



Structural and Civil Engineering Consultants
Flood Risk Assessment & Outline Drainage Strategy
Eastleigh Court, Bishopstrow

S250204-SUB-99-XX-FRA-C-00001

FEBRUARY 2026

APPROVALS

PREPARED BY	REVIEWED BY	APPROVED BY
Nathan Rowe Principal Engineer nathan.rowe@subteno.co.uk	Aleksandra Dabanova Civil Engineer aleksandra.dabanova@subteno.co.uk	Nathan Rowe Principal Engineer nathan.rowe@subteno.co.uk

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1 INTRODUCTION

Subteno Engineering Consultants have been commissioned by Kindred Living Project Ltd to carry out a Flood Risk Assessment (FRA) and Drainage Strategy report for a proposed development at Eastleigh Court, Bishopstrow, Warminster, BA12 9HW. A site location plan is enclosed in Appendix A.

With reference to the indicative flood maps published by the Environment Agency, the site appears to lie outside an area at risk of flooding. This FRA report has been prepared in accordance with the requirements contained within National Planning Policy Framework (NPPF, February 2025) and the associated Technical Guidance. The guidance refers to the Environment Agency's "standing advice" on flood risk. Based on requirements set by the Environment Agency, a Flood Risk assessment is needed to support the planning application.

This report has been prepared in accordance with (i) National Planning Policy Framework (NPPF), (Department for Communities and Local Government, February 2025) and the accompanying (ii) Planning Practice Guidance (Ministry of Housing, Communities and Local Government, March 2014); and (iii) Wiltshire Council Level 1 Strategic Flood Risk Assessment (JBA Consulting, May 2019) (iv) Other statutory laws and local bylaws and rules.

It is stated in Paragraph 181 of the NPPF that:

"When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location.*
- b) Development is appropriately flood resilient and resistant, such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment.*
- c) It incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate.*
- d) Any residual risk can be safely managed; and*
- e) Safe access and escape routes are included where appropriate, as part of an agreed emergency plan."*

It is stated in Paragraph 182 of the NPPF that:

"Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should:

- a) Take account of advice from the Lead Local Flood Authority*
- b) Have appropriate proposed minimum operational standards; and*
- c) Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development."*

This report has been prepared to address the requirements of the NPPF and has derived the following data/information from various sources including:

- Information published or explicitly provided by the Environment Agency

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- Information published by the Local Planning Authority, including the SFRA
- A site-specific topographical survey
- Enquiries made to relevant authorities
- Specific design works carried out for this report
- Site-specific site investigation data and reports

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2 THE EXISTING SITE

2.1 SITE CONDITIONS

The proposed development is located at National Grid Reference (NGR) 389206, 143662 at Eastleigh Court, Bishopstrow, Warminster, BA12 9HW.

The site is located on the western edge of the village of Bishopstrow in Wiltshire. The village lies 1.5 miles south-east of the town of Warminster. A site location plan is enclosed in Appendix A.

The proposed development site currently consists of the Eastleigh Court property, former Eastleigh Court Stables building and associated access arrangements. The existing/former Stables area of the site is not subject to redevelopment, with existing drainage arrangements remaining unchanged as part of the redevelopment works.

The majority of the site consists of soft landscaping with a significant number of existing mature trees. The gross site area is approximately 5.53Ha.



Figure 2.1 –Satellite view of the Existing site (approximate Site boundary edged red)

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2.2 TOPOGRAPHY

The topography of the site varies and generally falls to the north east. The north east access into the site from Bishopstrow Road has a ground level of approximately 105mAOD, which ramps up into the site; ground levels to the northwest corner of the site are approximately 114mAOD, which bank down to the site boundary adjacent the agricultural land where ground levels are approximately 112.3mAOD on the boundary line. The south east access into the site from Bishopstrow Road has a ground level of approximately 110.4mAOD.

The finished floor level to the existing Eastleigh Court property is approximately 115.22mAOD.

Ground levels to the western boundary range from 116.5mAOD at the southwest corner to approximately 114.mAOD at the centre of the western boundary, continuing to fall to the northwest corner to approximately 112.3mAOD.

Details of existing site levels can be found within Appendix B.

2.3 GEOLOGICAL GROUND CONDITIONS

The focus of an FRA and drainage study on geology is on the potential movement of water through Made Ground, Drift Geology and Solid Geology.

The British Geological Survey (BGS) geology of Britain viewer shows the site as underlain by River Terrace Deposits over the Boyne Hollow Chert Member – Sandstone.

A site investigation has been undertaken by S10 Geo-Consulting, report reference 24-312 dated 18th March 2025. This confirmed the presence of topsoil or made ground, over superficial deposits consisting of river terrace deposits (thinning to the southeast, deepening to the north west), over a weathered mantle of Boyne Hollow Chert, thus correlating with the BGS mapping. The river terrace deposit soils generally comprised horizons of gravelly clay, whilst the underlying Boyne Hollow Chert predominantly comprised locally sandy silt/clay generally becoming increasingly sandy with depth.

All exploratory holes were recorded as dry upon completion. Post-investigation monitoring recorded standing groundwater levels as 2.79mBGL and 3.01mBGL in two of the boreholes.

A summary of the observed ground conditions can be found below:

Table 2.1 - Observed geological ground conditions

Stratum	Description
Topsoil	Grass over mid to dark brown, silty/sandy clay loamy topsoil with roots. Depths ranging between 250-500mm.
River Terrace Deposits	Varying but generally comprised horizons of variably gravelly clay
Boyne Hollow Chert	Varying but generally comprised locally sandy silt/clay becoming increasingly sandy with depth.

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2.4 HYDROGEOLOGY

The hydrogeological features of the site are depicted below, and are taken from The Department for Environment, Food & Rural Affairs (Defra) Magic mapping records and the Wiltshire Council Strategic Flood Risk Assessment Data Explorer. The findings are summarised within Table 2.2.

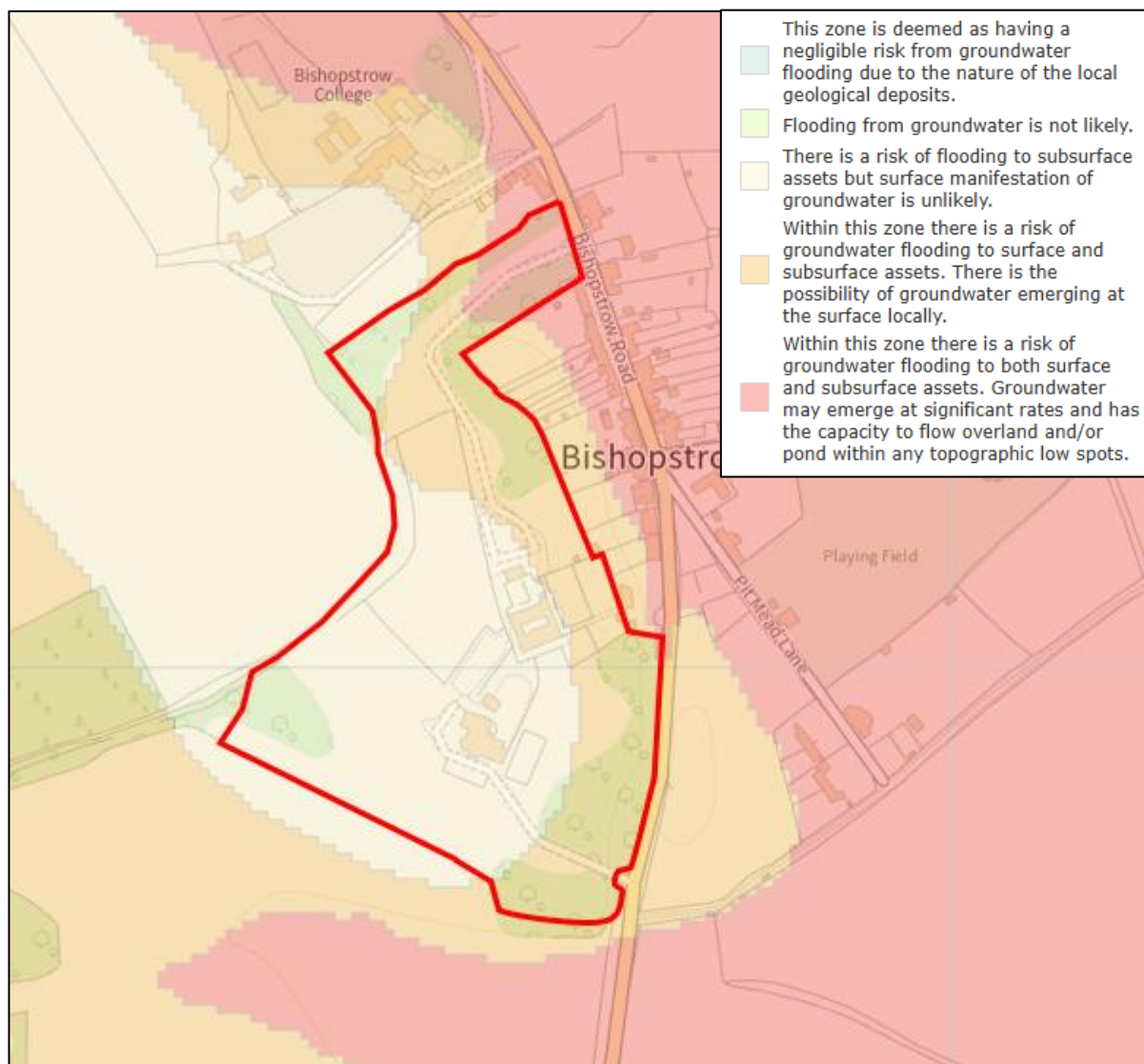


Figure 2.2 – Ground Water Emergence (approximate site boundary marked red)

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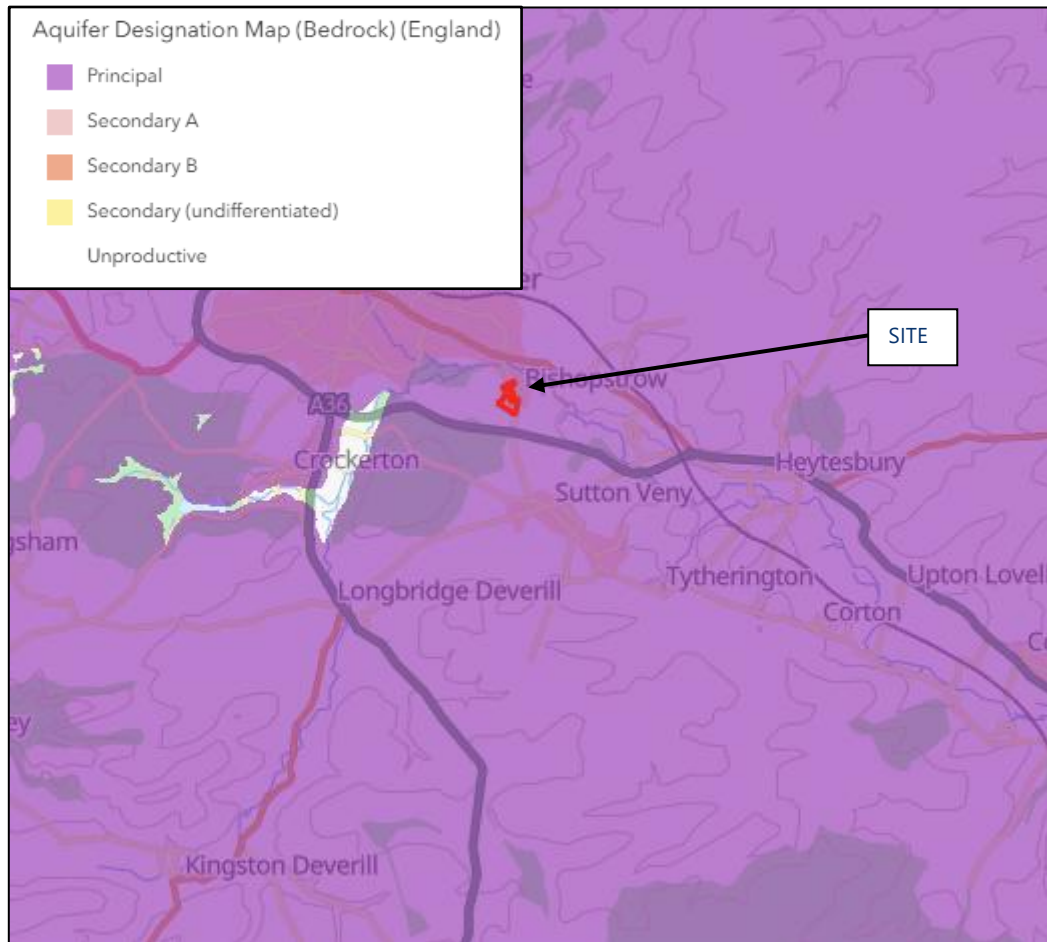


Figure 2.3 – Aquifer Designation Map (Bedrock, approximate site location marked red)

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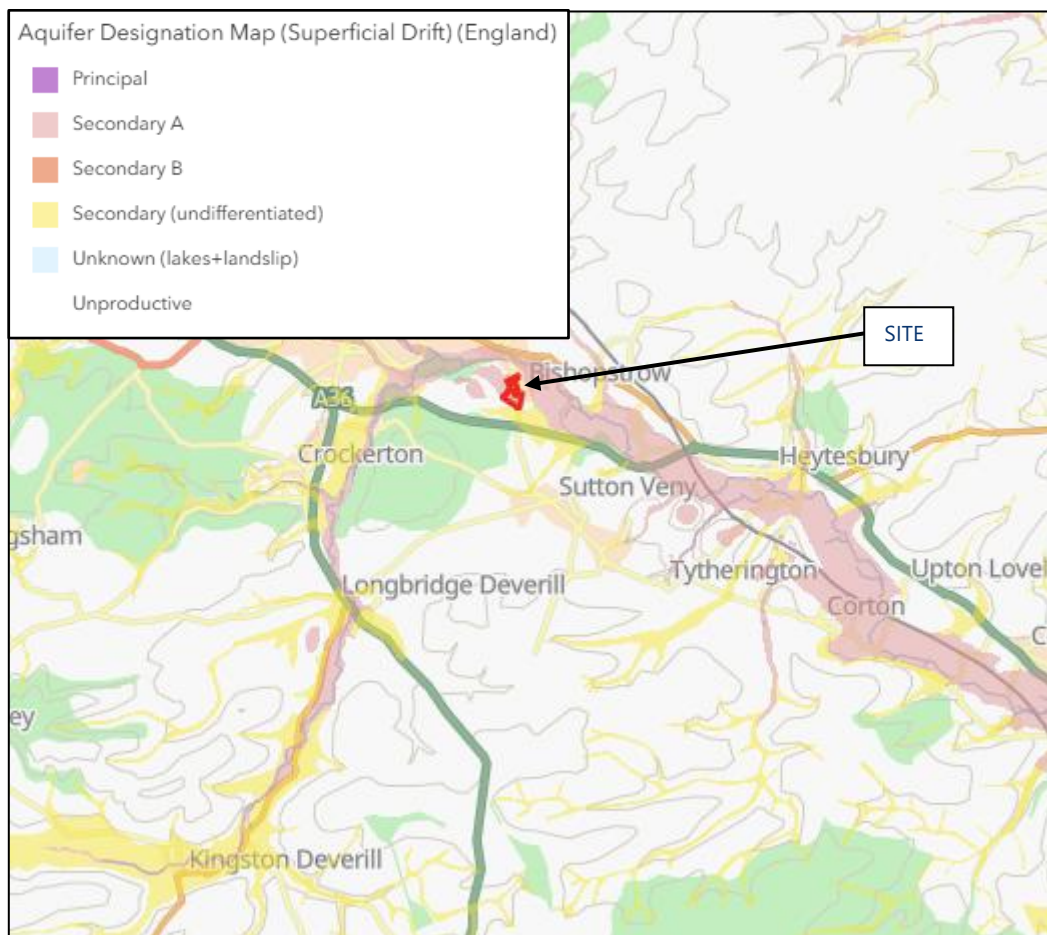


Figure 2.4 – Aquifer Designation Map (Superficial drift, approximate site location marked red)

Table 2.2 – Summary of hydrogeological conditions

Map Dataset	Designation	Comment
Groundwater Emergence Potential	Risk of surface emergence to the east of the site.	The SFRA Mapping as shown on figure 2.2 indicates a medium risk of groundwater emergence at surface locally to the east of the site. To the very north east corner adjacent the Bishopstrow Rd entrance, the mapping indicates a high risk of groundwater emergence at the surface which may cause ponding or overland flows. The groundwater depth ranges however do not correlate with the site investigation findings.
Aquifer Maps: Bedrock Designation	Principal Aquifer	This category identifies the type of aquifer present in water-bearing permeable rock formations from which groundwater can be extracted. Figure 2.3 indicates that the existing bedrock deposits are in the 'Principal' classification. These are layers of deposits that have high permeability, usually providing a high level of water storage and may support water supply and/or river base flow on a strategic scale.
Aquifer Maps: Superficial Deposits Designation	Secondary A / unproductive	This category identifies the type of aquifer present in water-bearing permeable drift deposits from which groundwater can be extracted. The deposits to the west of the site are categorised as 'Secondary A' consisting of permeable layer capable of supporting water supplies at

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		a local scale and in some cases forming an important source of base flow to rivers.
Groundwater Source Protection Zone	Unclassified	Site is not located in a groundwater source protection zone for the abstraction of drinking water.

2.5 EXISTING SURFACE WATER MANAGEMENT

A CCTV drainage survey has been commissioned at the site to understand the existing drainage arrangement at the site.

The existing tarmac access road is not served by positive drainage and is drained by the adjacent landscaping.

The existing Eastleigh Court building is served by both foul and surface water drainage systems, although it was found that numerous rainwater downpipes also drained into the foul drainage and as such is likely historically a combined drain.

The existing drainage pipework is in poor condition, due to its age, and will require repair and/or replacement.

Although the entirety of the systems could not be fully camera surveyed (due to pipe condition and blockages), it is evident that the foul drainage discharges to the existing Wessex Water public foul sewer within Bishopstrow Rd.

The final termination locations of the separate storm drainage could not be located due to pipe condition, however given the age and known ground conditions, it is very likely that these discharge to traditional pit soakaways beneath the landscaping. Further investigation will be required in due course to locate these if required.

With reference to the Wiltshire Council Level 2 SFRA, no Critical Drainage Areas (CDA) have been identified within the Wiltshire Council administrative area.

A copy of the CCTV Drainage Survey plan can be found within Appendix C.

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3 DEVELOPMENT PROPOSALS

Kindred Living Project propose to turn Eastleigh Court and the former Eastleigh Court Stables into luxury short stay self-catering accommodation where guests can also hold celebrations and events.

Planning permission is sought for the change of use of Eastleigh Court from Use Class E Offices to short stay rental accommodation. In addition, planning permission and listed building consent is sought for internal and external repair, restoration and enhancement works, including the demolition of the existing ground floor extension and the provision of a new single storey extension.

The scheme also proposes the construction of a new pavilion building to deliver an ancillary acoustically treated events space and pool house facilities, along with a new outdoor swimming pool.

As part of their stay, guests will be able to use the new extension in Eastleigh Court for seated dining of up to 60 people. For events involving more than 60 seated guests the option will be available to hire a marquee and a designated landscaped space will be provided away from neighbouring properties.

