

FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY

Proposed Development, Oxleaze Business Park,
Greenhill, Royal Wootton Bassett on Behalf of Skyline
Aero Ltd

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CONTENTS

SECTION	HEADING	PAGE NO.
1.0	INTRODUCTION	1
2.0	THE EXISTING SITE	3
3.0	FLOOD RISK ISSUES	6
4.0	SURFACE WATER DRAINAGE STRATEGY	10
5.0	FOUL WATER DRAINAGE STRATEGY	16
6.0	DISCUSSION AND CONCLUSIONS	17

List of Figures

Figure 2.1	BGS Bedrock Geology Map
Figure 2.2	Historic Landfill Map
Figure 3.1	EA Flood Map for Planning
Figure 3.2	EA Surface Water Flood Map
Figure 3.3	EA Flooding from Artificial Sources Map

List of Tables

Table 3.1	Summary of Flood Risk to the Development
Table 4.1	Existing Brownfield vs Proposed Discharge Rates
Table 4.2	Existing Greenfield vs Proposed Discharge Rates
Table 4.3	Review of SuDS Components in accordance with the Drainage Hierarchy
Table 4.4	Pollution Hazard Indices for different land uses (based on Table 26.2 of CIRIA C753 The SuDS Manual)
Table 4.5	Pollution Mitigation Indices for Discharge to surface waters from the Proposed Site (from Table 26.4 of CIRIA C753 The SuDS Manual)

APPENDICES

Appendix 1 – CE Figures and Drawings

CE Figure 9585/500/Figure 1(A)	Site Location Plan
CE Drawing 9585/501	Proposed Drainage Strategy

Appendix 2 – Drawings by Others

Drawing No. 27793-200-01	Topographical Survey (by Brunel Surveys Ltd)
Drawing No. 2315_040B	Prop Site Plan (by Offgrid Architecture)

Appendix 3 – Public Sewer Records

Appendix 4 – Percolation & Infiltration Testing Results

Appendix 5 – Calculations

Appendix 6 – Wiltshire Council SFRA Mapping Extracts

Appendix 7 – FDA1 Form

Appendix 8 - Correspondence

1.0 INTRODUCTION

- 1.1 This *Flood Risk Assessment & Drainage Strategy* has been prepared by Cole Easdon Consultants Limited (CE) on behalf of Skyline Aero Ltd to accompany a planning application for proposed development at Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH. Refer to CE Drawing 9585/500/Figure 1(A) [*Site Location Plan*] in Appendix 1.

Development Proposals

- 1.2 The proposals comprise the refurbishment and modest extension of an existing building, alongside three new shed buildings, all to be used for industrial purposes, and two new areas of car parking. The proposed application site layout is shown on Drawing No. 2315_040B [*Prop Site Plan*] (by Offgrid Architecture) in Appendix 2

Need for Study

- 1.3 The purpose of this assessment is to demonstrate that the development proposal outlined above can be satisfactorily accommodated without placing the development itself at risk and without worsening flood risk elsewhere. The study has been undertaken in accordance with *National Planning Policy Framework (NPPF)* and its associated *Planning Practice Guidance (PPG)*.

Local Policy

- 1.4 This assessment demonstrates that the proposals meet the requirements of *Wiltshire Council's Core Strategy* (Wiltshire Council, January 2015), *Wiltshire Council's Surface Water Management Strategy (SWMS)* (May 2013) and the *Wiltshire Council Groundwater Management Strategy 2016* (October 2015). All surface water drainage proposals on site must meet requirements from the *Developers Guidance Note – Surface Water Soakaways* (Wiltshire Council, October 2015) and the *Wiltshire Council Drainage and Betterment Strategy* (Wiltshire Council, June 2024).

Scope of Study

- 1.5 In Section 2.0, we describe the characteristics of the proposed development site and surrounding area. In Section 3.0, we assess flood risk issues. Surface water and foul water strategies are outlined in Sections 4.0 & 5.0 respectively. Conclusions are presented in Section 6.0.
- 1.6 The following resources have been used for this study:

- Defra's Multi-Agency Geographic Information for the Countryside (MAGIC) Map (EA, accessed August 2025);
- Flood Map for Planning – Environment Agency (EA, accessed August 2025);
- Flood Map for Surface Water – Environment Agency (EA, accessed August 2025);
- Geological Map – British Geological Survey (BGS, accessed August 2025);
- Public Sewer Records (Thames Water Utilities, July 2024); and
- Revised Climate Change Allowances (EA, May 2022).

1.7 The following publicly available documents have also been reviewed as part of this assessment:

- *National Planning Policy Framework (December 2023);*
- *Planning Practice Guidance –Flood Risk and Coastal Change (August 2022);*
- *National Standards for SuDS (July 2025);*
- *EA Flood risk assessments: climate change allowances (May 2022);*
- *CIRIA C753 The SuDS Manual (November 2015);*
- *DEFRA's Non Statutory Technical Standard for SuDS (March 2015);*
- *Developers Guidance Note – Surface Water Soakaways (Wiltshire Council, October 2015);*
- *BRE Digest 365 Soakaway Design (2016);*
- *Sewerage Sector Guidance – Design and Construction Guidance, Version 2.2 (June 2022);*
- *Building Regulations Part H (Drainage and Waste Disposal) (2015);*
- *Wiltshire Council's Core Strategy (Wiltshire Council, January 2015);*
- *Wiltshire Council Drainage and Betterment Strategy (Wiltshire Council, June 2024);*
- *Wiltshire Council's Surface Water Management Strategy (May 2013) and;*
- *Wiltshire Council Groundwater Management Strategy 2016 (October 2015).*

1.8 The following abbreviations are used in this Report:

- AOD Above Ordnance Datum;
- BGS British Geological Survey;
- EA Environment Agency;
- FRA Flood Risk Assessment;
- LLFA Lead Local Flood Authority;
- mbgl Meters Below Ground Level;
- NPPF National Planning Policy Framework;
- PPG Planning Practice Guidance;
- SFRA Strategic Flood Risk Assessment;
- SuDS Sustainable Drainage Systems;
- TWU Thames Water Utilities; and
- WC Wiltshire Council

2.0 THE EXISTING SITE

- 2.1 The application site is located within Oxleaze Business Park, Greenhill, Royal Wootton Bassett, Wiltshire, SN4 8EH. The site is located some 1.45km north of the village of Hook, and some 800m west of the village of Lydiard Green. Refer to CE Figure 9585/500/Figure 1(A) [*Site Location Plan*] in Appendix 1.
- 2.2 The application site currently comprises an area of brownfield land covering an area of approximately 1.13 hectares (Ha).
- 2.3 The application site is bound to the north woodland, known as Matthews Copse, and greenfield land; to the east the site is bound by greenfield land; to the south the site is used by greenfield land with residential development fronting Greenhill located beyond; to the west the site is bound by greenfield land with residential development beyond. Land use in the immediate vicinity of the site is a mix of agricultural and residential.

Existing Topography

- 2.4 A topographical survey of the site has been provided and is included within Drawing No. 27793-200-01 [*Topographical Survey*] (by Brunel Surveys Ltd). The survey indicates that existing ground levels fall from south to north across the site. The highest levels in the site are found at the entrance to the site (135.87mAOD); the lowest point in the site is found at the north western corner of the site (127.86mAOD).

Existing Sewers/Drains/Water Mains

- 2.5 Thames Water (TWU) sewer records show that there are no existing public surface or foul water sewers located in the vicinity of the site. Refer to TWU Sewer Records in Appendix 3. The topographical survey indicates that all surface water falling on the existing site either flows northwards overland, following the natural fall of the land into an existing ditch located within an area of woodland to the north of the site or flows into the site drainage system that discharges via a petrol interceptor into the ditch at an unattenuated rate. All existing buildings are drained to this system.

Nearby Watercourses/Drainage Features

- 2.6 An unnamed watercourse is located some 50m east of the site's eastern boundary, flowing in a northerly direction. A second unnamed watercourse is located some 250m north of the site, flowing in a westerly direction. A ditch is located to the north of the site. The upstream end of

this ditch commences at the northern end of the site. A number of additional drainage ditches are also located throughout the surrounding fields, assumed to drain runoff from the greenfield land to the existing watercourses.

