

GUEST FARM, RIXON LANE, ASHTON KEYNES

Mr James West

Flood Risk Assessment

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The Site
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1.0 INTRODUCTION

- 1.1 K-Ten Consulting Ltd (K-Ten) provide professional Flood Risk, Infrastructure and Drainage services throughout the UK.
- 1.2 Planning has been submitted for the proposed Demolition of redundant farm buildings and construction of 4 no. dwellings.
- 1.3 Refer to **Appendix A** for site proposals.
- 1.4 K-Ten have been commissioned by Mr James West (applicant) to prepare a Flood Risk Assessment to support the planning application.
- 1.5 The purpose of this Flood Risk Assessment is to investigate and assess the various risks of flooding on site to the proposed development and to provide mitigation where appropriate in order to ensure future users of the development remain safe throughout the lifetime.

2.0 POLICY & GUIDANCE

National Planning Policy Framework (NPPF) December 2024

2.1 The National Planning Policy Framework (NPPF) defines the Governments national policies on different aspects of land use planning in England in relation to flood risk.

2.2 The revised NPPF issued on 12th December 2024 replaces the previous version revised in December 2023.

2.3 Paragraph 181 of the NPPF states:

When determining any planning applications, local planning authorities should ensure that the 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) the development is appropriately flood resistant and resilient 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.

2.4 Paragraphs 172 to 180 set out the requirements for the Sequential Test and Exception Test to direct any development to areas of lowest flood risk, ensuring that development will be safe and does not increase flood risk elsewhere whilst considering climate change allowances.

2.5 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).

- 2.6 The NPPF states that a Flood Risk Assessment will be required for proposals:
- a) that are greater than 1 hectare in area;
 - b) for all proposals for new development (including change of use) in Flood Zones 2 and 3;
 - c) in an area within Flood Zone 1 which has critical drainage problems;
 - d) within land identified in a Strategic Flood Risk Assessment as being at increased flood risk in the future;
 - e) in an area in Flood Zone 1 that may be subject to other sources of flooding, where development would introduce a more vulnerable use.

Planning Practice Guidance (PPG) September 2025

- 2.7 The National planning practice guidance adds context to the NPPF and should be read and considered together.
- 2.8 The Flood Risk and coastal change sections were updated on 17th September 2025.
- 2.9 The sequential test should be applied to 'Major' and 'Non-major' development proposed in areas at risk of flooding, as set out in paragraphs 173 to 174 of the National Planning Policy Framework.
- 2.10 Paragraphs 175, 176 and 180 set out exemptions from the sequential test.
- 2.11 In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.
- 2.12 The absence of a 5-year housing land supply is not a relevant consideration in applying the sequential test for individual applications. However, housing considerations, including housing land supply, may be relevant in the planning balance, alongside the outcome of the sequential test.

Wiltshire Councils Level 1 Strategic Flood Risk Assessment 2024

- 2.13 Wiltshire Council commissioned JBA Consulting to update their Level 1 Strategic Flood Risk Assessment (SFRA) in line with the updated Local Plan, which has been in preparation since the previous SFRA was issued in 2019 and has been through a preSubmission stage of consultation. The SFRA has been updated in line with the legislative changes of the NPPF and Climate Change allowances.
- 2.14 The Level 1 SFRA provides an understanding of the risk from all types of flooding across Wiltshire and presents clear and robust evidence. It also provides useful information to inform future Infrastructure Planning and Neighbourhood Plans

[Flood and Water Management Act 2010](#)

- 2.15 The Flood and Water Management Act (FMWA) provides legislation for the management of risk with flooding and coastal erosion. It aims to reduce the flood risk generally associated with extreme weather conditions and heavy rainfall events with consideration to increased climate change. The Lead Local Flood Authority (LLFA) was created to manage flood risk through the planning process with powers given to local authorities, The Environment Agency and Water Companies.

[The SuDS Manual Ciria C753 2015](#)

- 2.16 The Ciria SuDS manual provides guidance on planning, design, construction, management and maintenance of Sustainable Drainage Systems (SuDS) within the built environment and should be referenced for surface water drainage design.

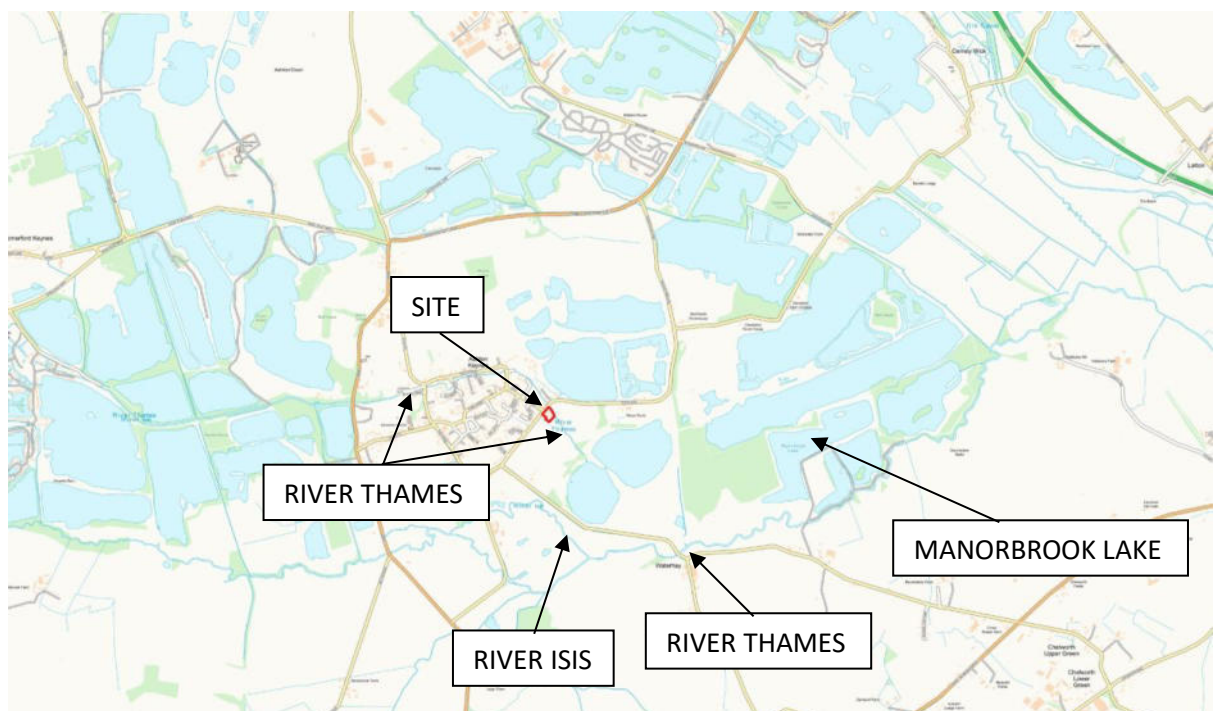
3.0 EXISTING SITE DETAILS

Site Location

- 3.1 The site is located off Rixon Lane within Ashton Keynes, Wiltshire. The approximate site co-ordinates are E405252, N194072 and National Grid SU 05252 94072, with the nearest post code SN6 6PH.
- 3.2 Refer to **Appendix B** for site location plan.
- 3.3 The site is currently classified as Brownfield with existing farm buildings and associated hardstanding areas.

Existing Hydrology

- 3.4 The River Thames is located along the north eastern boundary of the site.
- 3.5 The site is shown to be surrounded by bodies of water/lakes, with the closest body of water/lake being approximately 0.12km to the north east of the site.
- 3.6 The River Isis is located 0.46km to the south of the proposed site.
- 3.7 Other water course and body of water/lake locations are shown in the figure below.