Following Kindred Living Project's purchase of the adjacent former Eastleigh Court stables building, the properties have been reunited under a single ownership. The former stables are currently in Use Class C3 use and the intention is to obtain planning permission to convert the property from residential to short stay rental accommodation. It will be possible for the former stables and Court properties to be rented together or separately. It will not be possible for either the Court or the former stables to be rented by the room.

Both properties will only be available for short-term rentals with a minimum rental period of three nights and 4 days. The properties will be managed by a house manager. No staff will be living on site.

A detailed landscaping masterplan is proposed which seeks to optimise the introduction of new planting including a large number of new trees and a pond. The design and layout has been configured to introduce biodiverse planting and areas of both formal planting and low maintenance grasses.

Sufficient new parking spaces are proposed within the grounds to provide for the parking requirements of overnight and day guests, contractors and staff. A new substation is also proposed within the grounds to serve the entire property.

The proposed development plans including landscape proposals are enclosed in Appendix D.

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4 PROBABILITY OF FLOODING

The NPPF identifies six potential sources of flooding:

- Flooding from rivers (fluvial flooding)
- Flooding from the sea (tidal flooding)
- Flooding from land
- Flooding from sewers
- Flooding from groundwater
- Flooding from reservoirs, canals, and other artificial sources.

These are considered in the following sections 4.1 to 4.4:

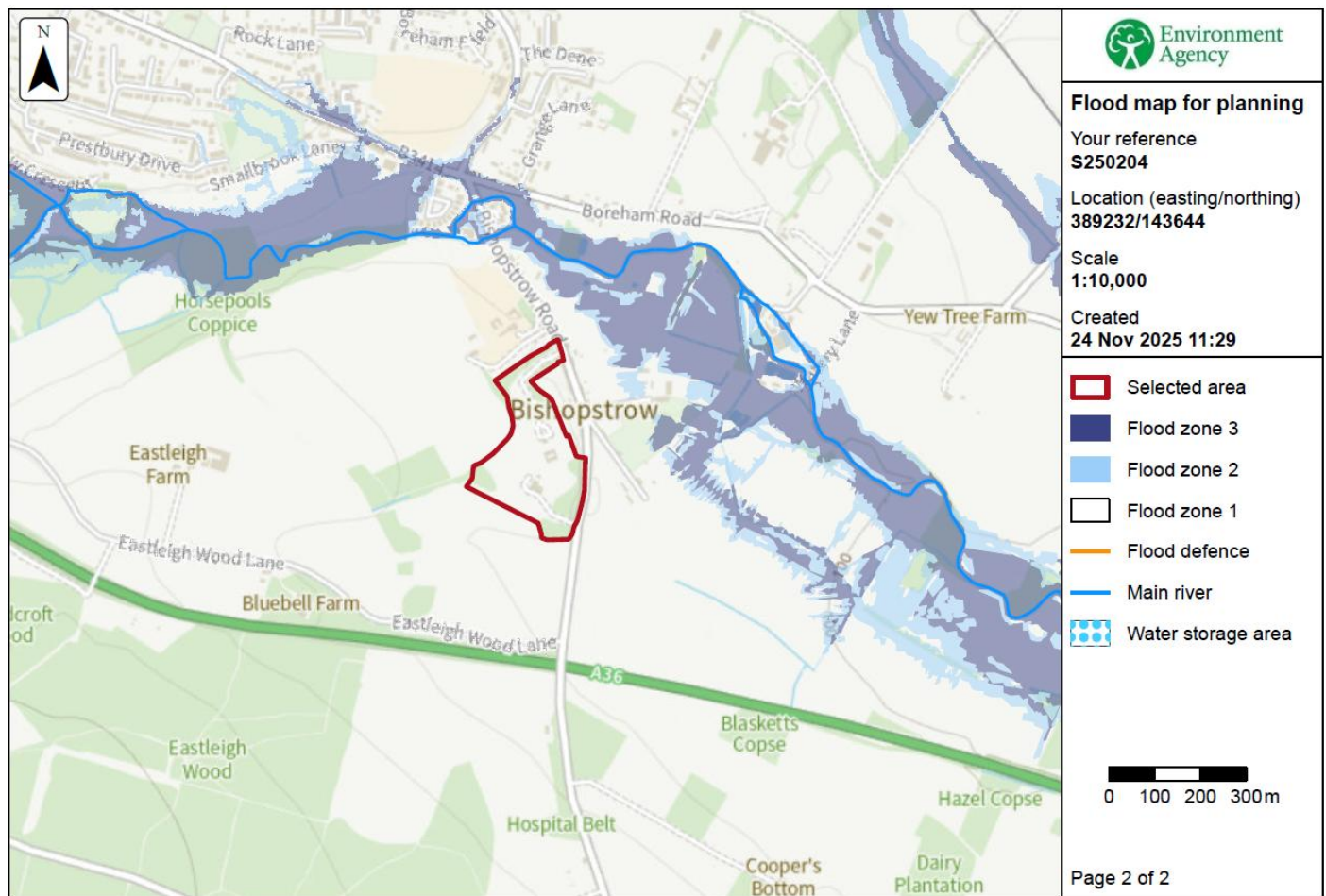
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4.1 FLOODING FROM RIVERS (FLUVIAL) & THE SEA (TIDAL)

The assessment of flood risk in this report is based on the definitions in Table 1 of the Flood Risk and Coastal Change, Planning Practice Guidance, which recognises the following Flood Zones:

- Flood Zone 1 - little or no risk, with annual probability of flooding from rivers and the sea of less than 0.1% (1 in 1000-year)
- Flood Zone 2 - low to medium risk, with annual probability of flooding between 0.1% and 1.0% from rivers and between 0.1% and 0.5% from the sea.
- Flood Zone 3a - high risk of flooding with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.
- Flood Zone 3b – the 'Functional Floodplain' with an annual probability of flooding of 5% or greater.

The Environment Agency's Flood Map for Planning can be seen below. The site is located within a Flood Zone 1 'Low Probability' area and therefore lies outside an area at risk of fluvial/tidal flooding:



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Figure 4.1 – Environment Agency Flood Map for Planning (approximate site extents edged red)

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4.2 FLOODING FROM LAND & SEWERS

The potential for flooding as a result of existing local sewerage systems becoming overwhelmed during an extreme storm event is always a potential risk in urban areas. This can result in surface water run-off flows following the natural topography into neighbouring properties or land.

With reference to Environment Agency long term flood risk mapping, published on the Government website, the below extract shows the site in relation to indicative flood risk from surface water:



Figure 4.2 – Environment Agency Online Surface Water Flood Map Extract – 1:100RP (approximate site extents edged red)

The mapping does not take into consideration any positive drainage systems that may be present and provides an indication of flood risk based on topography.

Whilst this mapping shows flooding on-site, it is not indicative of an overland flow path and therefore flood risk from surface water is considered low.

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Upon examination of the topographical survey (Appendix B of this report) the areas shown at risk flooding from surface water shown on the mapping is reflective of the on-site contours and ground levels. These are local depressions/low-laying landscaped areas that would not pose a flood risk to elsewhere on the site.

As the site rises to the west, where there are agricultural fields, the risk of flooding from offsite sewers is very low.

4.3 FLOODING FROM GROUNDWATER

Groundwater flooding occurs as a result of water rising to the surface from the ground and underlying aquifers. Flood risk from this source is more uncertain, difficult to predict and can occur sporadically. Excessive rainfall, impermeable strata and adjacent river/watercourse levels can all influence the water table.

Groundwater flooding usually occurs in locally isolated areas and does not usually pose a significant risk to life due to the slow rate of the water level rising. Groundwater flooding can however lead to significant damage to property, the environment and ground stability.

The geological and hydrogeological ground conditions have been investigated within section 2.3 and 2.4 of this report.

These sections do indicate the potential movement of groundwater through the below ground strata. The Wiltshire Council SFRA also presents a medium-high risk of groundwater emergence across the east of the site (as shown in Section 2.4), which does not correlate with the findings of the site investigation works undertaken.

During the site investigation undertaken by S10 Geo-Consulting, report reference 24-312 dated 18th March 2025, damp horizons were recorded in boreholes WS2 and WS4, however no actual groundwater seepages were found and all exploratory holes were identified as dry upon completion of site work. Post-investigation groundwater monitoring recorded standing groundwater levels of 3.01mBGL in WS4 and 2.79mBGL in WS5. These boreholes are located adjacent the existing Eastleigh Court as shown on the below extract from the S10 report – note this is a mark-up of a previous development proposal and does not reflect current design proposals:

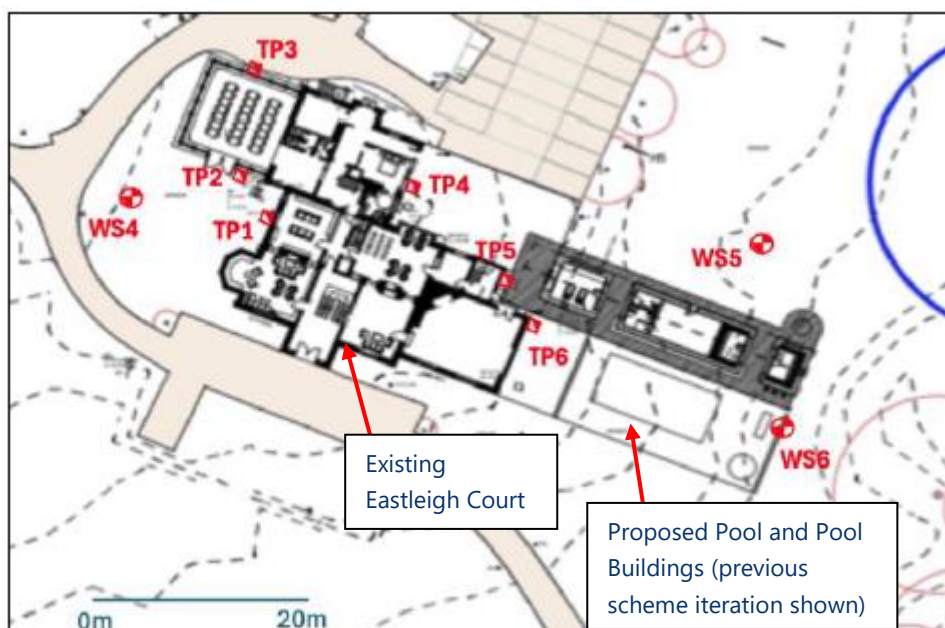


Figure 4.3 – Exact from S10 Site Investigation Report (Figure 3.2.2) showing exploratory holes adjacent Eastleigh Court

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Borehole WS2 was located to the north west of the site, at higher topography and away from the current development proposals.

12-month groundwater monitoring has not been undertaken to fully understand seasonal variations in the groundwater table level however the post-investigation monitoring was undertaken in March, which is typically in the wet months of the year. The groundwater levels of 2.79-3.01mBGL are not consistent with the groundwater emergence risks that are shown on the SFRA mapping.

Taking into account topography and existing ground levels at the borehole locations, the groundwater level at WS4 was recorded as 111.69mAOD (ground level 114.7mAOD), and 111.01mAOD at WS5 (ground level 113.8mAOD), indicating that the groundwater table falls in alignment with the topography.

Groundwater flood risk at the location of the Eastleigh Court building is therefore considered low.

There remains the risk of groundwater emergence to the far east of the site, where landscaping is to remain, however no exploratory holes were undertaken to these areas to understand the current water table.

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4.4 FLOODING FROM RESERVOIRS, CANALS AND OTHER ARTIFICIAL SOURCES

Environment Agency long term flood risk mapping, published on the Government website, has been reviewed to understand any potential risk of flooding from reservoirs.

The below extract shows the site is not at risk of flooding:



Figure 4.4 – Environment Agency Online Reservoir Flood Map Extract (approximate site extents edged red)

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4.5 FLOOD RISK SUMMARY

Table 4.1 – Flood Risk Summary

Flood Source	Risk		
	High	Medium	Low
Fluvial			X
Surface Water / Land & Sewers			X
Groundwater (At location of Eastleigh Court Building)			X
Artificial Sources			X

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5 POLICY STATUS FOR PROPOSED DEVELOPMENT

5.1 VULNERABILITY CLASSIFICATION

The proposed development complies with the following principles:

- The proposed development lies within Flood Zone 1
- The proposed development classifies as 'More Vulnerable' in accordance with Annex 3 of the NPPF (reproduced below).

Table 5.1 – Flood Risk Vulnerability Classification

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 electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. • Wind turbines.
Highly Vulnerable	• Police and Ambulance stations, Fire stations and Command Centres, and 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.
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 operation during times of flood.

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	Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
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 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.
Notes 1 – This classification table is based on Annex 3: Flood Risk Vulnerability Classification of the Flood Risk and Coastal Change Guidance.	

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Table 5.2 – Flood Risk Vulnerability and Flood Zone “Incompatibility”

Vulnerability Classification		Essential Infrastructure	Water-compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test	✓	✓
	Zone 3a	Exception Test	✓	✗	Exception Test	✓
	Zone 3b	Exception Test	✓	✗	✗	✗
Key ✓ Development is appropriate ✗ Development should not be permitted						

The proposed development is appropriate in accordance with Table 2 of the Government Flood Risk and Coastal Change Guidance, reproduced in Table 5.2 above.

5.2 SEQUENTIAL TEST & EXCEPTION TEST

The NPPF requires that all development be sequential tested to steer new development to areas at the lowest probability of flooding (Flood Zone 1). The Sequential Test would normally be completed by the Local Planning Authority (LPA) to inform the preparation of the Local Development Framework (LDF), where one exists. However, where this process has not yet been completed the onus for the provision of evidence demonstrating successful application of the Sequential Test falls to the developer, or promoter of the site. The NPPF also requires the layout of a site to be sequentially tested to locate the most vulnerable land uses in the areas at lowest risk of flooding.

As the development fully lies within Flood Zone 1, the Sequential Test is deemed passed.

The NPPF acknowledges that in some circumstances it may not be possible to locate development in areas of low or appropriate (considering development vulnerability) flood risk or that there may be other valid reasons for a development to take place within the floodplain. In these circumstances, it is necessary to apply the Exception Test to clearly demonstrate that the benefits for development of a site outweigh the flood risks to the development and its occupants. Table 2 of the Government Flood Risk and Coastal Change Guidance (reproduced in Table 5.1.2 above) indicates when the Exception Test is required.

The proposed development site falls entirely into Flood Zone 1. The site use is considered appropriate within this zone under NPPF guidance, meaning completion of the Exception Test is not required.

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5.3 LOCAL POLICY

5.3.1 WILTSHIRE CORE STRATEGY

The Wiltshire Core Strategy was adopted January 2015 and has the following core policies in relation to flood risk and drainage:

Core Policy 67 – Flood Risk:

Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice.

All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable drainage) unless site or environmental conditions make these measures unsuitable.

Core Policy 69 – Protection of the River Avon SAC

In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures. All development within 20m of the river banks should submit a construction management plan to the local planning authority to ensure measures proposed during construction are satisfactory.

Where additional sewer discharges to a STW cannot be accommodated without measures to offset phosphate loading, development will be required to undertake proportionate measures (which may include contributions towards those measures identified in the Nutrient Management Plan) to demonstrate that the proposals would have no adverse effects upon the SAC.

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6 FLOOD RISK MANAGEMENT & DRAINAGE STRATEGY

6.1 SURFACE WATER DISCHARGE

With reference to Paragraph 56 of the Flood Risk and Coastal Change chapter within the Planning Practice Guidance and Part H3 of the Building Regulations, the disposal of surface water should be in accordance with the surface water hierarchy:

- Into the ground (Infiltration)
- To a surface water body
- To a surface water sewer, highway drain, or another drainage system
- To a combined sewer

The National Standards for Sustainable Drainage Systems (SuDS), updated 30 July 2025 and accessible via the UK Gov website, expands on the above with a more detailed surface water hierarchy. This is also reflected in Policy RE4 of the OCC Local Plan. The following runoff destination hierarchy is provided in the National Standards for SuDS:

- Priority 1: Collected for non-potable use
- Priority 2: Infiltrated to ground
- Priority 3: Discharged to an above ground surface water body
- Priority 4: Discharged to a survey water sewer, or another piped surface water drainage system
- Priority 5: Discharged to a combined sewer

It is currently understood that there are no rainwater harvesting systems proposed at the site.

In order to assess the infiltration potential of the ground and the viability of disposal of run-off into the ground, during the S10 Geo-Consulting site investigation, report reference 24-312 dated 18th March 2025, falling head tests were performed in two locations at the site. Full BRE365 testing was not conducted.

Borehole WS1, located to the north west of the existing Eastleigh Court building, provided an infiltration rate of 5.2×10^{-7} m/s at a test depth between 0.78-2.6mBGL. Borehole WS6, located adjacent the proposed swimming pool, provided an infiltration rate of 1.4×10^{-7} m/s at a test depth between 0.95-2.0mBGL. These infiltration rates are not suitable for shallow soakaway systems due to the slow infiltration. A scoping note was sent to the LLFA as part of a pre-app submission to discuss these rates and the long drain down times, but no response was received.

There are no watercourses passing through or adjacent to the site and there is no public surface water sewer adjacent the site that surface water run-off could drain into.

The discharge of surface water run-off into a public foul sewer is not permitted by the water authority.

As a result, there are limited options for surface water disposal. It is likely that the existing surface water drainage serving the court discharge to traditional pit soakaways that are likely undesigned structures/systems that may not meet modern design criteria requirements.

As such it is proposed to explore discharging surface water run-off via a new deep borehole soakaway, discharging run-off into the permeable bedrock (indicated by the principal aquifer designation) whilst ensuring of a sufficient unsaturated zone above the groundwater level. Whilst no deep borehole tests have been undertaken at the site, the British Geological Society (BGS) GeoIndex viewer provides access to publicly available borehole logs.

BGS Borehole Log ID 395348, ref ST84SE, and located approximately 0.85km south east of the site, showed varying layers of sands with the strata becoming shaley greensand sandstones at depth beyond 20m deep. Typically a deep

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borehole soakaway would not exceed 20m in depth to ensure of an unsaturated zone thickness, and as such it is possible that suitable infiltration rates could be achieved through the sandy layers or by targeting fractures / fissures in the shallower bedrock. This would be subject to discussion with the EA and further site investigations including borehole drilling and consultation with a suitable geotechnical consultant.

Additional shallow BRE365 soakaway testing should be undertaken to other areas of the site to further rule out shallow infiltration, to ensure that the borehole option is a last resort solution.

6.2 SURFACE WATER MANAGEMENT

Subject to the aforementioned investigations, it is proposed to discharge surface water run-off from roof areas and impermeable surfaces (where it is not possible to direct run-off onto the vast adjacent landscaping at the site) into the ground.

Much of the surfacing at the site is proposed as permeable, with levels graded towards landscaping. Whilst it is known that shallow infiltration at the site is limited for concentrated flows, much of the existing surfacing is permeable with no known flooding or ponding issues and as such it is proposed to retain this scenario. There are however, natural stone paved areas around the pool and pool house / event space which are largely enclosed and will need to be served by below-ground drainage to prevent flood risk.