Existing Ground Conditions

- 2.7 British Geological Survey (BGS) records indicate that the south of the site is underlain by Ringsbury Spiculite Member Sandstone; the north of the site is underlain by Hazelbury Bryan Formation and Kingston Formation Sandstone, siltstone and mudstone. Refer to Figure 2.1 below.
- 2.8 Defra's Multi-Agency Geographic Information for the Countryside (MAGIC) map shows that the site is located within a "Zone II Subsurface Activity" Groundwater Source Protection Zone. The bedrock underlying the site is classified as a 'Secondary A' aquifer.
- 2.9 The site is a former landfill according to the EA's historic landfill mapping. Refer to Figure 2.2 below.
- 2.10 Soakaway testing has been undertaken. Although the results in two of the testpits suggested that infiltration drainage may be feasible, the past land use of the site as 'landfill' and the potential for contaminant mobilisation precludes the use of infiltration SuDS. Refer to Appendix 4.

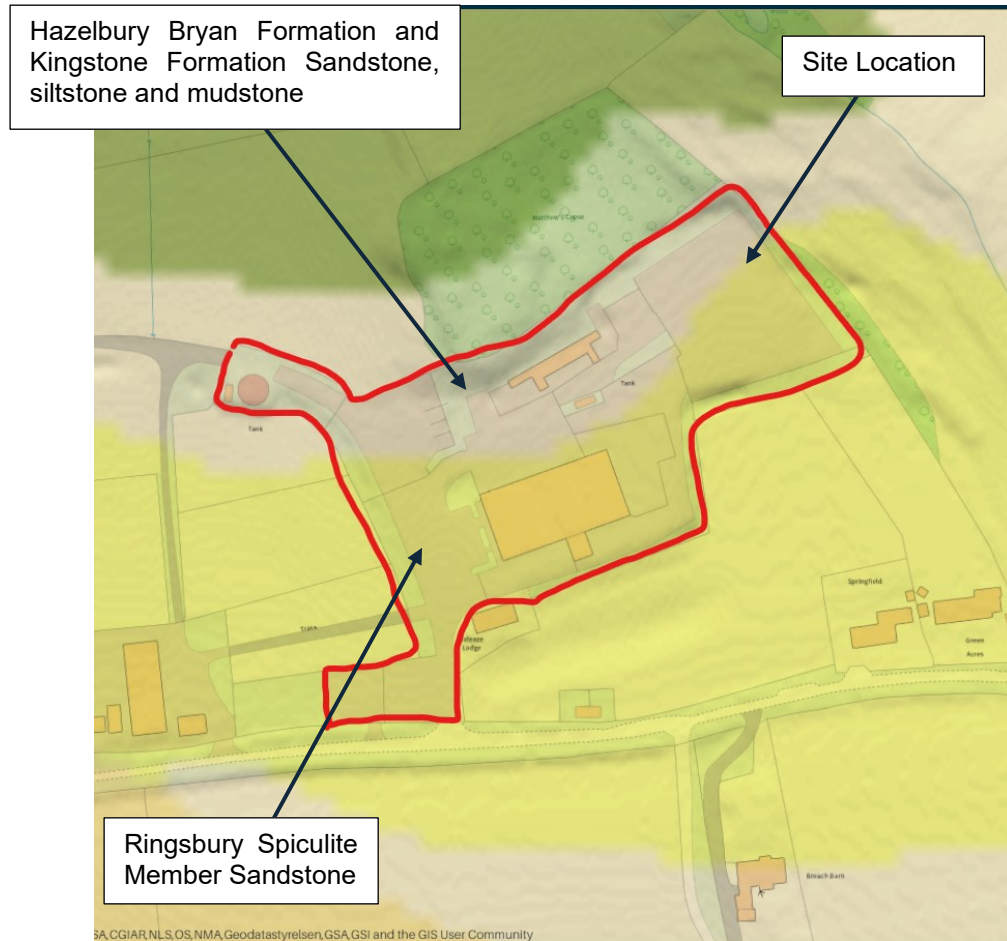


Figure 2.1: BGS Bedrock Geology Map
(Source: <https://geologyviewer.bgs.ac.uk>)



Figure 2.2: Historic Landfill Map
(Source: <https://environment.data.gov.uk/dataset/7a955570-d465-11e4-a37c-f0def148f590>)

3.0 FLOOD RISK ISSUES

- 3.1 This Section presents an assessment of flood risk to the development and includes recommended flood risk mitigation measures appropriate to the level of perceived risk. Flood risk issues and proposed mitigation measures are summarised in Table 3.1 below.

Historic Flooding

- 3.2 There is no record of historical flooding at the site within the Wiltshire Council Strategic Flood Risk Assessment document (SFRA). Refer to mapping within Appendix 6.

Assessment of Flood Risk from Fluvial/Tidal Sources

- 3.3 The EA's online flood mapping indicates that the site lies within Flood Zone 1. The *NPPF* identifies Flood Zone 1 as low flood risk areas with an annual probability of flooding of less than a 1 in 1000 (0.1%) from rivers or sea.
- 3.4 *NPPF Annex 3: Flood Risk Vulnerability Classification*) classifies the proposed site usage 'offices and general industry' as 'Less Vulnerable' development. In accordance with the *NPPF Practice Guidance Table 2 Flood risk vulnerability and flood zone 'incompatibility'*, Less Vulnerable development is appropriate within Flood Zone 1.

- 3.5 Therefore, flood risk from this source is therefore considered to be low.

Fluvial/Tidal Flood Risk Mitigation Measures

- 3.6 No mitigation is required.

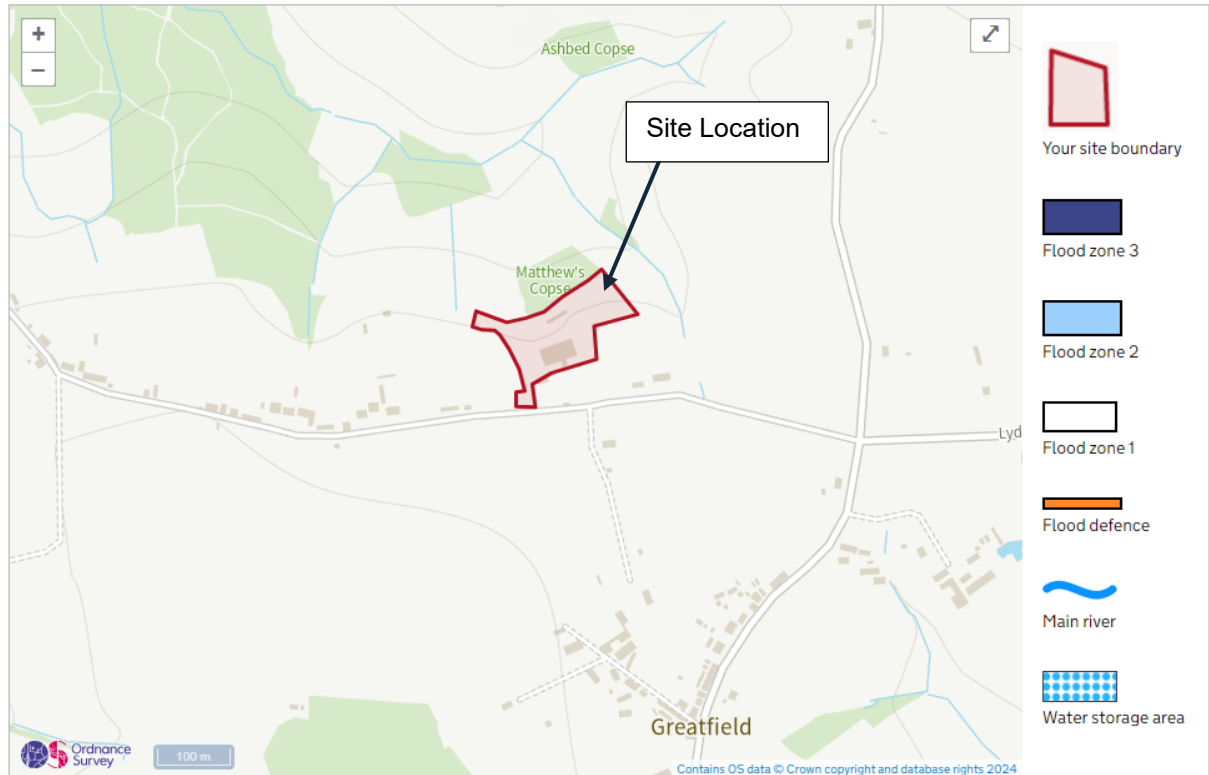


Figure 3.1: EA Flood Map for Planning
Source : <https://flood-map-for-planning.service.gov.uk/>

Assessment of Flood Risk from Existing Sewers/Drains/Water Mains

- 3.7 No public sewers are located within the immediate vicinity of the site itself. Therefore, flood risk from this source is considered to be low. Refer to Appendix 3 for public sewer records.

