

**BLIND LANE
SOUTHWICK, WILTSHIRE
FLOOD RISK ASSESSMENT**

PREPARED FOR

WAIN HOMES



**KESTREL COURT
HARBOUR ROAD
PORTISHEAD
BS20 7AN**

FEBRUARY 2026

DOCUMENT HISTORY

Project Number: 2107
Project Title: Blind Lane, Southwick, Wiltshire
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TECHNICAL SUMMARY

CDA Ref	2107
Site Name	Blind Lane
Client	Wain Homes
Nearest Postcode	BA14 9PG
Site Size	4.5ha
Site Proposals	90 new residential dwellings
Flood Risk (Rivers and Seas)	Low
Flood Risk (Surface Water)	Low
Flood Risk (Reservoirs)	Very low
Flood Risk (Groundwater)	Low (Dwellings)
SuDS Features Proposed	Attenuation Basins
Attenuation Volume	1,660m ³

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1 INTRODUCTION

Brief

- 1.1 Condon Drew Associates Ltd. (CDA) have been appointed by Wain Homes (the Client) to prepare a Flood Risk Assessment (FRA) to support an application for a proposed residential development at Blind Lane, Southwick in Wiltshire.

Proposed Development

- 1.2 The planning application seeks permission for a residential development comprising the erection of 90 new dwellings with associated access roads, parking, and amenity areas. The existing land use is agricultural and is classified as Less Vulnerable in terms of flood risk. The proposed residential development falls within the More Vulnerable category, as defined by the National Planning Policy Framework (NPPF). The existing site is classified as less vulnerable and the proposed site is classified as more vulnerable in terms of flood risk.

Requirement for a Flood Risk Assessment

- 1.3 From the Government Flood Map for Planning, the majority of the Site is within Flood Zone 1 but portions of Flood Zones 2 and 3 are present along the southern boundary. Although small extents of Flood Zones 2 and 3 are present along the southern boundary of the Site, all built development, access routes, and other potentially vulnerable elements are proposed wholly within Flood Zone 1. A site-specific Flood Risk Assessment has therefore been prepared to demonstrate that the development will be safe for its lifetime and will not increase flood risk elsewhere.
- 1.4 Several locations of surface water flooding appear near the Site boundary but do not spread extensively onto the Site.
- 1.5 The red line boundary of the Site measures approximately 4.5 hectares.
- 1.6 Due to the size of the Site, and the presence of Flood Zone 2 and 3, a site-specific FRA is required.

Purpose of the Report

- 1.7 The purpose of this Report is to ensure that the Site is not exposed to unacceptable flood risk post-development, and to confirm that the proposed development will not increase the risk of flooding elsewhere.
- 1.8 The Report demonstrates that with respect to flooding risks, the Site is appropriate for development and is compatible with the National Planning Policy Framework (NPPF) and

appropriate local policies and best practice procedures in relation to flood risk.

Scope of the Risk Assessment

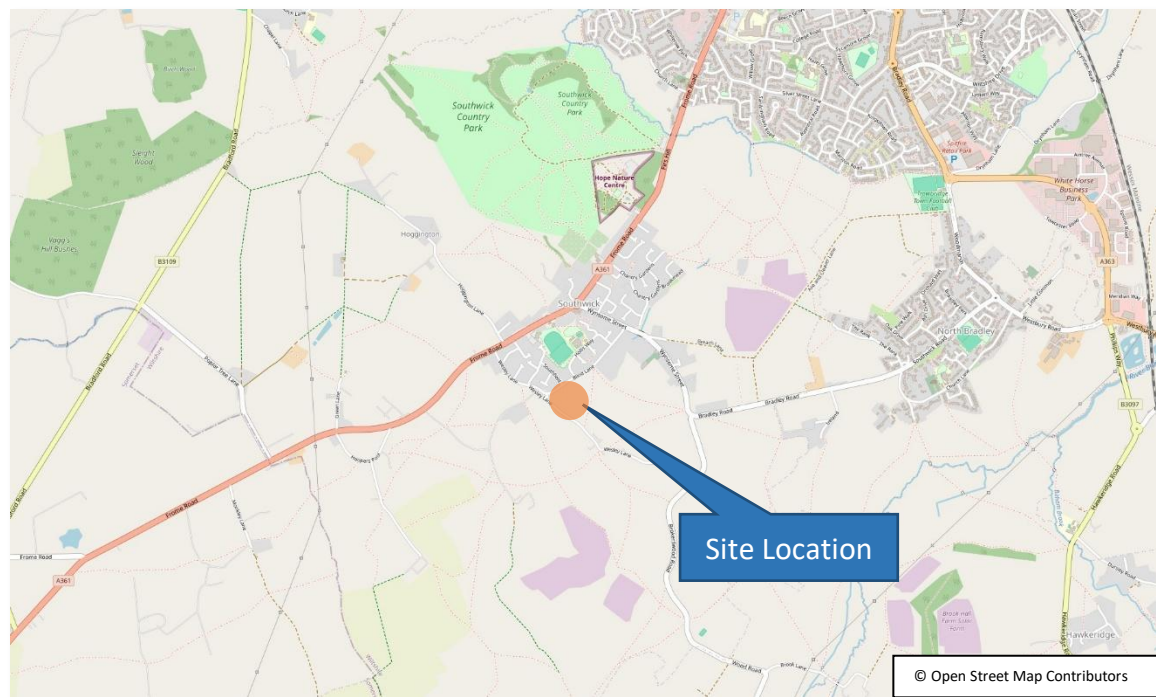
- 1.9 This FRA outlines the flood risk and drainage issues in relation to the development proposals. The purpose of this report is to demonstrate how the development complies with planning policy on flood risk (National Planning Policy Framework, and the supporting Planning Practice Guidance) and drainage.
- 1.10 The structure of this report is summarised below:
- Section 2: Describes the existing conditions with respect to flooding and drainage;
 - Section 3: Provides a commentary on how flood risk from a range of potential sources may or may not constrain the development proposals;
 - Section 4: Outlines the development proposals and suitability of the development in regard to surface water;
 - Section 5: Describes how foul water can be discharged from the Site;
 - Section 6: Presents a summary of the report and identifies the main conclusions that can be drawn.

2 SITE DESCRIPTION

Site Location

- 2.1 The Site is located on the southern edge of Southwick, approximately 425m from the village centre, as shown in **Figure 2.1**, below:

Figure 2.1: Site Location



- 2.2 The site is located to the southeast of Blind Lane and has an area of approximately 3.907 hectares (Ha). It is bounded by Blind Lane to the northwest, Wesley Lane to the southwest, vacant agricultural land to the southeast and existing dwellings to the northeast.

Topography

- 2.3 A topographical survey of the Site was undertaken in September 2025 by Point Surveys Ltd and is included in **Appendix A**.
- 2.4 Based on a review of the topographical survey, the Site falls in a primarily easterly direction from the junction of Blind Lane and Wesley Lane at an approximate elevation of 48.8mAOD to 44.0mAOD on the north eastern boundary adjacent to and existing watercourse. The existing watercourse runs from south to north. The gradient of the land is approximately 1 in 60.