Due to the poor state of the existing below-ground surface water drainage serving the Eastleigh Court roof, it is proposed to re-direct the roof areas into the new drainage system serving the proposed pavilion to prevent flood risk. Part of the existing roof areas also currently drain into the foul drainage, which will no longer occur as a result.

The vast majority of proposed parking will be provided as reinforced grass parking areas utilising a reinforcing web mesh or cell solution. Other areas are being provided with loose gravel chippings or self-binding gravel, all of which will be permeable.

The existing tarmac access road from the south east site access is impermeable, with a camber directing run-off to either side; it is not served by a drainage system. It is proposed to overlay this access road with a tar and chip surface. To aid in the control of run-off from this access road, it is proposed to installed filter drains to each channel line.

Refer to Appendix D for the proposed landscape drawings and Appendix E for outline drainage drawings.

It is acknowledged that the final surface water drainage solution is subject to further investigations and detailed design and should be secured by a suitable planning condition in due course. Consultation with the Environment Agency will be required prior to any discharge of run-off via deep borehole soakaway.

The entire on-site system is to remain in private ownership under the future maintenance of the developer.

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6.3 SURFACE WATER PIPE NETWORK DESIGN PARAMETERS

Upon completion of the further ground investigation works required to ascertain the required infiltration data, drainage calculations should be undertaken to the Modified Rational Method, with location specific FEH rainfall data used to simulate various rainfall event durations for the 1 year, 30 year and 100 year + Climate Change (C/C) allowance return periods.

The surface water drainage network should be designed to suit the following conditions:

- 1:1 year: pipe full.
- 1:30 year + 40% C/C: surcharged.
- 1:100 year + 45% C/C: minor flooding acceptable but to be contained within the site boundary.

6.4 FOUL WATER DRAINAGE

Due to the poor condition of the existing drainage serving Eastleigh Court, it is proposed to abandon/remove the existing foul drainage, to be replaced with a new system which will also serve the proposed pavilion building.

The proposed swimming pool will discharge to the foul drainage network, and is subject to detailed design and confirmation of de-chlorination / treatment requirements with the water authority and pool specialist in due course.

The foul drainage system will discharge to the existing public foul water sewer located beneath Bishopstrow Road.

The route of the new foul drainage system has been coordinated with the arboriculturist and is reflected in their proposed tree removal and tree protection plans.

The proposed foul drainage network is to be in accordance with BS EN 752 and Building Regulation Part H, to self-cleansing velocities. The foul drainage system shall be fully accessible with the use of inspection chambers as well as full-size man-entry manholes for any required inspection and maintenance.

Canteen and kitchen areas will include the provision of suitable grease traps as part of the above-ground drainage system, thereby preventing the entry of large quantities of oils, fats and grease into the below-ground drainage network.

The entire on-site system is to remain in private ownership under the future maintenance of the developer.

Refer to Appendix E for outline drainage drawings.

6.5 FLOOD RISK ELSEWHERE

The proposed drainage systems at the site ensure that flood risk elsewhere will not increase.

Areas of roof run-off from the existing Eastleigh Court currently drains into the foul, which will be removed as a result of the development.

Subject to further investigations and detailed design, the proposed drainage will be designed to ensure of no flooding in all events up to the 1:100 year + 45% C/C return period. Minor flooding is permitted during the 100year + 45% RP, however shall be kept to a minimum and retained on-site until capacity is restored within the drainage system. If possible, no flooding shall occurring during this event.

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The finished levels design at the site is such that falls are directed away from thresholds and building structures. This ensures that in the event of a drainage system failure or exceedance all overland flows will be directed away from people and buildings.

Flood exceedance flow pathways have been identified should there be an exceedance event or failure of the drainage systems. The drawing can be seen on the outline drainage plans within Appendix E.

6.6 NUTRIENT NEUTRALITY

Eastleigh Court falls within the catchment of the River Avon, a chalk river system whose freshwater ecology is designated as a Special Area of Conservation. Over the years, phosphorous pollution from a number of sources has contributed to declines in the ecological condition of the Avon. Eastleigh Court will be delivered to be better than net phosphorous neutral and will not contribute to further pressure on the river system. A nutrient calculation has been carried out that assesses the phosphorous loading that the development will generate once operational and demonstrates an overall net reduction.

For details on the above, refer to Holbury Consultancy Services Nutrient Statement.

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7 CONCLUSION

Kindred Living Project propose to turn Eastleigh Court and the former Eastleigh Court Stables into luxury short stay self-catering accommodation where guests can also hold celebrations and events.

With reference to the Environment Agency Flood Map for Planning, the development site is located within Flood Zone 1 'Low probability'. Flooding from other sources including land & sewers, surface water, groundwater and artificial sources is deemed low risk. This has been confirmed by the site-specific flood risk assessment as detailed in Section 4.

As shown on Table 5.1 the site is classified as 'More Vulnerable' (Flood Risk Vulnerability Classification) and as shown on Table 5.2, the development is classified as 'appropriate'.

As the site lies within Flood Zone 1, the Sequential Test is deemed passed and the Exception Test not required.

Effective surface water management is crucial when dealing with flood risk on and off site. The use of SuDS on a development reduces the volume of surface water run-off and help improve water quality by filtering out contaminants. The management of surface water run-off at the site has been developed alongside the landscape design.

The vast majority of external surfacing around the site will be retained as permeable materials. This includes reinforced grass parking spaces and loose gravel chippings. The existing tarmac access lanes will be retained, with filter drains/strips constructed to the channel lines to assist with surface water run-off. Refer to Appendix D for landscape drawings.

Infiltration tests for the potential disposal of concentrated roof run-off were undertaken adjacent to the proposed pavilion building and to the north west of the existing Eastleigh Court building. Whilst the infiltration rate to the north west was slightly better than the results adjacent the proposed pool building, the rates are not deemed suitable for shallow soakaway systems for concentrated run-off disposal. A scoping note was sent to the LLFA as part of a pre-app submission to discuss these rates and the long drain down times, but no response was received.

There are no watercourses passing through or adjacent to the site and there is no public surface water sewer adjacent the site that surface water run-off could drain into. The discharge of surface water run-off into a public foul sewer is not permitted by the water authority.

As a result, there are limited options for surface water disposal. An area located to the south west of the proposed pavilion building and existing Eastleigh Court, at lower laying topography, has been identified to be further investigated. It is proposed to explore discharging surface water run-off via a new deep borehole soakaway, discharging run-off into the permeable bedrock. Whilst no deep borehole tests have been undertaken at the site, local data suggests that infiltration could be achieved through deeper sandy layers or by targeting fractures/fissures in the shallower bedrock. This would be subject to discussion with the EA and further site investigation works. Additional BRE365 infiltration testing will also be undertaken to this area to ensure that a deep borehole soakaway is the last resort option for surface water disposal.

Due to the poor condition of the existing drainage serving Eastleigh Court, it is proposed to abandon/remove the existing foul drainage, to be replaced with a new system which will also serve the proposed pool house / event space. The foul drainage system will discharge to the existing public foul water sewer located beneath Bishopstrow Road.

The existing/former Stables area of the site is not subject to redevelopment, with existing drainage arrangements remaining unchanged as part of the redevelopment works.

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The on-site drainage systems will remain in private ownership under the future maintenance of the developer.

The finished levels design at the site is such that falls are directed away from thresholds and building structures. This ensures that in the event of a drainage system failure or exceedance all overland flows will be directed away from people and buildings.

It is acknowledged that the final surface water drainage solution is subject to further investigations and detailed design and should be secured by a suitable planning condition in due course. Consultation with the Environment Agency will be required prior to any discharge of run-off via deep borehole soakaway.

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APPENDIX A – SITE LOCATION PLAN



KEY

Site Boundary



Scale Bar 1:1250

revision	date	amendment
PL1	28/11/2025	

studioshaw

- Report all drawing errors and omissions to the Architect
- All dimensions in millimeters unless noted otherwise
- Drawings for tender purposes only
- Do not scale from this drawing.
- All dimensions to be measured on site and to be the responsibility of the contractor.

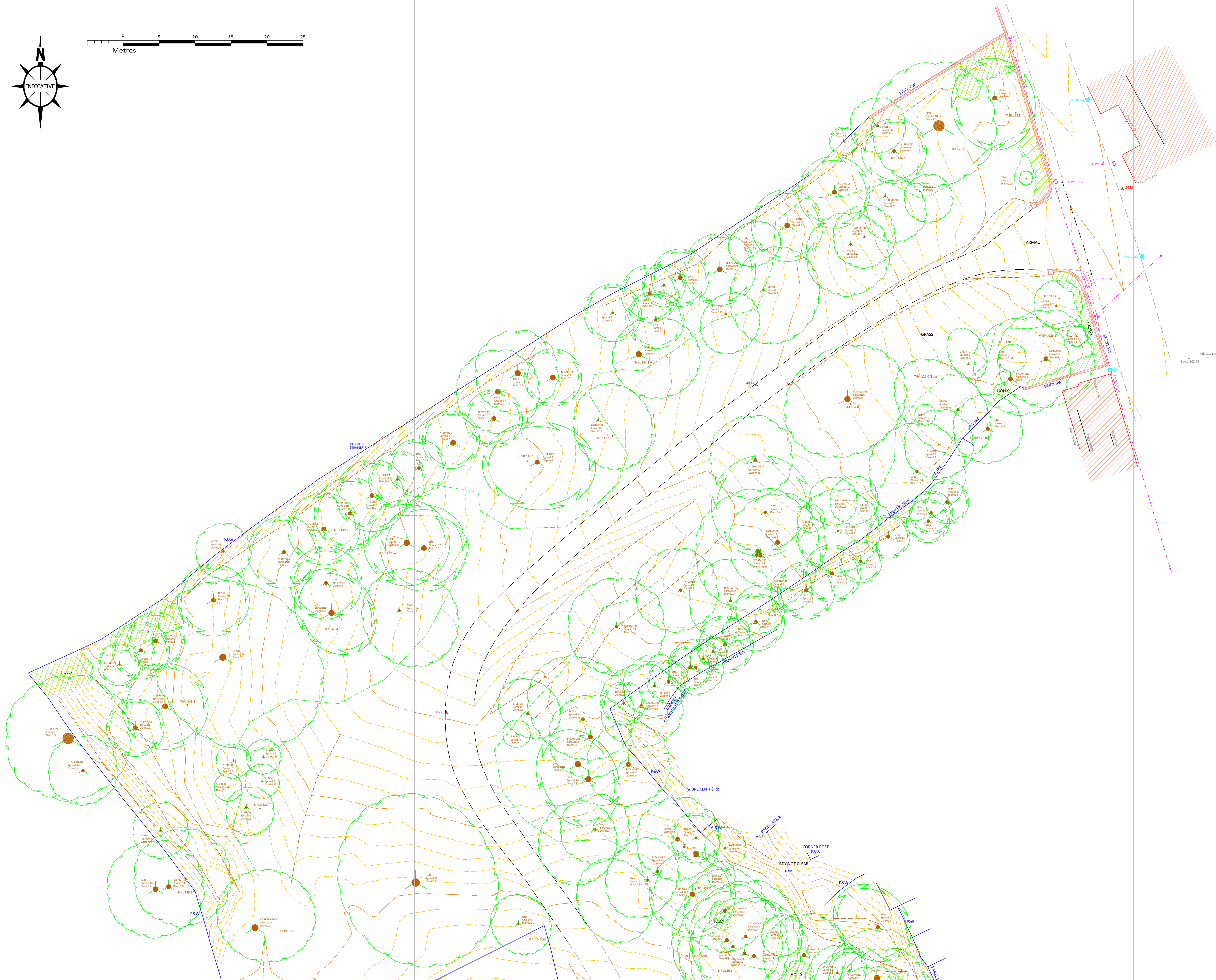
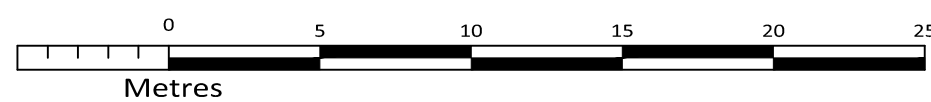
job title
088_Eastleigh Court

drawing title
Site Location Plan

status	DRAFT	date
scale	1:1000 @ A1	28/11/25
job no	drawing no.	revision
088	088-XX-ZZ-10100	PL1

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APPENDIX B – TOPOGRAPHICAL SURVEY



REV.	DATE	DETAILS
-	22/07/15	Original Issue
		Surveyed by: PTEC/MIS Drawn by: RAE

NOTES:

Land Development Services Ltd. own the copyright of this drawing. Their written consent must be obtained before this drawing is copied, forwarded to any third parties, or used for any purpose other than the one for which it was supplied.

This survey has been carried out to an accuracy consistent with a presentation scale of 1:250; therefore interrogated dimensions will be within the tolerance associated with this scale. The same accuracies implied by the plotting scale are equally applicable to digital data supplied for CAD.

Boundaries shown are not necessarily legal boundaries.

All levels, heights, measurements and dimensions are in metres unless otherwise stated.

Eaves levels are taken at the bottom of the lowest roof tile. Where underside of fascia or other features are curved these are recorded as such.

All below-ground features (including drainage, voids and services) have been identified from above ground and therefore all details relating to these (such as sizes, depth, pipe positions and alignments, description etc.) will be approximate only. Underground services have not been traced, but any visible surface features have been located. No allowance has been made for any sub-surface manholes or other chambers or voids below ground level. While every effort is made to identify all visible above-ground features, it should be noted that there may be features obscured at the time of survey.

Spot heights at edges of roads are road/gutter levels, not top of kerb unless otherwise stated.

Trees have been drawn diagrammatically (i.e. circular) showing average canopy spread, however their true shape in plan will be different. Every effort has been taken to identify species, but no responsibility can be taken for the accuracy of this information.

Circled figures are heights measured from internal floor levels and are therefore unrelated to the datum.

Measurements to internal walls have been taken to the wall finishes at approximately 1m above floor level and assumed to be vertical.

LEGEND:

[illegible]

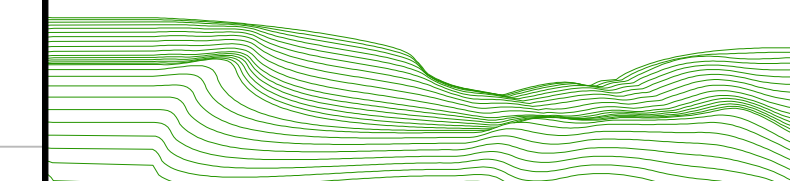
Fences:

AI#	Angle Iron Fence	Overhead Wire	
BWF	Barbed Wire Fence		
CBF	Close Boarded Fence		
CF	Corrugated Iron Fence		
CHF	Chainlink Fence		
IR	Iron Railings		
LI#	Larch Lap Fence		
OSF	Open Boarded Fence		
PR#	Post & Rail Fence		
PR#o	Post & Rod Fence		
PR#o	Post & Wire Fence		
WV	Retaining Wall		
(CP/SP/TF)	(Concrete Post/Steel Post/Timber Post)		



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Topographic & Measured Building Surveys
Setting Out | 3D Laser Scanning | Boundaries
Elevations | Sections | Floorplans

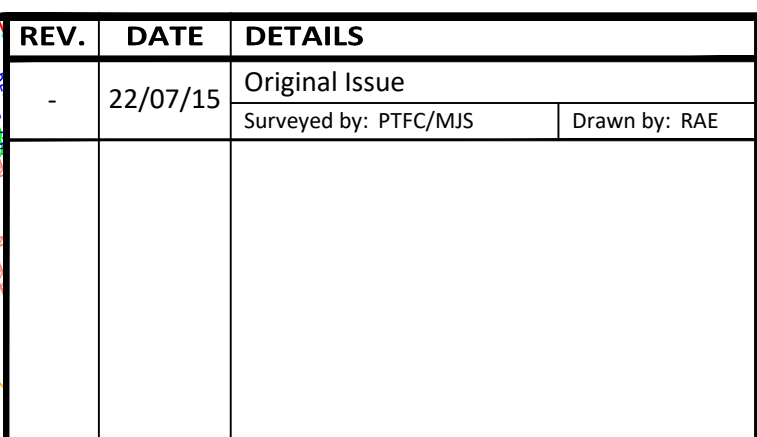
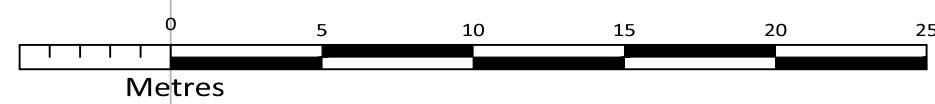
Client:
KENDSO LTD.

Drawing Title:
TOPOGRAPHIC SURVEY

Project:
**EASTLEIGH COURT &
EASTLEIGH STABLES
BISHOPSTROW**

The horizontal & vertical control of this survey is based on Ordnance Survey grid as translated from GPS co-ordinates using the OSTN02 & OSGM02 transformation as supplied by OS. We have applied a reverse scale factor to maintain true ground distances. Vertical values may differ from existing OS benchmarks in the vicinity which should be disregarded. All levels should be taken from LDS survey stations.

Scale: 1:250 Plotted on A1	Drawing No: LDS/12954-TP2 © Land Development Services Ltd. 2015
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Measurements to internal walls have been taken to the wall finishes at approximately 1m above floor level and assumed to be vertical.

[illegible]

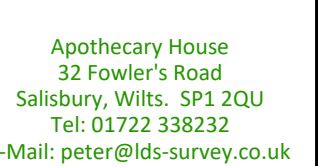
AW	Angle Wire Fence	Overhead Wire	
BWF	Barbed Wire Fence		
CBF	Close Boarded Fence		
CF	Corrugated Iron Fence		
CHF	Channel Fence		
CRF	Chain Link Fence		
IR	Iron Railings		
L	Larch Log Fence		
ORF	Open Boarded Fence		
PR	Post & Rail Fence		
PRa	Post & Rod Fence		
PRw	Post & Wire Fence		
RW	Receding Wall		
CP/DP/TP	(Concrete Post/Steel Post/Timber Post)		

A detailed cross-section diagram of a fence. It shows a concrete post (CP) with a steel post (SP) inside it. A timber post (TP) is also shown. The fence is made of various materials: Angle Wire Fence (AW), Barbed Wire Fence (BWF), Close Boarded Fence (CBF), Corrugated Iron Fence (CF), Channel Fence (CHF), Chain Link Fence (CRF), Iron Railings (IR), Larch Log Fence (L), Open Boarded Fence (ORF), Post & Rail Fence (PR), Post & Rod Fence (PRa), Post & Wire Fence (PRw), and Receding Wall (RW). The diagram also shows a concrete post (CP) with a steel post (SP) inside it, and a timber post (TP) is also shown.

Diagram showing drainage information (pipe diameter & flow direction) and Tactile Paving. It includes a cross-section of a pipe with a diameter of 100 mm and a flow direction arrow. Below the pipe, there is a section of Tactile Paving. The diagram also shows a cross-section of a concrete post (CP) with a steel post (SP) inside it, and a timber post (TP) is also shown.

A detailed cross-section diagram of a fence. It shows a concrete post (CP) with a steel post (SP) inside it. A timber post (TP) is also shown. The fence is made of various materials: Angle Wire Fence (AW), Barbed Wire Fence (BWF), Close Boarded Fence (CBF), Corrugated Iron Fence (CF), Channel Fence (CHF), Chain Link Fence (CRF), Iron Railings (IR), Larch Log Fence (L), Open Boarded Fence (ORF), Post & Rail Fence (PR), Post & Rod Fence (PRa), Post & Wire Fence (PRw), and Receding Wall (RW). The diagram also shows a concrete post (CP) with a steel post (SP) inside it, and a timber post (TP) is also shown.