Sewer/Drains/Water Mains Flood Risk Mitigation Measures

- 3.8 No mitigation is required

Assessment of Flood Risk from Overland Flow (Pluvial)

- 3.9 The EA surface water flood risk map indicates the site is at “Very Low risk” of surface water flooding. Refer to Figure 3.2 below. Therefore, flood risk from this source is considered to be low.



Figure 3.2: EA Surface Water Flood Map
Source: <https://check-long-term-flood-risk.service.gov.uk/map>

Overland Flow Flood Risk Mitigation Measures

- 3.10 No mitigation measures are necessary.

Assessment of Flood Risk from Groundwater

- 3.11 SFRA mapping denotes that groundwater levels across the site are between 0.025m and 0.5m below the ground surface. Refer to mapping within Appendix 6.
- 3.12 Groundwater was not encountered during the onsite infiltration testing which was undertaken in December 2024 to depths of 1.6 – 2m. This suggests that seasonal groundwater levels across the site are lower than those indicated within SFRA mapping. Refer to Appendix 4.
- 3.13 As such, it is considered that risk of flooding from groundwater is considered to be low to moderate.

Groundwater Flood Risk Mitigation Measures

- 3.14 In the event of groundwater emergence, floodwaters would follow topography and be routed northwards as sheetflow and would not collect to any depth. No mitigation is proposed.

Assessment of Flood Risk from Artificial Sources (reservoirs, canals etc)

3.15 EA mapping indicates that the site is not a risk of flooding from reservoirs. Refer Figure 3.3 below.

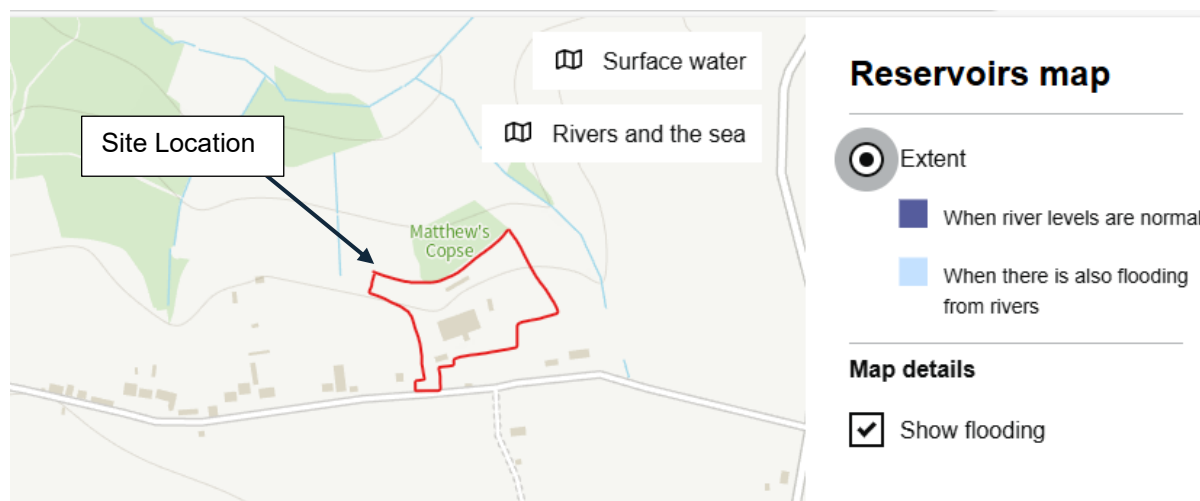


Figure 3.3: EA Flooding from Artificial Sources
Source: <https://check-long-term-flood-risk.service.gov.uk/map>

Artificial Sources Flood Risk Mitigation Measures

3.16 No mitigation measures are required.

Table 3.1: Summary of Flood Risk to The Development

Source of Potential Flooding to the Development Site	Flood Risk	Mitigation/Comments
Fluvial/Tidal	Low	The site is located within Flood Zone 1 (Low Risk). No mitigation is required.
Overland Flow	Low	According to EA mapping the site is at Very Low risk from surface water flooding. No mitigation is required.
Public Sewers/Drains	Low	No risk of flooding from sewers due to absence of public sewers located in the vicinity of the site. No mitigation is required.
Groundwater	Low - Moderate	SFRA mapping indicates that potential groundwater levels below the site are between 0.025 – 0.5m bgl. Groundwater was not encountered in the test pits on site dug in December 2024. This indicates that groundwater levels are lower than is indicated in SFRA mapping. In the event of groundwater emergence, floodwaters would follow topography and be routed northwards as sheetflow and would not collect to any depth. No mitigation is proposed.
Artificial Sources	Low	EA flood maps indicate that the risk to the site from reservoir flooding is low. No mitigation is required.

4.0 SURFACE WATER DRAINAGE STRATEGY

Refer to CE Drawing 9585/501 [*Proposed Drainage Strategy*] Appendix 1.

- 4.1 In order to mitigate flood risk posed by post development runoff, adequate control measures will be provided within the site. This will ensure that flood risk is not increased elsewhere as a result of the development, in line with national and local guidance.

Surface Water Drainage Hierarchy

- 4.2 Attenuation based Sustainable Drainage Systems (SuDS) are provided wherever practical, in accordance with the surface water drainage hierarchy set out in *CIRIA C753 The SuDS Manual*, as follows:
1. Infiltration to the maximum extent that is practical;
 2. Discharge to surface waters;
 3. Discharge to surface water sewer;
 4. Discharge to combined sewer; and
 5. Discharge to foul sewer.

Infiltration Potential

- 4.3 The land use of the site was previously classified as 'land fill'. Disposal of surface water via soakaway is not permitted in landfill due to the potential for mobilising contaminants. Similarly, there is insufficient space within the client's land, outside of areas historically classed as landfill, to site below ground attenuation tanks. Therefore, an aboveground attenuation tank strategy is proposed. This strategy has been approved in principle by the LLFA as confirmed in correspondence in Appendix 8.

Discharge Location

- 4.4 It is proposed to discharge surface water to the existing drainage network which discharges to the existing drainage ditch to the north of the site.

Discharge Rate

- 4.5 It is proposed to discharge surface water from the proposed new commercial roof areas at less than the 1:2 year brownfield rates for the equivalent area of hardstanding where the newbuilds are to be located. Refer to table 4.1 below. The proposed carparks will discharge surface water at greenfield runoff rates to the existing ditch.

- 4.6 Restriction to greenfield runoff rates is not possible for the roof drainage due to the significant volumes of attenuation required. As noted above, there is insufficient space within the client's land, outside of areas historically classed as landfill, to site below ground attenuation tanks that might otherwise accommodate this volume. The use of above ground storage in appropriately sized tanks will provide betterment over the existing situation as the tanks will reduce the runoff rate from the newbuild roof areas to less than the brownfield 1:2yr rate for all events up to and including the 1:100yr + 40%CC event.

