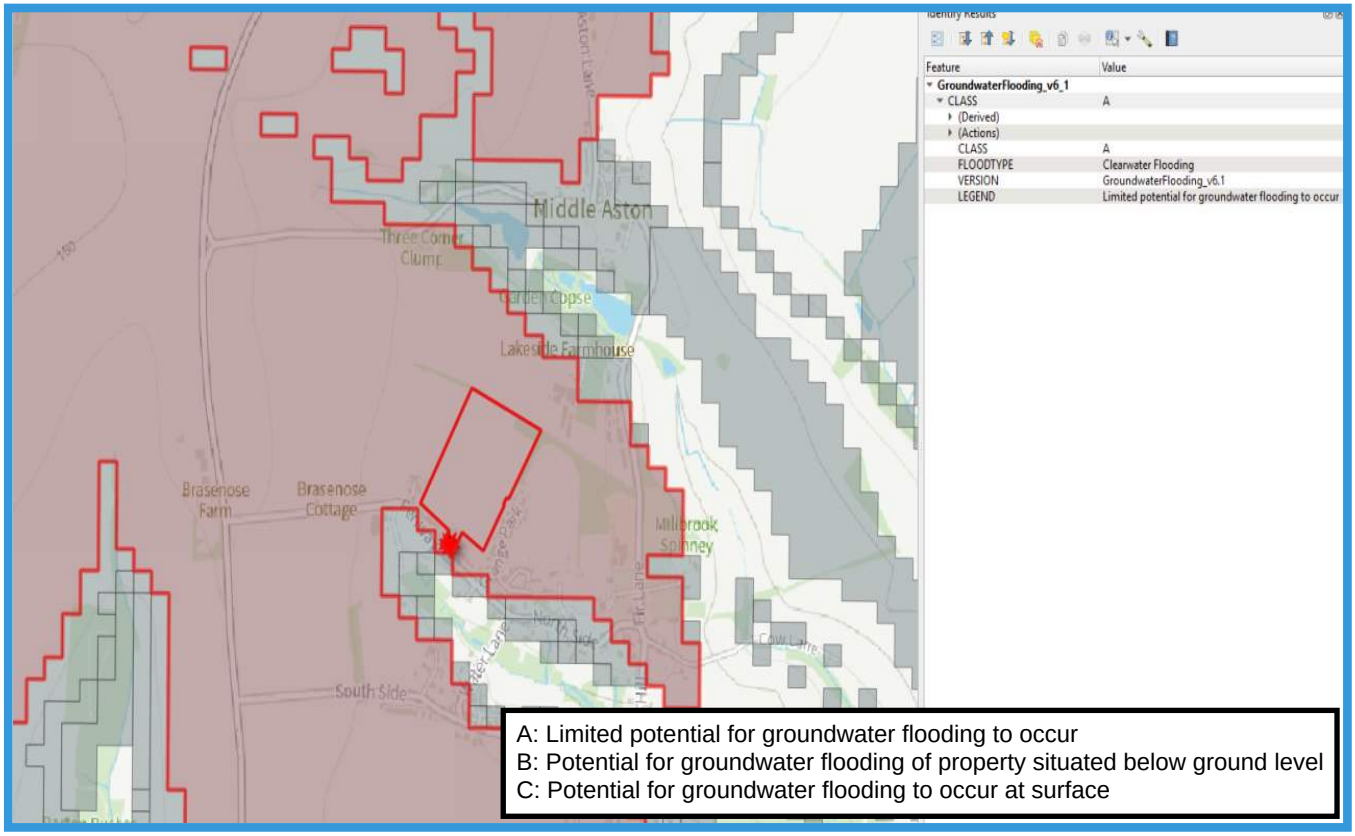
Source Protection Zones merged (England)

No Features found

SOILSCAPES MAP



GROUND WATER FLOOD RISK



Asset Location Search

Thames Water Property Searches

RIDA Reports Limited
ANGEL COURT, 81 ST CLEMENT'S S
OXFORD
OX4 1AW

Search address supplied The Old Quarry House
Fenway
Steeple Aston
Bicester
OX25 4SS

Your reference U0753

Our reference ALS/ALS Standard/2026_5294635

Search date 3 March 2026

Keeping you up-to-date

Notification of price changes

We're changing our report prices from 4th June 2025. The price will increase by 3.5% based on Retail Price Index (RPI).

Find our new prices on our website thameswater.co.uk/property-searches

Any Questions? We're happy to talk through the changes with you – give our Property Searches team a call on 0800 009 4540 .

Thames Water Utilities Ltd
Property Searches,
Clearwater Court, Vastern Road, Reading RG1 8DB

property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches

0800 009 4540

Asset Location Search

Property Searches

Search address supplied: The Old Quarry House, Fenway, Steeple Aston, Bicester, OX25 4SS

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position and size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the contact details below:

Thames Water Utilities Ltd
Property Searches
Clearwater Court
Vastern Road
Reading
RG1 8DB

Email: property.searches@thameswater.co.uk
Web: thameswater.co.uk/propertysearches

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority. Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners. The public sewer map relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus. The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an ‘as constructed’ record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies. For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can

also arrange for a full flow and pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. You can do this by emailing customer.feedback@thameswater.co.uk with the email subject header 'Enquiry – TWOSA', along with details of the request.