Diagram showing drainage information (pipe diameter & flow direction) and Tactile Paving. It includes a cross-section of a pipe with a diameter of 100 mm and a flow direction arrow. Below the pipe, there is a section of Tactile Paving. The diagram also shows a cross-section of a concrete post (CP) with a steel post (SP) inside it, and a timber post (TP) is also shown.



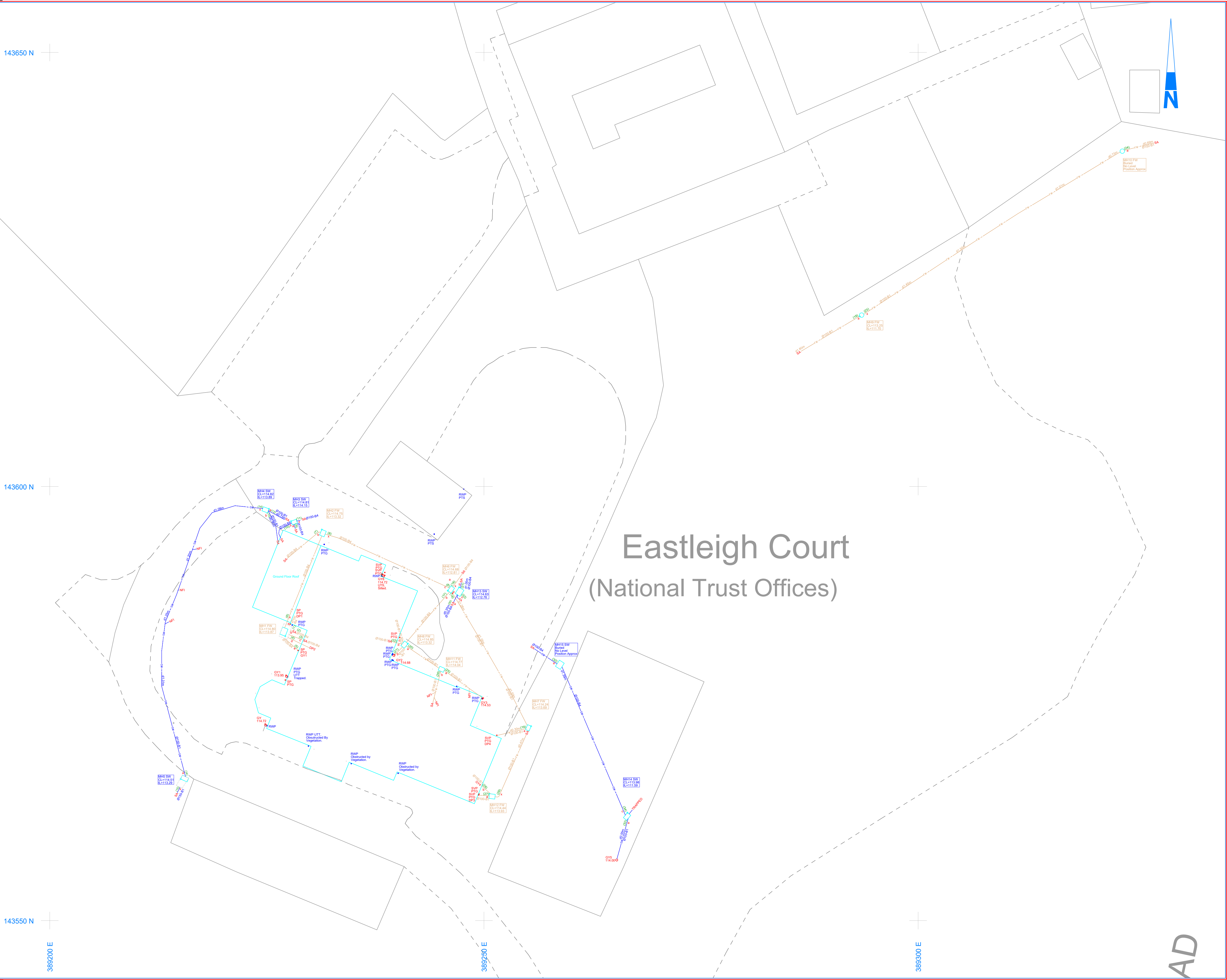
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APPENDIX C – CCTV DRAINAGE SURVEY



Notes :

- GRID AND LEVELS BASED ON OSGB36 OS NATIONAL DATUM, DERIVED FROM THE NATIONAL GPS NETWORK.
- DRAINAGE INFORMATION HAS BEEN DETERMINED WITHOUT MAN ENTRY INTO CHAMBERS AND WHILE EVERY EFFORT HAS BEEN MADE TO CORRECTLY IDENTIFY THIS INFORMATION, IT SHOULD ALWAYS BE CHECKED IN AREAS THAT ARE CRITICAL TO THE FUTURE PROPOSAL. ALL SEWERS ARE PRESUMED TO BE STRAIGHT BETWEEN CHAMBERS UNLESS PROVEN THROUGH TRACKING.

UTILITY DISCLAIMER

Electromagnetic techniques have been used in the location of underground services along with the aid of ground penetrating radar. The results are not infallible and test excavations should be carried out to confirm service identification, position and depths. The completeness of underground services can not be guaranteed.

Soil Surveying will not confirm if a service is alive or dead. This must be undertaken by the service provider. As such all services will be treated as live. This drawing may not include all public services that cross the site. Therefore recommend that a full desktop study is undertaken to provide all service drawings and used in conjunction with this utility survey.

Private service pipes/connections and cables in highways may not be shown, but the presence should be anticipated.

Additional below ground structures or obstructions not shown on this drawing may be present. Remove historical recordables and any as built drawings. Excavations in the vicinity should be treated with extreme caution following the HSE documents on avoiding underground services.

Note the final ground conditions, proximity of other utilities, materials and method of construction have an influence on the ability and quality of the data collected onsite. Along with areas being accessible at time of survey. Inaccessible areas may contain access/marhole covers that may affect the survey area.

TSA Standards - "Even an appropriate and professionally executed survey may not be able to achieve a 100% detection rate".

UTILITY LINE TYPE KEY

RT B1 (PAS128)	HEATING PIPES B1 (PAS128)
RT B2 (PAS128)	HEATING PIPES B2 (PAS128)
RT B3 (PAS128)	HEATING PIPES B3 (PAS128)
RT B4 (PAS128)	HEATING PIPES B4 (PAS128)
CATV B1 (PAS128)	HV B1 (PAS128)
CATV B2 (PAS128)	HV B2 (PAS128)
CATV B3 (PAS128)	HV B3 (PAS128)
CATV B4 (PAS128)	HV B4 (PAS128)
CCTV B1 (PAS128)	POWER B1 (PAS128)
CCTV B2 (PAS128)	POWER B2 (PAS128)
CCTV B3 (PAS128)	POWER B3 (PAS128)
CCTV B4 (PAS128)	POWER B4 (PAS128)
COMMS B1 (PAS128)	SERVICE DUCT B1 (PAS128)
COMMS B2 (PAS128)	SERVICE DUCT B2 (PAS128)
COMMS B3 (PAS128)	SERVICE DUCT B3 (PAS128)
COMMS B4 (PAS128)	SERVICE DUCT B4 (PAS128)
FUEL B1 (PAS128)	STORM SEWER
FUEL B2 (PAS128)	UNKNOWN B1 (PAS128)
FUEL B3 (PAS128)	UNKNOWN B2 (PAS128)
FUEL B4 (PAS128)	UNKNOWN B3 (PAS128)
FUEL B5 (PAS128)	UNKNOWN B4 (PAS128)
FUEL B6 (PAS128)	UNKNOWN B5 (PAS128)
FUEL B7 (PAS128)	UNKNOWN B6 (PAS128)
FUEL B8 (PAS128)	UNKNOWN B7 (PAS128)
FUEL B9 (PAS128)	UNKNOWN B8 (PAS128)
FUEL B10 (PAS128)	UNKNOWN B9 (PAS128)
FUEL B11 (PAS128)	UNKNOWN B10 (PAS128)
FUEL B12 (PAS128)	UNKNOWN B11 (PAS128)
FUEL B13 (PAS128)	UNKNOWN B12 (PAS128)
FUEL B14 (PAS128)	UNKNOWN B13 (PAS128)
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FUEL B16 (PAS128)	UNKNOWN B15 (PAS128)
FUEL B17 (PAS128)	UNKNOWN B16 (PAS128)
FUEL B18 (PAS128)	UNKNOWN B17 (PAS128)
FUEL B19 (PAS128)	UNKNOWN B18 (PAS128)
FUEL B20 (PAS128)	UNKNOWN B19 (PAS128)
FUEL B21 (PAS128)	UNKNOWN B20 (PAS128)
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FUEL B23 (PAS128)	UNKNOWN B22 (PAS128)
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FUEL B42 (PAS128)	UNKNOWN B41 (PAS128)
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FUEL B53 (PAS128)	UNKNOWN B52 (PAS128)
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FUEL B61 (PAS128)	UNKNOWN B60 (PAS128)
FUEL B62 (PAS128)	UNKNOWN B61 (PAS128)
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FUEL B64 (PAS128)	UNKNOWN B63 (PAS128)
FUEL B65 (PAS128)	UNKNOWN B64 (PAS128)
FUEL B66 (PAS128)	UNKNOWN B65 (PAS128)
FUEL B67 (PAS128)	UNKNOWN B66 (PAS128)
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FUEL B69 (PAS128)	UNKNOWN B68 (PAS128)
FUEL B70 (PAS128)	UNKNOWN B69 (PAS128)
FUEL B71 (PAS128)	UNKNOWN B70 (PAS128)
FUEL B72 (PAS128)	UNKNOWN B71 (PAS128)
FUEL B73 (PAS128)	UNKNOWN B72 (PAS128)
FUEL B74 (PAS128)	UNKNOWN B73 (PAS128)
FUEL B75 (PAS128)	UNKNOWN B74 (PAS128)
FUEL B76 (PAS128)	UNKNOWN B75 (PAS128)
FUEL B77 (PAS128)	UNKNOWN B76 (PAS128)
FUEL B78 (PAS128)	UNKNOWN B77 (PAS128)
FUEL B79 (PAS128)	UNKNOWN B78 (PAS128)
FUEL B80 (PAS128)	UNKNOWN B79 (PAS128)
FUEL B81 (PAS128)	UNKNOWN B80 (PAS128)
FUEL B82 (PAS128)	UNKNOWN B81 (PAS128)
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FUEL B86 (PAS128)	UNKNOWN B85 (PAS128)
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FUEL B88 (PAS128)	UNKNOWN B87 (PAS128)
FUEL B89 (PAS128)	UNKNOWN B88 (PAS128)
FUEL B90 (PAS128)	UNKNOWN B89 (PAS128)
FUEL B91 (PAS128)	UNKNOWN B90 (PAS128)
FUEL B92 (PAS128)	UNKNOWN B91 (PAS128)
FUEL B93 (PAS128)	UNKNOWN B92 (PAS128)
FUEL B94 (PAS128)	UNKNOWN B93 (PAS128)
FUEL B95 (PAS128)	UNKNOWN B94 (PAS128)
FUEL B96 (PAS128)	UNKNOWN B95 (PAS128)
FUEL B97 (PAS128)	UNKNOWN B96 (PAS128)
FUEL B98 (PAS128)	UNKNOWN B97 (PAS128)
FUEL B99 (PAS128)	UNKNOWN B98 (PAS128)
FUEL B100 (PAS128)	UNKNOWN B99 (PAS128)

(a) Inductive Pipe Reference
(1) CCTV Report Item Number

ABBREVIATIONS

Acoustic Connection	AC	Inspection Cover	IC	Stop Valve	SV
Assumed Route	AR	Lamp Post	LP	Spot Vent Pipe	SV
Backstop	BD	Manhole	MH	Taken From Records	TFR
Base Level	BL	No Further Information	NFI	Top Of Tank	TOT
Cover Level	CL	Off Survey Area	OFA	Top Of Pipe	TOP
Catridge	CP	Pipe To Ground	PTG	Traffic Light	TL
Drainage Channel	DCH	Pipe To Surface	PTS	Trisograph Pole	TP
Electricity Pole	EP	Pipe Riser	PR	Unable to Locate	UTL
Earth Rod	ER	Rising Eye	RE	Unable to Raise	UTR
Fire Hydrant	FH	Rain Water Pipe	RWP	Unable to Survey	UTS
Gas Valve	GV	Soil Level	SL	Unable to Trace	UTT
Gully	GY	Soil Pipe	SP	Unable to Trace Further	UTF
Internal Depth	ID	Soft Height	SH	Vent Pipe	VP
Invert Level	IL	Survey Abandoned	SA	Water Level	WL
Gas Riser	GR	Water Riser	WR	Cable Tower	CR
Plinth Level	PL	No Visible Service	NVS	Up Light (Spot Light)	UL

PAS UTILITY CLASSIFICATION

Quality	Description
BA	Service verified in an open excavation or inside an inspection chamber
B1	Horizontal and vertical location within +/-150mm accuracy
B2	Horizontal and vertical location within +/-250mm accuracy
B3	Horizontal location only using one geophysical technique. Pool / No depth response
B4	Service is expected to exist, assumed taken from records
B1P/B2P	Service verified using post processed GPR Data.

SHEET LAYOUT

(NOT TO SCALE)

Drawing Revision

No	Date	Description
R0	24/03/25	SITE SURVEY COMPLETE - JA / SG
R1		
R2		
R3		
R4		

Site Utility Notes :

- STAY / AS-BUILT PLANS NOT BEEN PROVIDED PRIOR TO SITE SURVEY. WE RECOMMEND DESKTOP STUDY UNDERTAKEN PRIOR TO ANY GROUND WORKS.
- ALL REPORTS TO BE READ IN CONJUNCTION WITH THIS PLAN.
- SURVEY DATA HAS BEEN OVERLAIN ONTO AN OS TILE. SUPPLIED BY SOLUM SURVEYING.

Solum Surveying Ltd

www.solumsurveying.com
tel: 01454 413592
email: info@solumsurveying.com

charland ices

The Old Stables
Pines Courtyard
Berkeley
GL13 8LE

RICS

Studioshaw

Eastleigh Court, Bishopstrow,
Eastleigh Court, BA12 9HW

Drainage PAS128 Survey

Scale	Sheet Size	Sheet	1 of 1	ALSO SEE
1:200	A1	Drawn Date	25/03/25	CCTV REPORT
Project Number	14149	Rev	JA/SG	CHECKED BY
		Drawn By	JA	MP

CLIENT / PROJECT: KINDRED LIVING PROJECT LTD EASTLEIGH COURT, BISHOPSTROW		SUBTENNO REPORT REF: S250204-SUB-99-XX-FRA-C-00001		REV: 03
TITLE: FLOOD RISK ASSESSMENT & OUTLINE DRAINAGE STRATEGY		PREPARED NR	CHECKED ADB	DATE FEB 2026
				PAGE: 30

APPENDIX D – PROPOSED DEVELOPMENT PLANS



KEY

- Site Boundary
- 1 Eastleigh Court
- 2 Eastleigh Stables
- 3 The Pavilion

NOTE

See Preliminary Tree Schedule for details on tree species, tree structural conditions, site notes and tree categories



Scale Bar 1:1000

revision	date	amendment
PL1	28/11/2025	

studioshaw

- Report all drawing errors and omissions to the Architect
- All dimensions in millimeters unless noted otherwise
- Drawings for tender purposes only
- Do not scale from this drawing.
- All dimensions to be measured on site and to be the responsibility of the contractor.

job title
088_Eastleigh Court

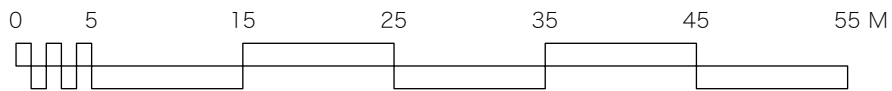
drawing title
Proposed Site Plan

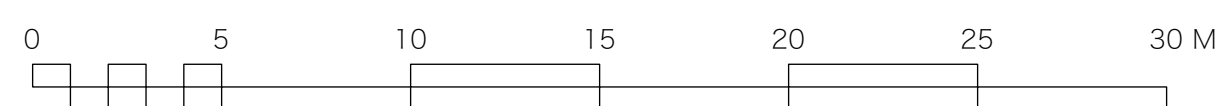
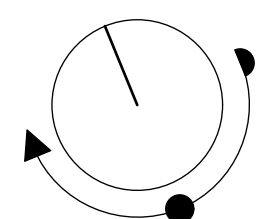
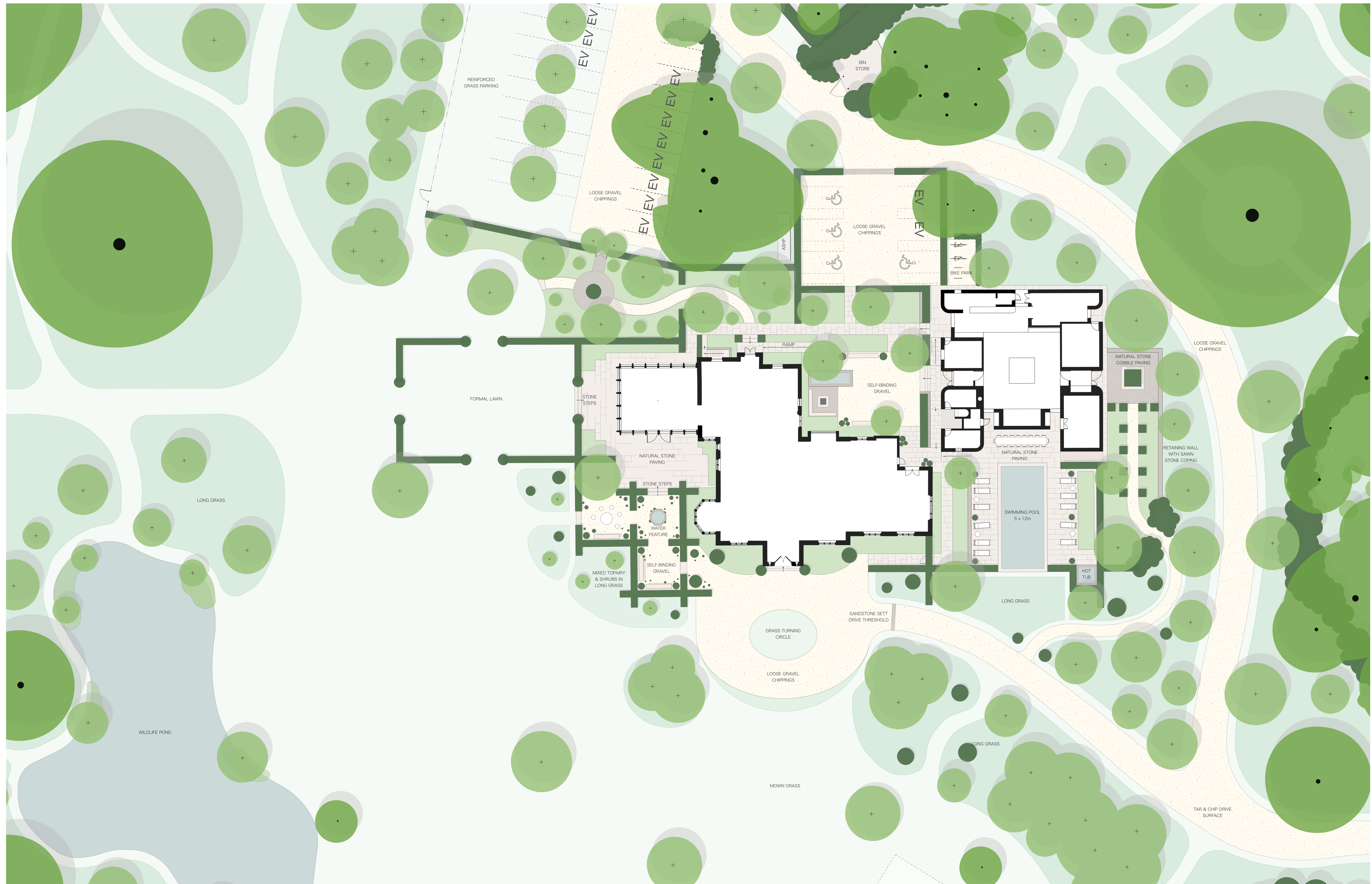
status	DRAFT	date
scale	1:1000 @ A1	28/11/25
job no	drawing no.	revision
088	088-XX-ZZ-10110	PL1