Existing Ground Conditions

- 3.8 To get an understanding of the ground geology BGS (British Geological Survey) records were used. The BGS records show that the site is underlain by Oxford Clay Formation-Mudstone bedrock with Northmoor Sand and Gravel Member-Sand and Gravel superficial deposits.
- 3.9 The Cranfield Environment Centre (CEC), incorporating the National Soil Resources Institute (NSRI), is the largest UK national and international centre for research and development, consultancy and training in soils and their interaction with the atmosphere, land use, geology and water resources. The LandIS Soilscales dataset map indicates the site is underlain by '*Freely draining lime-rich loamy soils*'. These soils are described as being '*Freely Draining*'.
- 3.10 An extract from the geographic information map provided by Natural England indicates that the site is underlain by a Secondary A Aquifer Superficial Drift. Secondary A aquifers comprise permeable layers that can support local water supplies, and may form an important source of base flow to rivers. No Bedrock Aquifers have been recorded within the area.
- 3.11 The BGS (British Geological Survey) hydrogeology records inform on the Aquifers with significant intergranular flow and Aquifers in which flow is virtually all through fractures and other discontinuities. The proposed site falls within an area with '*Largely clays confining underlying aquifers. Kellaways Sand near base yields small quantities, often brackish*' and is classified as '**Rocks with essentially no groundwater**'.

Existing Drainage

- 3.12 Thames Water are the provider for this area and records show foul sewer assets within Rixon Gate Road adjacent to the site.
- 3.13 Refer to **Appendix C** for Sewer records.

Topography

- 3.14 A topographical survey was undertaken by Future Surveys Ltd in September 2025. The survey shows that the site is generally flat with site levels varying generally between 83.3m AOD – 83.7m AOD and falls towards the low points of the site associated with localised ponds and the river located along the north eastern boundary of the site.
- 3.15 Lidar ground levels have also been obtained (SU09SE DTM 1m) and confirms the existing ground levels.
- 3.16 Refer to **Appendix D** for Existing site levels.

4.0 FLOOD ZONE CLASSIFICATION AND VULNERABILITY

Environment Agency Flood Maps for Planning

- 4.1 The Environment Agency's Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences, and show the extent of the natural floodplain and the additional extent of an extreme flood.
- 4.2 From an inspection of the Flood Map data it indicates that the majority of the site is located in Flood Zone 1, with small areas along the north eastern boundary and southern boundary falling within Flood Zone 2 and Flood Zone 3.
 - a) Flood Zone 1 - In any year, land has a less than 0.1% (1 in 1,000) chance of flooding from rivers or the sea.
 - b) Flood Zone 2 - Land having between 0.1% - 1% (1 in 100 to 1 in 1000) annual probability of flooding from rivers or between 0.1% - 0.5% (1 in 200 to 1 in 1000) annual probability of flooding from the sea, and accepted recorded flood outlines.
 - c) Flood Zone 3 - Areas shown to be at a 1% (1 in 100) or greater annual probability of flooding from rivers or 0.5% (1 in 200) or greater annual probability of flooding from the sea. The Flood Zones refer to the land at risk of flooding and do not refer to individual properties.
- 4.3 The extent of Flood Zone 3 follows the route of the river located along the north eastern boundary of the site.
- 4.4 An extract from the flood map data is shown in Figure below



Environment Agency Detailed Flood Risk Data

- 4.5 Product 4 (Detailed Flood Risk Data) was requested in January 2026.
- 4.6 The EA flood model River Thames (MRL to St Johns) 2014 dataset has been provided with upstream and downstream nodes of the river. The information provided was taken from the Thames (MRL to St Johns Lock) Flood Mapping Study completed in January 2014. The study was carried out using 1D-2D modelling software (ISIS-Tuflow). Model re-run to include new climate change allowances in July 2017.
- 4.7 Refer to **Appendix E** for EA Product 4 Flood Level Data.



- 4.8 Based on the modelled data and the survey data it is indicated that the site is not at risk of flooding from the River.
- 4.9 This location is not currently protected by any formal defences and there is currently no flood alleviation works planned for the area.

Flood Risk Vulnerability

- 4.10 The proposed development consists of the demolition of redundant farm buildings and construction of 4 no. dwellings. In accordance with the NPPF Table 2, the most applicable description will be - *Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels ...* classified as **More Vulnerable**.
- 4.11 The proposed built development is located within Flood Zone 1. All development is appropriate in this zone.

5.0 FLOOD RISK SOURCE

National Planning Policy Framework (NPPF) December 2024

- 5.1 In accordance with the NPPF, this Flood Risk Assessment will need to consider the following sources of flood risk:

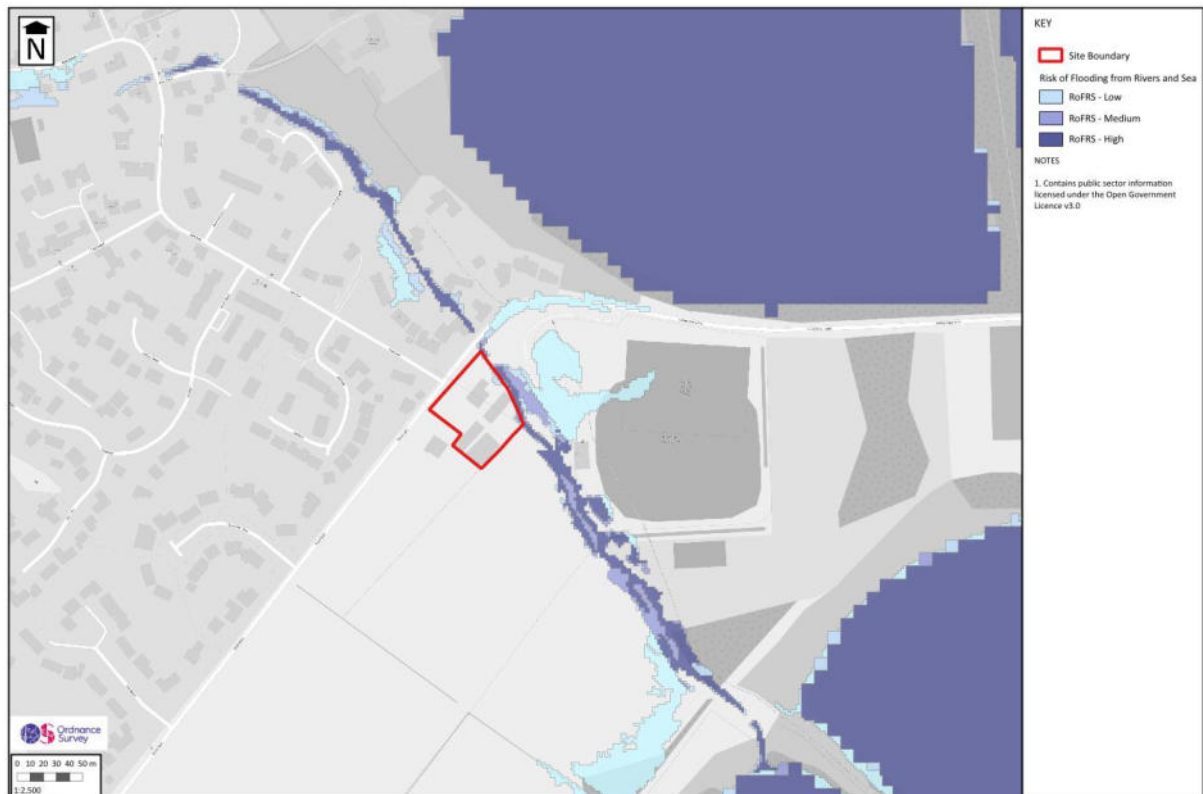
Flood Source	Description
Tidal	from the sea
Fluvial	from Rivers and streams
Pluvial	overland flows from surface water and exceedance
Groundwater	from groundwater levels or springs
Sewers	exceedance and surcharge flows from existing sewer systems
Artificial Sources	Canals, Reservoirs etc
Historic	recorded historic flood events