Table 4.1: Existing Brownfield vs Proposed Discharge Rates

Catchment	Existing			Proposed		
	2yr	30yr	100yr	2yr	30yr	100yr+CC
Building 2 (0.077ha)	5.9l/s	11.4l/s	14.9l/s	4.6l/s	4.6l/s	4.6l/s
Building 1 (0.082ha)	6.3l/s	12.1l/s	15.8l/s	4.6l/s	4.6l/s	4.6l/s
Building 3 (0.037ha)	2.9l/s	5.5l/s	7.1l/s	2.2l/s	2.2l/s	2.2l/s

Table 4.2: Existing Greenfield vs Proposed Discharge Rates

Catchment	Existing			Proposed		
	2yr	30yr	100yr	2yr	30yr	100yr+CC
Carpark 1 (0.015ha)	0.13	0.26	0.33	0.1	0.1	0.1
Carpark 2 (0.019ha)	0.15	0.32	0.40	0.1	0.1	0.1

Table 4.3: Review of SuDS Components in accordance with the Drainage Hierarchy

SuDS Techniques	Proposed	Not proposed	Reason
Store rainwater for re-use	X		Rainwater from roof areas to be attenuated within above ground storage tanks. Possibility of harvesting water from tanks to be considered.
Use infiltration techniques		X	Site is formally landfill and therefore not suitable for soakaways
Attenuate rainwater in ponds or open water features	X		Space requirement on site prevents the ability to use open water features on site.
Attenuate rainwater in sealed tanks	X		Rainwater from roof areas to be attenuated within above ground storage tanks.
Discharge direct to a watercourse	X		Discharge to existing ditch system
Discharge to a surface water sewer		X	Discharge to existing ditch system
Discharge to a combined sewer		X	Discharge to existing ditch system

Sustainable Drainage Systems (SuDS)

- 4.7 The existing site comprises hardstanding that drains to the existing ditch to the north of the site. Under the proposals, the proposed carpark areas will discharge attenuated runoff to the ditch

system. The three new buildings will discharge roof runoff to above ground storage cylindrical storage tanks for re-use. The tanks will have an overflow into the site drainage system (that discharges to downstream ditch), fitted with 25mm diameter orifice flow controls that will restrict the rate of outflow leaving the tanks. The tank storage has been modelled using Infodrainage software based on proprietary tank dimensions and capacities. The proposed extension is located on previously drained hard standing and will continue to drain to the existing drainage network as per the existing situation.

Shed Building 1

- 4.8 The proposed roof area for building 1 totals 0.082ha in area. Preliminary calculations indicate that 33.6m³ of storage is required from surface water from all events up to and including the 1:100 year + 40% CC event without flooding. This can be accommodated in 2 no. 20,000l above ground water tanks (Tanks 3 & 4) with a combined storage volume of 40m³. The tanks will discharge runoff at a combined restricted rate of 4.6l/s. This rate represents some 70.9% betterment over the existing 100 year discharge from the site. The half drain time is less than 100 minutes.

Shed Building 2

- 4.9 The proposed roof area for building 2 totals 0.077ha in area. Preliminary calculations indicate that 30.8m³ of storage is required from surface water from all events up to and including the 1:100 year + 40% CC event without flooding. This can be accommodated in 1 no. 15,000l (Tank 2) and 1no. 20,000l (Tank 1) above ground water tanks with a combined storage volume of 35m³. The tanks will discharge runoff at a combined restricted rate of 4.6/s. This rate represents some 69.1% betterment over the existing 100 year brownfield discharge from the site. The half drain time is less than 100 minutes.

Shed Building 3

- 4.10 The proposed roof area for building 3 totals 0.037ha in area. Preliminary calculations indicate that 16m³ of storage is required from surface water from all events up to and including the 1:100 year + 40% CC event without flooding. This can be accommodated in 1no. 20,000l above ground water tank (Tank 5) with a storage volume of 20m³. The tank will discharge runoff at a restricted rate of 2.2l/s. This rate represents some 69% betterment over the existing 100 year discharge from the site. The half drain time is less than 100 minutes.

Carpark 1

- 4.11 Car park 1 totals 0.015ha in area. Preliminary calculations indicate that 14.7m³ of storage is

required from surface water from all events up to and including the 1:100 year + 40% CC event without flooding. This can be accommodated in 370mm deep sub-base discharging runoff at a restricted rate of 0.1l/s.

Carpark 2

- 4.12 Car park 2 totals 0.019ha in area. Preliminary calculations indicate that 16.6m³ of storage is required from surface water from all events up to and including the 1:100 year + 40% CC event without flooding. This can be accommodated in 370mm deep sub-base discharging runoff at a restricted rate of 0.1l/s.
- 4.13 All proposed on site surface water drainage systems have been designed to accommodate and dispose of runoff from all storms up to and including the 1:100-year storm with a 40% allowance for future climate change, in accordance with the latest EA guidance. All surface water drainage calculations have been undertaken using InfoDrainage software. Refer to Appendix 6.

Design Exceedance

- 4.14 If SuDS design exceedance was to occur, exceedance flows would follow the existing site topography and flow northwards towards undeveloped greenfield land or woodland to the north of the site without impacting on existing or proposed development.

Water Quality

- 4.15 Water quality has been assessed in accordance with the Simple Index approach from Chapter 26 of *C753 The SuDS Manual*:
- 1) *Step 1 – Allocate suitable pollution hazard indices for the proposed land use.*
 - 2) *Step 2 – Select SuDS with a total pollution mitigation index that equals or exceeds the pollution hazard index.*
- 4.16 The highest pollution hazard level for the proposed land use is Medium (Non Residential Carpark). The pollution hazard indices for the proposed land uses are shown in Table 4.3 below.

Table 4.4: Pollution Hazard Indices for different land uses (based on Table 26.2 of *CIRIA C753 The SuDS Manual*)

Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Non Residential Carparks	Low	0.5	0.4	0.4

- 4.17 The Pollution Mitigation Indices for permeable sub-base are greater to the Pollution Hazard Indices for Non Residential Carparks. Refer to Table 4.4 below. Runoff from the proposed roofs is considered relatively free of pollutants and therefore no additional water quality is required.

Table 4.5: Pollution Mitigation Indices for Discharge to surface waters from the Proposed Site (from Table 26.4 of CIRIA C753 The SuDS Manual)

SuDS Feature	Total suspended solids (TSS)	Metals	Hydrocarbons
Permeable Sub-base	0.7	0.6	0.7

Adoption & Maintenance

- 4.18 The proposed above ground tanks and the associated drainage network onsite will be maintained by the site owner or a private management company as part of the ongoing maintenance of the site. A draft Maintenance Schedule is outlined below and summarised in Table 4.4.

Above Ground Tank Storage

- 4.19 It is not envisaged that silt build up within the tank will require a rigorous maintenance regime as it is receiving roof runoff only. Notwithstanding this, a suitable maintenance regime for the systems will comprise of routine inspection and silt removal (as necessary).

Permeable Surfacing & Subbase

- 4.20 If reconstruction is necessary, the following procedure should be followed:
1. Lift surface layer.
 2. Remove any geotextile filter layer.
 3. Inspect sub-base and remove, wash and replace if required.
 4. Renew any geotextile layer.
 5. Renew laying course, jointing material and surfacing material.
- 4.21 Materials removed from the voids or the layers below the surfacing may contain hazardous substances such as heavy metals and hydrocarbons which may need to be disposed of as controlled waste.

Pipework and Catchpits

- 4.22 It is not envisaged that silt build up within the pipework systems will require a rigorous maintenance regime so long as silt is removed from upstream catchpits on a regular basis.

Notwithstanding this, a suitable maintenance regime for the systems will comprise of routine inspection (every six months) and silt removal (as necessary).