If you have any questions regarding sewer connections, budget estimates, diversions or building over issues please direct them to our service desk which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

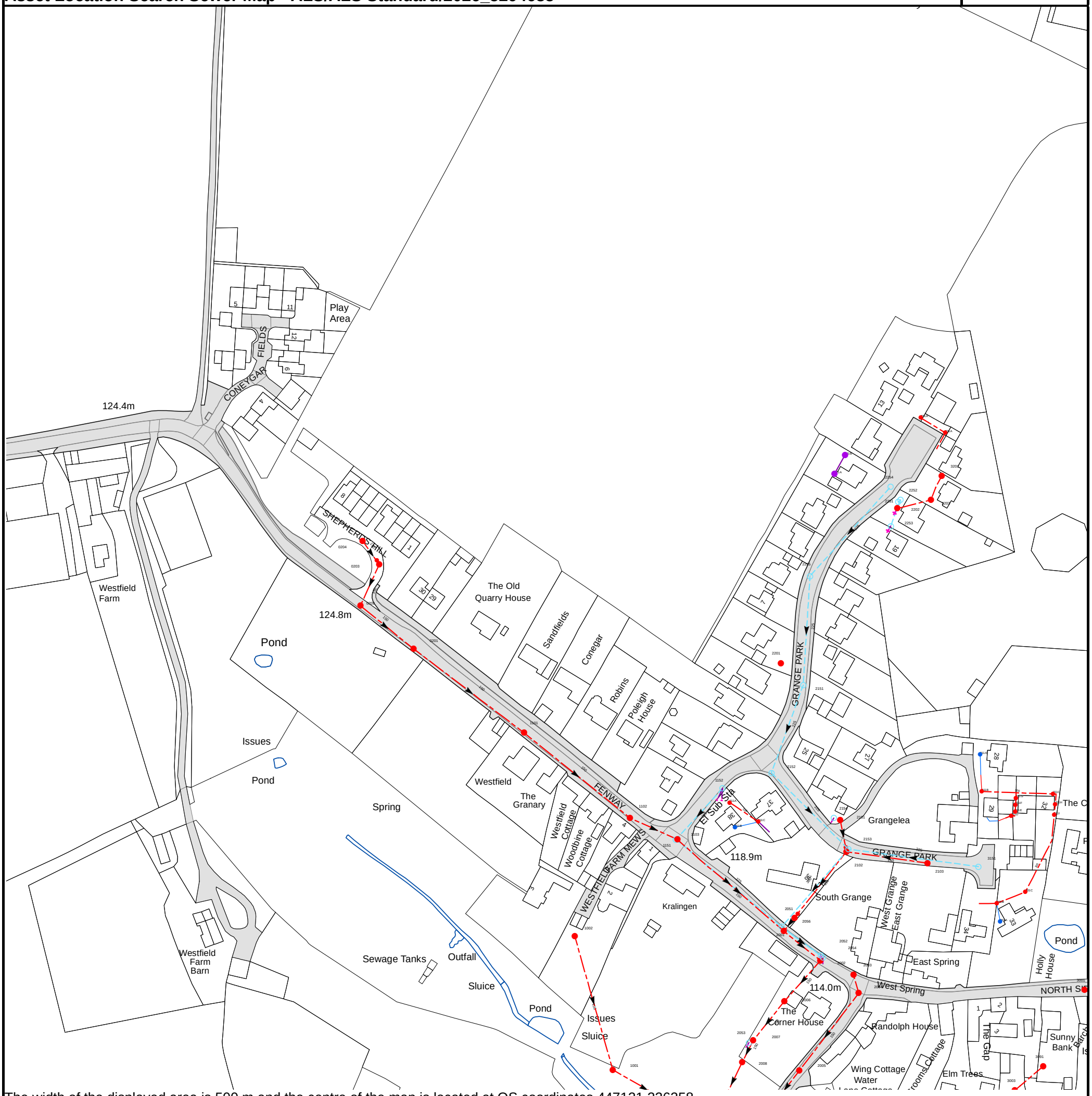
Clean Water queries

Should you require any advice concerning clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
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Asset Location Search Sewer Map - ALS/ALS Standard/2026_5294635



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 447121,226258

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
1102	119.34	117.81
1151	119.03	117.45
1103	119.05	117.06
211A	n/a	n/a
211B	n/a	n/a
211C	n/a	n/a
2154	121.99	120.08
2101	122.15	119.84
2102	121.25	118.09
2153	121.28	117.77
2103	120.93	118.77
3151	120.75	119.01
311B	n/a	n/a
311D	n/a	n/a
311E	n/a	n/a
311F	n/a	n/a
311G	n/a	n/a
311C	n/a	n/a
311I	n/a	n/a
311H	n/a	n/a
1002	112.94	111.58
1001	108.45	107.02
2008	109.98	109.34
2053	110.69	109.09
2007	110.77	109.62
2051	116.23	114.67
2001	116.1	114
2006	113.97	110.89
2056	n/a	n/a
2005	108.86	107.59
2002	115.03	113.13
2052	115.11	113.79
2054	115.11	113.79
2003	114.05	113.33
2004	113.82	112.29
301B	n/a	n/a
301A	n/a	n/a
3003	114.87	113.63
301C	n/a	n/a
3091	n/a	n/a
3001	113.96	112.49
1152	121.41	119.25
2152	122.67	121.75
311A	n/a	n/a
1101	121.69	119.69
2151	125.16	124
2201	126.67	124.18
2255	127.44	126.22
2253	128.66	126.1
2202	128.84	126.59
2251	128.69	127.08
2252	128.9	126.91
2203	128.65	126.93
2254	128.89	127.24
3201	128.79	127.27
221A	n/a	n/a
231B	n/a	n/a
331A	n/a	n/a
231A	n/a	n/a
0202	124.7	123.36
0204	127.35	125.56
0203	126.25	124.36
0201	123.36	121.79

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Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.

Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.

Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.

- Storm Sewer
- Sludge Sewer
- Foul Trunk Sewer
- Surface Trunk Sewer
- Combined Trunk Sewer
- Foul Rising Main
- Surface Water Rising Main
- Combined Rising Main
- Vacuum
- Thames Water Proposed
- Vent Pipe
- Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

- Sewer
- Culverted Watercourse
- Proposed
- Decommissioned Sewer
- Content of this drainage network is currently unknown
- Ownership of this drainage network is currently unknown

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

- Air Valve
- Meter
- Dam Chase
- Vent
- Fitting

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

- Ancillary
- Drop Pipe
- Control Valve
- Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

- Inlet
- Outfall
- Undefined End

Other Symbols

Symbols used on maps which do not fall under other general categories.

- Change of Characteristic Indicator
- Public / Private Pumping Station
- Invert Level
- Summit

Areas

Lines denoting areas of underground surveys, etc.

- Agreement
- Chamber
- Operational Site

Ducts or Crossings

- Casement

Ducts may contain high voltage cables. Please check with Thames Water.

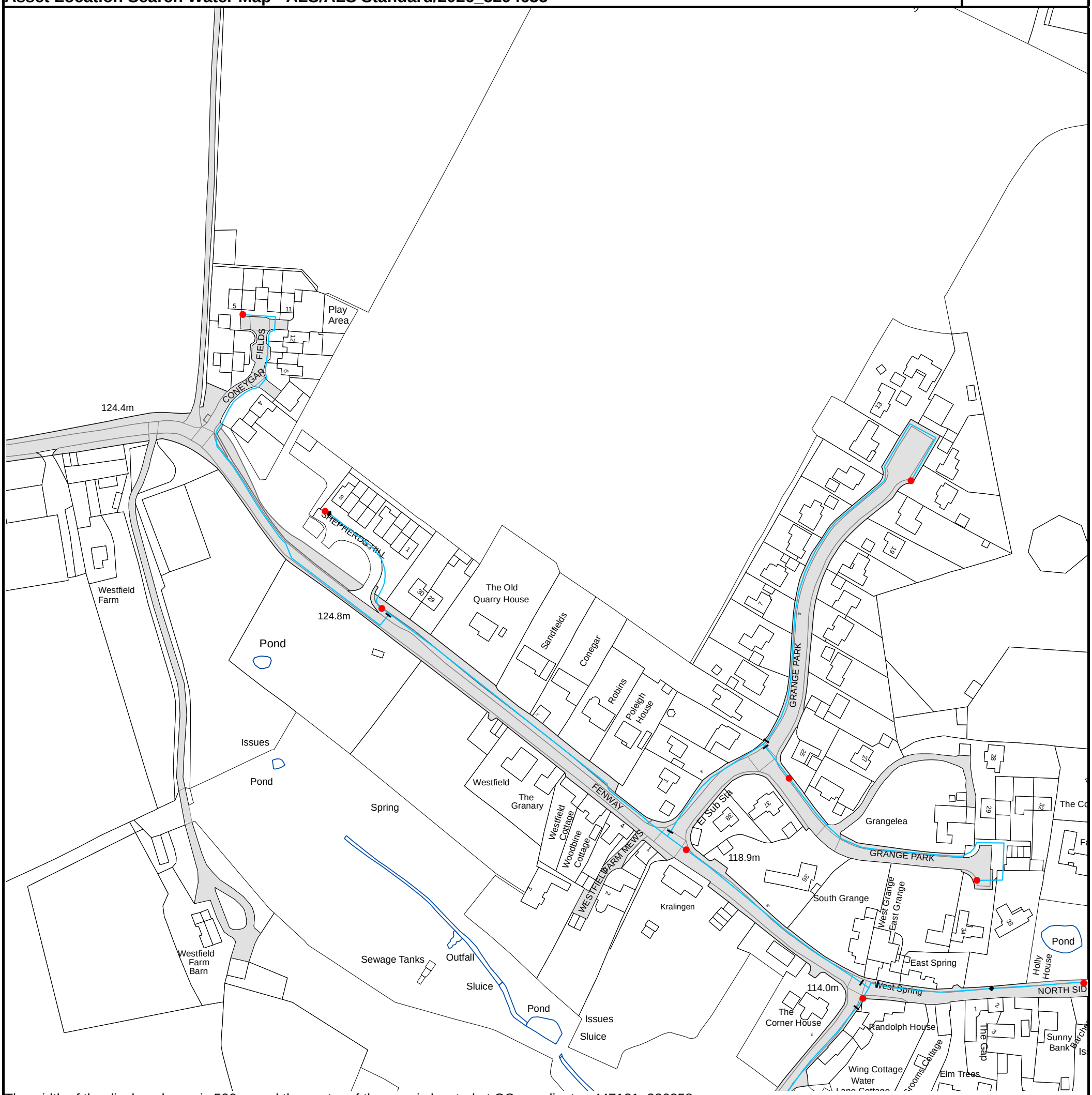
- Conduit Bridge
- Subway
- Tunnel

Notes:

1) All levels associated with the plans are to Ordnance Datum Newlyn.
2) All measurements on the plan are metric.
3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
5) 'na' or '0' on a manhole indicates that data is unavailable.
6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement.