Tidal

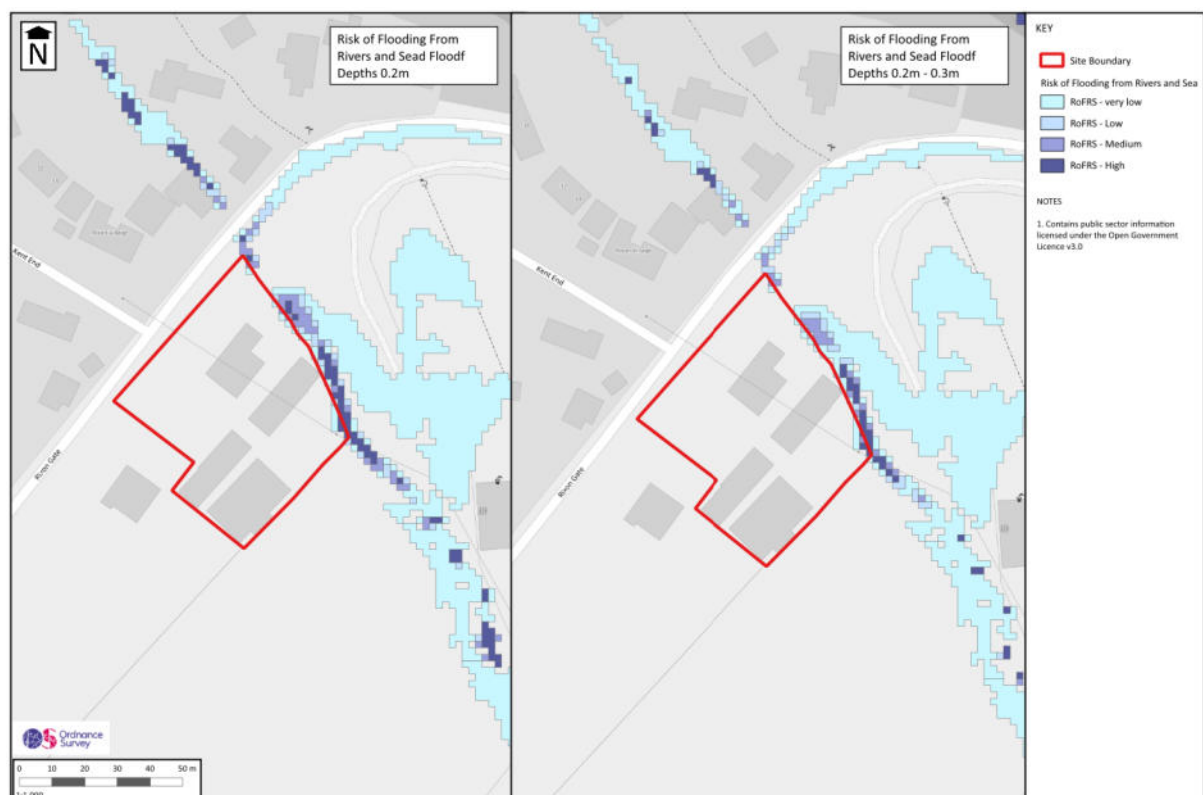
- 5.2 Tidal flooding consists of low lying coastal areas can be impacted by tidal levels, wave overtop and storm surges. Some lower catchment Rivers are also influenced by tidal levels.
- 5.3 The site is not located in the vicinity of the coast, and is therefore not at risk of flooding due to tidal flows. Therefore, the Tidal risk to the site is **Low**.

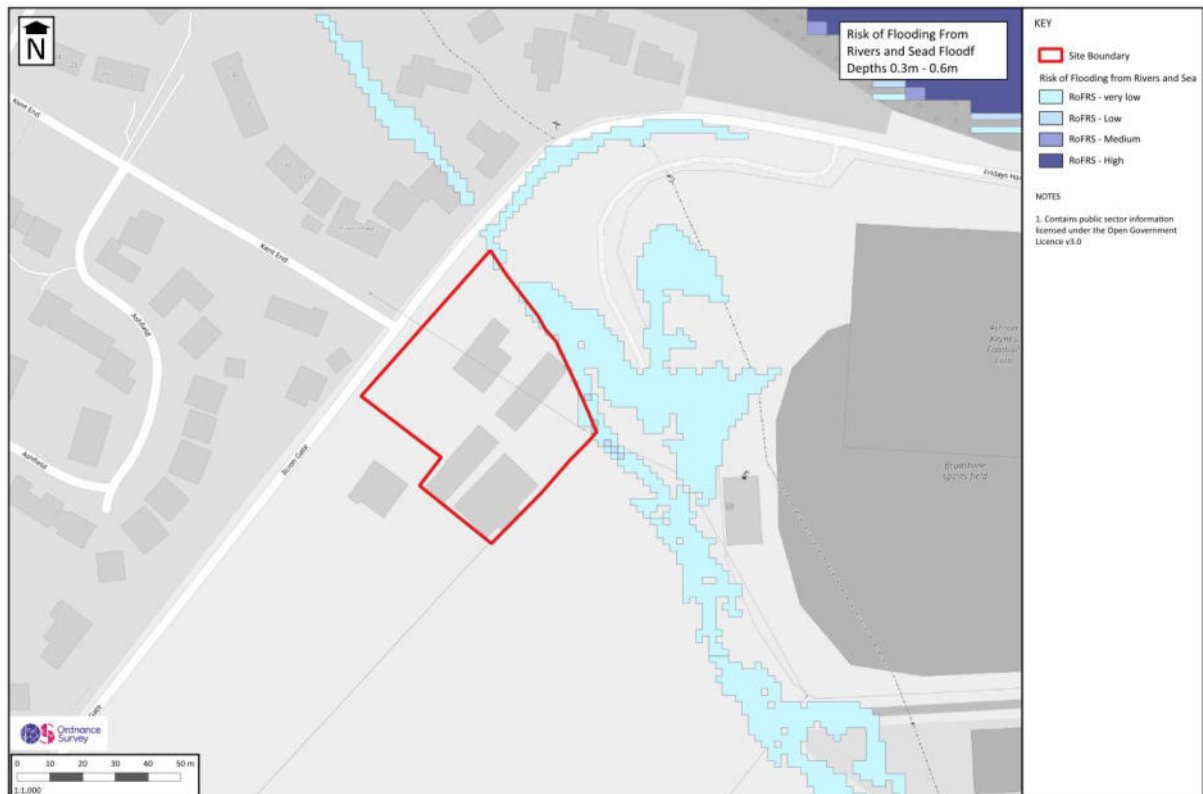
Fluvial

- 5.4 Fluvial flooding occurs when the capacity of an existing watercourse is breached leading to water levels overtopping the banks into surrounding floodplain areas.
- 5.5 In accordance with the EA Flood maps for planning a small area along the north eastern boundary and south eastern boundary falls within EA Flood Zone 2 and 3, classified as land having between 1 in 100 – 1 in 1000 year (1% - 0.1%) annual probability of fluvial flooding (Flood Zone 2) and land with a greater than 1 in 100 year (1%) annual probability of fluvial flooding (Flood Zone 3).
- 5.6 Based on the EA long term flood risk data there is **no Fluvial risk to almost the entire site**, with only **a very small area** long the north eastern boundary associated with the River Thame falling within the low – high risk event.
- a) Very Low – each year this area has a <0.1% chance of flooding each year
 - b) Low – each year this area has a chance of flooding between 0.1% and 1% each year
 - c) Medium - each year this area has a chance of flooding between 1% and 3.3% each year
 - d) High – each year this area has a >3.3% chance of flooding each year
- 5.7 An extract of the EA's flood data can be seen in the figure below.