KEY

- EXISTING TREES
- + PROPOSED TREES
- BRICK PAVERS
- SETTS OR COBBLES
- SANDSTONE PAVING
- TARMACADAM (EXISTING)
- LOOSE GRAVEL
- TAR & CHIP
- SELF-BINDING GRAVEL
- PERENNIAL & SHRUB PLANTING
- HEDGE EXISTING
- GRASS MOWN
- LONG GRASS (EARLY SPRING BULBS)
- LONG GRASS (LATE SPRING BULBS)
- LONG GRASS & WOODLAND FLOOR
- LONG GRASS (WILDFLOWER)
- WATER (POND)





KEY

	EXISTING TREES		BRICK PAVERS		SANDSTONE PAVING		PERENNIAL & SHRUB PLANTING		GRASS MOWN
	PROPOSED TREES		STONE SETTS		GRAVEL or TAR & CHIP		HEDGE EXISTING or PROPOSED		LONG GRASS or GRASS BARK

CLIENT:
ANDERSON

DRAWING NUMBER:
AND-401.2

PROJECT ADDRESS:
EASTLEIGH COURT
BISHOPSTROW
BA12 9HW

SHEET SCALE:
1:200 @ A1

OLLEY & SAUNDERS GARDEN DESIGN
GROVE WOOD
FARINGDON, OXON
M. 07837038327
E. edward@edolleygardens.com

CLIENT / PROJECT: KINDRED LIVING PROJECT LTD EASTLEIGH COURT, BISHOPSTROW		SUBTENNO REPORT REF: S250204-SUB-99-XX-FRA-C-00001		REV: 03
TITLE: FLOOD RISK ASSESSMENT & OUTLINE DRAINAGE STRATEGY		PREPARED NR	CHECKED ADB	DATE FEB 2026
				PAGE: 31

APPENDIX E – OUTLINE DRAINAGE DRAWINGS

DRAINAGE NOTES.

1. ALL PRECAST CONCRETE UNITS ARE TO BE TO BS 5911 (CLASS 3 SULPHATE RESISTANT CEMENT).
2. ALL PROPOSED MANHOLE COVERS AND FRAMES ARE TO BE DUCTILE IRON COMPLYING WITH BS EN 124.
3. ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS AND BS EN 752.
4. ALL MANHOLE COVER LEVELS ARE APPROXIMATE AND TO BE ADJUSTED TO SUIT THE PROPOSED LEVELS.
5. THE CONTRACTOR IS TO ALLOW FOR ALL ABANDONED DRAINAGE RUNS TO BE REMOVED OR GROUTED UP AS NECESSARY.
6. THE CONTRACTOR IS TO ALLOW FOR JET WASHING OF ALL LENGTHS OF EXISTING SEWERS WHICH ARE TO BE RETAINED.
7. THE CONTRACTOR IS TO ALLOW FOR JET WASHING OF THE ENTIRE DRAINAGE SYSTEM ON COMPLETION OF WORKS.
8. THE CONTRACTOR MUST CHECK THE LEVELS AND CONDITION OF ALL EXISTING DRAINAGE OUTFALLS PRIOR TO CONSTRUCTION OF ANY DRAINAGE, UNLESS OTHERWISE AGREED. TO ENSURE THE PROPOSED DESIGN MAY BE ACHIEVED. ANY DISCREPANCIES MUST BE REPORTED TO SUBTENO LTD IMMEDIATELY.
9. ALL RWP, SVP AND FOUL DRAINAGE POSITIONS, INCLUDING UNDERSLAB GULLIES, ARE TO BE CONFIRMED BY THE ARCHITECT/M&E.
10. WHERE RWP'S STUB STACKS AND SVP'S ARE CONNECTED DIRECT TO THE DRAIN, RODDING ACCESS PLATES ARE TO BE PROVIDED.
11. ALL FOUL WATER DRAINS ARE TO BE 100Ø @ 1:40 U.N.O.
12. ALL SURFACE WATER DRAINS ARE TO BE 100Ø @ 1:60 U.N.O.

DESIGN NOTES.

1. THIS DRAWING IS BASED ON ARCHITECT DRAWING 088-A-X-P-XX-BUILDING COURT.DWG, TOPO SURVEY DRAWING 12954.DWG
2. EXISTING DRAINAGE IS BASED ON SURVEY DRAWING SS-14149-EASTLEIGH-COURT-CCTV-R0.DWG
3. EXISTING SURFACE WATER DRAINAGE SERVING THE EASTLEIGH COURT IS IN A POOR STATE OF DISREPAIR AND IS TO BE ABANDONED. EXISTING ROOF AREAS TO BE RE-DIRECTED TO PROPOSED DRAINAGE NETWORK.
4. SWIMMING POOL DRAINAGE TBC BY SPECIALIST. TO DISCHARGE TO FOUL DRAINAGE.
5. FURTHER BRE365 TESTING TO BE UNDERTAKEN TO AREA OF PROPOSED SURFACE WATER DISCHARGE, PRIOR TO DEEP BOREHOLE TESTING.
6. EXISTING FOUL DRAINAGE SERVING THE STABLES IS TO BE RETAINED. DUE TO INSUFFICIENT CAPACITY FOR NEW EVENTS SPACE FLOWS, NEW CONNECTION TO WESSEX WATER PUBLIC SEWER BENEATH BISHOPSTROW ROAD REQUIRED.
7. DISCHARGE OF NEW FOUL FLOWS INTO THE PUBLIC SEWER IS SUBJECT TO S106 APPLICATION AND ALL NECESSARY PERMISSIONS.

EXTENT OF PROPOSED NEW ROOF EXTENSION TO EASTLEIGH COURT.

LINED GREY HATCH AREA REPRESENTS NEW IMPERMEABLE PAVED AREA TO BE DRAINED INTO PROPOSED BELOW GROUND DRAINAGE WHERE REQUIRED.

EXISTING TARMAC TO BE REMOVED AND REPLACED WITH FREE-DRAINING LOOSE GRAVEL CHIPPINGS. AREAS WITHIN TREE RPA'S TO BE LAID CELLWEB SUPPORTED SUBBASE (NO-DIG SOLUTION).

FOR FOUL OUTFALL ROUTE REFER TO DRAWING 250204-SUB-XX-XX-DR-C-02301

FOR SURFACE WATER OUTFALL ROUTE REFER TO DRAWING 250204-SUB-XX-XX-DR-C-02301

NOTES.

DO NOT SCALE THIS DRAWING. WORK ONLY TO FIGURED DIMENSIONS.

FOR ALL RELEVANT NOTES, REFER TO STRUCTURAL AND CIVIL ENGINEERING PERFORMANCE SPECIFICATION ANY DISCREPANCIES ARE TO BE REPORTED TO SUBTENO ENGINEERING CONSULTANTS IMMEDIATELY.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SUB-CONTRACTORS DRAWINGS AND DETAILS.

LEGEND:

- PROPOSED PRIVATE SURFACE WATER SEWER
- PROPOSED PRIVATE FOUL SEWER
- EXISTING PRIVATE SURFACE WATER SEWER
- EXISTING PRIVATE FOUL WATER SEWER
- EXISTING PUBLIC FOUL WATER SEWER
- PROPOSED FILTER STRIP
- DRAINAGE RUN TO BE ABANDONED
- INTERNAL FOUL/SHOWER GULLY
- RODDING EYE
- SOIL VENT PIPE
- STUB STACK
- AIR ADMITTANCE VALVE

- EXISTING ROOT PROTECTION ZONES (TBC BY LANDSCAPE ARCHITECT)
- PERMEABLE SURFACE AREA (TYPE/CONSTRUCTION VARIES - REFER TO LANDSCAPE ARCHITECT DRAWINGS)
- TAR & CHIP OVERLAY TO EXISTING TARMACADAM DRIVE TO LANDSCAPE ARCHITECT DETAILS
- PROPOSED IMPERMEABLE PAVING AREAS TO LANDSCAPE ARCHITECT DETAILS
- PROPOSED ROOF AREAS POSITIVELY DRAINED.
- EXISTING EASTLEIGH COURT ROOF AREAS TO BE DRAINED INTO PROPOSED DRAINAGE NETWORK
- EXISTING TARMACADAM DRIVE RETAINED AS EXISTING WITH LOCAL REPAIRS WHERE REQ'D TO LANDSCAPE ARCHITECT DETAILS
- INDICATIVE SITE BOUNDARY (REFER TO ARCHITECT DRAWINGS)



P02	SITE BOUNDARY UPDATED	NR	NR	24.11.25
P01	ISSUED FOR PLANNING	NR	ADB	31.10.25
REV	DESCRIPTION	BY	CKD	DATE

DRAWING STATUS

INFORMATION

CLIENT

KINDRED LIVING PROJECT LTD

PROJECT

EASTLEIGH COURT
BISHOPSTROW

DRAWING TITLE

OUTLINE DRAINAGE PLAN
SHEET 1 OF 3

DRG No. 250204-SUB-XX-XX-DR-C-02300-S2- P02

SCALE @ A1	DRAWN	CHECKED	DATE
1:150	NR	ADB	OCT '25



Crafton House, Rosebery Business Park,
Mentmore Way, Poringland,
Norwich NR14 7XP
Email: solutions@subteno.co.uk

COPYRIGHT SUBTENO

SUBTENO REF. S250204



EXISTING STORM DRAINAGE
EXISTING SURFACE WATER DRAINAGE
IS IN POOR STATE OF DISREPAIR AND
IS TO BE ABANDONED. EXISTING
ROOF AREAS TO BE RE-DIRECTED TO
PROPOSED DRAINAGE NETWORK.

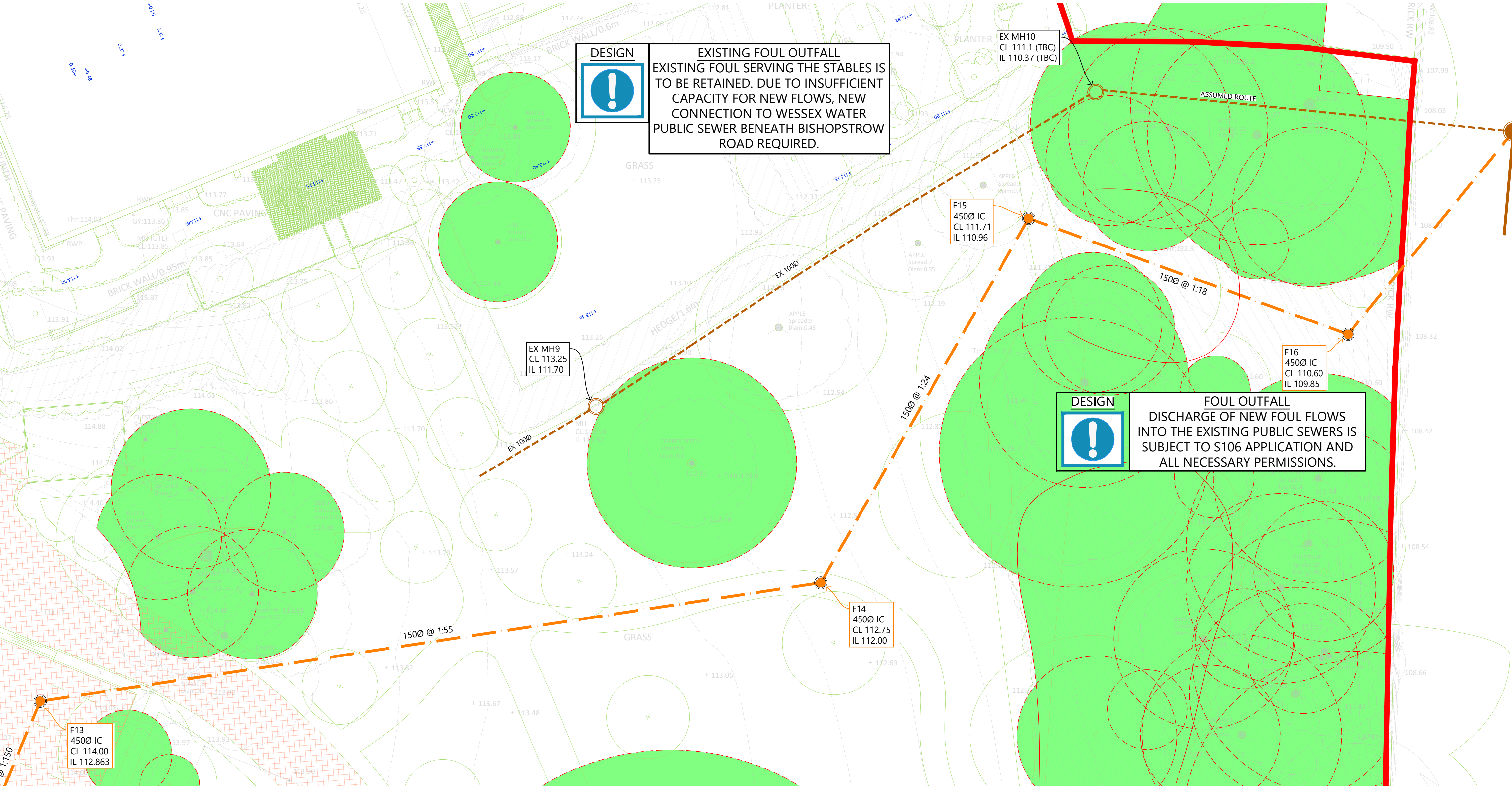
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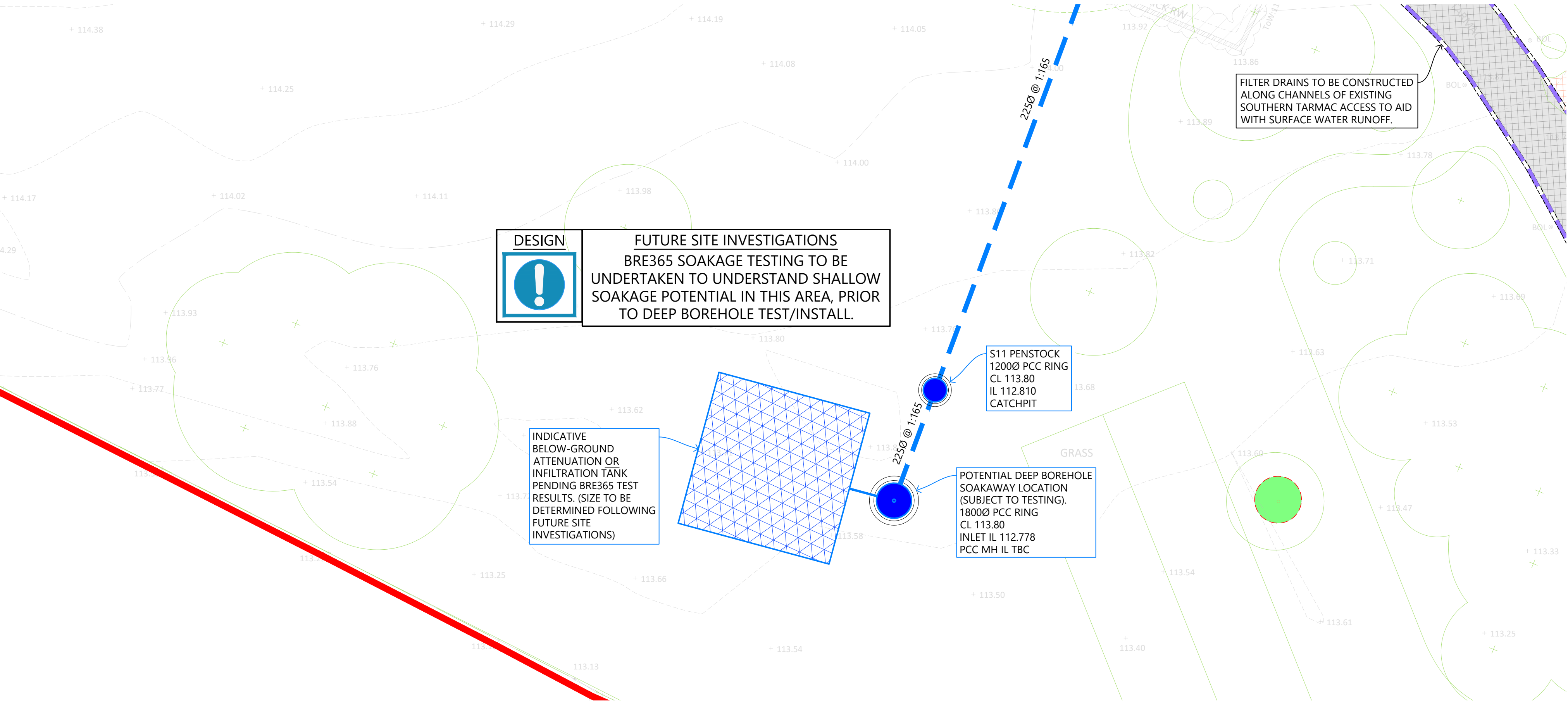
FUTURE SITE INVESTIGATIONS
BRE365 SOAKAGE TESTING TO BE
UNDERTAKEN TO UNDERSTAND SHALLOW
SOAKAGE POTENTIAL IN THIS AREA, PRIOR
TO DEEP BOREHOLE TEST/INSTALL.



POOL DRAINAGE
SWIMMING POOL DRAINAGE
TO BE CONFIRMED BY
SPECIALIST. TO DISCHARGE
TO FOUL.



FOUL WATER OUTFALL ROUTE



SURFACE WATER OUTFALL ROUTE

NOTES:

DO NOT SCALE THIS DRAWING. WORK ONLY TO FIGURED DIMENSIONS.

FOR ALL RELEVANT NOTES, REFER TO STRUCTURAL AND CIVIL ENGINEERING PERFORMANCE SPECIFICATION ANY DISCREPANCIES ARE TO BE REPORTED TO SUBTENO ENGINEERING CONSULTANTS IMMEDIATELY.