Hydrology

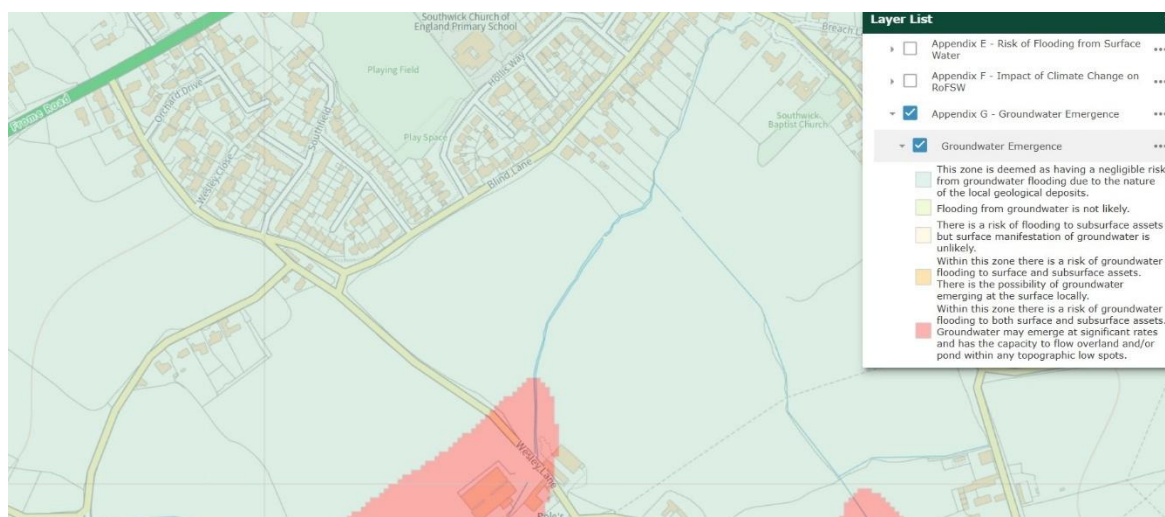
- 2.5 Southwick lies within Avon Bristol and Somerset North Streams management catchment as

designated by the Environment Agency. The Site drains to a watercourse that connects to the Lambrok Stream, approximately 60m from the site boundary. The Lambrok Stream is classified as a main river and is the responsibility of the Environment Agency. The Lambrok Stream is a tributary of the River Biss.

Hydrogeology

- 2.6 According to the British Geological Survey (BGS), the bedrock geology for the Site is Kellaways Formation – sandy mudstone. No superficial deposits have been recorded.
- 2.7 *Soilscapes* classes the Site as having impeded drainage.
- 2.8 The *Wiltshire Strategic Flood Risk Assessment Data Explorer* was used to examine groundwater emergence conditions at the Site. The data explorer has a disclaimer stating that it was produced as part of a SFRA in 2024 and may not contain the most up to date information, though the data seems appropriate for this application. The Site lies primarily within an area of negligible groundwater emergence. However, the most southern corner of the Site has an area designated where *'groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographical low spots.'* It should be noted there is no residential development located in this zone. **Figure 2.2**, below, shows the groundwater emergence risk near the Site:

Figure 2.2: Groundwater Emergence



3 FLOOD RISK

National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF was revised in December 2024 with recent revisions including added onus on using opportunities provided by new developments to reduce the causes and impacts of flooding.
- 3.2 Flooding is addressed in Section 14 'Meeting the Challenge of Climate Change, Flooding and Coastal Change' of the NPPF. Footnote 63 to the NPPF states:

"A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use."

- 3.3 The Planning Practice Guidance (PPG) supports the NPPF and was also updated, where required, in September 2025. **Table 3.1** (below) is taken from the PPG and sets out the Flood Zone Definitions.

Table 3.1: Flood Zones (PPG Table 1)

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain

The Functional Floodplain	should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)
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3.4 **Table 3.2** (below) defines development by its vulnerability to flooding, with the majority of all development types covered. As can be seen, residential development falls under the “More Vulnerable” category.

Table 3.2: Flood Risk Vulnerability Classification (NPPF Annex 3)

Essential Infrastructure
• Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; including electricity generating power stations, grid and primary substations storage; and water treatment works that need to remain operational in times of flood. Wind turbines. • Solar farms
Highly Vulnerable

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure')

More Vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- ***Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.***
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less Vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.

- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks

Water-compatible development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

3.5 **Table 3.3** (overleaf) considers the compatibility of the vulnerability classes from **Table 3.2** with the different Flood Zones from **Table 3.1**. As shown, residential developments are appropriate in Flood Zones 1 and 2, and by exception test in Flood Zone 3a. All of the dwellings are proposed to be within Flood Zone 1.

TABLE 3.3: FLOOD RISK VULNERABILITY AND FLOOD ZONE COMPATIBILITY (PPG TABLE 2)

Flood Zone	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a	Exception Test Required †	✗	Exception Test Required	✓	✓
Zone 3b	Exception Test Required *	✗	✗	✗	✓ *

Key:

✓ Development is appropriate

✗ Development should not be permitted

Notes to **Table 3.3**:

- This table does not show the application of the Sequential Test which should be applied first to guide development to the lowest flood risk areas; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea;
- The Sequential and Exception Tests do not need to be applied to those developments set out in National Planning Policy Framework footnote 56. The Sequential and Exception Tests should be applied to 'major' and 'non major' development;
- Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

* In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

3.6 **Table 3.2** confirms that residential dwellings are classified as ‘More Vulnerable’ developments and in accordance with **Table 3.3** are appropriate in Flood Zones 1, 2 and by ‘Exception’ in Flood Zone 3a.

Sequential Testing

3.7 The Site for the proposed development is primarily in Flood Zone 1. Although small portions of the Site, adjacent to an existing watercourse, are within Flood Zones 2 and 3, no built development is proposed in these locations. Since all development is proposed wholly within Flood Zone 1, as per **Table 3.3**, this is compatible with the ‘More Vulnerable’ class of developments.

3.8 The Sequential Test is addressed in Section 14 ‘Meeting the Challenge of Climate Change, Flooding and Coastal Change’ of the NPPF. Paragraph 175 of the NPPF states:

“The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).”

3.9 There is no built development proposed within Flood Zones 2 or 3, including access or egress routes, land raising, or other potentially vulnerable infrastructure. All dwellings and associated infrastructure are located within Flood Zone 1. In accordance with paragraph 175 of the NPPF, the Sequential Test is therefore not required to be applied to this development.

Strategic Flood Risk Assessment

3.10 In 2024 JBA Consulting produced a Strategic Flood Risk Assessment (SFRA) on behalf of Wiltshire Council.

- 3.11 There is no mention of historic flooding in Southwick and it is not mentioned in the SFRA.

Lead Local Flood Authority Information

- 3.12 Wiltshire County Council, as the LLFA, have produced several guidance documents which are available on their website.
- 3.13 The *Wiltshire Strategic Flood Risk Assessment Data Explorer* was used to overlay different information regarding to flooding on the Site. Other than the groundwater emergence mentioned in **Section 2.8**, nothing else stood out as adversely affecting the Site.

Development life

- 3.14 As the proposed development is residential the development life is assumed to be 100 years (2125).

Allowance for Climate change

- 3.15 From the UK Government guidance *Climate change allowances for peak rainfall in England*, it can be seen that the Site lies within the *Avon Bristol and North Somerset Streams Management Catchment*. Peak rainfall in the 1% annual exceedance event is expected to increase by up to 45% in the 2070s. Since the design life of the development is beyond this, a climate change factor of 45% will be utilised in surface water design.

Freeboard to estimate Finished Floor Levels

- 3.16 In accordance with the UK government standing advice the finished floor levels should be a minimum of whichever is the higher:
- 300mm above the general ground level of the site;
 - 600mm above the estimated river or sea flood level.

Sources of Flooding

- 3.17 The Site is primarily within Environment Agency (EA) Flood Zone 1. A very thin portion adjacent to the site's southeastern boundary is within Flood Zones 2 and 3. The development will be located wholly within Environment Agency (EA) Flood Zone 1, an area with a low probability of fluvial and coastal flooding. It is proposed that no built development would be located within Flood Zones 2 or 3.
- 3.18 This FRA has been prepared to demonstrate the development is appropriate and that the development will not increase flood risk elsewhere.

- 3.19 There are a wide range of potential flooding mechanisms which can cause flooding. Each potential source of flooding is discussed individually below:

Tidal Flooding

- 3.20 Tidal flooding occurs through inundation from the sea or estuarine waters. The Site is some 48km from the coast, and at an elevation of approximately 45mAOD. As such tidal flooding will not be discussed further in this report.

Fluvial Flooding

- 3.21 Fluvial flooding occurs through the inundation from rivers and watercourses. The Government Flood Map for Planning, shown in **Figure 3.1**, below, shows the Site in relation to the fluvial flood zones.

Figure 3.1: Government Flood Map for Planning



- 3.22 The mapping shows that the site is primarily in Flood Zone 1 (low probability). Fluvial flooding could occur in events greater than the 1 in 1000 (0.1% Annual Exceedance Probability). Small portions of Flood Zones 2 and 3 encroach on the site but no built development is proposed in those locations. These portions are adjacent to an existing watercourse that appears to primarily flood into the neighbouring field, due to it having lower levels than the Site.