If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

Asset Location Search Water Map - ALS/ALS Standard/2026_5294635



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Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

4"

Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.

16"

Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.

3" SUPPLY

Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.

3" FIRE

Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.

3" METERED

Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.

Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.

Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger
- **Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Other Water Pipes (Not Operated or Maintained by Thames Water)

Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

Private Main: Indiates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Appendix C

Simulation Settings

Rainfall Methodology	FSR	Drain Down Time (mins)	240
Rainfall Events	Singular	Additional Storage (m³/ha)	0.0
FSR Region	England and Wales	Starting Level (m)	
M5-60 (mm)	19.000	Check Discharge Rate(s)	✓
Ratio-R	0.400	1 year (l/s)	0.3
Summer CV	1.000	2 year (l/s)	0.3
Winter CV	1.000	30 year (l/s)	0.6
Analysis Speed	Normal	100 year (l/s)	0.8
Skip Steady State	x	Check Discharge Volume	x

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
1	0	0	0
2	0	0	0
30	0	0	0
30	35	0	0
100	0	0	0
100	40	0	0

Pre-development Discharge Rate

Site Makeup	Greenfield	Growth Factor 30 year	1.95
Greenfield Method	IH124	Growth Factor 100 year	2.48
Positively Drained Area (ha)	2.034	Betterment (%)	0
SAAR (mm)	670	QBar	0.3
Soil Index	1	Q 1 year (l/s)	0.3
SPR	0.10	Q 2 year (l/s)	0.3
Region	6	Q 30 year (l/s)	0.6
Growth Factor 1 year	0.85	Q 100 year (l/s)	0.8
Growth Factor 2 year	0.88		

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Design Settings

Rainfall Methodology	FSR	Maximum Time of Concentration (mins)	30.00
Return Period (years)	2	Maximum Rainfall (mm/hr)	50.0
Additional Flow (%)	0	Minimum Velocity (m/s)	1.00
FSR Region	England and Wales	Connection Type	Level Inverts
M5-60 (mm)	19.000	Minimum Backdrop Height (m)	0.200
Ratio-R	0.400	Preferred Cover Depth (m)	0.500
CV	1.000	Include Intermediate Ground	✓
Time of Entry (mins)	6.00	Enforce best practice design rules	x

Circular Link Type

Template	Freeform Carrier	Auto Increment (mm)	75
Shape	Circular	Follow Ground	x
Barrels	1		

Available Diameters (mm)

100 | 150

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)
Development	0.407	6.00	127.450	450	-0.061	0.341	0.900
Infiltration Basin			125.580		50.520	-0.047	1.050
Outfall			125.440	450	99.876	-0.095	1.010

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	T of C (mins)	Rain (mm/hr)
1.001	Infiltration Basin	Outfall	10.000	0.600	124.530	124.430	0.100	100.0	400	7.85	50.0
1.000	Development	Infiltration Basin	200.000	0.600	126.550	124.530	2.020	99.0	400	7.76	50.0

Name	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)	Pro Depth (mm)	Pro Velocity (m/s)
1.001	1.887	237.1	73.5	0.650	0.610	0.407	0.0	153	1.674
1.000	1.897	238.3	73.5	0.500	0.650	0.407	0.0	152	1.678

Node Infiltration Basin Online Pump Control

Flap Valve	x	Design Depth (m)	1.050	Switch off depth (m)	0.100
Replaces Downstream Link	✓	Design Flow (l/s)	0.1		
Invert Level (m)	124.530	Switch on depth (m)	1.050		

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	0.000	0.750	0.000	1.050	0.000

Node Infiltration Basin Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.03600	Safety Factor	3.0	Invert Level (m)	124.530
Side Inf Coefficient (m/hr)	0.00000	Porosity	1.00	Time to half empty (mins)	

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Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	327.0	327.0	1.050	327.0	394.3	1.051	0.0	394.3

Approval Settings

Node Size	x	Coordinates	x	Full Bore Velocity	x	Time to Half Empty	✓
Node Losses	x	Crossings	x	Proportional Velocity	x	Return Period (years)	10
Link Size	x	Cover Depth	x	Surcharged Depth	x	Discharge Rates	x
Link Length	x	Backdrops	x	Flooding	x	Discharge Volume	x