Table 4.4: Draft Maintenance Schedule for Proposed Drainage Infrastructure

Drainage Element	Schedule	Maintenance Requirement	Frequency
Above Ground Storage	Regular	- Inspect and identify any areas that are not operating correctly - Remove debris from roof gutters	- Monthly for first 3 months, then annually - Monthly
	Remedial	Repair and rehabilitate inlets, outlets, overflows and vents	As required
	Monitoring	- Inspect inlets, outlets, flow controls, overflows and vents to ensure they are operating as designed - Survey inside of tank for sediment build-up and remove as necessary	- Annually - Every 5 years, or as required
Permeable surfacing & subbase	Regular	Remove debris from surface	Once a year, after autumn leaf fall
	Occasional	Removal of weeds	As required
	Remedial	Rehabilitation of surface and upper sub-structure by replacement	Every 10 – 15 years, or as required
	Monitoring	- Initial inspection - Inspect for evidence of weed growth or poor operation - Inspect silt accumulation rates - Monitor inspection chambers	- Monthly for 3 months after installation - Three monthly, 48 hours after large storms in first six months - Annually - Annually
Pipework and Catchpits	Regular	- Inspect for accumulation of silt - Inspect for debris and litter - Inspect inlets and outlets for blockages	Every six months
	Occasional	- Remove debris and litter - Remove silt	As required

Note: In addition to the above maintenance requirements, it is recommended that all drainage elements are inspected:

- Following the first storm event
- Monthly for the first 3 months following commissioning

5.0 FOUL DRAINAGE STRATEGY

Refer to CE Drawings 9585/501 [Proposed Drainage Strategy] in Appendix 1.

- 5.1 Thames Water records confirm that there are no public sewers in the vicinity of the site. Refer to Appendix 2. Therefore, a non mains foul drainage solution is appropriate.
- 5.2 Post development foul flows will be discharged to a package sewage treatment plant. Treated effluent from the plant will be disposed to watercourse. Refer to FDA1 form in Appendix 7.
- 5.3 The Applicant has advised that at present the peak daily users at the site totals 18 users with plans to expand to a maximum of 23 over the next 5 years. As per Flows and Loads guidance, the daily load per employee at an industrial site is 90 litres. Therefore, the max anticipated daily flow volume is 2070 litres(90l x 23P). A suitably sized unit will be specified.
- 5.4 The plant will include for storage in the event of power failure and will have the facility to run off a small mobile generator. Telemetry and flow measurement can be included. Consideration has been given to vehicular access for maintenance and proximity to buildings, in compliance with Building Regulations. The plant will be subject to regular maintenance to ensure that it remains fully operational at all times and so that the quality of treated effluent is not compromised.

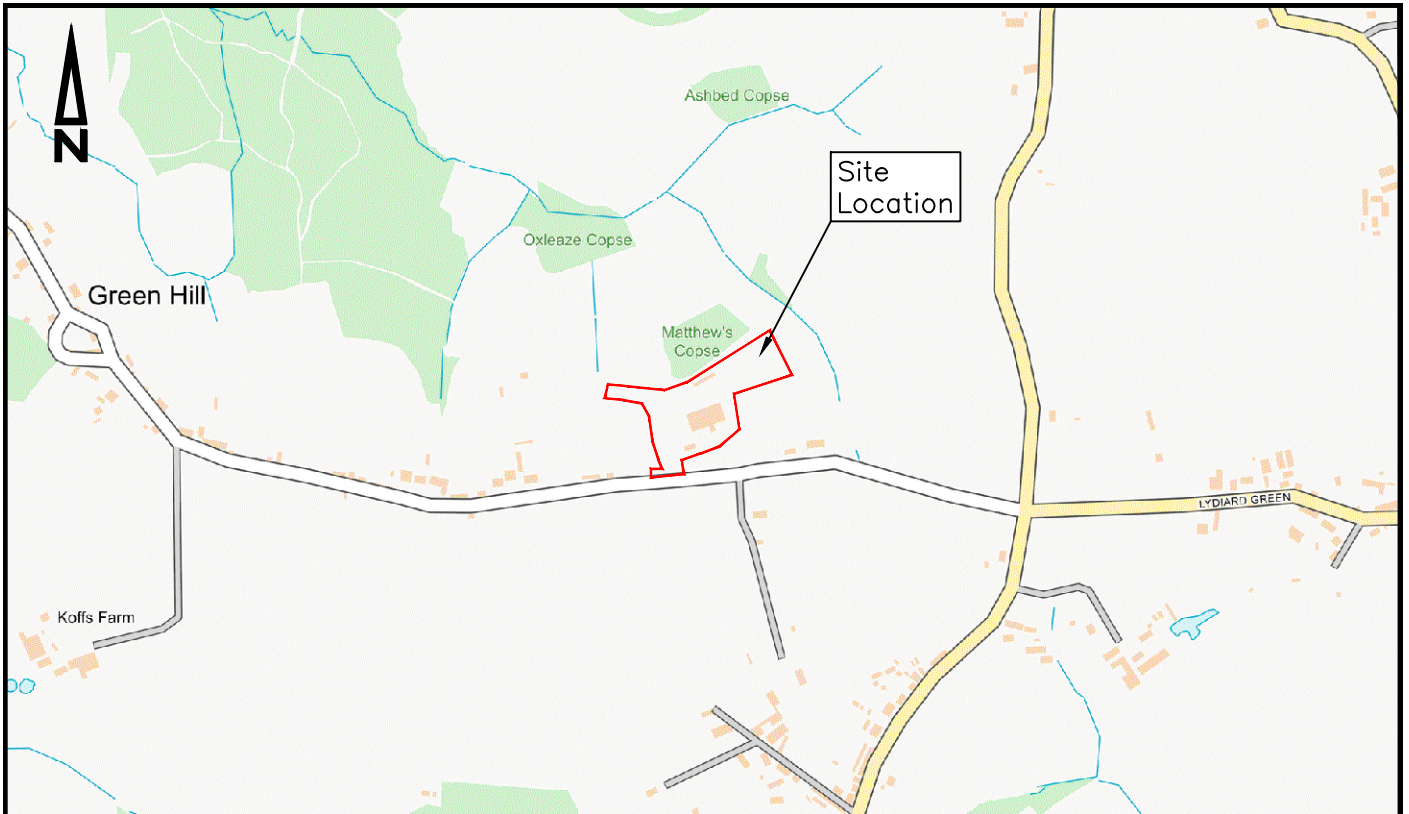
6.0 DISCUSSION AND CONCLUSIONS

- 6.1 Flood risk to the proposed development from various sources, such as fluvial, sewers, groundwater, reservoirs and overland flow has been considered in this study. Flood risk from all other sources is considered to be low.
- 6.2 The surface water drainage strategy for the site has been prepared according to the drainage discharge hierarchy set out in *CIRIA C753 The SuDS Manual*. The site is situated on a site with a past landuse classified as landfill. Therefore, an attenuation strategy is proposed.
- 6.3 The extension to the existing shed will drain to the existing drainage system as per the existing situation via the petrol interceptor. In order to drain roof runoff from the three proposed sheds, above ground tanks will be provided for rainwater runoff re-use, with a restricted overflow discharge to the existing drainage outfall. The two new car parks will discharge surface water to the existing ditch via sub-base storage. The discharge from the site will provide significant betterment over the existing situation. All SuDS are designed to manage runoff for up to the 1:100 year + 40% storm event.
- 6.4 Water quality has been assessed in line with the Simple Index approach from Chapter 26 of *CIRIA C753 The SuDS Manual*. The proposed permeable surfacing will provide sufficient water quality treatment to runoff prior to discharge to ditch. Runoff from the roof areas is considered low in pollutants and therefore doesn't require an additional treatment stage.
- 6.5 SuDS exceedance flows would follow the natural topography of the site and flow northwards towards undeveloped green space without impacting on surrounding development or the proposed development itself.
- 6.6 The proposed above ground tanks and the associated drainage network onsite will be maintained by the site owner or a private management company as part of the ongoing maintenance of the site
- 6.7 Post development foul water runoff will be discharged to a private package treatment plant. Treated effluent from the plant will be discharged to the existing ditch to the north of the site.
- 6.8 This study has been undertaken in accordance with the principles of the *NPPF* document. We conclude that providing the development adheres to the conditions advised within this Report,

the proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the EA/LLFA.