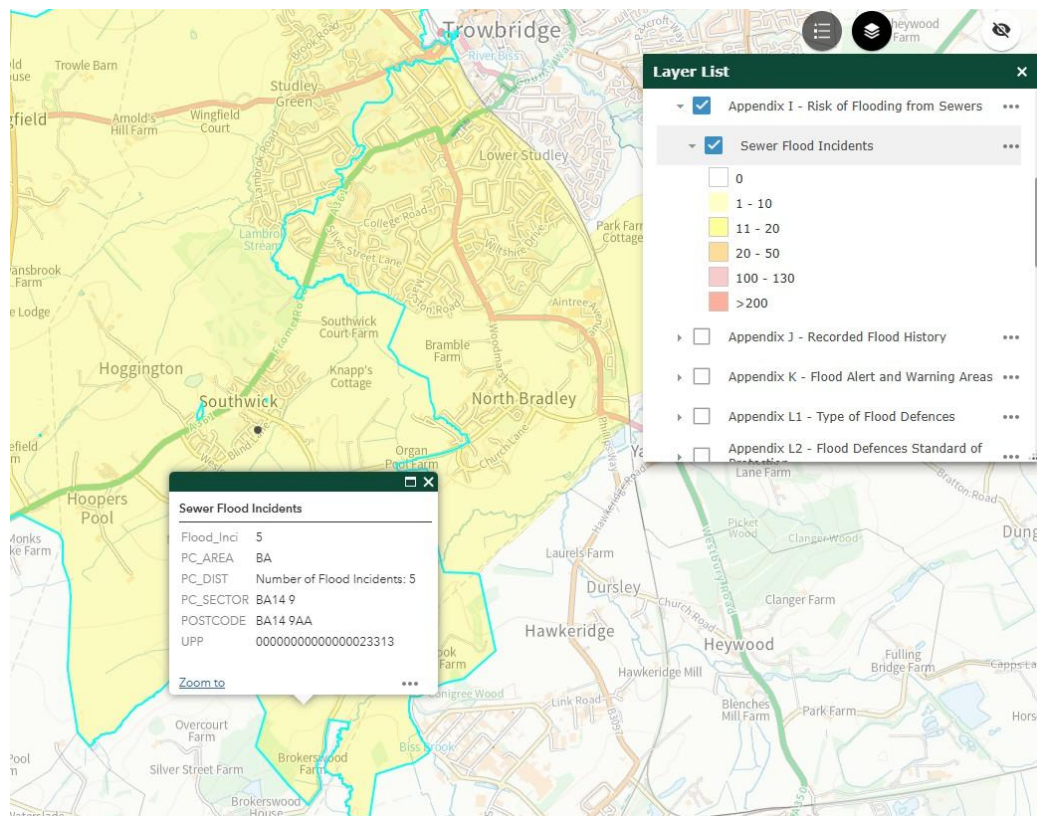
- ## Surface Water Flooding

- Figure 3.2: The Government Long Term Flood Risk Information: Surface Water Flood Risk Map**



- February 2026

Figure 3.3: Sewer Flood Incidents



3.27 As mentioned in **Section 2.8**, the data explorer has a disclaimer stating that it was produced as part of the SFRA in 2024 and may not contain the most current information. This application of the data explorer seems appropriate.

Groundwater Flooding

3.28 As outlined in **Section 2.8**, the Site does contain a small portion of high groundwater emergence risk. No built development is proposed in this location.

Flood Risk from other Sources

3.29 The Government's Long-Term flood risk maps show the Site not to be at risk of flooding from reservoirs and the area does not benefit from a canal network.

Flood defences

3.30 The Environment Agency records indicate that the Site does not benefit from formalised flood defences.

Flood History

3.31 A pre application inquiry was completed for the Site. One item that was included in the *Flood Risk* portion of the pre application response was that all published Section 19 reports on historic

flooding within Wiltshire should be assessed with relevance to the Site. The findings can be found in the following sections.

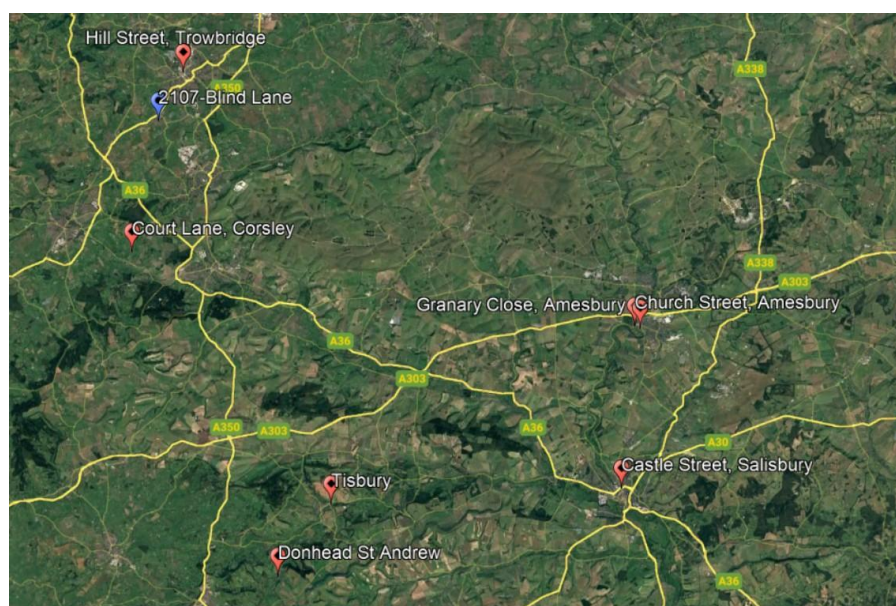
Section 19 Findings

3.32 The Section 19 reports on Wiltshire County's website have been reviewed. Each is listed below with their approximate distance from the Site:

- Donhead St Andrew – 20 and 31 October 2021
 - 30.6km
- Tisbury – 20 and 31 October 2021
 - 27.8km
- Castle Street, Salisbury – 25 August 2015
 - 38.9km
- Church Street, Amesbury – 4 July 2015
 - 34.2km
- Granary Close, Amesbury – 4 July 2015
 - 34.6km
- Court Lane, Corsley – 30 March 2015
 - 8.8km
- Hill Street, Trowbridge – 18 and 19 September 2014
 - 3.6km

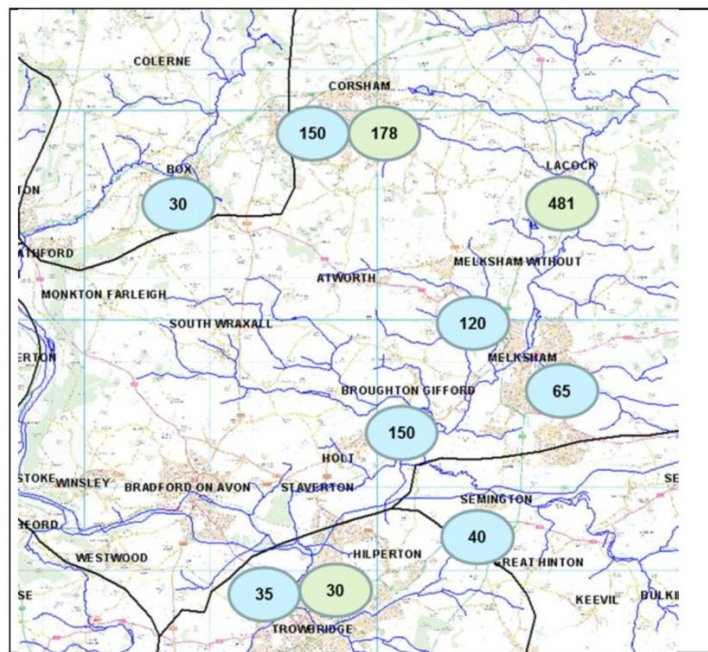
3.33 **Figure 3.4**, below shows the Site in relation to the Section 19 reports:

Figure 3.4: The Site in Relation to Section 19 Reports



- 3.34 An additional Section 19 report exists titled West Wiltshire area – 18 and 19 September 2014. This flooding incident included multiple locations across the western portion of the county. A summary map of locations is shown in **Figure 3.5**, below:

Figure 3.5: West Wiltshire Section 19 Report Locations



- 3.35 In analysing this map, and the locations of flooding listed within the Section 19 report, no mention of Southwick appears. It can be reasonably assumed that no flooding occurred in the village during this event.
- 3.36 From the information above and in **Figures 3.4** and **3.5**, it can be deduced that the Section 19 reports do not involve the Site or any land near it. This should satisfy the pre application comment.