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LEGEND:

- PROPOSED PRIVATE SURFACE WATER SEWER
- PROPOSED PRIVATE FOUL SEWER
- EXISTING PRIVATE SURFACE WATER SEWER
- EXISTING PRIVATE FOUL WATER SEWER
- EXISTING PUBLIC FOUL WATER SEWER
- PROPOSED FILTER STRIP
- DRAINAGE RUN TO BE ABANDONED
- INTERNAL FOUL/SHOWER GULLY
- RODDING EYE
- SOIL VENT PIPE
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- AIR ADMITTANCE VALVE
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- EXISTING TARMACADAM DRIVE RETAINED AS EXISTING WITH LOCAL REPAIRS WHERE REQ'D TO LANDSCAPE ARCHITECT DETAILS
- INDICATIVE SITE BOUNDARY (REFER TO ARCHITECT DRAWINGS)

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- ALL PRECAST CONCRETE UNITS ARE TO BE TO BS 5911 (CLASS 3 SULPHATE RESISTANT CEMENT).
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- ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS AND BS EN 752.
- ALL MANHOLE COVER LEVELS ARE APPROXIMATE AND TO BE ADJUSTED TO SUIT THE PROPOSED LEVELS.
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- ALL FOUL WATER DRAINS ARE TO BE 1000 @ 1:40 U.N.O.
- ALL SURFACE WATER DRAINS ARE TO BE 1000 @ 1:60 U.N.O.

DESIGN NOTES.

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- DISCHARGE OF NEW FOUL FLOWS INTO THE PUBLIC SEWER IS SUBJECT TO S106 APPLICATION AND ALL NECESSARY PERMISSIONS.

P02	SITE BOUNDARY UPDATED	NR	NR	24.11.25
P01	ISSUED FOR PLANNING	NR	ADB	31.10.25
REV	DESCRIPTION	BY	CKD	DATE
DRAWING STATUS				
INFORMATION				
CLIENT				
KINDRED LIVING PROJECT LTD				
PROJECT				
EASTLEIGH COURT BISHOPSTROW				
DRAWING TITLE				
OUTLINE DRAINAGE PLAN SHEET 2 OF 3				
DRG No. 250204-SUB-XX-XX-DR-C-02301-S2- P02				
SCALE @ A1 1:150				
DRAWN NR				
CHECKED ADB				
DATE OCT '25				
SUBTENO				
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DRAINAGE NOTES.

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- ALL FOUL WATER DRAINS ARE TO BE 100Ø @ 1:40 U.N.O.
- ALL SURFACE WATER DRAINS ARE TO BE 100Ø @ 1:60 U.N.O

DESIGN NOTES.

- THIS DRAWING IS BASED ON ARCHITECT DRAWING 088-A-X-P-XX-BUILDING COURT.DWG, TOPO SURVEY DRAWING 12954.DWG
- EXISTING DRAINAGE IS BASED ON SURVEY DRAWING SS-14149-EASTLEIGH-COURT-CCTV-R0.DWG
- EXISTING SURFACE WATER DRAINAGE SERVING THE EASTLEIGH COURT IS IN A POOR STATE OF DISREPAIR AND IS TO BE ABANDONED. EXISTING ROOF AREAS TO BE RE-DIRECTED TO PROPOSED DRAINAGE NETWORK.
- SWIMMING POOL DRAINAGE TBC BY SPECIALIST. TO DISCHARGE TO FOUL DRAINAGE.
- FURTHER BRE365 TESTING TO BE UNDERTAKEN TO AREA OF PROPOSED SURFACE WATER DISCHARGE, PRIOR TO DEEP BOREHOLE TESTING.
- EXISTING FOUL DRAINAGE SERVING THE STABLES IS TO BE RETAINED. DUE TO INSUFFICIENT CAPACITY FOR NEW EVENTS SPACE FLOWS, NEW CONNECTION TO WESSEX WATER PUBLIC SEWER BENEATH BISHOPSTROW ROAD REQUIRED.
- DISCHARGE OF NEW FOUL FLOWS INTO THE PUBLIC SEWER IS SUBJECT TO S106 APPLICATION AND ALL NECESSARY PERMISSIONS.



NOTES.

DO NOT SCALE THIS DRAWING. WORK ONLY TO FIGURED DIMENSIONS.

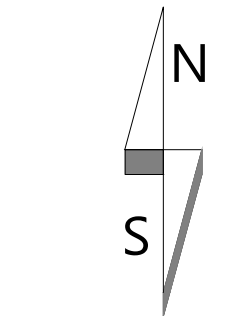
FOR ALL RELEVANT NOTES, REFER TO STRUCTURAL AND CIVIL ENGINEERING PERFORMANCE SPECIFICATION ANY DISCREPANCIES ARE TO BE REPORTED TO SUBTENO ENGINEERING CONSULTANTS IMMEDIATELY.

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LEGEND:

- PROPOSED PRIVATE SURFACE WATER SEWER
- PROPOSED PRIVATE FOUL SEWER
- EXISTING PRIVATE SURFACE WATER SEWER
- EXISTING PRIVATE FOUL WATER SEWER
- EXISTING PUBLIC FOUL WATER SEWER
- PROPOSED FILTER STRIP
- DRAINAGE RUN TO BE ABANDONED
- INTERNAL FOUL/SHOWER GULLY
- RODDING EYE
- SOIL VENT PIPE
- STUB STACK
- AIR ADMITTANCE VALVE

- EXISTING ROOT PROTECTION ZONES (TBC BY LANDSCAPE ARCHITECT)
- PERMEABLE SURFACE AREA (TYPE/CONSTRUCTION VARIES - REFER TO LANDSCAPE ARCHITECT DRAWINGS)
- TAR & CHIP OVERLAY TO EXISTING TARMACADAM DRIVE TO LANDSCAPE ARCHITECT DETAILS
- PROPOSED IMPERMEABLE PAVING AREAS TO LANDSCAPE ARCHITECT DETAILS
- PROPOSED ROOF AREAS POSITIVELY DRAINED.
- EXISTING EASTLEIGH COURT ROOF AREAS TO BE DRAINED INTO PROPOSED DRAINAGE NETWORK
- EXISTING TARMACADAM DRIVE RETAINED AS EXISTING WITH LOCAL REPAIRS WHERE REQ'D TO LANDSCAPE ARCHITECT DETAILS
- INDICATIVE SITE BOUNDARY (REFER TO ARCHITECT DRAWINGS)



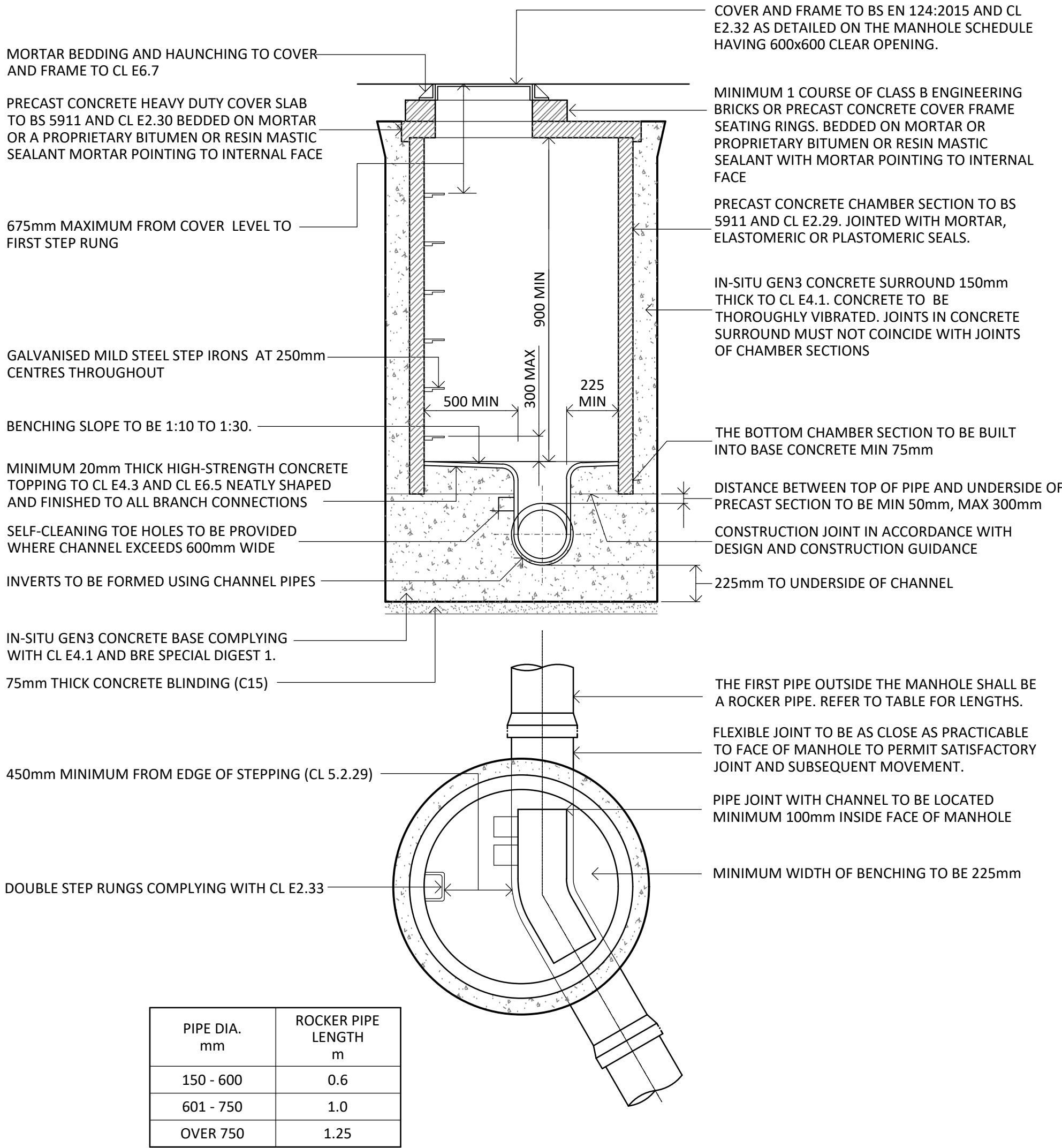
- FLOOD EXCEEDANCE FLOW PATHWAY

P03	SITE BOUNDARY UPDATED	NR	NR	06.02.26
P02	SITE BOUNDARY UPDATED	NR	NR	24.11.25
P01	ISSUED FOR PLANNING	NR	ADB	31.10.25
REV	DESCRIPTION	BY	CKD	DATE

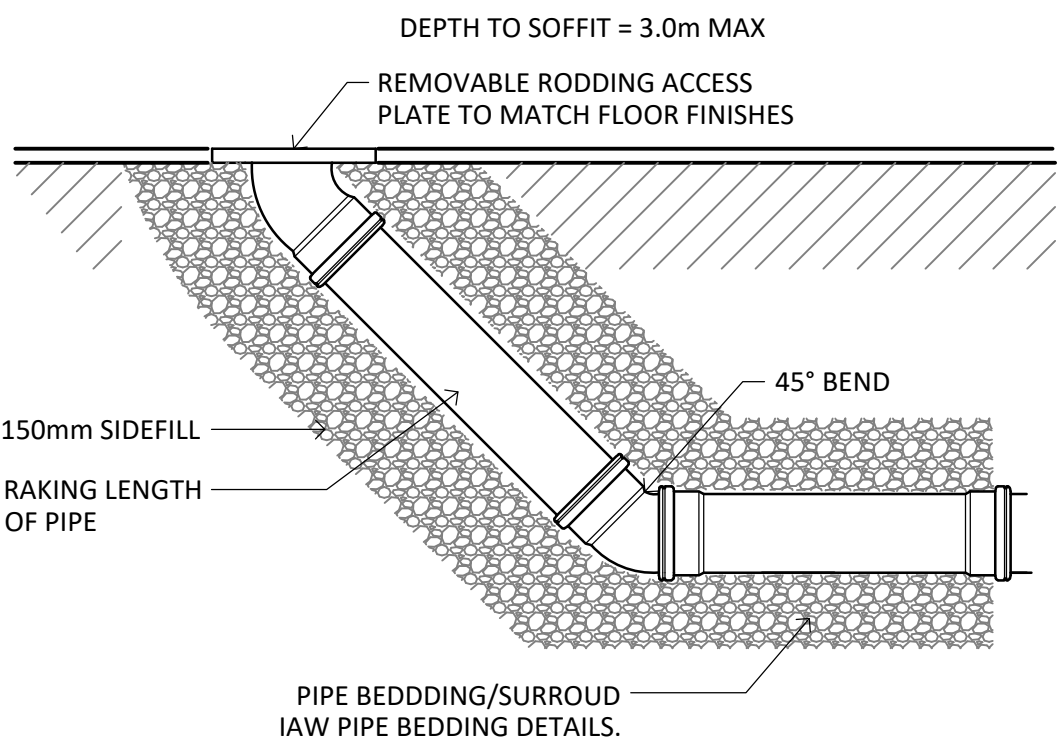
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INFORMATION			
CLIENT			
KINDRED LIVING PROJECT LTD			
PROJECT			
EASTLEIGH COURT BISHOPSTROW			
DRAWING TITLE			
OVERVIEW DRAINAGE PLAN SHEET 3 OF 3			
DRG No.		REV.	
250204-SUB-XX-XX-DR-C-02302-S2-		P03	
SCALE @ A1	DRAWN	CHECKED	DATE
1:500	NR	ADB	OCT '25
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PRECAST MANHOLE CONSTRUCTION NOTES

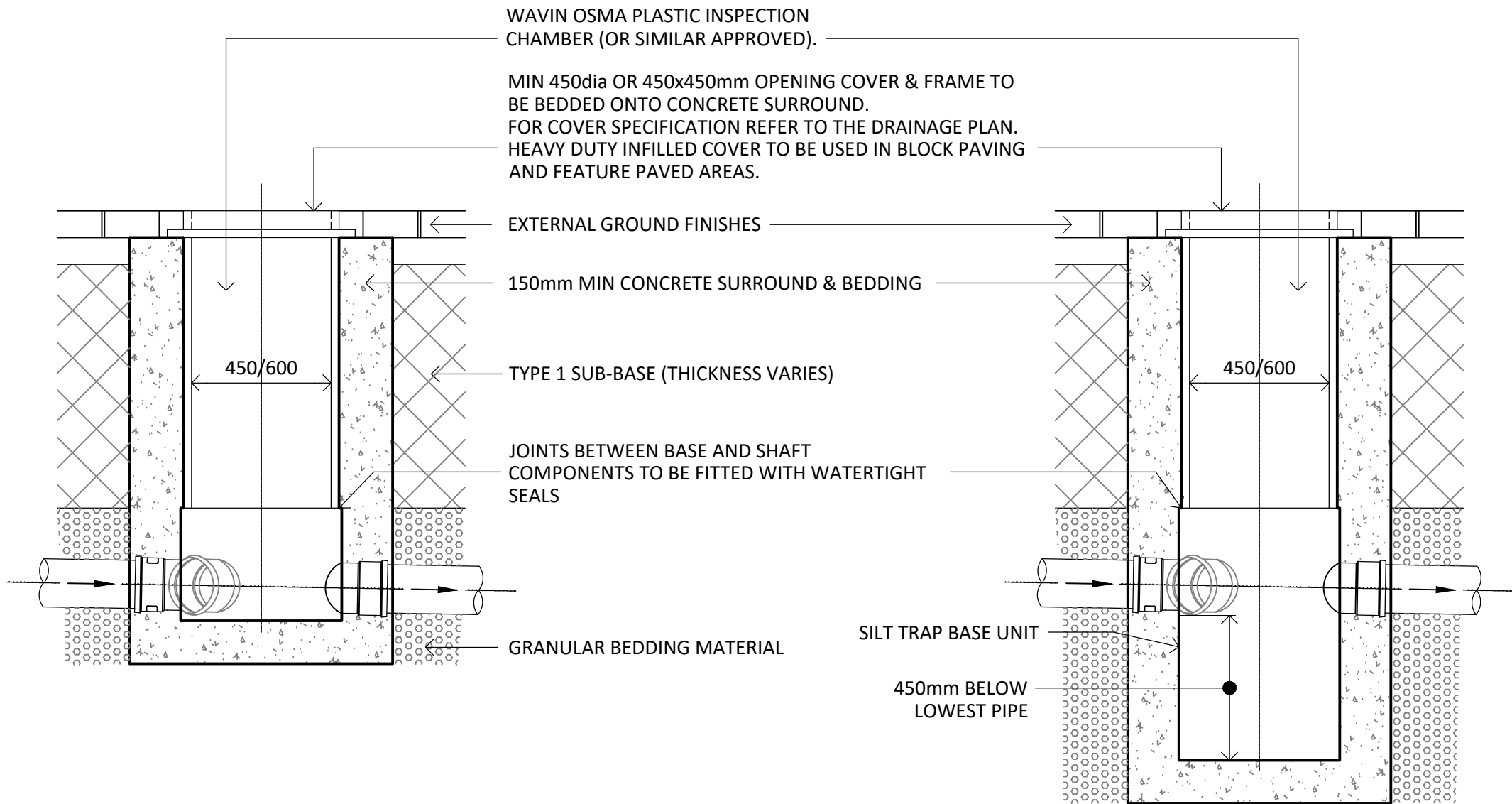
- REFER TO SEWERAGE SECTOR GUIDANCE APPENDIX C - DESIGN AND CONSTRUCTION GUIDANCE FOR RELEVANT CLAUSES REFERENCED.
- OUTGOING PIPES GREATER THAN 600mm DIAMETER ARE TO BE FITTED WITH SAFETY CHAINS
- WHERE SPECIFIED ON MANHOLE SCHEDULES, PROVIDE A 65mm DIAMETER PIPE 600mm LONG. BUILT INTO MANHOLE AT PIPE SOFFIT LEVEL TO DRAIN PIPE BED AND SURROUND.
- SULPHATE RESISTING PORTLAND CEMENT SHALL BE USED FOR ALL CONCRETES AND MORTARS HAVING EQUIVALENT COMPRESSIVE STRENGTH OF 20N/mm² OR GREATER (INCLUDING PRECAST CONCRETE PRODUCTS).
- REFER TO MANHOLE SCHEDULES FOR DETAILS OF COVERS, PIPE SIZES, INVERT LEVELS, MANHOLE DIAMETER ETC.
- STEP IRONS ARE TO BE A MINIMUM OF 200mm FROM THE END OF THE WALL OF THE MANHOLE AND AT 250 OR 300 CTRS. STEP IRONS ARE TO BE TO BS 13101:2002 AND GALVANISED.
- CHAMBER WIDTH MAY VARY. WIDTH SHALL BE INCREASED FOR PIPES LARGER THAN 225mm TO GIVE A MINIMUM BEARING WIDTH OF 225mm ON EACH SIDE, AND WHERE BRANCHES AND CHANGES IN DIRECTION OCCUR. BRICKWORK SHALL BE CORBELLED TO SUIT THE FRAME SIZE.