Cole Easdon Consultants Limited
September 2025

Appendix 1



Scale: 1:10,000



Scale: 1:50,000

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01793 619 965 | cec@ColeEasdon.com | www.ColeEasdon.com

Job Title:
Proposed Development
Oxleaze Business Park
Greenhill, Royal Wootton Bassett
SN4 8EH

Drawing Title:
Site Location Plan

Client:
Skyline Aero Ltd

Drawn By
BT

Checked By
JP

Date Drawn
June 2024

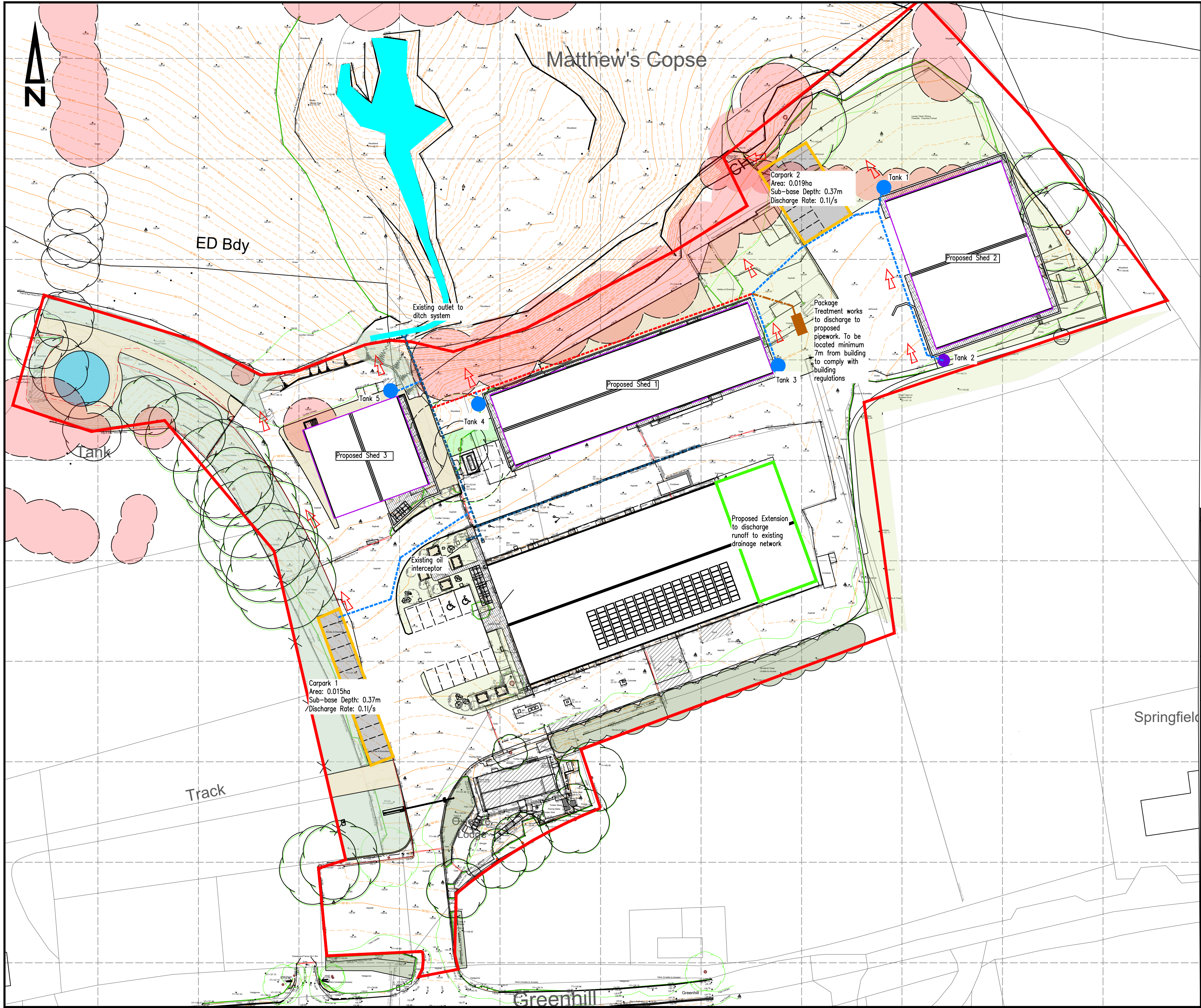
Drawing No.
9585/500 Figure 1

Drawing Status:	
CONSTRUCTION AT CLIENT AND/OR CONTRACTOR RISK	
FOR COMMENT	
FOR PLANNING	
FOR TENDER	
FOR APPROVAL	
FOR CONSTRUCTION	
AS BUILT	

Scale
As Shown (A4)

Revision
A

A | NJ | 16.09.25 | Location Updated



- Key
- Red Line Boundary
 - Proposed catchment discharging to above ground attenuation tank
 - Proposed catchment discharging to existing drainage as unattenuated flow
 - Proposed sub-base storage below permeable surfacing
 - Proposed above ground attenuation tank (20000l)
 - Proposed above ground attenuation tank (15000l)
 - Proposed surface water pipework
 - Existing surface water pipework
 - Proposed package foul treatment works
 - Proposed foul pipework
 - Proposed combined pipework
 - Design Exceedance Flow Route
 - Existing Ditch

- NOTES
- All levels are in metres above Ordnance datum
 - Surface water drainage systems designed to accommodate the 1 in 100 year critical storm including a 40% allowance for climate change
 - This drainage strategy is indicative only and is subject to detailed design

REFERENCE DRAWINGS:				
Drawing No.	Drawing Title	Revision	Date	Company
2315 0408	Proposed Site Plan	-	August 2025	Offgrid Architecture
27793-200-01	Topographical Survey	-	March 2025	Brunel Surveys Ltd

No.	By	Date	Revision	Details
-----	----	------	----------	---------

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Client
Skyline Aero Ltd

Job Title
Proposed Development
Oxleaze Business Park
Greenhill, Royal Wootton Bassett
SN4 8EH

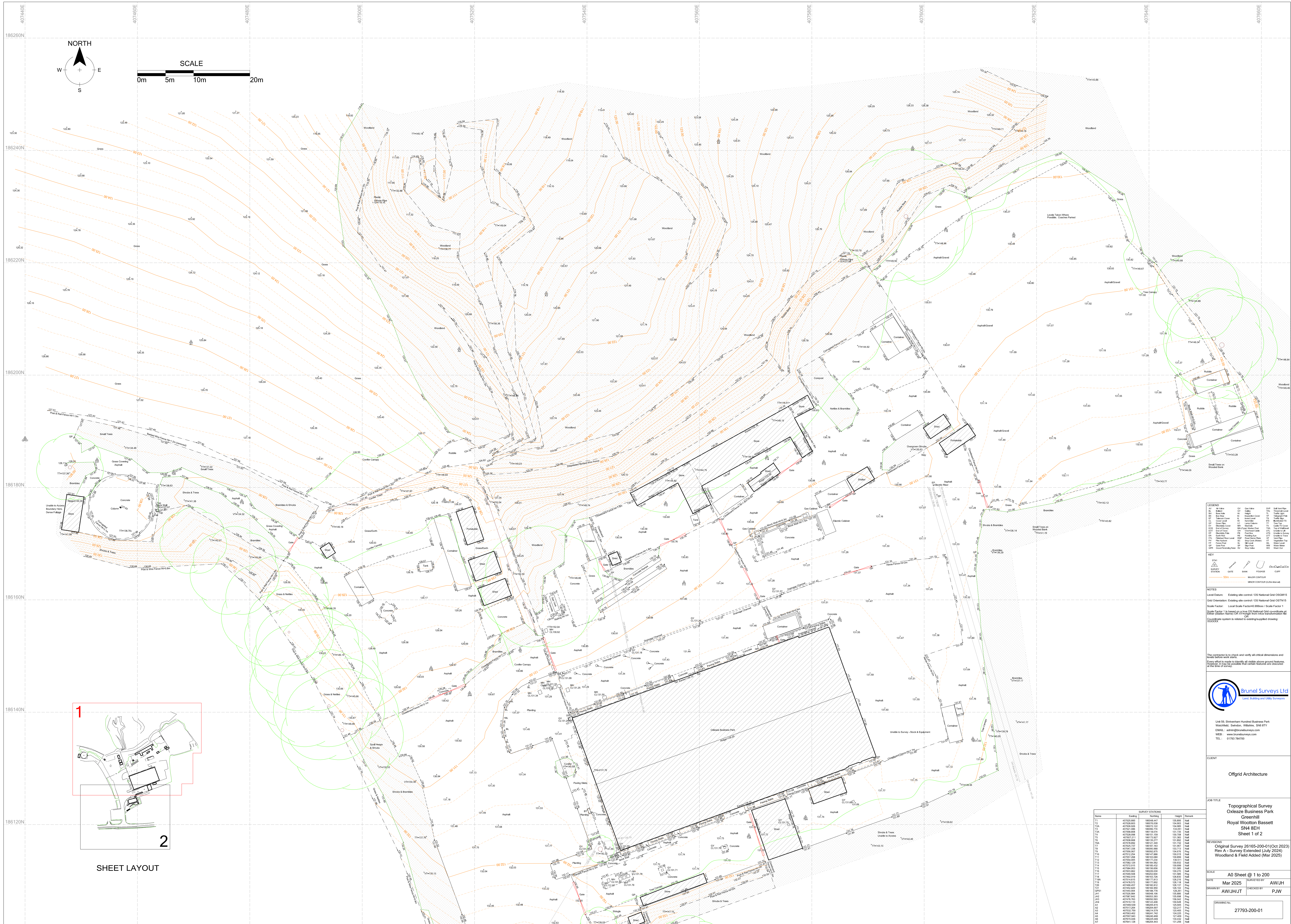
Drawing Title
Proposed Drainage Strategy