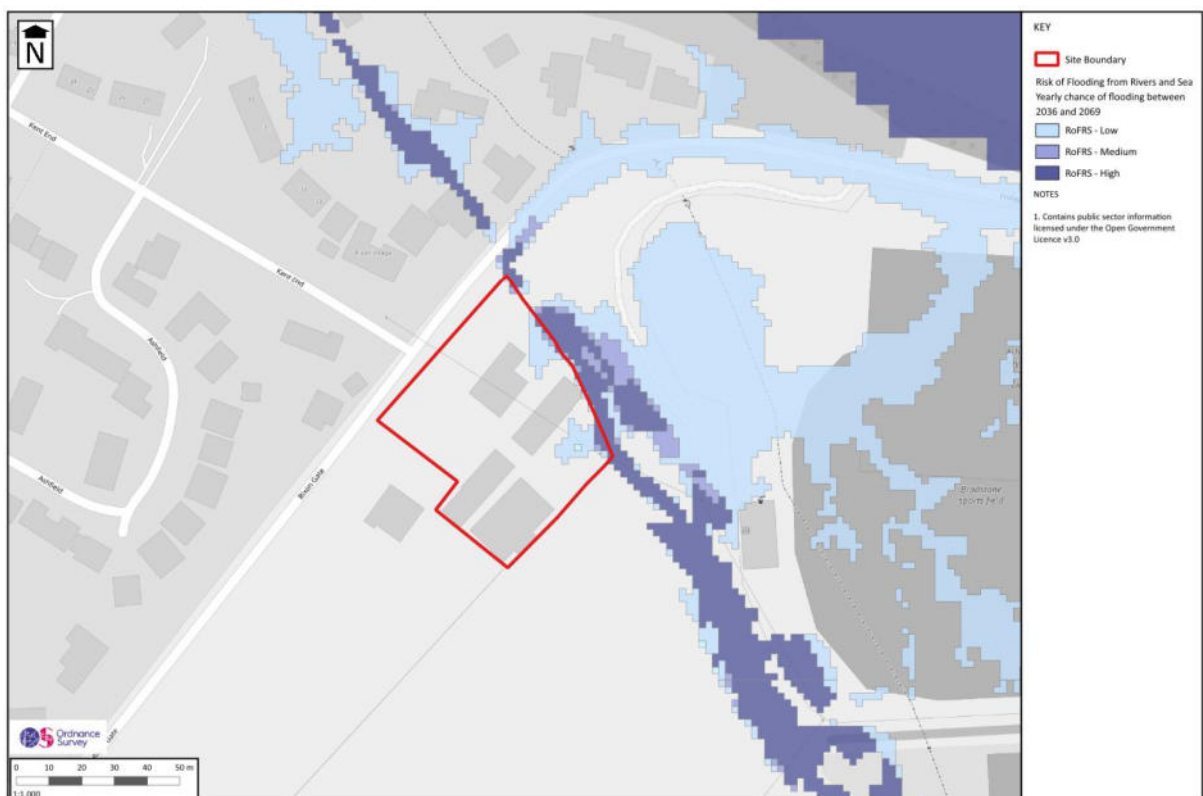


- 5.8 The EA flood data also provides flood depths experienced during the risk events. Flood depths experienced along the north eastern boundary are shown to be <0.2m for the majority of the affected area. The eastern most corner is shown to have flood depths of up to 0.6m however these depths are only present during the Low (0.1% - 1 in 1000 year) and Very Low (<0.1% - <1 in 1000 year) risk event, with flood depths of up to 0.3m being present during the High (3.3% - 1 in 33 year) and Medium (1% - 1 in 100 year) risk event within this area. The flood depth data can be seen in the figure below.





- 5.9 The EA also holds data that shows a predicted flooding extent, chance and depths for the yearly chance of flooding between 2036 and 2069. The data shows an increase in chance and extent between 2036 and 2069, with the flood depths affecting the site remaining the same. An extract of this data is depicted in the figure below.



5.10 Therefore, the Fluvial risk to the site is deemed to be **Low**.

Pluvial

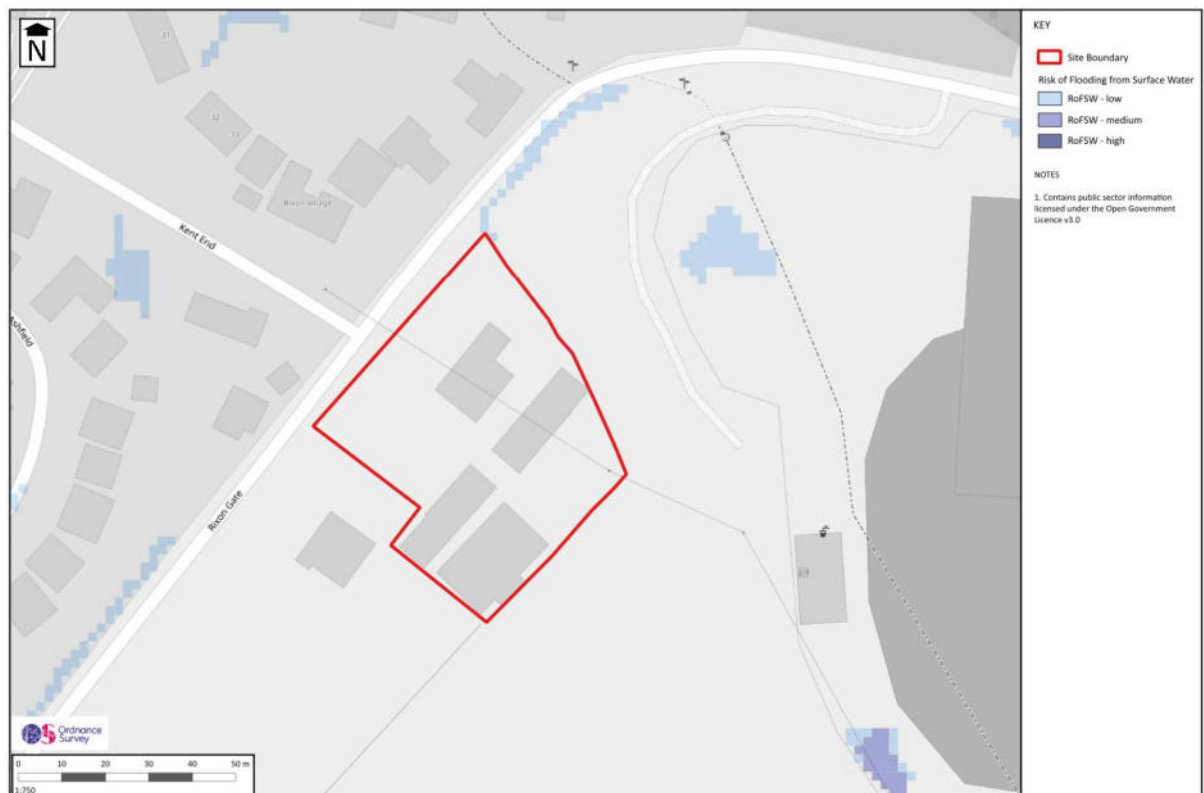
5.11 Pluvial flooding can occur when intense rainfall surpasses the capacity of the local drainage system, it can also be influenced by the current ground levels and elevations, the amount of rainfall, and the condition of the local drainage infrastructure. Additionally, it may arise when the ground's existing infiltration capacity is exceeded, leading to overland flows.

5.12 The EA surface water flood data contains mapped areas believed vulnerable to surface water flooding. An extract from the flood map is given in the Figure below.

5.13 The figure shows that the site does not fall within a surface water flood risk area.

- a) Low Risk - each year in these areas there is a chance of pluvial flooding of between 0.1% and 1%.
- b) Medium Risk - each year in these areas there is a chance of pluvial flooding of between 1% and 3.3%.
- c) High Risk - each year in these areas there is a chance of pluvial flooding of more than 3.3%.

5.14 This takes into account the effect of any flood defences in the area



- 5.15 The EA flood data also shows a predicted surface water flood extent, chance and depths for the yearly chance of flooding between 2040 and 2060. The surface water flooding is shown to increase in extent between 2040 and 2060. An extract from the flood map is given in the figure below.



- 5.16 The risk of Pluvial flooding is therefore considered **Low**.

Groundwater

- 5.17 Groundwater flooding is most likely to occur in low-lying areas underlain by permeable rocks (aquifers). These may be extensive regional aquifers (e.g. Chalk or Sandstone) or localised sands or river gravels in valley bottoms underlain by less permeable rocks.
- 5.18 Groundwater flooding occurs as a result of water rising from the underlying rocks or from water flowing from abnormal springs. This tends to occur after long periods of sustained high rainfall. Higher rainfall means more water will infiltrate into the ground and cause the water table to rise above normal levels.
- 5.19 As stated in section 3.9 online soil maps indicate the site to be underlain by '*Freely draining lime-rich loamy soils*'.
- 5.20 According to the Groundwater Vulnerability Maps on Magic maps the site falls within a Medium – Low risk groundwater vulnerability.
- 5.21 The risk to groundwater flooding can therefore be considered as **low – medium**.