TYPICAL PRECAST RING MANHOLE (DCG TYPE B)

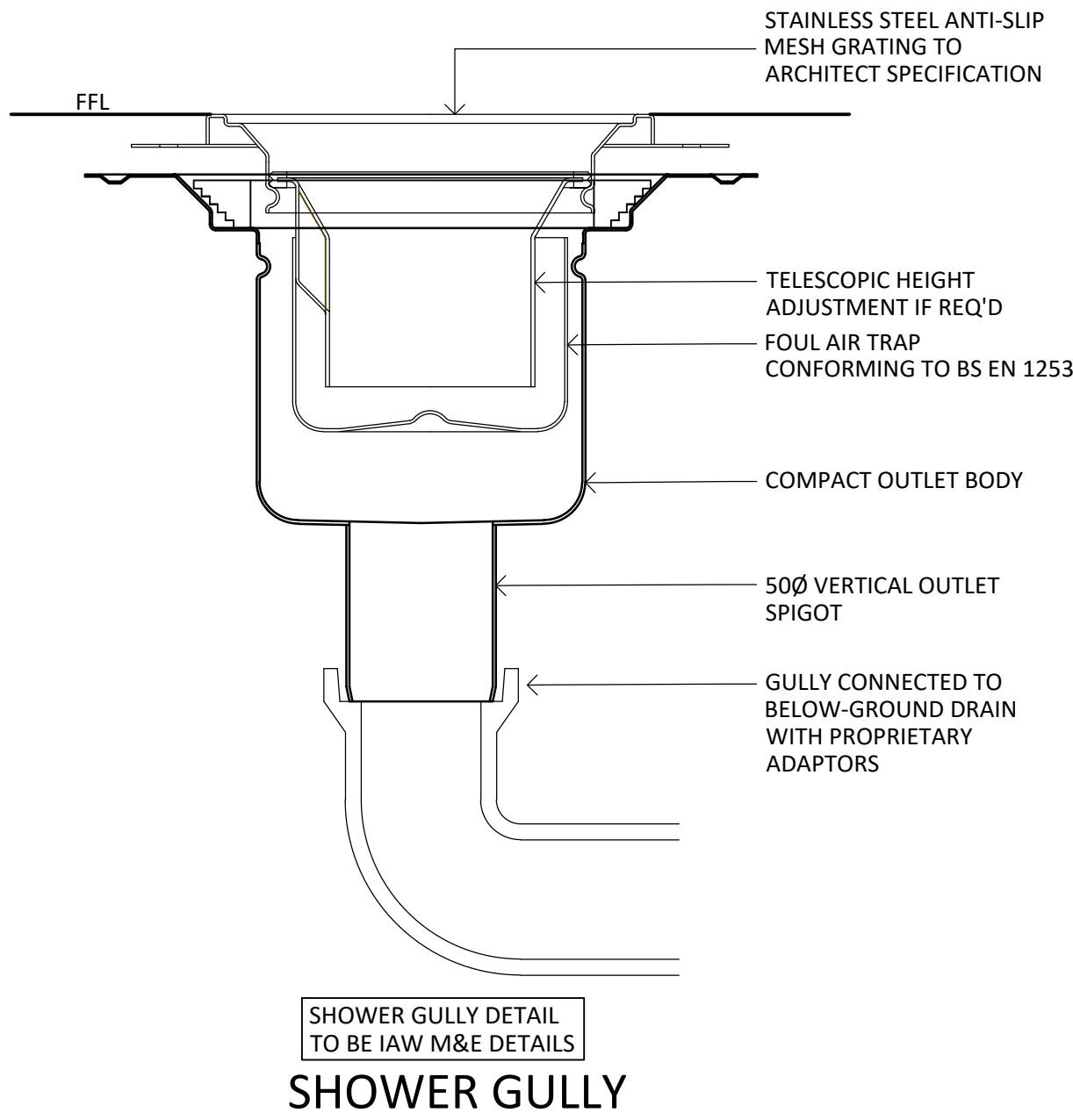


TYPICAL RODDING EYE DETAIL

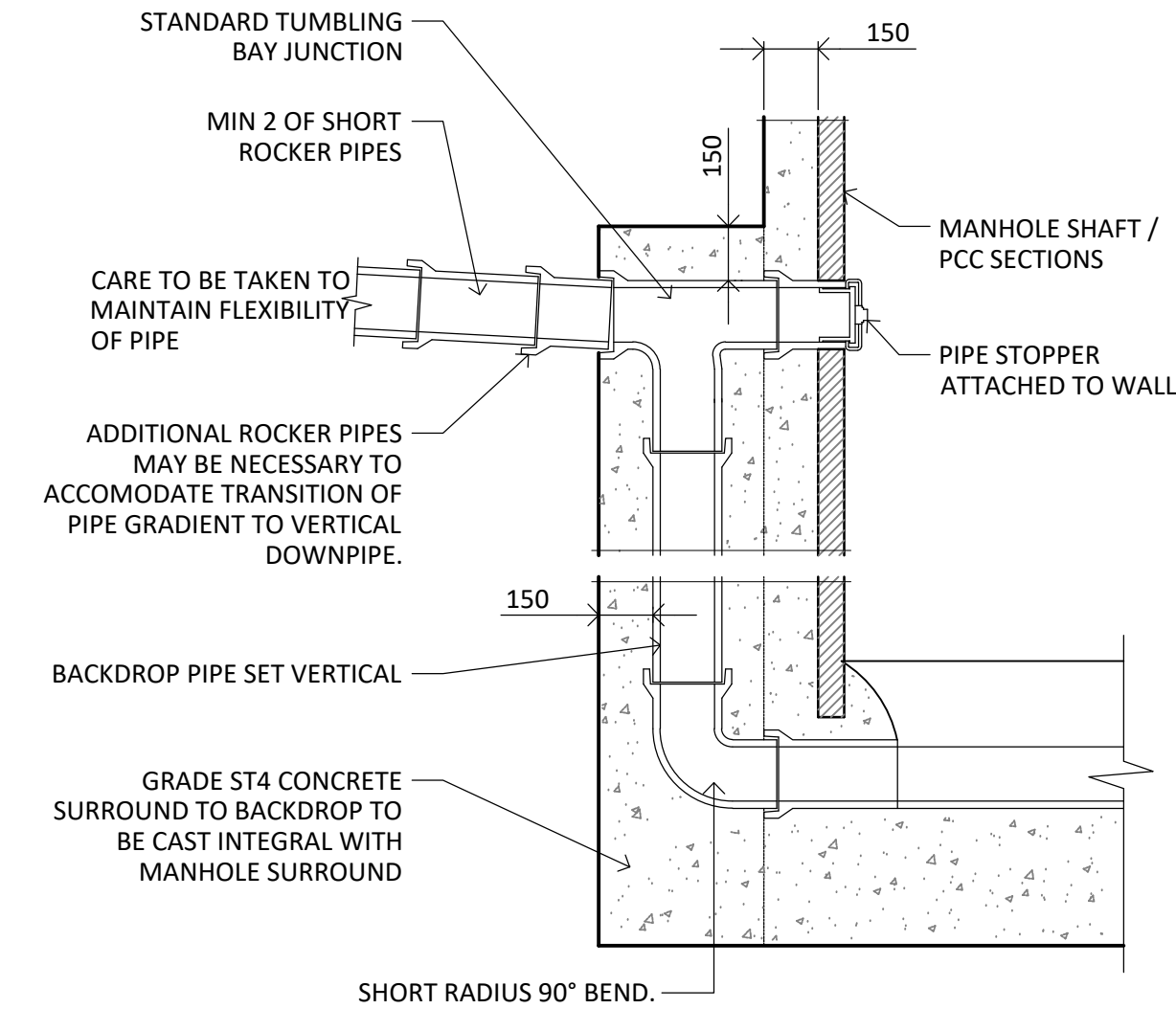


TYPICAL INSPECTION CHAMBER

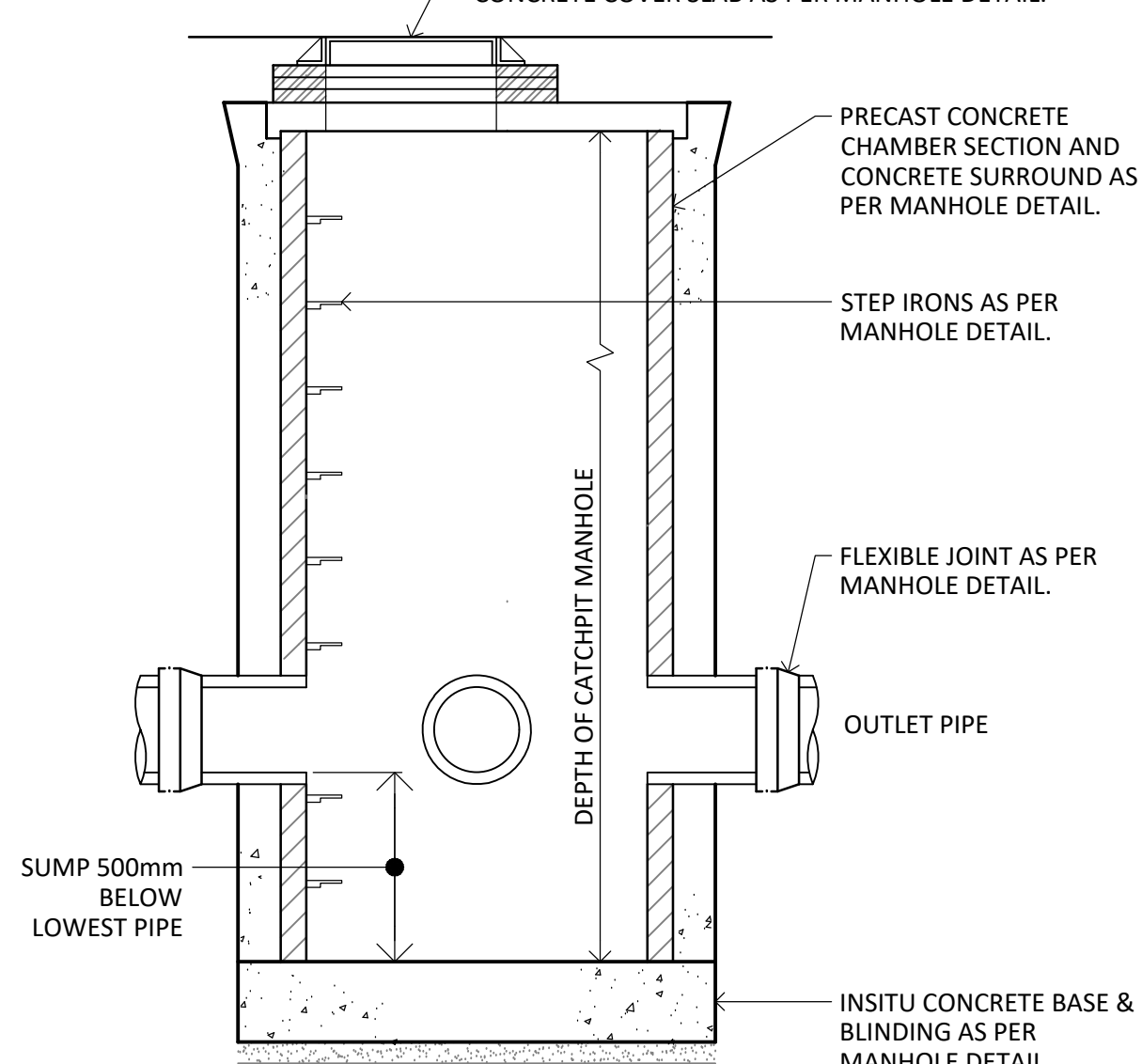
DEPTH TO SOFFIT = MAXIMUM DEPTH TO INVERT 1.2m



SHOWER GULLY

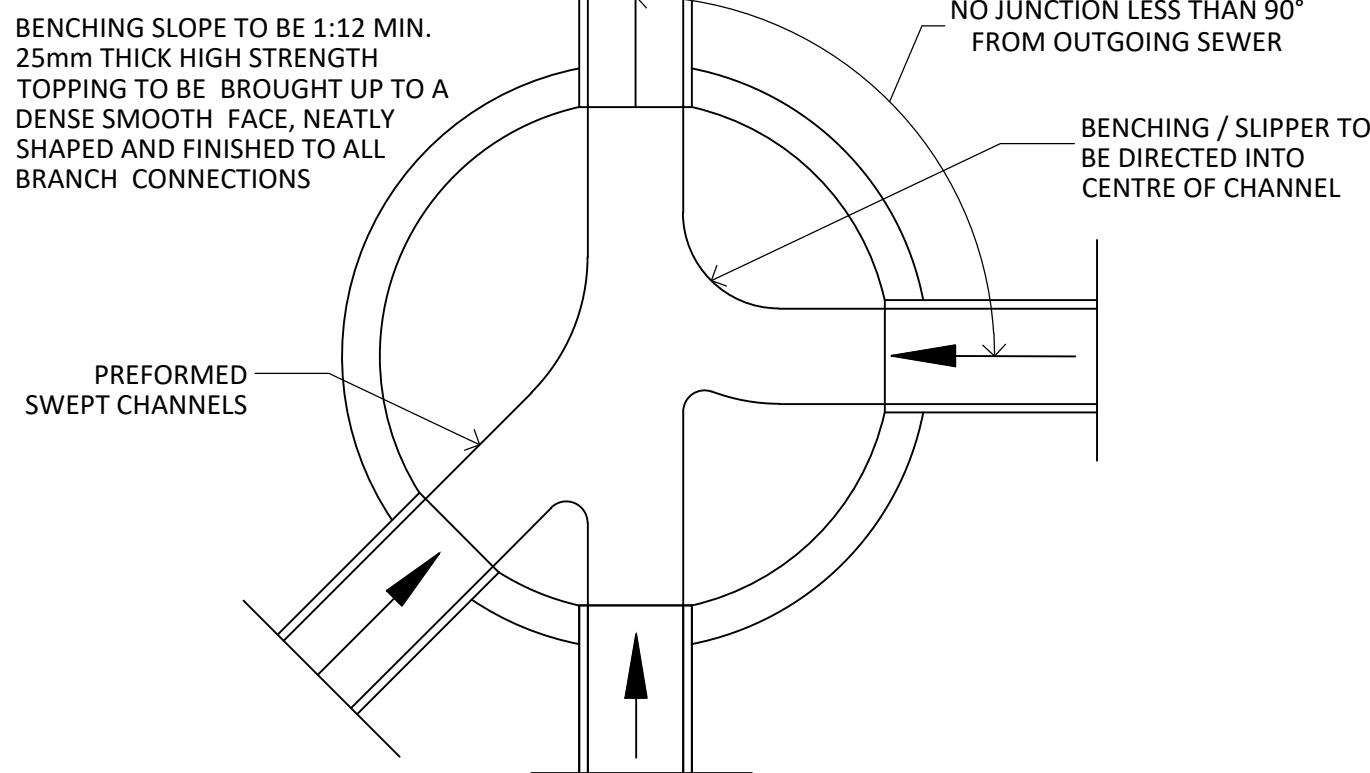


TYPICAL MANHOLE BACKDROP DETAIL.



CATCHPIT MANHOLE DETAILS

FOR CONSTRUCTION DETAILS REFER TO TYPICAL PRECAST RING MANHOLE DETAIL



TYPICAL ARRANGEMENT OF PIPE JUNCTIONS WITHIN MANHOLES

NOTES.

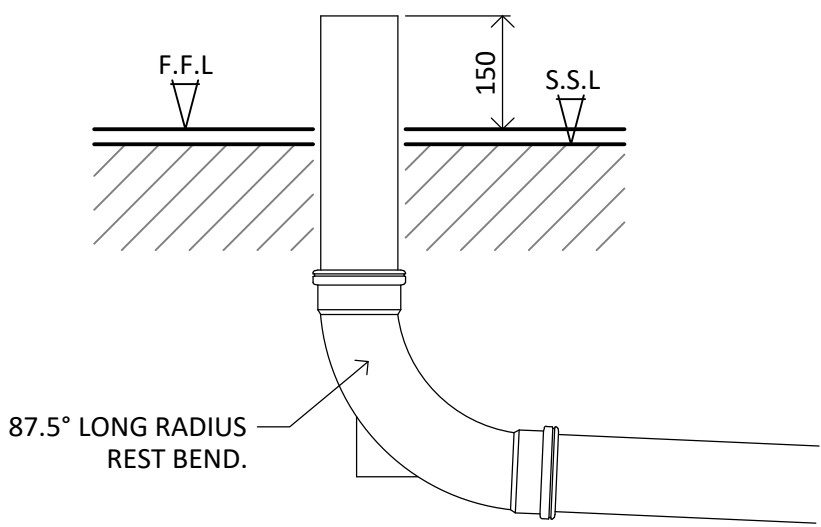
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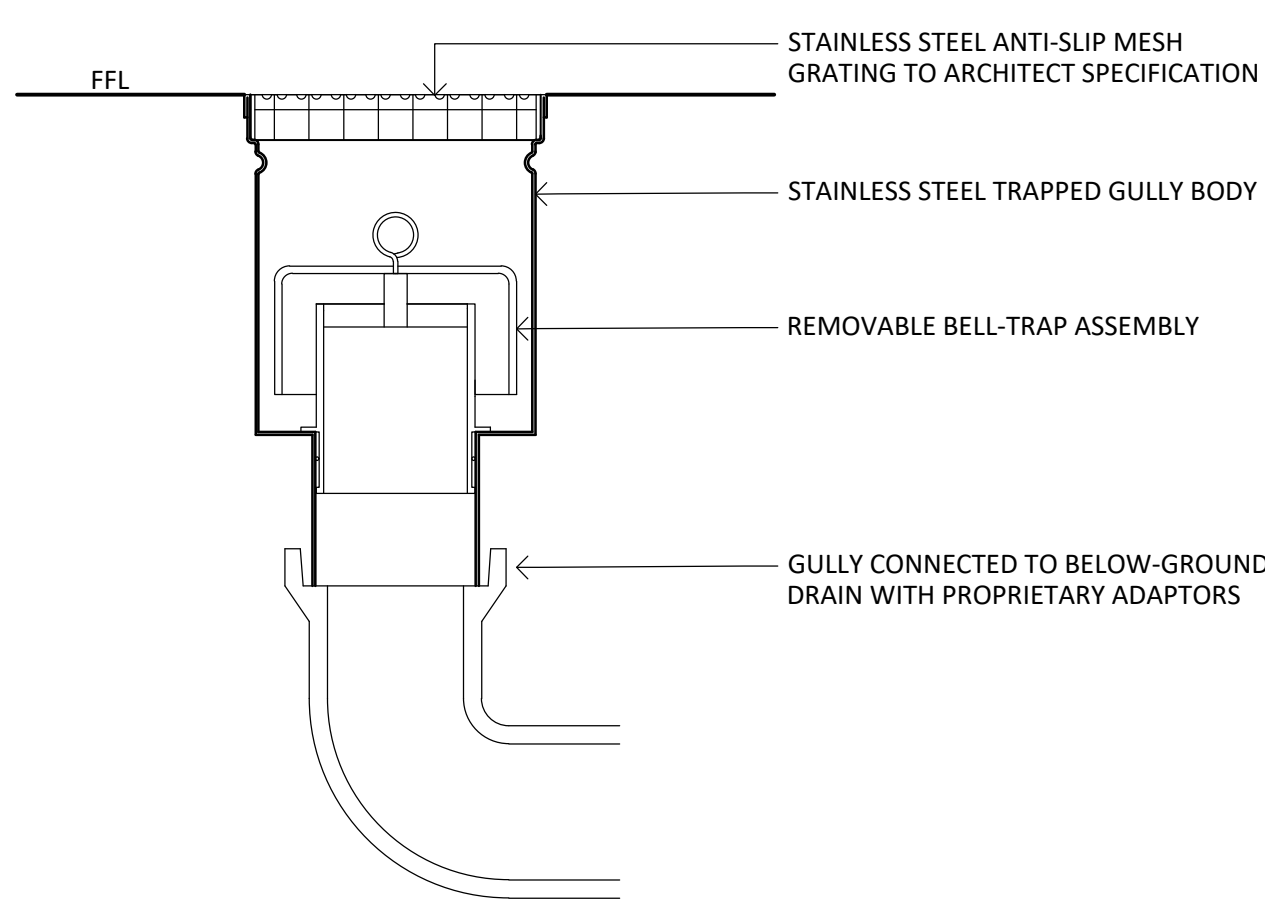
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- ALL SURFACE WATER DRAINS ARE TO BE 100Ø @ 1:60 U.N.O