Rainfall

Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)	Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)
1 year 15 minute summer	103.832	29.381	2 year 600 minute winter	7.181	2.875
1 year 15 minute winter	72.865	29.381	2 year 720 minute summer	9.363	2.509
1 year 30 minute summer	67.515	19.105	2 year 720 minute winter	6.293	2.509
1 year 30 minute winter	47.379	19.105	2 year 960 minute summer	7.689	2.025
1 year 60 minute summer	45.726	12.084	2 year 960 minute winter	5.093	2.025
1 year 60 minute winter	30.379	12.084	2 year 1440 minute summer	5.582	1.496
1 year 120 minute summer	28.340	7.489	2 year 1440 minute winter	3.751	1.496
1 year 120 minute winter	18.828	7.489	30 year 15 minute summer	254.498	72.014
1 year 180 minute summer	21.894	5.634	30 year 15 minute winter	178.595	72.014
1 year 180 minute winter	14.231	5.634	30 year 30 minute summer	165.775	46.909
1 year 240 minute summer	17.401	4.599	30 year 30 minute winter	116.334	46.909
1 year 240 minute winter	11.561	4.599	30 year 60 minute summer	110.635	29.238
1 year 360 minute summer	13.397	3.448	30 year 60 minute winter	73.503	29.238
1 year 360 minute winter	8.709	3.448	30 year 120 minute summer	66.994	17.704
1 year 480 minute summer	10.573	2.794	30 year 120 minute winter	44.509	17.704
1 year 480 minute winter	7.024	2.794	30 year 180 minute summer	50.789	13.070
1 year 600 minute summer	8.677	2.373	30 year 180 minute winter	33.014	13.070
1 year 600 minute winter	5.929	2.373	30 year 240 minute summer	39.713	10.495
1 year 720 minute summer	7.750	2.077	30 year 240 minute winter	26.384	10.495
1 year 720 minute winter	5.209	2.077	30 year 360 minute summer	29.789	7.666
1 year 960 minute summer	6.393	1.683	30 year 360 minute winter	19.364	7.666
1 year 960 minute winter	4.235	1.683	30 year 480 minute summer	23.214	6.135
1 year 1440 minute summer	4.671	1.252	30 year 480 minute winter	15.423	6.135
1 year 1440 minute winter	3.140	1.252	30 year 600 minute summer	18.859	5.158
2 year 15 minute summer	134.275	37.995	30 year 600 minute winter	12.885	5.158
2 year 15 minute winter	94.228	37.995	30 year 720 minute summer	16.698	4.475
2 year 30 minute summer	86.989	24.615	30 year 720 minute winter	11.222	4.475
2 year 30 minute winter	61.045	24.615	30 year 960 minute summer	13.576	3.575
2 year 60 minute summer	58.092	15.352	30 year 960 minute winter	8.993	3.575
2 year 60 minute winter	38.595	15.352	30 year 1440 minute summer	9.708	2.602
2 year 120 minute summer	35.471	9.374	30 year 1440 minute winter	6.524	2.602
2 year 120 minute winter	23.566	9.374	30 year +35% CC 15 minute summer	343.573	97.219
2 year 180 minute summer	27.149	6.986	30 year +35% CC 15 minute winter	241.104	97.219
2 year 180 minute winter	17.648	6.986	30 year +35% CC 30 minute summer	223.797	63.327
2 year 240 minute summer	21.430	5.663	30 year +35% CC 30 minute winter	157.050	63.327
2 year 240 minute winter	14.237	5.663	30 year +35% CC 60 minute summer	149.357	39.471
2 year 360 minute summer	16.342	4.205	30 year +35% CC 60 minute winter	99.229	39.471
2 year 360 minute winter	10.622	4.205	30 year +35% CC 120 minute summer	90.441	23.901
2 year 480 minute summer	12.846	3.395	30 year +35% CC 120 minute winter	60.087	23.901
2 year 480 minute winter	8.535	3.395	30 year +35% CC 180 minute summer	68.565	17.644
2 year 600 minute summer	10.511	2.875	30 year +35% CC 180 minute winter	44.569	17.644

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Rainfall

Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)
30 year +35% CC 240 minute summer	53.613	14.168
30 year +35% CC 240 minute winter	35.619	14.168
30 year +35% CC 360 minute summer	40.215	10.349
30 year +35% CC 360 minute winter	26.141	10.349
30 year +35% CC 480 minute summer	31.339	8.282
30 year +35% CC 480 minute winter	20.821	8.282
30 year +35% CC 600 minute summer	25.459	6.964
30 year +35% CC 600 minute winter	17.395	6.964
30 year +35% CC 720 minute summer	22.543	6.042
30 year +35% CC 720 minute winter	15.150	6.042
30 year +35% CC 960 minute summer	18.328	4.826
30 year +35% CC 960 minute winter	12.141	4.826
30 year +35% CC 1440 minute summer	13.106	3.513
30 year +35% CC 1440 minute winter	8.808	3.513
100 year 15 minute summer	329.664	93.284
100 year 15 minute winter	231.343	93.284
100 year 30 minute summer	216.648	61.304
100 year 30 minute winter	152.034	61.304
100 year 60 minute summer	145.356	38.413
100 year 60 minute winter	96.571	38.413
100 year 120 minute summer	88.100	23.282
100 year 120 minute winter	58.532	23.282
100 year 180 minute summer	66.650	17.151
100 year 180 minute winter	43.325	17.151
100 year 240 minute summer	51.959	13.731
100 year 240 minute winter	34.521	13.731
100 year 360 minute summer	38.732	9.967
100 year 360 minute winter	25.177	9.967
100 year 480 minute summer	30.068	7.946
100 year 480 minute winter	19.977	7.946
100 year 600 minute summer	24.351	6.660
100 year 600 minute winter	16.638	6.660
100 year 720 minute summer	21.505	5.763
100 year 720 minute winter	14.452	5.763
100 year 960 minute summer	17.408	4.584
100 year 960 minute winter	11.531	4.584
100 year 1440 minute summer	12.367	3.314
100 year 1440 minute winter	8.311	3.314
100 year +40% CC 15 minute summer	461.530	130.597
100 year +40% CC 15 minute winter	323.881	130.597
100 year +40% CC 30 minute summer	303.307	85.825
100 year +40% CC 30 minute winter	212.847	85.825
100 year +40% CC 60 minute summer	203.498	53.779
100 year +40% CC 60 minute winter	135.199	53.779
100 year +40% CC 120 minute summer	123.340	32.595
100 year +40% CC 120 minute winter	81.944	32.595
100 year +40% CC 180 minute summer	93.311	24.012
100 year +40% CC 180 minute winter	60.654	24.012
100 year +40% CC 240 minute summer	72.743	19.224
100 year +40% CC 240 minute winter	48.329	19.224
100 year +40% CC 360 minute summer	54.225	13.954
100 year +40% CC 360 minute winter	35.248	13.954
100 year +40% CC 480 minute summer	42.096	11.125
100 year +40% CC 480 minute winter	27.967	11.125
100 year +40% CC 600 minute summer	34.091	9.325
100 year +40% CC 600 minute winter	23.293	9.325
100 year +40% CC 720 minute summer	30.106	8.069
100 year +40% CC 720 minute winter	20.233	8.069
100 year +40% CC 960 minute summer	24.371	6.417
100 year +40% CC 960 minute winter	16.144	6.417
100 year +40% CC 1440 minute summer	17.314	4.640
100 year +40% CC 1440 minute winter	11.636	4.640