Sewers

- 5.22 Flooding from existing sewers can occur if the capacity of the system is exceeded as a result of surcharging or blockages. Combined sewers can be influenced by extreme rainfall events and cause foul water flooding if surcharged.
- 5.23 According to Appendix I within the Wiltshire Council's SFRA (Drawing 19) the site falls within an area that has had 11-20 reported sewer flood incidents
- 5.24 It should also be noted that DG5 data produced by Thames Water as part of the Wiltshire Council's Strategic Flood Risk Assessment (SFRA) has been provided at a four-digit postcode level. Based on this data it is shown that there has been no recorded sewer flooding that has been reported within the site area. There are no known recorded reports of sewer flooding in the area.
- 5.25 In the event of exceedance, flows are directed away from the building. Therefore, the risk from Sewer flooding is considered **Low**.

Artificial Sources

- 5.26 Artificial sources include any water bodies not covered under other categories and typically include canals, lakes and reservoirs.
- 5.27 There is no artificial water within the vicinity of the site, and therefore there is no flood risk due to artificial sources



- 5.28 The risk of flooding from reservoirs is therefore considered to be **Low**.

6.0 FLOOD RISK MITIGATION AND LEVELS

Introduction

- 6.1 In accordance with the NPPF this Flood Risk assessment will need to demonstrate that future users will not be at risk from flood hazards during the lifetime of the development, and in line with the vulnerability classification. The risk of flooding will also not be increased elsewhere as a result of the development.

Design Flood Levels

- 6.2 The EA flood model River Thames (MRL to St Johns) 2014 dataset indicates that the closest nodes to the site are Node 5, Node 6 and Node7 which site along the north eastern boundary of the site. The flood levels for these nodes have been reproduced below.

Node Point	1% AEP	1% AEP (+25%CC)	1% AEP (+35%CC)	1% AEP (+70%CC)	0.1% AEP
	Flood level (m AOD)				
5	83.03	83.07	83.12	83.19	83.19
6	n/a	83.02	83.07	83.13	n/a
7	82.96	83.0	83.04	83.10	83.10

- 6.3 The node with the highest flood levels will be used to understand how the flooding affects on the proposed site. Based on the obtained modelled flood data **node 5** has the highest flood levels.
- 6.4 In leu of the 1% AEP (100 year) + 40% climate change data it is proposed the conservative 1% AEP (100 year) + 70%CC modelled data will be used as the worst case flood scenario that needs to be mitigated against.
- 6.5 The lowest surveyed level on the site it approximately **83.3m AOD**. There is also a block wall that surrounding the north eastern boundary of the development site with the top of wall having a level averaging at **85.20m AOD**.
- 6.6 Based on the modelled data and the survey data it is indicated that the site is a minimum of 0.11m above the worst case scenario flood levels (1% AEP +70%CC and 0.1% AEP) it is therefore concluded that the site would not at risk of flooding from the River.

Finished Floor Levels

- 6.7 It is proposed that the finished floor levels (FFL's) would incorporate a freeboard above the max flood level to ensure an appropriate level of safety for the development. The FFL's would be set to a minimum of **83.49m AOD**. As the conservative 1% AEP (100 year) + 70%CC has been used as the max flood level for the development a freeboard of 300mm has been considered appropriate to calculate the FFL's for the proposed development.

Access and Egress

- 6.8 Safe access and egress will be from the main road network along Rixon Gate to the west of the site.

7.0 PROPOSED SURFACE WATER DRAINAGE STRATEGY

- 7.1 A surface water strategy is proposed to manage and reduce the flood risk and surface water run-off from the development, with consideration to SuDS.

Hierarchy of Disposal

- 7.2 The SuDS hierarchy dictates that surface water run off should be managed as high up the following list as practically possible:
- a) into the ground (via infiltration) and re-use, or then;
 - b) to a surface water body, or then;
 - c) to a surface water sewer, highway drain or another drainage system, or then;
 - d) to a combined sewer.
- 7.3 As stated within section 3.9 according to online soil mapping, it appears that the soils are relatively permeable within the site area. It is therefore assumed that infiltration will likely be a viable method of surface water drainage. Bore-hole logs within the area also indicate the ground would be made up of Terrance deposits gravels, sand and fines which indicate infiltration being a viable option for the proposed site.
- 7.4 There is a river located along the north eastern boundary of the development site. It is proposed that if infiltration does not work as a viable solution that any surface water runoff would be attenuated up to the 100 year +40% Climate change event and discharged at greenfield runoff rates into the river.

Proposed Surface Water Drainage Strategy

- 7.5 The proposed SuDS techniques to be utilized for the development site are considered below
- 7.6 It is proposed that permeable paving will be utilised on private drives and parking areas. Pervious pavements provide a pavement suitable for pedestrian and/or vehicular traffic while allowing rainwater to infiltrate through the surface and into the underlying layers. The water is stored temporarily before it can either infiltrate into the ground, be reused, or be discharged into a watercourse or other drainage system. Pavements with aggregate sub-bases can provide good water quality treatment Refer to **Appendix F** for Drainage Layout.
- 7.7 Alternatively, if it is found that infiltration is not a viable option the surface water runoff would be attenuated and discharged into the river to the north of the site at greenfield runoff rates.
- 7.8 Any exceedance flows above the 100 year event plus climate change will be directed toward the proposed drainage system, SuDS and watercourse.
- 7.9 All proposed development run off for the 100 year event plus and allowance for climate change will be contained within the site.
- 7.10 All drainage will be designed in accordance with Building Regulations Part H.

Surface Water Management

- 7.11 A sustainable drainage strategy, involving the implementation of SuDS has been proposed for managing the disposal of surface water runoff from the proposed development on the site. The proposed drainage strategy would ensure that surface water arising from the developed site would be managed in a sustainable manner and mimic the existing condition of surface water flows from the site prior to the proposed development, while overall reducing the flood risk to the site itself and elsewhere, taking climate change into account. In terms of the SuDS 'management train', the drainage strategy for the proposed development seeks to address the quality and quantity of runoff as follows:-

a) **Prevention**

The management train starts with prevention. Preventing runoff by reducing impermeable areas, or good housekeeping measures for reducing pollution; and progresses through local source controls to larger downstream site and regional controls. Managing the site can significantly reduce quality and quantity problems, and can provide improved amenity. Site management includes design and maintenance as well as the education of users.

Good site design includes the provision of SuDS that retain sediment, and soft landscaping within the site to encourage evapotranspiration. This has been implemented into the development site by the means of permeable paving. The housekeeping measures cover maintenance of drainage systems, and general site maintenance.

b) **Source Control**

Source control is the control of runoff at or very near its source, so that it does not enter the drainage system or is delayed and attenuated before it enters the drainage system. By dealing with runoff at source the volume of water and the potential amount of contamination is less.

The use attenuation from the proposed permeable paving would help to reduce the volume of runoff from the site as well as the planting within the site encouraging evapotranspiration.

c) **Site Control**

Site control is the management of water from several sub-catchments within a site. The proposed surface water drainage system integrates the runoff from the roofs, roads, and paved areas, for each area of development on the site, and deals with it in the permeable paving to reduce the rate of runoff from the site.

The permeable paving would contribute to the pollutant and sediment removal capability of the SuDS management train.

d) **Regional Control**

Regional control is the management of runoff from more than one site and so in this case is covered by the site control techniques.

- 7.12 If infiltration is found to not be viable the surface water runoff will be discharged into the river along the north eastern boundary of the site at a restricted discharge rate (Q_{bar}).

8.0 SURFACE WATER QUALITY AND POLLUTION

- 8.1 Water quality has been assessed in accordance with The SuDS Manual (CIRIA C753) which states the design of surface water should consider minimising contaminants within surface water runoff discharged from the site.
- 8.2 The level of treatment required is dependent on the proposed land use according to the pollution hazard indices (refer to SuDS Manual table 26.2).
- 8.3 To ensure that adequate treatment is provided the SuDS mitigation indices for the development must be equal or exceed, the pollution hazard indices shown within SuDS Manual table 26.2. Permeable Paving has been proposed.
- 8.4 Refer to below Water Quality Indices Table, as per C753 SuDS Manual, confirming compliance with mitigation indices against Pollution Hazard indices.