Site Specific Hydraulic Modelling

- 3.37 As mentioned in the Pre-Application response, at the time of the Pre-Application enquiry, the response and during early work on the development of the site layout, the EA flood mapping in Southwick was not showing correctly on the Flood Map for Planning. The Pre-Application response stated: *“Given the lack of proper flood modelling on the site and that the data is not robust it is strongly advised that the applicant undertakes their own flood risk modelling to demonstrate that the southern part of the site is acceptable for built form and wider development.”*
- 3.38 A detailed hydraulic modelling assessment has subsequently been undertaken by Rappor (refer

to: Flood Risk Modelling Report, Ref. 251160-FMR-01). The modelling provides an updated assessment of fluvial flood extents and associated flood levels in the vicinity of the Site for a range of design events, including appropriate climate change allowances.

3.39 The modelling confirms that:

- The majority of the Site lies outside the modelled 1 in 100 year (1% AEP) and 1 in 100 year plus climate change flood extents.
- Areas of higher flood probability are confined to land adjacent to the existing watercourse along the southern boundary.
- No built development is proposed within areas shown to be at risk in the modelled design events.

3.40 The outputs of the Rappor hydraulic model align closely with the Environment Agency's updated Flood Map for Planning (Figure 3.1), providing additional confidence in the extent of Flood Zones 2 and 3 affecting the Site.

3.41 Full technical details of model construction, hydrological inputs, assumptions, climate change allowances and model verification are contained within the standalone Rappor Flood Risk Modelling Report submitted in support of this application. This FRA relies upon the findings of that assessment to inform the site layout and confirm that built development is located within Flood Zone 1.

Table 3.4: Flood Risk Summary

Source	Probability of Flooding	Pre-Mitigation Flood Risk	Post-Mitigation Flood Risk
Tidal	-	-	-
Fluvial	<0.1% AEP	Low	Low
Pluvial	<0.1% AEP	Low	Low
Groundwater	Low (Dwellings)	Low (Dwellings)	Low (Dwellings)
Reservoir Breaches	-	-	-
Sewer	Low	Low	Low

Flood Mitigation Measures

3.42 As seen in **Table 3.5**, the proposed dwellings on the Site do not have any excessive flood risk from any sources.

-
- 3.43 Consideration should be given to the surface water runoff from the site. A suitable surface water drainage strategy should be able to mitigate the existing flood risk to the site, whilst ensuring risk downstream is not increased.

4 PROPOSED DEVELOPMENT

Development Proposals

- 4.1 The development proposals comprise the erection of 90 residential dwellings. Associated roads, parking areas and outdoor amenity spaces are also proposed as part of this development.
- 4.2 The proposed layout for the Site is included in **Appendix B**.

Development Vulnerability

- 4.3 The land is currently classed as 'Less Vulnerable' with the proposed development remaining as 'More Vulnerable.' As detailed previously, the built development and dwellings are proposed wholly within Flood Zone 1.

Surface Water Drainage Strategy and SuDS

- 4.4 A drainage strategy for the Site has been undertaken by CLFA Design (Drawing No. CLFA137-CLFA-00-XX-DR-C-0512, Rev P01, dated 01/12/2025), supported by a Drainage Technical Note (Ref. CLFA137-CLFA-00-XX-DR-0661, Rev P02, January 2026). This layout is included in the Drainage Strategy Document submitted with the Application.
- 4.5 The strategy relies on attenuation basins with a controlled discharge rate to the existing watercourse adjacent to the Site. Please see the drainage strategy document for full details.

5 FOUL WATER DRAINAGE STRATEGY

Existing Foul Drainage

- 5.1 An existing Wessex Water foul water manhole exists approximately at the midpoint of the northeast site boundary.

Proposed Foul Drainage

- 5.2 A drainage strategy for the Site has been undertaken by CLFA Design (Drawing No. CLFA137-CLFA-00-XX-DR-C-0512, Rev P01, dated 01/12/2025), supported by a Drainage Technical Note (Ref. CLFA137-CLFA-00-XX-DR-0661, Rev P02, January 2026). This layout is included in the Drainage Strategy Document submitted with the Application.
- 5.3 The proposed foul drainage network will discharge to the existing Wessex Water foul sewer, subject to agreement under Section 104 of the Water Industry Act.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 This Flood Risk Assessment has been prepared in support of a planning application for a development site at Blind Lane, Southwick. The report has been prepared to assess flood risk to the site and produce a drainage strategy for the site that ensures flood risk downstream of the site does not increase because of the development. This report demonstrates that:

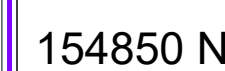
- The Site comprises existing vacant land used for agricultural purposes. Proposals involve the erection of 90 new dwellings.
- The site is not subject to tidal flooding and is located primarily in Flood Zone 1 (low probability). A thin strip of Flood Zones 2 and 3 runs parallel to an existing watercourse along the southeastern site boundary. All of the built development will be wholly within Flood Zone 1. Residential development is deemed appropriate by the NPPF in Flood Zone 1.
- The site has isolated surface water flooding adjacent to the boundary but it does not encroach onto the site.
- The site has an area of high groundwater emergence risk but all of the built development will be in areas of low groundwater emergence risk.
- A surface water drainage strategy based on attenuation and discharge to an existing water body at a controlled rate has been developed by others.
- A foul water drainage strategy based on discharging to existing sewers has been developed by others.

6.2 The Site is suitable for the construction of 90 residential dwellings, garages, roads and amenity areas.

APPENDICES

APPENDIX A

Topographical Survey



POINT SURVEYS LTD

TOPOGRAPHICAL SURVEYS, PAS128 UTILITY SURVEYS, CCTV DRAINAGE SURVEYS, AS-BUILT SURVEYS, 3D LASER SCANNING, SETTING OUT.

5 Holly Chase
Speedwell
Bratall
BS5 7XP

0117 4627477
07552 346600
info@point surveys.co.uk

- Topographical Notes :**
1. Grid and Levels based on OSGB36(15) National Datum, derived from the National GPS Network.
 2. We work to a standard specification as recommended by the Royal Institute of Chartered Surveyors (RICS) for measured surveys of Land, Buildings and Utilities.
 3. Tree and hedge species have been identified with as much accuracy as possible; however, it is recommended to verify crucial zones with an Arboriculturist.

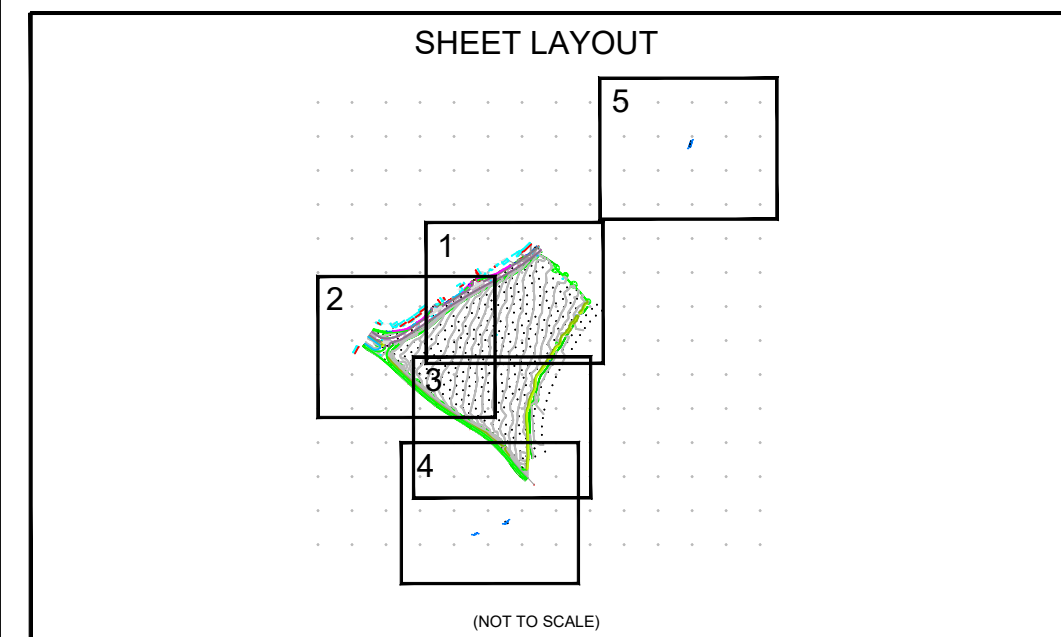
TOPO KEY

CONTROL STATION

- KERB
- TOP OF KERB
- EDGE OF SURFACE
- FENCE
- WALL
- ROAD MARKINGS
- OVERHEAD ELECTRIC
- OVERHEAD TELECOM
- FOUL SEWER
- SURFACE SEWER