Drawing Status:				
FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL	FOR CONSTRUCTION
AS BUILT				
CONSTRUCTION AT CLIENT / CONTRACTOR RISK				

Designed by: NJ	Drawn by: NJ	Checked by: JP
Date: August 2025	Scale: 1:200 @ A2	

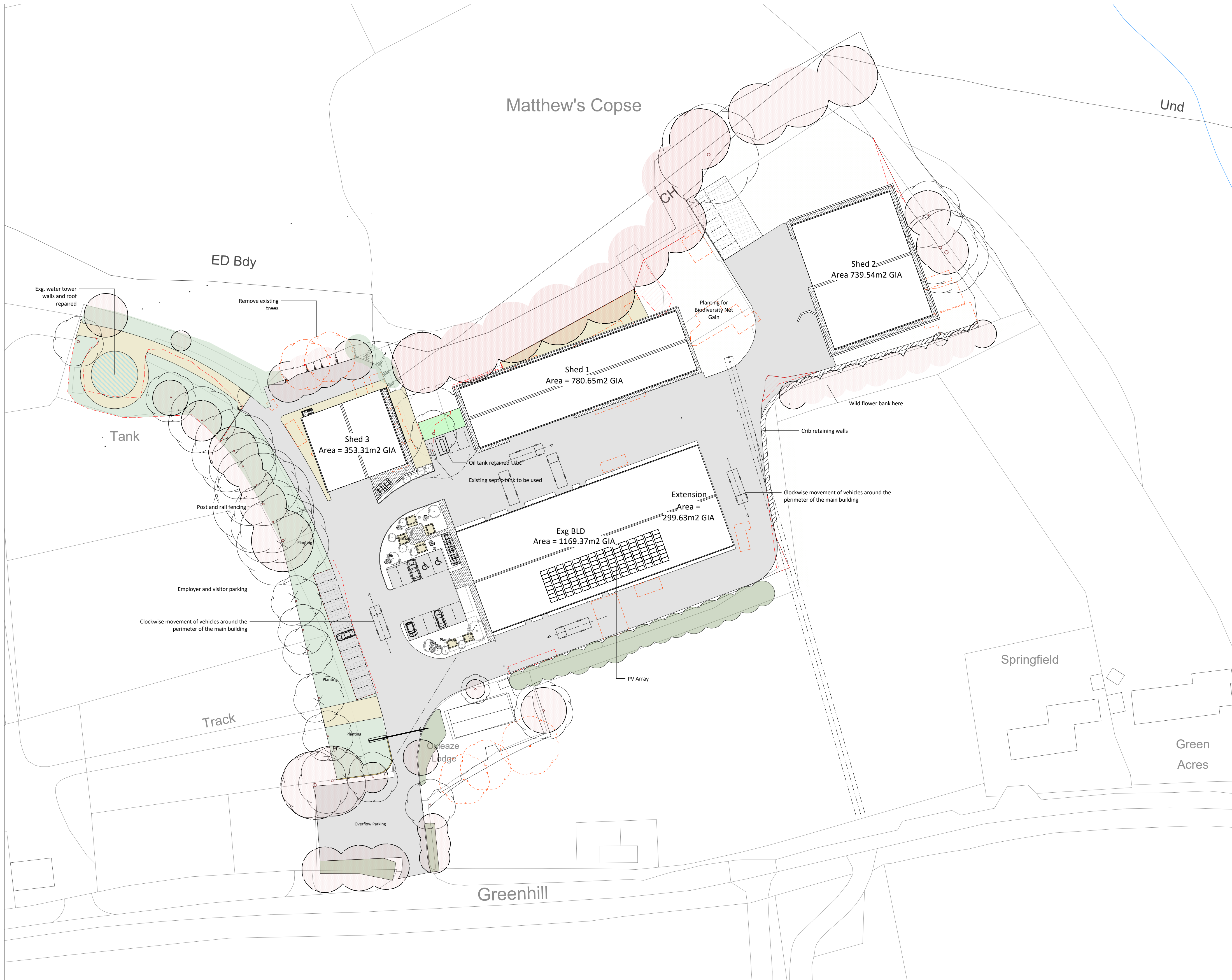
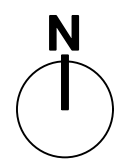
Drg No. 9585-501	Rev. -
---------------------	-----------

Appendix 2

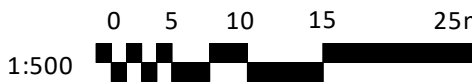


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T5	407535.4	100064.38	15.22 m	15.22 m
T6	407537.9	100060.21	15.22 m	15.22 m
T7	407540.4	100056.04	15.22 m	15.22 m
T8	407542.9	100051.87	15.22 m	15.22 m
T9	407545.4	100047.70	15.22 m	15.22 m
T10	407547.9	100043.53	15.22 m	15.22 m
T11	407550.4	100039.36	15.22 m	15.22 m
T12	407552.9	100035.19	15.22 m	15.22 m
T13	407555.4	100031.02	15.22 m	15.22 m
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[illegible]



PROP. SITE PLAN 1:500



Hard Landscaping Key:

- = Hex Paving
- = Tarmac
- = Bound Gravel
- = Crib Walls
- = Cotswold Gravel
- = Sandstone Paving
- = Post & Rail Fencing
- = Low profile kerbs
- = 2 rows of granite setts
- = Soft landscaping; varies
- = Root protection zones

DRAFT

B	19/11/2024	General Update
A	14/06/2024	General Update
No.	Date	Revision Notes

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ARCHITECTURE

info@offgridarchitecture.co.uk | www.offgridarchitecture.co.uk
+44 (0)7759 482619

These details are subject to all relevant statutory approvals. If in doubt, check. All dimensions are to be checked on site. Areas where quoted are approximate. Figure dimensions only are to be taken from this drawing. Any discrepancies with other related information is to be reported to OFFGRID Architecture prior to order/construction/installation. This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which OFFGRID Architecture was commissioned. OFFGRID Architecture accepts no responsibility for this document to any party other than the person by whom it was commissioned.