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Results for 1 year Critical Storm Duration. Lowest mass balance: 99.35%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	Development	11	126.712	0.162	61.2	0.0257	0.0000	OK
600 minute summer	Infiltration Basin	525	124.721	0.191	9.8	62.3468	0.0000	OK
15 minute summer	Outfall	1	124.430	0.000	0.0	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	Development	1.000	Infiltration Basin	61.5	2.599	0.258	5.3917	
600 minute summer	Infiltration Basin	Pump	Outfall	0.0				0.0
600 minute summer	Infiltration Basin	Infiltration		1.1				

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Results for 2 year Critical Storm Duration. Lowest mass balance: 99.28%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	Development	11	126.735	0.185	79.2	0.0294	0.0000	OK
600 minute winter	Infiltration Basin	585	124.773	0.243	8.1	79.3657	0.0000	OK
15 minute summer	Outfall	1	124.430	0.000	0.0	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	Development	1.000	Infiltration Basin	79.8	2.725	0.335	6.6193	
600 minute winter	Infiltration Basin	Pump	Outfall	0.0				0.0
600 minute winter	Infiltration Basin	Infiltration		1.1				

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Results for 30 year Critical Storm Duration. Lowest mass balance: 99.23%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	Development	11	126.814	0.264	150.1	0.0420	0.0000	OK
960 minute winter	Infiltration Basin	945	125.033	0.503	10.2	164.6223	0.0000	SURCHARGED
15 minute summer	Outfall	1	124.430	0.000	0.0	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	Development	1.000	Infiltration Basin	152.3	2.962	0.639	11.3490	
960 minute winter	Infiltration Basin	Pump	Outfall	0.0				0.0
960 minute winter	Infiltration Basin	Infiltration		1.1				

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Results for 30 year +35% CC Critical Storm Duration. Lowest mass balance: 98.20%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	Development	11	126.876	0.326	202.6	0.0518	0.0000	OK
1440 minute winter	Infiltration Basin	1410	125.270	0.740	10.0	241.8181	0.0000	SURCHARGED
15 minute summer	Outfall	1	124.430	0.000	0.0	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	Development	1.000	Infiltration Basin	205.1	3.029	0.861	14.9822	
1440 minute winter	Infiltration Basin	Pump	Outfall	0.0				0.0
1440 minute winter	Infiltration Basin	Infiltration		1.1				

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Results for 100 year Critical Storm Duration. Lowest mass balance: 98.39%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	Development	11	126.865	0.315	194.4	0.0501	0.0000	OK
960 minute winter	Infiltration Basin	945	125.217	0.687	13.0	224.7643	0.0000	SURCHARGED
15 minute summer	Outfall	1	124.430	0.000	0.0	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	Development	1.000	Infiltration Basin	196.8	3.026	0.826	14.3926	
960 minute winter	Infiltration Basin	Pump	Outfall	0.0				0.0
960 minute winter	Infiltration Basin	Infiltration		1.1				

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Results for 100 year +40% CC Critical Storm Duration. Lowest mass balance: 97.29%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	Development	12	127.313	0.763	272.2	0.1213	0.0000	FLOOD RISK
1440 minute winter	Infiltration Basin	1410	125.577	1.047	13.2	342.3057	0.0000	FLOOD RISK
15 minute summer	Outfall	1	124.430	0.000	0.0	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	Development	1.000	Infiltration Basin	246.6	2.997	1.035	21.6343	
1440 minute winter	Infiltration Basin	Pump	Outfall	0.0				0.0
1440 minute winter	Infiltration Basin	Infiltration		1.1				