UNABLE TO SURVEY

- CONTOUR
- SPOT LEVEL
- BORE HOLE
- TREES
- HEDGE SPREAD
- WOODLAND CANOPY
- GATE
- BANKING SYMBOL

[illegible]

Project

Blind Lane

Client:



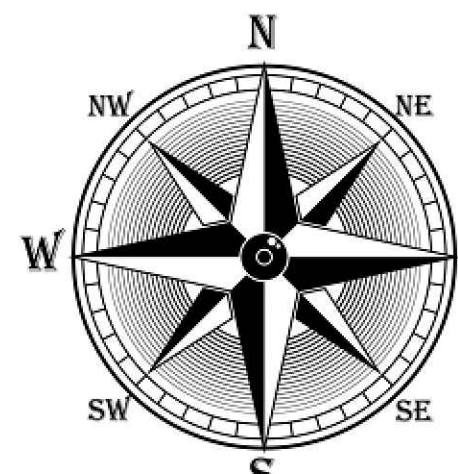
Title:

2D Topographical Survey

R5		
R4		
R3		
R2		
R1	08/09/25	2D Topographical Survey Updates (2265)
R0	08/07/25	2D Topographical Survey (2169)
No.	Date	Drawing Revisions

Job No.: 2265	Sheet No.: 1
Scale: 1:250	Date: 08/09/25
Surveyor: LF	Revision: R1
Status: Complete	Approved: LF

Control Station Coordinates			
Station	Easting	Northing	Level
PS01	338320.414	154976.025	45.043
PS02	333724.205	154926.031	47.161
PS03	333694.537	154887.557	48.065
PS04	333598.052	154838.476	48.697
PS06	333504.917	154818.397	48.252
PS08	333675.908	154752.867	47.622
PS07	333761.456	154667.943	46.253

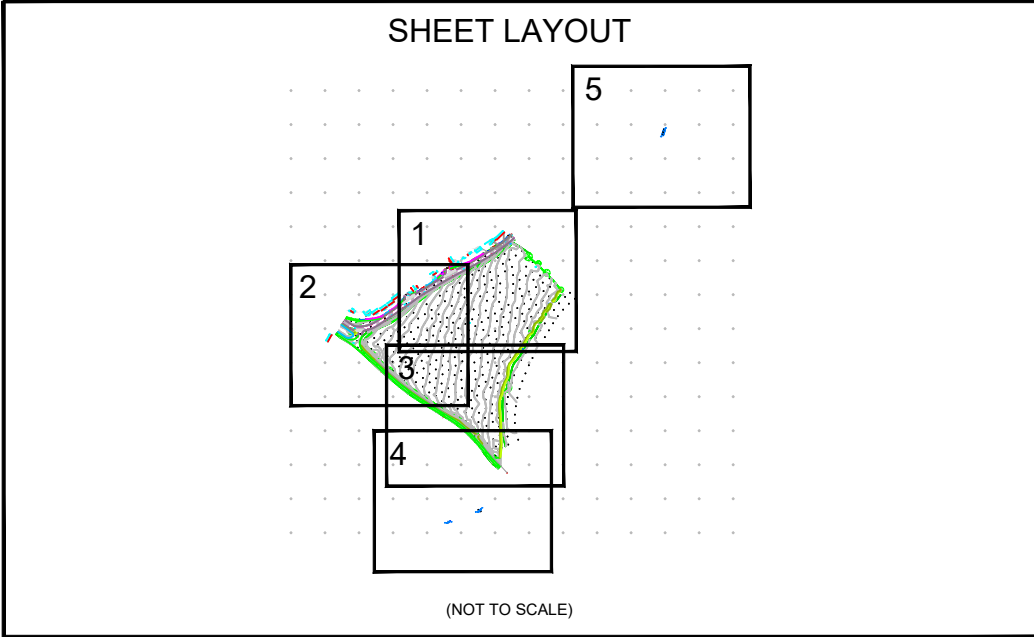


- Topographical Notes :**
- Grid and Levels based on OSGB36(15) National Datum, derived from the National GPS Network.
 - We work to a standard specification as recommended by the Royal Institute of Chartered Surveyors (RICS) for measured surveys of Land, Buildings and Utilities.
 - This and hedge species have been identified with as much accuracy as possible; however, it is recommended to verify crucial zones with an Arboriculturist.

TOPO KEY

CONTROL STATION	△ PS01	UNABLE TO SURVEY
KERB	—	CONTOUR
TOP OF KERB	—	SPOT LEVEL
DROP KERB	—	BORR HOLE
EDGE OF SURFACE	—	TREES
FENCE	—	HEDGE SPREAD
WALL	—	WOODLAND CANOPY
ROAD MARKINGS	—	GATE
OVERHEAD ELECTRIC	—	BANKING SYMBOL
OVERHEAD TELECOM	—	
FOUL SEWER	—	
SURFACE SEWER	—	
BUILDING	—	
BUILDING OVERHANG	—	

GENERAL ABBREVIATIONS		
AR VALVE	AV	MARKER POST
BACK DROP	BD	ROCKING EYE
BRICK	BK	ROAD SIGN
BOLLARD ILLUMINATED BOLLARD	BLB	RAN WATER PIPE
BUS STOP	BS	STOP COCK
BT INJECTION COVER	BT	STREET NAME PLATE
CABLE TV COVER	CATV	SOIL PIPES
CONTROL BOX	CB	STAY CABLES
COVER LEVEL	CL	STOP VALVE
CABLE RISER	CR	STORM WATER SEWER
CATCH PIT	CP	SOIL VENT PIPE
DRAINAGE CHANNEL	DCH	TELEPHONE CALL BOX
ELECTRICITY POLE	EP	THRESHOLD LEVEL
EARTH ROD	ER	TOP OF WALL
EMERGENCY BOX	EB	TRAFFIC LIGHT
FIRE HYDRANT	FH	TELECOM POLE
FLOOR LEVEL	FL	UNABLE TO LOCATE
FLOWER BED	FB	UNABLE TO RAISE
FOUL WATER SEWER	FW	UNABLE TO SURVEY
GAS RISER	GR	VENT PIPE
GAS VALVE	GV	WASH OUT
GULLY	GY	WATER LEVEL
INJECTION COVER	IC	WATER METER
INVERT LEVEL	IL	WATER RISER
KISB OUTLET	KO	
LAMP POST	LP	
LITTER BIN	LB	
MANHOLE	MH	
WALL ABBREVIATIONS		
BRICK	BK	HAND RAIL
CONCRETE	CD	IRON RAILING
HERAS	HR	OPEN BOARD
UPON MARKET WALL	UMW	PICKET
METAL	MT	POST AND CHAIN
RETAINING WALL	RET	POST AND RAIL
STONE	ST	POST AND WIRE
TIMBER	TM	WROUGHT IRON
FENCE ABBREVIATIONS		
ARMED BARRIER	AB	BARBED WIRE
CHAR LINK	CL	CLOSE BOARD
CYCLE STAND	CS	IRON RAILING
HAND RAIL	HR	OPEN BOARD
IRON RAILING	IR	PICKET
OPEN BOARD	OB	POST AND CHAIN
PICKET	PK	POST AND RAIL
POST AND CHAIN	PC	POST AND WIRE
POST AND RAIL	PR	WROUGHT IRON
POST AND WIRE	PW	
WROUGHT IRON	WI	