Status	CONCEPT		
Project Title	EXTENSIONS & ALTERATIONS		
Project Address	Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH		
Sheet Title	PROP SITE PLAN		
Scale	Date	Drawn By	Project ID
1:500 @ A1	21/03/2024	SJT	2315 040B

Hard Landscaping Materials:



Tarmac Post & Rail Fencing Low profile conservation kerbs Sandstone Paving Silver grey granite setts Crib walls Hex paving slabs Bound gravel paths Cotswold Gravel

Appendix 3

Asset Location Search



Property Searches

Cole Easdon Consultants Limited
Unit 2, York House Dorcan Way, York House

SWINDON
SN3 3RB

Search address supplied Oxleaze Business Park
Greenhill
Greenhill
Royal Wootton Bassett
SN4 8EH

Your reference 9585 Oxleaze Business Park

Our reference ALS/ALS Standard/2024_5012985

Search date 28 June 2024

Notification of Price Changes

From 1st April 2024 Thames Water Property Searches will be increasing the prices of its CON29DW Residential and Commercial searches along with the Asset Location Search. Costs will rise in line with RPI as per previous years, which is sat at 6%.

Customers will be emailed with the new prices by February 28th 2024.

Any orders received with a higher payment prior to the 1st April 2024 will be non-refundable. For further details on the price increase please visit our website at www.thameswater-propertysearches.co.uk.



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0800 009 4540

Search address supplied: Oxleaze Business Park, Greenhill, Greenhill, Royal Wootton Bassett, SN4 8EH

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, 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 address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

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.

This report 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.

Payment for this Search

A charge will be added to your suppliers account.

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. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational 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 operational issues or clean water connections, please contact:

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

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



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 407639,186153

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 (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

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

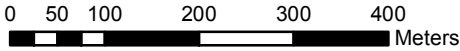
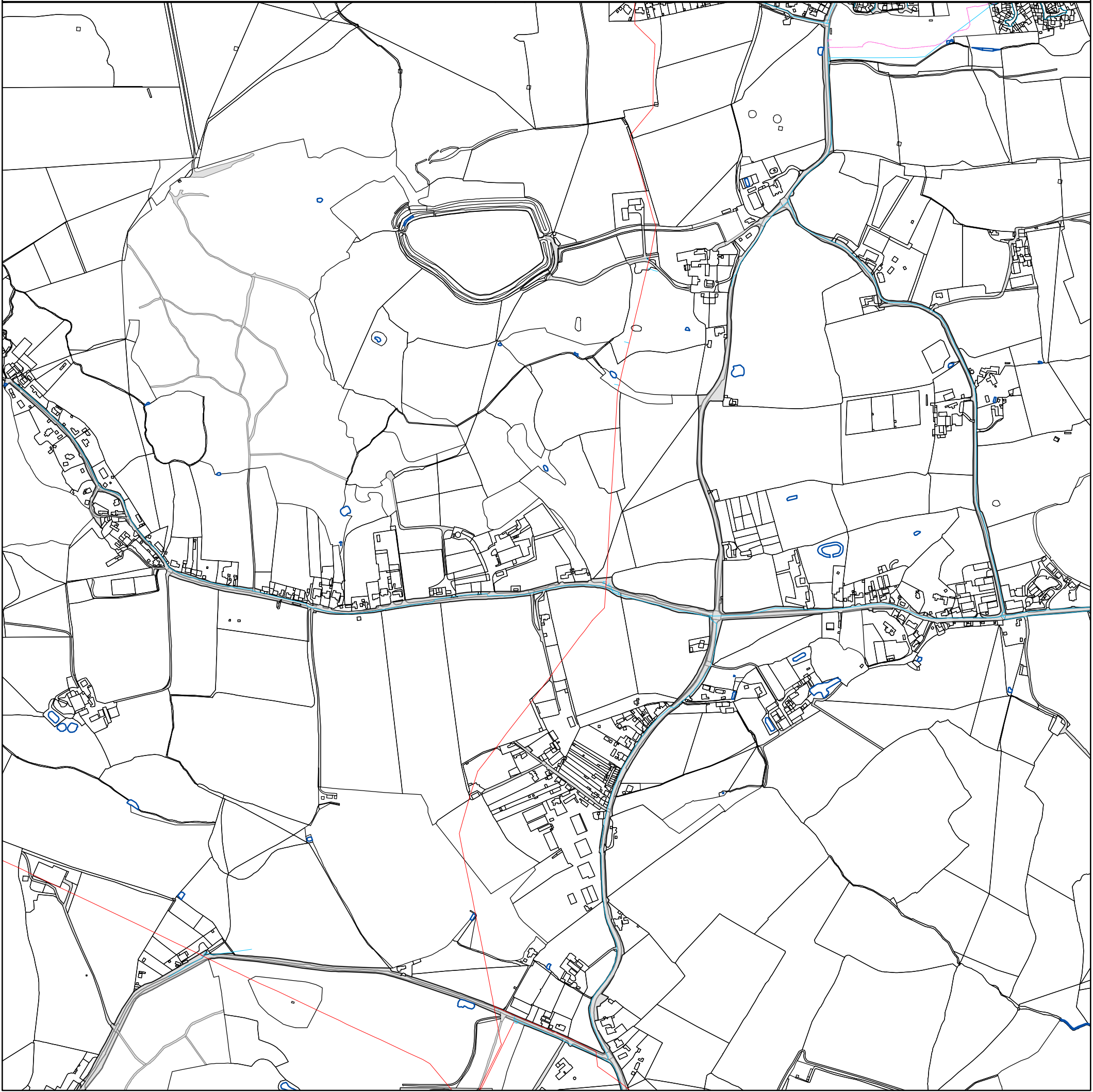
Manhole Reference	Manhole Cover Level	Manhole Invert Level
n/a	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever 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.		

ALS/ALS Standard/2024_5012985

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
0202	136.72	134.72
1202	135.79	134.03
6206	127.59	126.38
6207	126.24	124.88
2101	133.26	132.31
2202	133.65	132.21
2206	134.27	131.7
7202	125.37	122.82
6211		
6203	125.51	123.46
6205		
7205	125.59	123.32
221A		
6210	125.97	124.74
921A		
621B		

REFERENCE	COVER LEVEL	INVERT LEVEL
1201	135.77	133.49
1204	135.73	134.35
6208	126.18	124.53
1205		
2201	133.61	132.09
2207		
6209	126.03	124.42
6212		
6202	125.34	124.4
6204	125.45	124.16
7206	125.57	123.7
121B		
1101	133.42	132.66
121A		
621A		



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 before any works are undertaken. Crown copyright Reserved

Scale: 1:7993
Width: 2233m
Printed By: Krishna1
Print Date: 28/06/2024
Map Centre: 407639,186152
Grid Reference: SU0786SE

Comments:



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

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.

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	

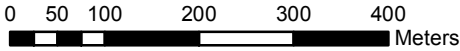
5) 'na' or '0' on a manhole indicates that data is unavailable.

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.



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 407639, 186153.
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.

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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 before any works are undertaken. Crown copyright Reserved

Scale: 1:7993
Width: 2233m
Printed By: Krishna1
Print Date: 28/06/2024
Map Centre: 407639,186152
Grid Reference: SU0786SE

Comments:



Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

- Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 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.
- Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 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.

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')

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.

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:** Indicates 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.

Payment Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment within 14 days of the date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service or will be held to be invalid.
4. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
5. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
6. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 980 8800.

If you are unhappy with our service, you can speak to your original goods or customer service provider. If you are still not satisfied with the outcome provided, we will refer the matter to a Senior Manager for resolution who will provide you with a response.

If you are still dissatisfied with our final response, and in certain circumstances such as you are buying a residential property or commercial property within certain parameters, The Property Ombudsman will investigate your case and give an independent view. The Ombudsman can award compensation of up to £25,000 to you if he finds that you have suffered actual financial loss and/or aggravation, distress, or inconvenience because of your search not keeping to the Code. Further information can be obtained by visiting www.tpos.co.uk or by sending an email to admin@tpos.co.uk.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0300 034 2222 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking
Please Call 0800 009 4540 quoting your invoice number starting CBA or ADS	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number

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