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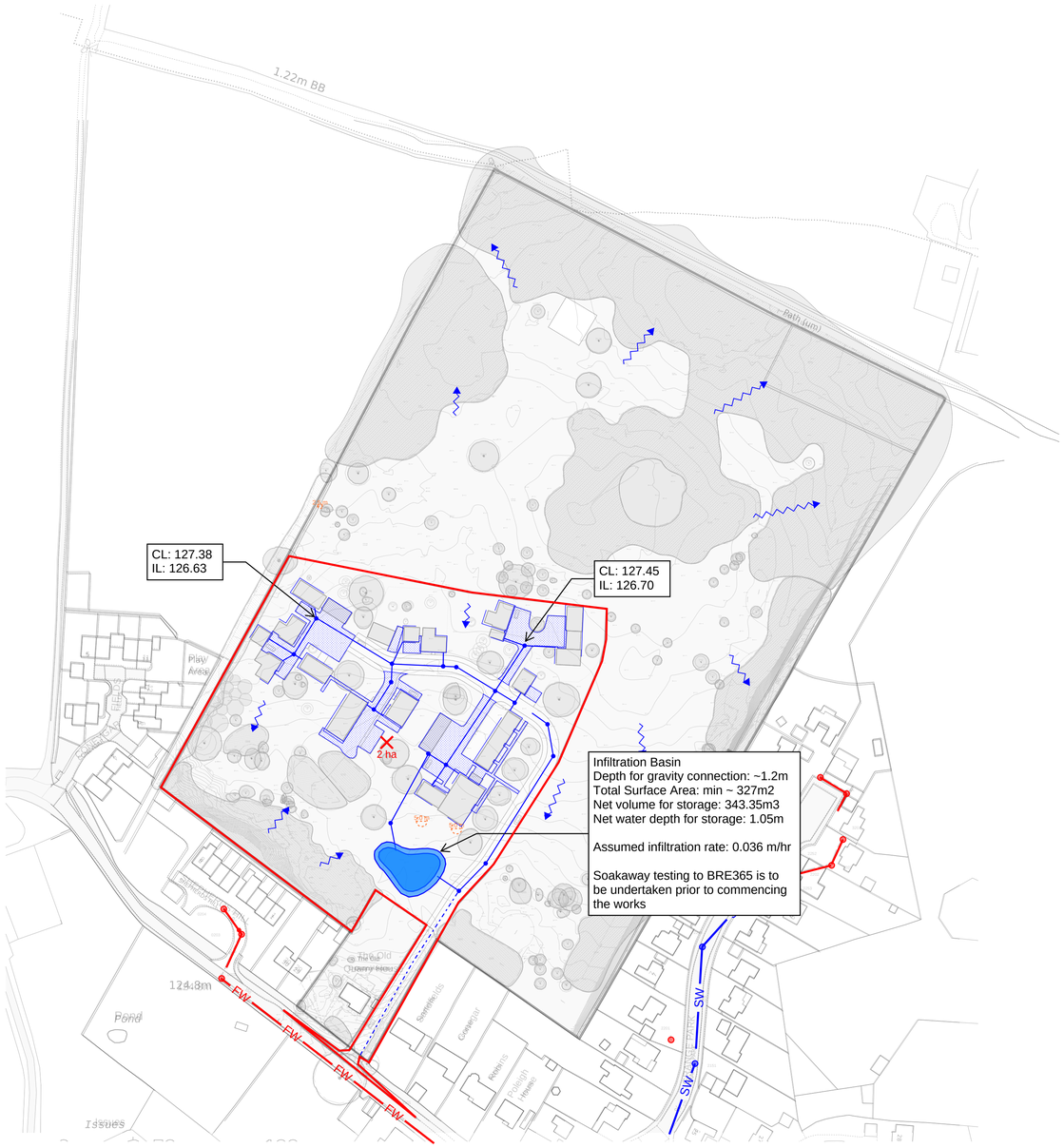
Appendix D

Do not scale from this drawing. Refer to figured dimensions only. RIDA Reports Ltd registered in England and Wales No. 10590566. This drawing is copyright of RIDA Reports Ltd.

Drawing Scale Bar

Drawing scale	Line length	Drawing scale	Line length
1:5	= 0.25 metres	1:200	= 10.0 metres
1:10	= 0.5 metres	1:250	= 12.5 metres
1:20	= 1.0 metres	1:500	= 25.0 metres
1:25	= 1.25 metres	1:1000	= 50.0 metres
1:50	= 2.5 metres	1:1250	= 62.5 metres
1:100	= 5.0 metres	1:2500	= 125 metres

Measure length of line above for checking of scale



KEY

- Proposed Surface Water Sewer Pipe
- Exceedance Flows
- Permeable Surface as per architect's details Sub-base 350mm Type 3
- Silt Trap
- Linear Drainage Channel
- Existing Foul Sewer Pipe
- Existing Surface Water Sewer Pipe

GENERAL NOTES

1. All dimensions are in millimetres and levels in m AOD unless stated otherwise.

2. Do not scale. If in any doubt, consult Engineer.

3. Read in conjunction with the architects and engineers schedule drawings.

4. Check inverts and sizes of existing pipes prior to the commencement of any work. Report any discrepancies to the engineer and await instructions.

5. The location of services is shown as indicative. This drawing should be read in conjunction with the utilities drawings. No warranty to their accuracy can be given. The contractor shall take all necessary measures to satisfy himself as to the location of the existing services and connection points. Excavation should be undertaken in compliance with HSG47.

6. The proposed dwelling shall be provided with a rainwater butt with a minimum storage capacity of 260 litres. The water butt shall be connected to a roof downpipe (with an appropriate diverter and an overflow returning to the drainage system) and positioned to allow safe access and routine use by the occupants

Rev	Details	Date	By	Ch'd

Drawing Status:

PRELIMINARY

URBANWATER

Client:

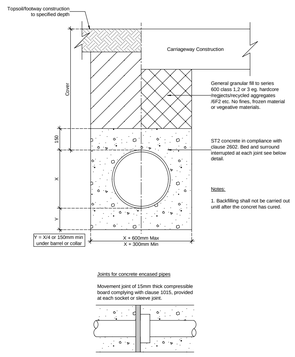
Project:

The Land North of Old Quarry House, Fenway, Steeple Aston

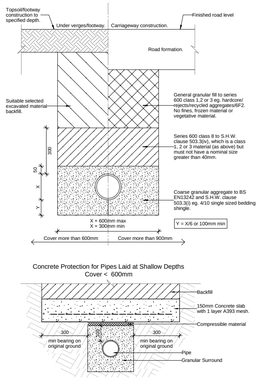
Drawing:

Proposed Drainage Strategy

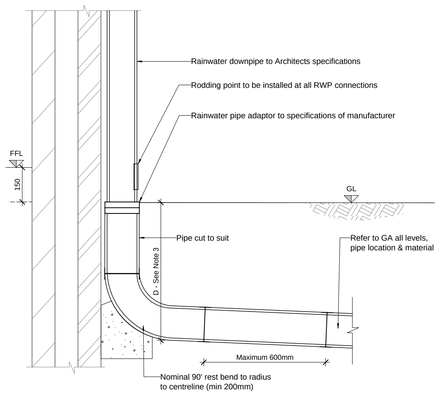
Print Size:	Scale:	Project No:	Drawing No:	Revision:
A1	1:1250	U0753	003	P1



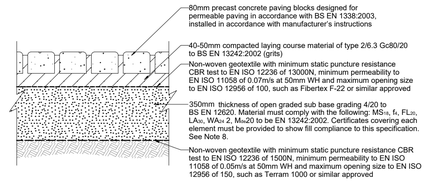
Pipe Bedding Detail Type Z



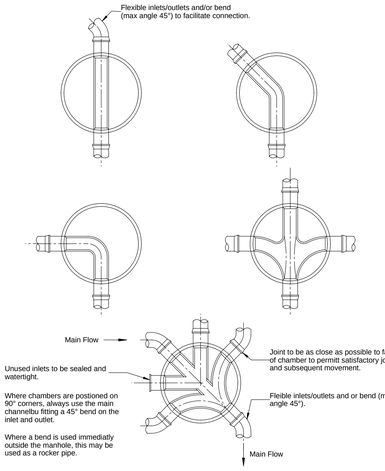
Pipe Bedding Detail Type S



8251 - External Rainwater Pipe Connection Detail



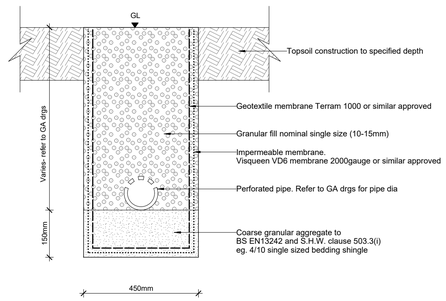
Permeable Paving - Infiltration



Chamber Type 3 Base Layouts



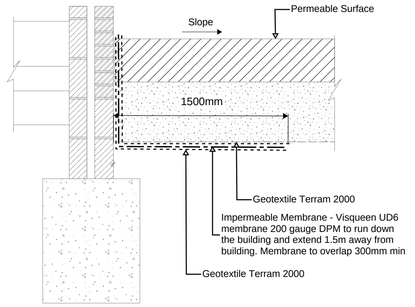
Infiltration Basin



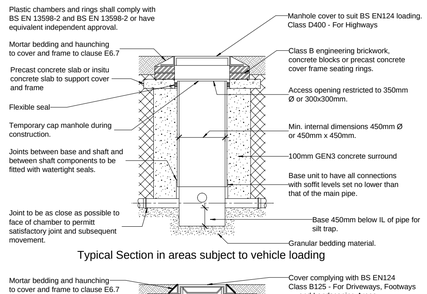
NOTES

1. Refer to GA for location and depths.

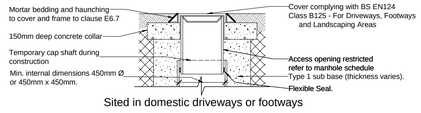
Collector/French Drain - Impermeable



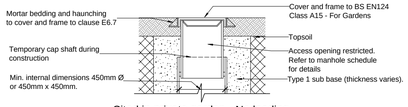
Permeable Surface Against Building



Typical Section in areas subject to vehicle loading



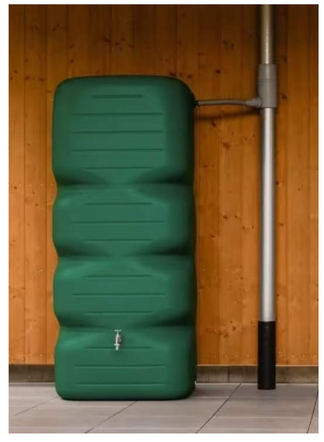
Sited in domestic driveways or footways



Sited in private garden - No loading

Notes:
1. Refer to drawing 8193 for base layouts.

Silt Trap Plastic



Water Butt

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Drawing Scale Bar

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1:10 =	0.5 metres	1:250 =	12.5 metres
1:20 =	1.0 metres	1:500 =	25.0 metres
1:25 =	1.25 metres	1:1000 =	50.0 metres
1:50 =	2.5 metres	1:1250 =	62.5 metres
1:100 =	5.0 metres	1:2500 =	125 metres

Measure length of line above for checking of scale

GENERAL NOTES

Rev	Details	Date	By	Ch'd

Drawing Status:

PRELIMINARY

URBANWATER

Client:

Project:

The Land North of Old Quarry House, Fenway, Steeple Aston

Drawing:

Standard Details

Print Size:	Scale:	Project No:	Drawing No:	Revision:
A1	NTS	U0753	006	P1