	Pollution Hazard Level	Total susp solids	Metals	Hydro-Carbons
Land Use: Individual property driveways, residential car parks, low traffic roads (Table 26.2)	Low	0.5	0.4	0.4
Total:		0.5	0.4	0.4
SuDS Component 1: Permeable Paving (Table 26.3)		0.7	0.6	0.7
Total:		0.7	0.6	0.7
TOTAL SUDS MITIGATION > POLLUTION HAZARD INDICES		Yes	Yes	Yes

Water Quality Indices (C753 The SuDS Manual)

- 8.5 It is also good practice that gullies and chambers have suitable silt traps/catchpits to reduce sediments within the drainage system.

9.0 PROPOSED FOUL DRAINAGE STRATEGY

- 9.1 Refer to **Appendix C** for Thames Water asset records.
- 9.2 Foul drainage will be connected to existing public foul manhole located within Rixon Gate Road directly adjacent to the site via a S106 connection application.
- 9.3 Refer to **Appendix F** for Drainage Layout.
- 9.4 All drainage will be designed in accordance with Building Regulations Part H.

10.0 MAINTENANCE AND MANAGEMENT

- 10.1 Maintenance of SuDS features is required in order to ensure that the surface water drainage system operates effectively, and the risk of flooding of the site and surrounding areas is reduced.
- 10.2 A maintenance schedule should be undertaken to ensure that the drainage system remains fully operational for the design lifetime. The below table summarises a maintenance plan for the drainage systems and components within the development.
- 10.3 The SuDS Manual (CIRIA C753) and specific product suppliers guidelines should also be referred to for further information on maintenance and frequency.
- 10.4 All on site drainage will be maintained and managed by a private management company.

Drainage Component	Required Action	Typical Frequency
General pipework, manholes, chambers, silt traps and headwalls	Stabilise adjacent areas	As required
	Remove weeds and vegetation	As required
	Clear/Jet any poor performing structures	As required
	Inspect all drainage features for poor operation	3 monthly, 48 hours after large storms in first six months
	Monitor inspection chambers and silt traps. Inspect silt accumulation and determine silt clearance frequencies	Annually
Permeable Paving	Surface visual inspection for ponding, damaged blocks and build up of silt/detritus	Annually or after major storm events
	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
	Remove litter, weeds and debris	Monthly
	Vacuum sweeping and brush replacement of approved jointing material	Annually
	Replace geotextile and bedding layer	Every 30 year
Cellular Storage, if required	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter: remove and replace surface infiltration medium as necessary	Annually
	Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required
	Repair/rehabilitate inlets, outlet, overflows and vents	As required
	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

APPENDIX A
SITE PROPOSALS



DRAFT

Planning

This drawing has been prepared for workstages up to planning application purposes only and is not intended for construction. The 'scale bar' should only be used to check the drawing has been reproduced to the correct size. No responsibility can be accepted for errors made by others inferring from this drawing.

Scale 1:500 25m

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**Preliminary
Proposed Site Plan**
Guest Farm, Rixon Gate, Ashton Keynes
James West
Scale: 1 : 500@A2 Date: Nov 2025
Drawn/Checked: PW/DG Drg No: 3208-005SK Rev: G

APPENDIX B
SITE LOCATION PLAN

Scale 1:2000 100m

Planning

This drawing has been prepared for workstages up to planning application purposes only and is not intended "for construction". The 'scale bar' should only be used to check the drawing has been reproduced to the correct size. No responsibility can be accepted for errors made by others in scaling from this drawing.

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Site Location Plan

1 : 2000

— Site location



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Preliminary Location Plan

Guest Farm, Rixon Gate, Ashton Keynes
James West

Scale: 1 : 2000@A4

Date: Jan 2026

Drawn/Checked: PW/DG Drg No: 3208-001SK

Rev: A

APPENDIX C

SEWER RECORDS

K-Ten Consulting Ltd
THE SITE, UNIT 1, 24 CHOSEN VI
CHELTENHAM
GL51 9LT

Search address supplied Annexe
Guest Farm
Rixon Gate
Ashton Keynes
Swindon
SN6 6PH

Your reference 26-4016

Our reference ALS/ALS Standard/2026_5273756

Search date 13 January 2026

Keeping you up-to-date

Notification of price changes

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

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

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



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



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



0800 009 4540

Search address supplied: Annexe, Guest Farm, Rixon Gate, Ashton Keynes, Swindon, SN6 6PH

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

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

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

Email: property.searches@thameswater.co.uk

Web: thameswater.co.uk/propertysearches

Waste Water Services

Please provide a copy extract from the public sewer map.

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

For your guidance:

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

Clean Water Services

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

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

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

For your guidance:

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

Further contacts:

Waste Water queries

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

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

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

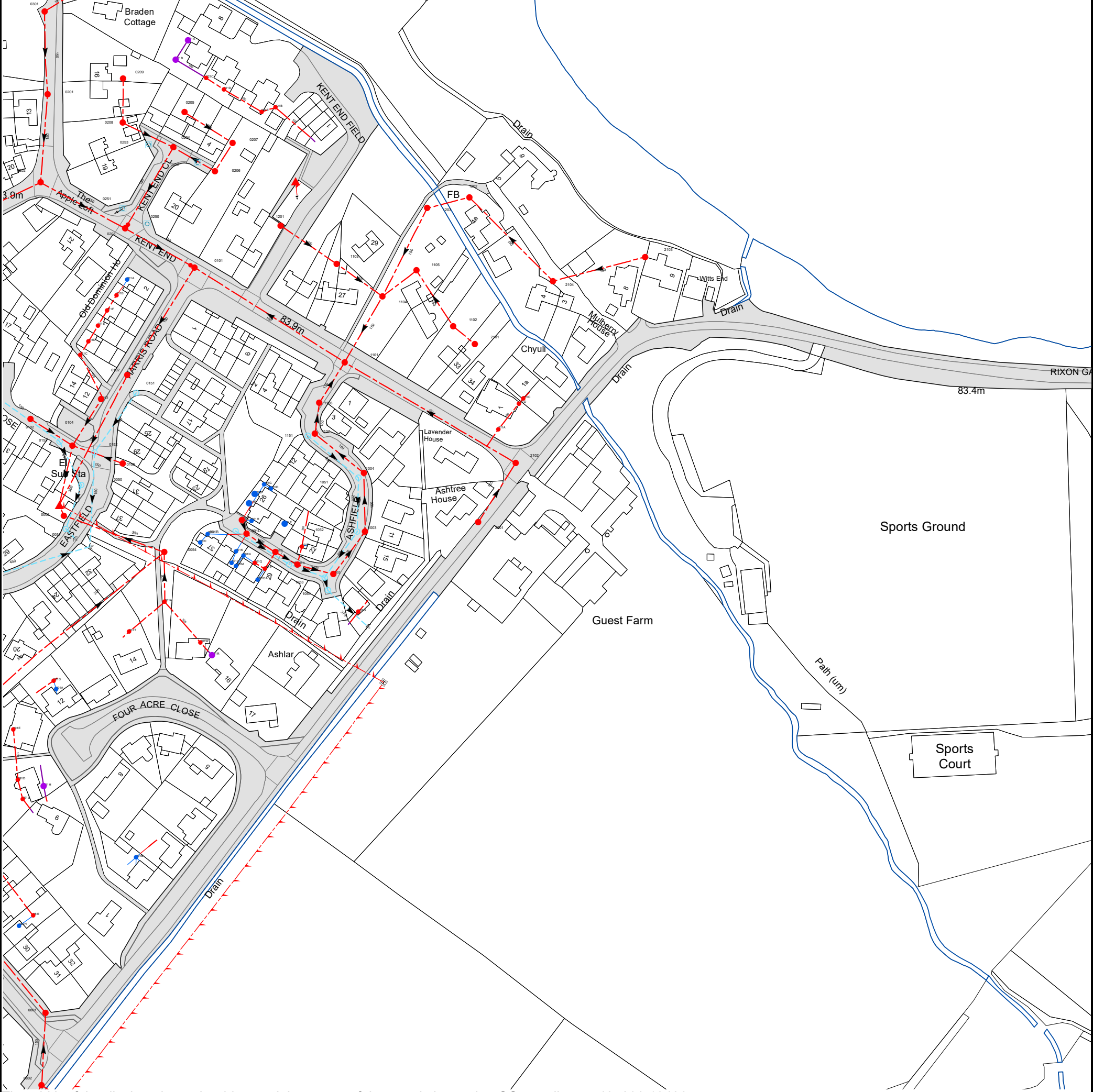
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