Project:

Blind Lane

Client:

Wain HOMES

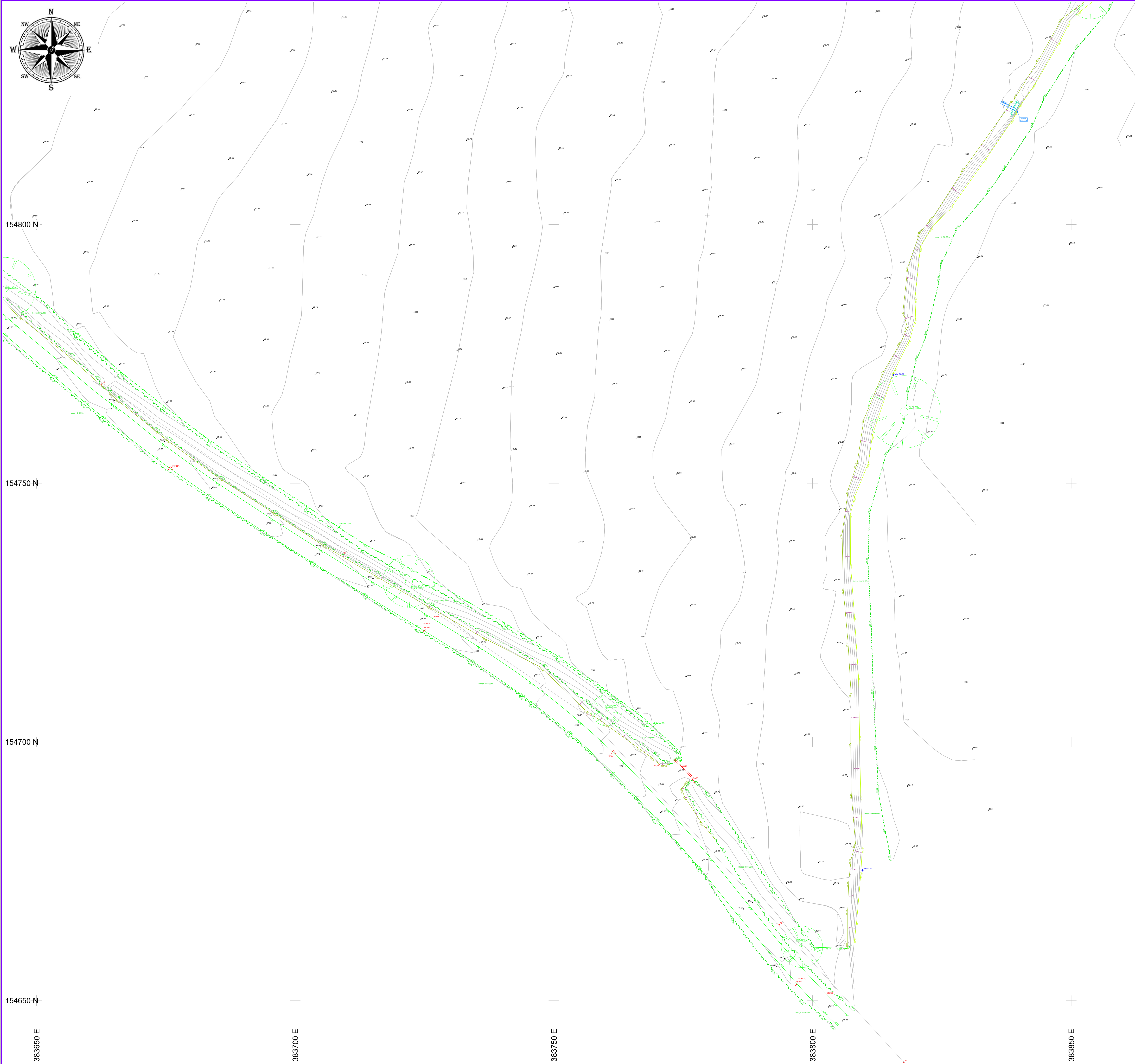
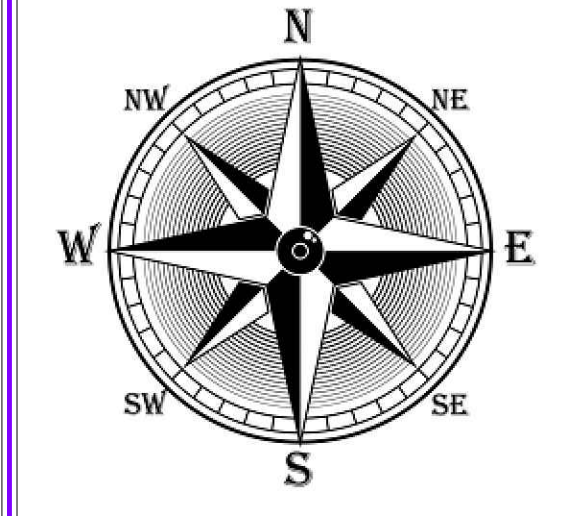
Title:

2D Topographical Survey

R5		
R4		
R3		
R2		
R1	08/09/25	2D Topographical Survey Updates (2265)
R0	08/07/25	2D Topographical Survey (2169)

No.	Date	Drawing Revisions
Job No.:	2169	Sheet No.: 2
Scale:	1:250	Date: 08/09/25
Surveyor:	LF	Revision: R1
Status:	Complete	Approved: LF

Control Station Coordinates			
Station	Easting	Northing	Level
PS01	383523.116	154715.525	45.943
PS02	383724.265	154626.831	47.181
PS03	383684.537	154685.257	46.085
PS04	383598.252	154838.478	48.897
PS05	383594.817	154815.287	45.882
PS06	383675.918	154732.587	47.022
PS07	383761.899	154697.943	46.204



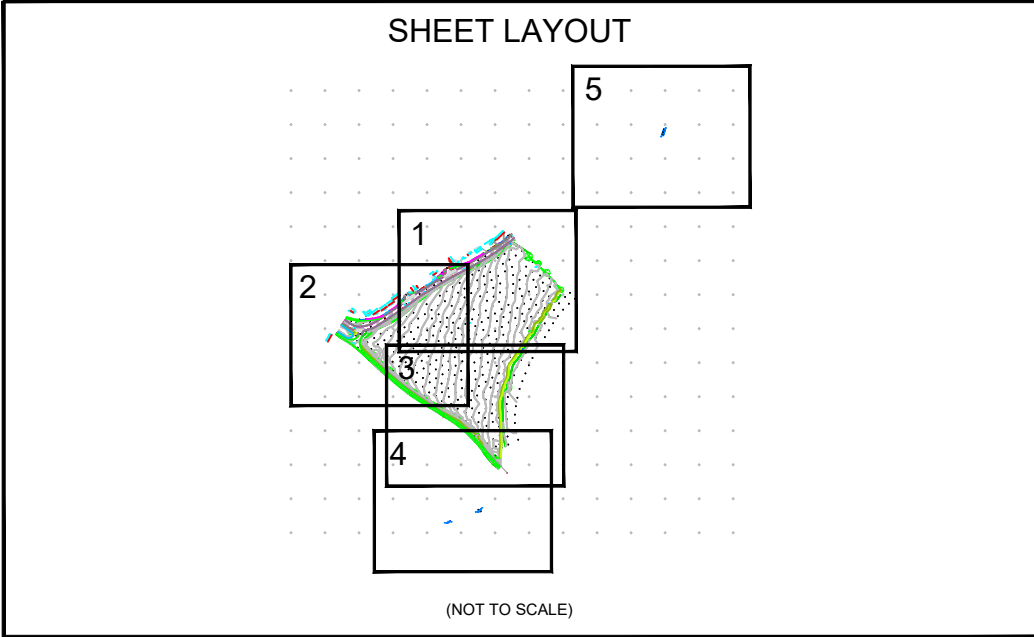
Topographical Notes :

- Grid and Levels based on OSGB36(15) National Datum, derived from the National GPS Network.
- We work to a standard specification as recommended by the Royal Institute of Chartered Surveyors (RICS) for measured surveys of Land, Buildings and Utilities.
- This and hedge species have been identified with as much accuracy as possible; however, it is recommended to verify crucial zones with an Arboriculturist.