TYPICAL DRAINAGE POP UP DETAIL



INTERNAL FOUL GULLY

P01	ISSUED FOR PLANNING	NR	ADB	31.10.25
REV	DESCRIPTION	BY	CKD	DATE
DRAWING STATUS				
INFORMATION				
CLIENT				
KINDRED LIVING PROJECT LTD				
PROJECT				
EASTLEIGH COURT BISHOPSTROW				
DRAWING TITLE				
DRAINAGE DETAILS SHEET 1 OF 3				
DRG No.		REV.		
250204-SUB-XX-XX-DR-C-02400-S2-		P01		
SCALE @ A1	DRAWN	CHECKED	DATE	
NTS	NR	ADB	OCT '25	
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GRANULAR BEDDING AND SIDE FILL MATERIAL FOR RIGID AND FLEXIBLE PIPES



- ### DRAINAGE NOTES.
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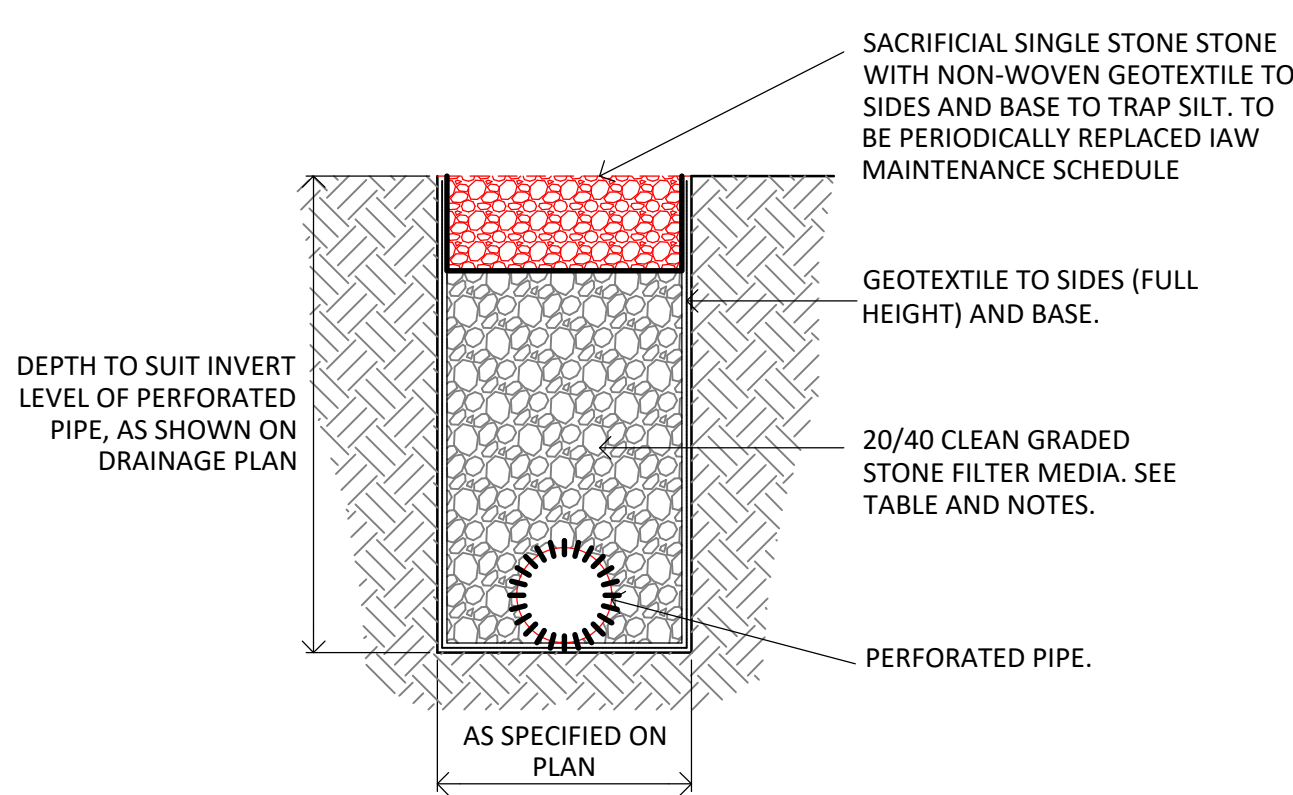
PIPE DIAMETER	Y MINIMUM		MAXIMUM TRENCH WIDTH	L
	Y1 MIN.	Y2 MIN.		
100	100	200	700	18
150	100	200	750	18
200	100	200	800	18
225	100	200	825	18
250	100	200	850	18
300	100	200	925	18
350	100	200	1000	18
375	100	200	1090	18
400	150	200	1025	18
450	150	200	1175	36

DIMENSIONS FOR PIPE BEDDING



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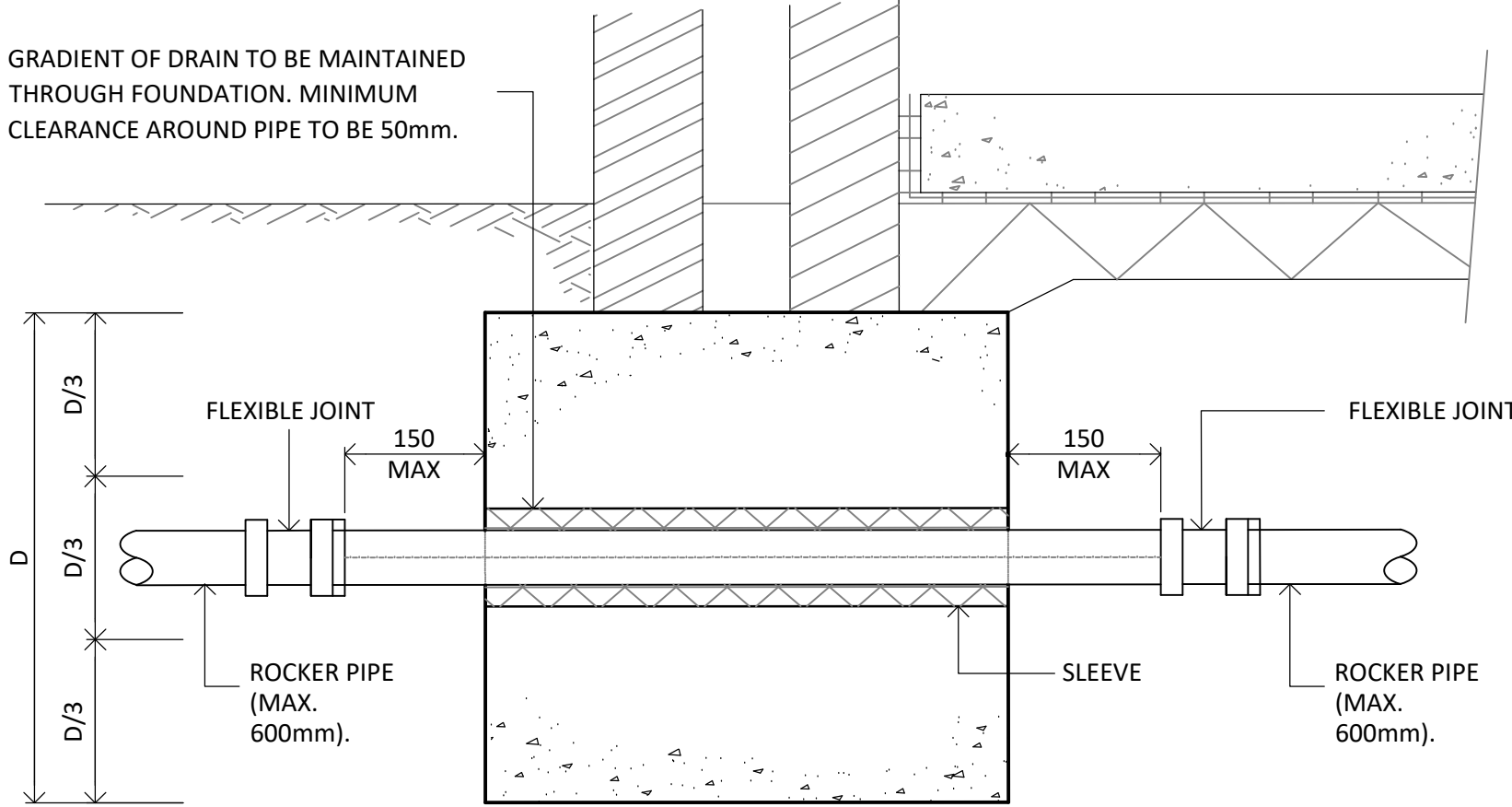
FILTER DRAIN DETAIL

NOTES:

1. THE SATURATED HYDRAULIC CONDUCTIVITY SHOULD BE BETWEEN 100mm/H AND 300mm/HR, CHECKED IN SITU USING THE SINGLE RING INFILTRATION TEST METHOD WITHIN BS EN ISO 2282-5:2012.
2. POROSITY SHOULD BE >30% WHEN TESTED WITH BS 1377-2:1990.
3. FILTER MEDIUM SHOULD BE TYPE B 20/40 GRADED TO BS EN 13242, IAW WITH CLAUSE 505 AND TABLE 5/5 OF SHW. SEE BELOW TABLE.

SIEVE SIZE, mm	% PASSING
80	100
63	98-100
40	80-99
20	0-20
10	0-5

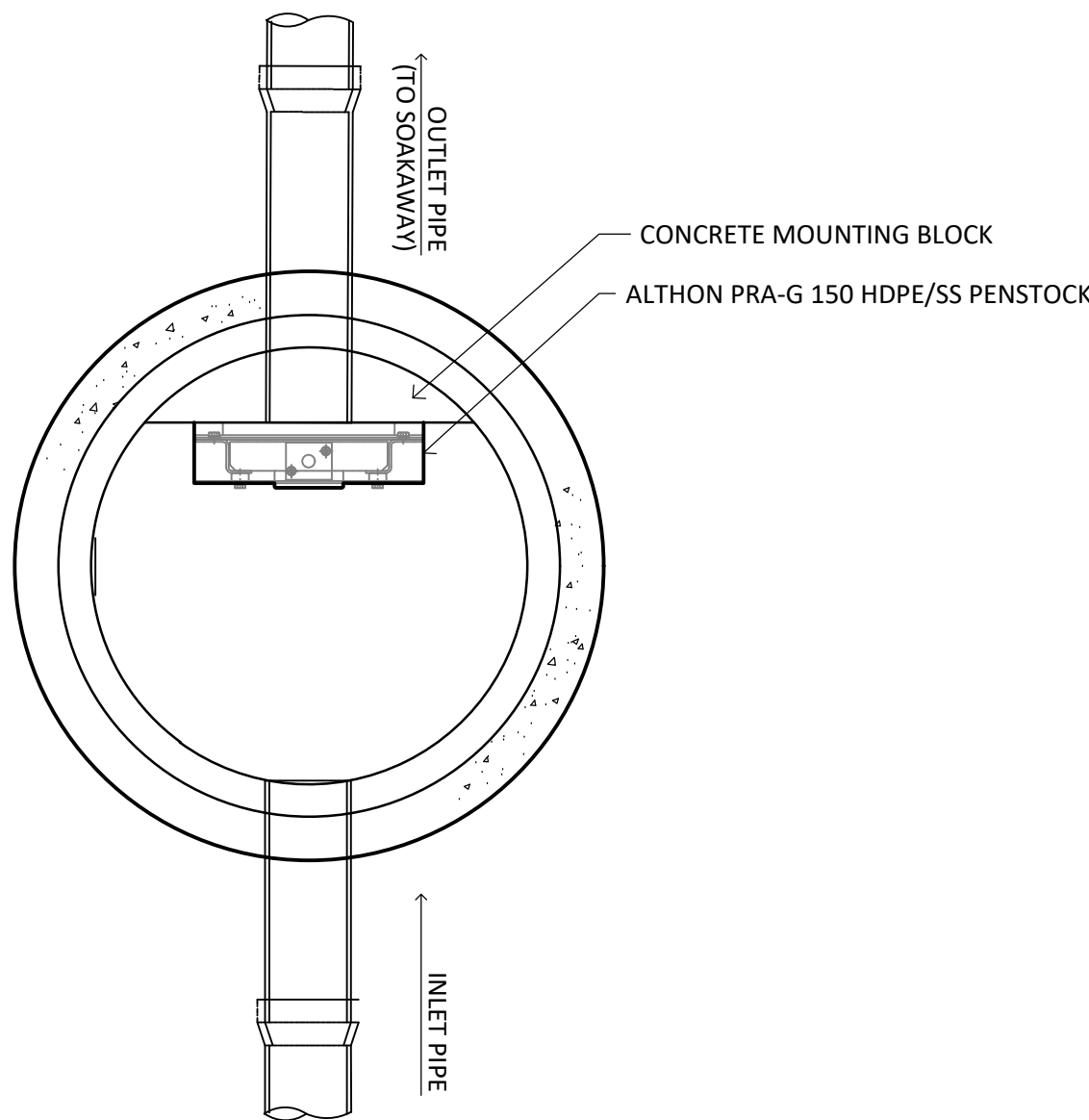
SPECIFICATION FOR FILTER DRAIN FILTER MEDIUM



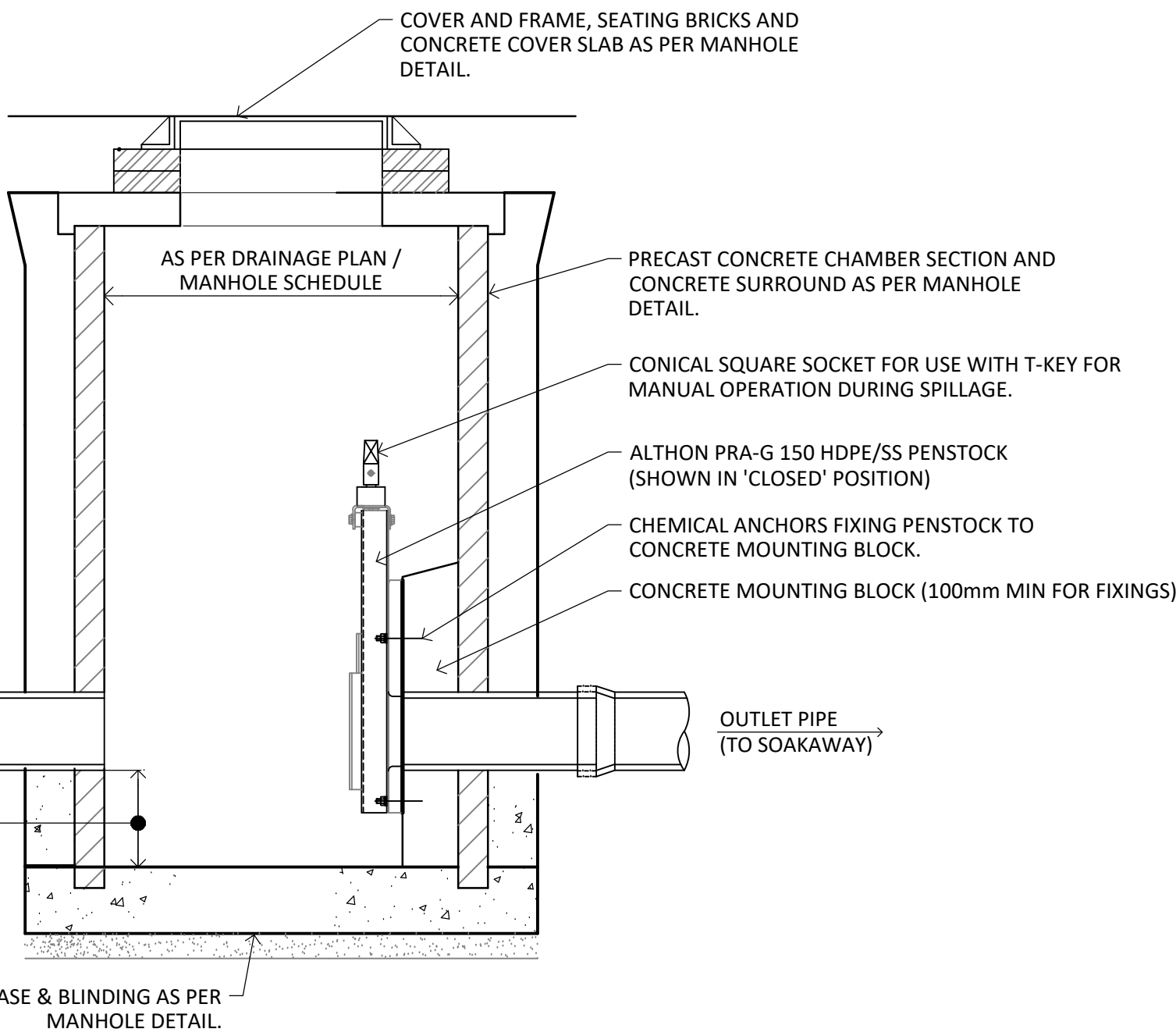
NOTES:

1. DRAIN SLEEVE / DUCT TO BE LOCATED WHOLLY WITHIN THE MIDDLE THIRD OF THE FOUNDATION DEPTH (D). THE ENGINEER IS TO BE ADVISED IF THIS IS NOT POSSIBLE.
2. IN NORMAL SOIL CONDITIONS THE SLEEVE/DUCT IS TO GIVE A 50mm CLEARANCE ALL AROUND THE OUTSIDE OF THE DRAIN PIPE (THIS MAY BE ACHIEVED BY LIGHTLY PACKING THE SPACE WITH COMPRESSIBLE FILLER MATERIAL)
3. MAXIMUM SLEEVE SIZE TO BE 300mm.

DRAINS THROUGH STRIP FOUNDATIONS



PLAN



SECTION

PENSTOCK MANHOLE DETAIL
FOR CONSTRUCTION DETAILS REFER TO TYPICAL PRECAST RING MANHOLE DETAIL

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KINDRED LIVING PROJECT LTD				
PROJECT				
EASTLEIGH COURT BISHOPSTROW				
DRAWING TITLE				
DRAINAGE DETAILS SHEET 3 OF 3				
DRG No.		REV.		
250204-SUB-XX-XX-DR-C-02402-S2-		P01		
SCALE @ A1	DRAWN	CHECKED	DATE	
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