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

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

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



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 405230,194065
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
9102	83.89	82.29
0202	83.98	81.13
0153	83.74	82.64
0002	83.64	78.88
0051	83.52	82.24
0104	83.58	81.14
011C	n/a	n/a
0050	83.64	82.56
011D	n/a	n/a
0152	83.51	83.07
011E	n/a	n/a
0103	83.92	81.56
011F	n/a	n/a
011B	n/a	n/a
0105	83.58	82.37
0251	n/a	83.29
0203	83.95	80.79
011A	n/a	n/a
0102	83.92	79.2
0151	83.95	83.22
0250	n/a	83.43
0054	83.66	79.06
0101	84.02	79.69
0252	n/a	83.2
001I	n/a	n/a
001J	n/a	n/a
0206	83.88	82.81
991E	n/a	n/a
991D	n/a	n/a
2101	83.67	82.7
2001	83.8	82.2
211A	n/a	n/a
2102	83.69	81.53
211D	n/a	n/a
211C	n/a	n/a
2104	83.42	81.84
2103	83.89	82.34
001B	n/a	n/a
001K	n/a	n/a
001C	n/a	n/a
001D	n/a	n/a
001F	n/a	n/a
001H	n/a	n/a
001E	n/a	n/a
001G	n/a	n/a
101D	n/a	n/a
101B	n/a	n/a
1201	83.75	82.79
101E	n/a	n/a
101F	n/a	n/a
1151	84.06	82.86
1107	84.06	81.41
1106	84.11	81.3
1103	83.79	82.25
1101	83.95	80.48
1052	83.69	82.58
1051	83.88	82.68
1004	83.88	81.65
1003	83.68	81.88
1104	83.7	80.63
1105	83.74	82.04
1203	83.63	80.98
1102	83.4	82.49
1202	83.35	81.25
0204	83.74	82.35
0253	n/a	83.19
0207	83.85	83.03
0208	84.15	83
0205	84.13	83.52
021E	n/a	n/a
121B	n/a	n/a
0201	84.08	81.46
021D	n/a	n/a
0209	84.21	.72
021C	n/a	n/a
021B	n/a	n/a
021A	n/a	n/a
0301	83.81	81.89
0802	83.67	81.09
0801	83.47	80.62
981H	n/a	n/a
981I	n/a	n/a
091B	n/a	n/a
991C	n/a	n/a
991H	n/a	n/a
091A	n/a	n/a
001S	n/a	n/a
001R	n/a	n/a
001W	n/a	n/a
001T	n/a	n/a
101G	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
001A	n/a	n/a
1054	83.47	82.41
001O	n/a	n/a
1053	83.51	82.44
1002	83.58	82.07
001P	n/a	n/a
001M	n/a	n/a
101C	n/a	n/a
101A	n/a	n/a
001Q	n/a	n/a
001L	n/a	n/a
001N	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

	Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Storm Sewer
	Sludge Sewer
	Foul Trunk Sewer
	Surface Trunk Sewer
	Combined Trunk Sewer
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Vacuum
	Thames Water Proposed
	Vent Pipe
	Gallery

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

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

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

Sewer Fittings

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

	Air Valve		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

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

	Ancillary		Drop Pipe
	Control Valve		Weir

End Items

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

	Inlet		Outfall
	Undefined End		

Other Symbols

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

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

Areas

Lines denoting areas of underground surveys, etc.

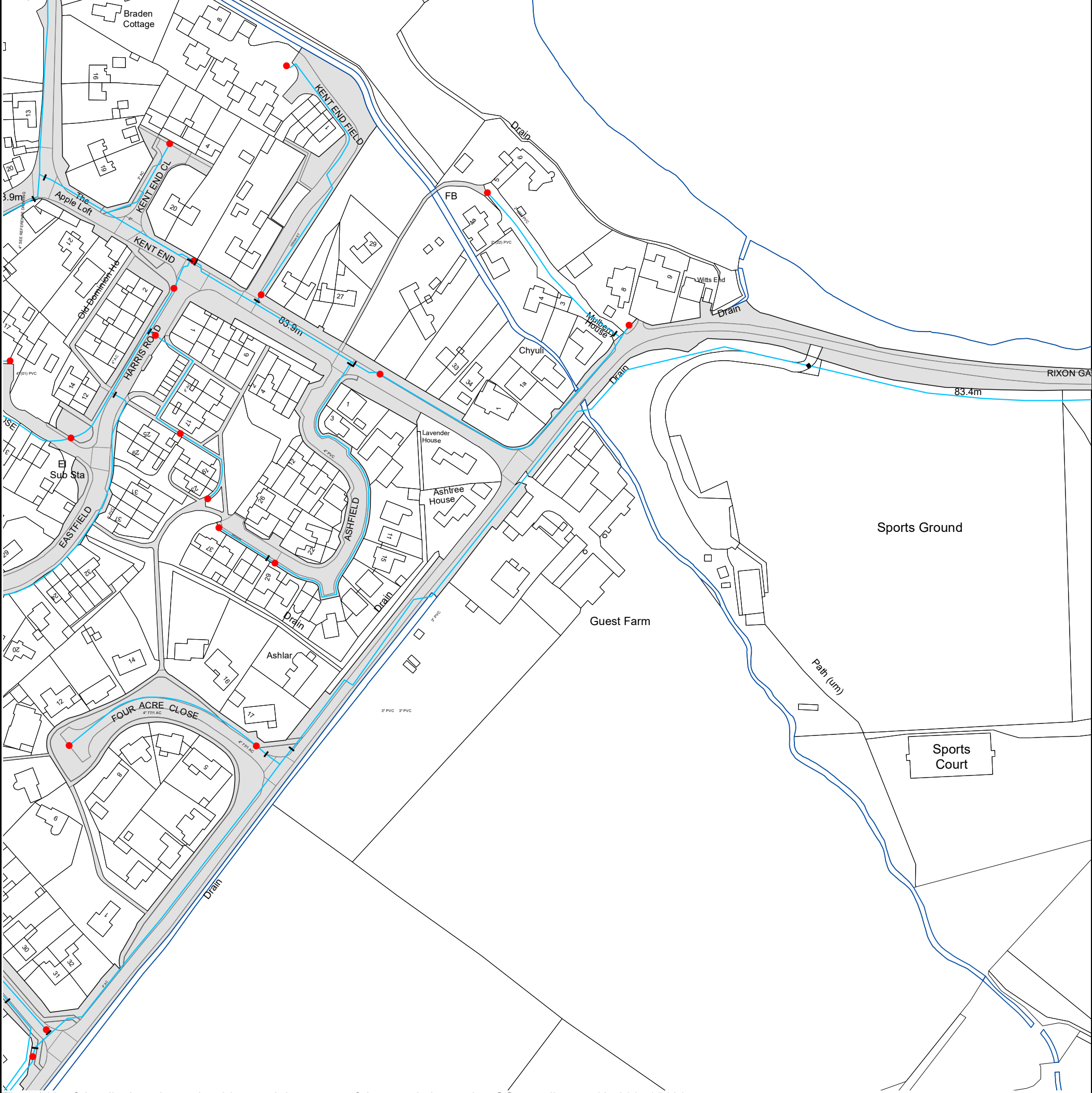
	Agreement
	Chamber
	Operational Site

Ducts or Crossings

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

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

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 405230, 194065.