TOPO KEY

CONTROL STATION		UNABLE TO SURVEY	
KERB		CONTOUR	
TOP OF KERB		SPOT LEVEL	
DROP KERB		BORE HOLE	
EDGE OF SURFACE		TREES	
FENCE		HEDGE SPREAD	
WALL		WOODLAND CANOPY	
ROAD MARKINGS		GATE	
OVERHEAD ELECTRIC		BANKING SYMBOL	
OVERHEAD TELECOM			
FOUL SEWER			
SURFACE SEWER			
BUILDING			
BUILDING OVERHANG			

GENERAL ABBREVIATIONS		
AR VALVE	AV	MARKER POST
BACK DROP	BD	ROCKING EYE
BRICK	BK	ROAD SIGN
BOLLARD / ILLUMINATED BOLLARD	BS	RAIN WATER PIPE
BUS STOP	BT	STOP COCK
BT INJECTION COVER	BS	STREET NAME PLATE
CABLE TV COVER	CATV	SOIL PIPE
CONTROL BOX	CB	STAY CABLES
COVER LEVEL	CL	STOP VALVE
CABLE RISER	CR	STORM WATER SEWER
DRAINAGE CHANNEL	DC	TELEPHONE CALL BOX
ELECTRICITY POLE	EP	THRESHOLD LEVEL
EARTH ROD	ER	TOP OF WALL
EMERGENCY BOX	EB	TRAFFIC LIGHT
FIRE HYDRANT	FI	TREE STUMP
FLOOR LEVEL	FL	TELECOM POLE
FLOWER BED	FB	UNABLE TO LOCATE
FOUL WATER SEWER	FW	UNABLE TO RAISE
GAS RISER	GR	UNABLE TO SURVEY
GAS VALVE	GV	VENT PIPE
GULLY	GU	WASH DUTY
INSPECTION COVER	IC	WATER LEVEL
INVERT LEVEL	IL	WATER METER
NSR OUTLET	NO	WATER RISER
LADDER	LD	
LAMP POST	LP	
LETTER BOX	LB	
LITTER BIN	BN	
MANHOLE	MH	
WALL ABBREVIATIONS		
BRICK	BK	ARMED BARRIER
CONCRETE	CD	BARBED WIRE
HERAS	HS	CHURN
UPON MARKET WALL	UM	CLOSE BOARD
METAL	MT	CYCLE STAND
RETAINING WALL	RT	HAND RAIL
STONE	ST	IRON RAILING
TIMBER	TM	OPEN BOARD
		PICKET
		POST AND CHAIN
		POST AND RAIL
		POST AND WIRE
		WROUGHT IRON
FENCE ABBREVIATIONS		
ARM	ARM	ARM
CL	CL	CL
CB	CB	CB
BB	BB	BB
HR	HR	HR
HB	HB	HB
CH	CH	CH
CL	CL	CL
PC	PC	PC
PR	PR	PR
PW	PW	PW
WI	WI	WI



Project:

Blind Lane

Client:

Wain HOMES

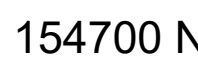
Title:

2D Topographical Survey

R5		
R4		
R3		
R2		
R1	08/09/25	2D Topographical Survey Updates (2265)
R0	08/07/25	2D Topographical Survey (2169)

No.	Date	Drawing Revisions
Job No.:	2169	Sheet No.: 3
Scale:	1:250	Date: 08/09/25
Surveyor:	LF	Revision: R1
Status:	Complete	Approved: LF

Control Station Coordinates			
Station	Easting	Northing	Level
PS01	383620.146	154670.525	45.943
PS02	383724.265	154626.831	47.181
PS03	383684.537	154685.257	45.085
PS04	383698.252	154638.478	48.897
PS05	383694.417	154615.287	45.082
PS06	383670.918	154615.287	47.122
PS07	383761.899	154657.943	46.204



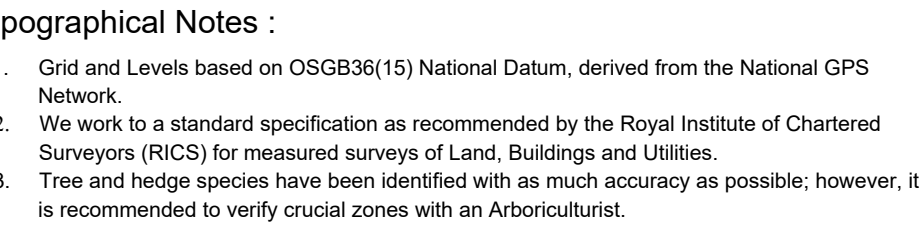
383650 E

383700 E

383750 E

383800 E

383850 E



CONTROL STATION	PS01	UNABLE TO SURVEY
KERBS		
TOP OF KERB		
DROP KERB		
EDGE OF SURFACE		
FENCE		
WALL		
ROAD MARKINGS		
OVERHEAD ELECTRIC		
OVERHEAD TELECOM		
POUL SEWER		
SURFACE SEWER		
BUILDING		
BUILDING OVERHANG		
CONTOUR		
SPOT LEVEL		
BORE HOLE		
TREES		
HEDGE SPREAD		
WOODLAND CANOPY		
GATE		
BANKING SYMBOL		

AIR VALVE	AV	ROAD SIGN	RS
BACK DRO	BV	ROCKING CHAIR	RC
BOLLARD	BO	MARKER	MS
SHOULDER BOLLARD	BS	ROCK	RS
BUS STOP	BS	RAIN WATER PIPE	RP
	BT	STAMP	ST
BT INSPECTION COVER	BT	SOIL PILE	SP
CABLE TIE	CT	SOL. PIP	SP
CONTROL BOX	CB	STAY CABLES	SC
CATCHER	CH	STORM WATER	SW
CABLE RISER	CR	STATION WATER	SW
CUTTING	CU	SOL. VENT PIPE	SV
DATA LINK CHANNEL	DLC	TELEPHONE CABLE BOX	TCL
DEAD END	DE	THRESHOLD LEVEL	TL
DESMERGER BOX	DB	TOP OF MANHOLE	TM
PIPE HYDRANT	PH	TRAFFIC LIGHT	TL
FL	FL	THREE DRAIN	TD
FLOOR	FL	TELECOM POLE	TP
FLOOR COVER	FC	UNABLE TO LOCATE	UL
FULL WATER	FW	UNABLE TO RAISE	UR
GAUGE	GA	UNABLE TO SURVEY	US
GAZE VALVE	GV	VENT PIPE	VP
GR	GR	WASH WATER	WW
GRGLEY	GR	WATER LEVEL	WL
INSPECTION COVER	IC	WATER METER	WM
INSPECTION COVER	IC	WATER RESER	WR
INSPECTION COVER	IC		
INSPECTION OUTLET	IO		
INSPECTION	IN		

LETTER BIN	BN	ARMCO BARRIER	ARM
MANHOLE	MH	BARBED WIRE	BW
		CHAIN LINK	CL
WALL ABBREVIATIONS		CLOSE BOARD	C/B
		CYCLE STAND	BIKE
BRICK	BK	HAND RAIL	HR
CONCRETE	CO	HERAS	HER
GARBON BASKET WALL	MB	IRON RAILING	IR
METAL	MET	OVER BOARD	OB
RETAINING WALL	RET	PALISADE	PAL
STONE	ST	PICKET	PC
TIMBER	TIM	POST AND CHAIN	PC
		POST AND RAIL	PR
		POST AND WIRE	PW
		WROUGHT IRON	W/I

5

1

2

3

4

(NOT TO SCALE)

project:

Blind Lane

lient:



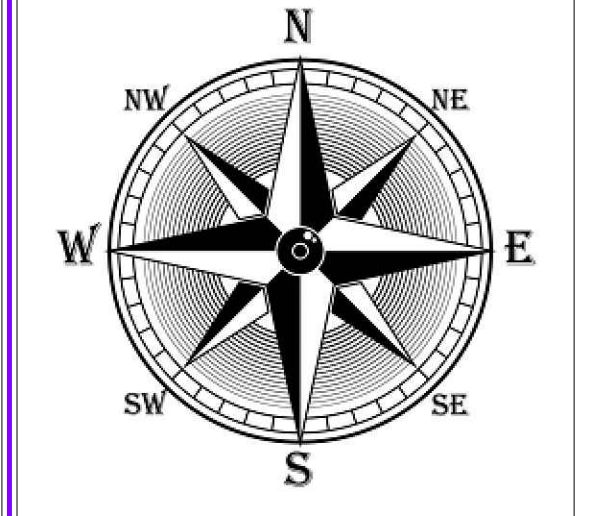
title:

2D Topographical Survey

5		
4		
3		
2		
1	08/09/25	2D Topographical Survey Updates (2265)
0	08/07/25	2D Topographical Survey (2169)
o.	Date	Drawing Revisions

Job No.: 2169	Sheet No.: 4
Scale: 1:250	Date: 08/09/25
Surveyor: LF	Revision: R1
Status: Complete	Approved: LF

Control Station Coordinates			
Station	Easting	Northing	Level
PS01	383820.414	154976.525	46.043
PS02	383724.265	154926.631	47.161
PS03	383684.537	154887.557	48.065
PS04	383598.052	154838.478	48.897
PS05	383604.917	154918.267	48.582
PS06	383675.906	154752.857	47.622
PS07	383761.499	154697.943	46.204



154200 N

154150 N

154100 N

154050 N



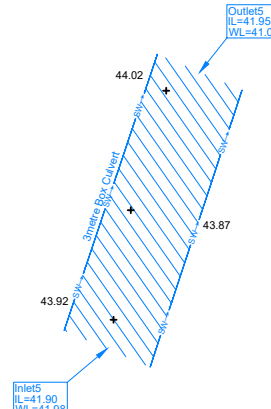
383950 E

384000 E

384050 E

384100 E

384150 E





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5 Hedy Close
Surrey Hill
B25 7AP

0117 4837477
07535 343000
sales@psdtoposurvey.co.uk

- Topographical Notes :
- Grid and Levels based on OSGB36(15) National Datum, derived from the National GPS Network.
 - We work to a standard specification as recommended by the Royal Institute of Chartered Surveyors (RICS) for measured surveys of Land, Buildings and Utilities.
 - Tree and hedge species have been identified with as much accuracy as possible; however, it is recommended to verify crucial zones with an Arboriculturist.

TOPO KEY

CONTROL STATION  **PS01** UNABLE TO SURVEY

KERB 

TOP OF KERB 

DROP KERB 

EDGE OF SURFACE 

FENCE 

WALL 

ROAD MARKINGS 

OVERHEAD ELECTRIC 

OVERHEAD TELECOM 

FOUL SEWER 

SURFACE SEWER 

BUILDING 

BUILDING OVERHANG 

CONTOUR 

SPOT LEVEL 

BORE HOLE 

TREES 

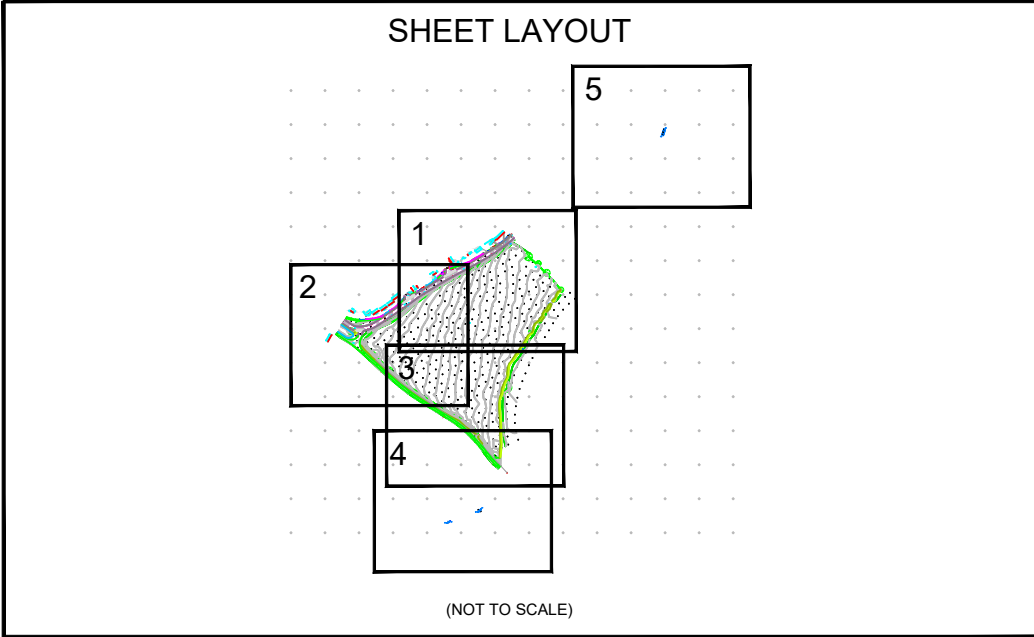
HEDGE SPREAD 

WOODLAND CANOPY 

GATE 

BANKING SYMBOL 

GENERAL ABBREVIATIONS			
AR VALVE	AV	MARKER POST	MK
BACK DROP	BD	ROCKING EYE	RE
BRICK	BK	ROAD SIGN	RS
BOLLARD / ILLUMINATED BOLLARD	BK / IB	RAIN WATER PIPE	RWP
BUS STOP	BS	STOP COCK	SC
BT INJECTION COVER	BT	STREET NAME PLATE	SNP
CABLE TV COVER	CATV	SOIL PIPES	SP
CONTROL BOX	CB	STAY CABLES	STAY
COVER LEVEL	CL	STOP VALVE	SV
CABLE RISER	CR	STORM WATER SEWER	SW
DRAINAGE CHANNEL	DCH	SOIL VENT PIPE	SVP
CATCH PIT	CP	TELEPHONE CALL BOX	TCB
ELECTRICITY POLE	EP	THRESHOLD LEVEL	THL
EARTH ROD	ER	TOP OF WALL	TOW
EMERGENCY BOX	EB	TRAFFIC LIGHT	TL
FIRE HYDRANT	FH	TREE STUMP	TJ
FLOOR LEVEL	FL	TELECOM POLE	TP
FLOWER BED	FB	UNABLE TO LOCATE	UTL
FOUL WATER SEWER	FW	UNABLE TO RAISE	UTR
GAS RISER	GR	UNABLE TO SURVEY	UTS
GAS VALVE	GV	VENT PIPE	VP
GULLY	GY	WASHOUT	WO
INSPECTION COVER	IC	WATER LEVEL	WL
INVERT LEVEL	IL	WATER METER	WM
NSR OUTLET	NO	WATER RISER	WR
LAMP POST	LP		
LITTER BOX	LB	FENCE ABBREVIATIONS	
LITTER BIN	BN	ARMED BARRIER	ARM
MANHOLE	MH	BARBED WIRE	BW
		CHAR LINE	CL
WALL ABBREVIATIONS		CLOSE BOARD	CB
BRICK	BK	CYCLE STAND	CBS
CONCRETE	CD	HAND RAIL	HR
HERAS	HB	HERAS	HB
IRON RAILING	IR	IRON RAILING	IR
METAL	MT	OPEN BOARD	OB
RETAINING WALL	RET	PALISADE	PA
STONE	ST	POCKET	PK
TIMBER	TM	POST AND RAIL	PR
		POST AND WIRE	PW
		WROUGHT IRON	WI



Project:

Blind Lane

Client:



Title:

2D Topographical Survey

R5		
R4		
R3		
R2		
R1	08/09/25	2D Topographical Survey Updates (2265)
R0	08/07/25	2D Topographical Survey (2169)

No.	Date	Drawing Revisions
Job No.:	2169	Sheet No.: 5
Scale:	1:250	Date: 08/09/25
Surveyor:	LF	Revision: R1
Status:	Complete	Approved: LF

Control Station Coordinates			
Station	Easting	Northing	Level
PS01	383952.114	154101.525	45.943
PS02	383724.265	154026.831	47.181
PS03	383664.537	154065.257	46.085
PS04	383598.252	154038.478	48.897
PS05	383694.417	154115.287	45.082
PS06	383670.949	154132.287	47.022
PS07	383761.899	154097.843	46.204

APPENDIX B

Site Layout