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

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Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

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

Valves

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

Hydrants

- Single Hydrant

Meters

- Meter

End Items

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

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

Operational Sites

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

Other Symbols

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

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

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

APPENDIX D

EXISTING LEVELS



KEY - TOPO

[illegible]

SCALE



CLIENT C/D:



Guest Farm
Rixon Gate
Ashton Keynes
SN6 6PH

SURVEYED BY: MS	DRAWING TITLE: Topographic
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DRAWING NO:	P-0916-T	DATE SURVEYED:	15-09-2025
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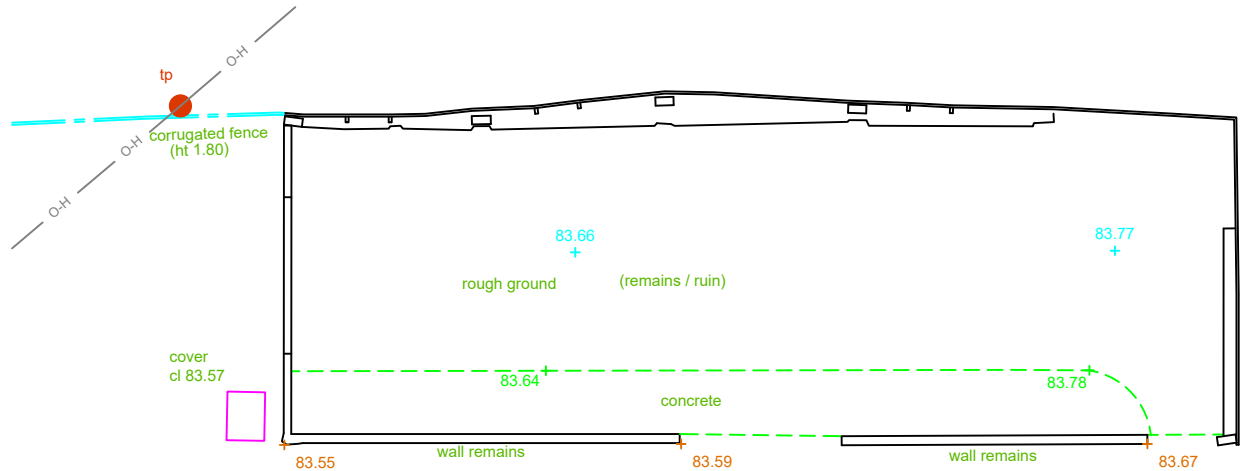
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NOTES

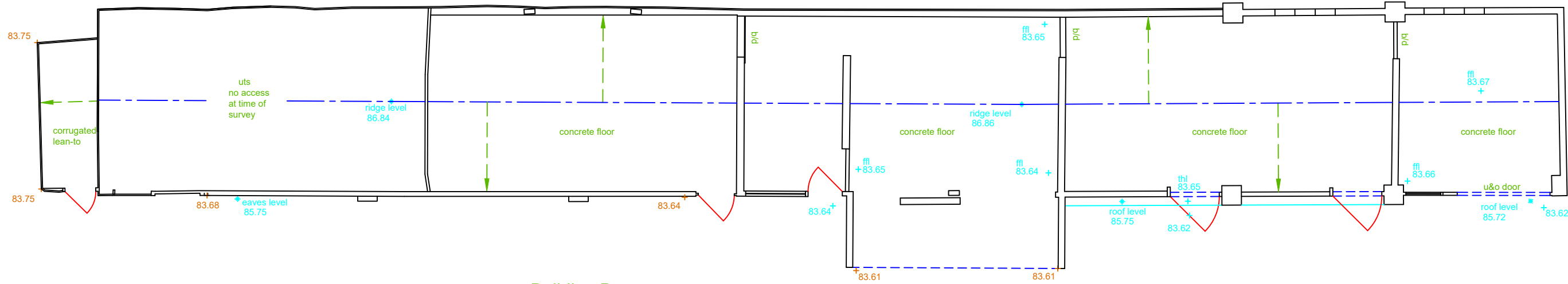
ALL LEVELS ARE IN METRES RELATED TO OSGB36(15) DATUM USING LEICA GNSS RECEIVER
SURVEY SHOWN IN BASIC DETAIL ONLY. FOR INTENDED USE ONLY.

KEY - BUILDING

PFL	FINISHED FLOOR LEVEL	BGP	BREAK GLASS POINT
TN	THRESHOLD LEVEL	FHS	FIRE HOSE REEL
FX	FLOOR TO HEAD HEIGHT	FX	FIRE EXTINGUISHER
PS	FLOOR TO SILL HEIGHT	S	SMOKE
UL	UNDERSIDE LEVEL	SD	SMOKE DETECTOR
ULR	UNDERSIDE LEVEL	BD	BONDING
DH	DOOR HEIGHT	BS	FIRE BELL
AH	ARCH HEAD HEIGHT	CS	CONCRETE SWITCH
SP	SPRINKLING POINT HEIGHT	SS	SINGLE SOCKET
RAD	RADIATOR	DS	DOUBLE SOCKET
HTR	HEATER	EL	EMERGENCY LIGHT
HWT	HOT WATER TANK	LF	LIGHT FITTING
BLR	BOLTER	LS	LIGHT SWITCH
WC	TOILET	T	TELEPHONE POINT
WC	WASH BASIN	TV	AERIAL POINT
SHR	SHOWER	SP	DOWN PIPE
BSOT	BIDET	WPP	RAIN WATER PIPE
UR	URINAL	VP	VENT PIPE
HD	HAND DRYER	WP	WASTE PIPE
WF	WATER FOUNTAIN	AL	ALARM
RL	ROOF LIGHT	AB	AIR BRICK
SLR C	SUPPLYING CEILING	W	WATER
DB	DISTRIBUTION BOARD	WM	WATER METER
FP	FIRE PLACE	BD	BLOCKED DOOR
EMTR	ELECTRICITY METER	BW	BLOCKED WINDOW
GMTR	GAS METER	BR	BRICK
RMH	ROOM HEIGHT	QT	QUARRY TILES
CONC	FLOORBOARD & DIRECTION	CONC	CONCRETE
V		TOW	TOP OF WALL
		V	VENT



Building A



ALL LEVELS ARE IN METRES RELATED TO OSGB36(15) DATUM USING LEICA GNSS RECEIVER
SURVEY SHOWN IN BASIC DETAIL ONLY, FOR INTENDED USE ONLY.

ALL LEVELS ARE IN METRES RELATED TO OSGB36(15) DATUM USING LEICA GNSS RECEIVER
SURVEY SHOWN IN BASIC DETAIL ONLY, FOR INTENDED USE ONLY.

FFL	FINISHED FLOOR LEVEL	BGP	BREAK GLASS POINT
FTH	THIRD FLOOR HEAD	FGP	FIRE GROUND
FHL	FLOOR TO HEAD HEIGHT	FEX	FIRE EXTINGUISHER
UHL	UNDERHEAD LIGHT	BS	BELL SMOKE
US	UNDER SIGHT	BSM	SMOKE DETECTOR
UDH	UNDER DOOR HEIGHT	BRK	BROKEN
UD	UNDER DOOR	FB	FIRE BELL
UDH	UNDER DOOR HEIGHT	CS	CORRUMPT SWITCH
UDH	UNDER DOOR HEIGHT	SL	SINGLE SOCKET
UDH	UNDER DOOR HEIGHT	DS	DOUBLE SOCKET
UDH	UNDER DOOR HEIGHT	EL	EMERGENCY LIGHT
UDH	UNDER DOOR HEIGHT	LF	LIGHT FIXTURE
UDH	UNDER DOOR HEIGHT	LP	LIGHT SWITCH
UDH	UNDER DOOR HEIGHT	TELECOM	TELECOM POINT
UDH	UNDER DOOR HEIGHT	ATP	AIR TRIP POINT
UDH	UNDER DOOR HEIGHT	DP	DOWN PIPE
UDH	UNDER DOOR HEIGHT	PP	RAIN WATER PIPE
UDH	UNDER DOOR HEIGHT	VVP	VENT PIPE
UDH	UNDER DOOR HEIGHT	VP	VENT PIPE
UDH	UNDER DOOR HEIGHT	AL	ALARM
UDH	UNDER DOOR HEIGHT	AW	AIR WORK
UDH	UNDER DOOR HEIGHT	W	WATER
UDH	UNDER DOOR HEIGHT	WM	WATER MAIN
UDH	UNDER DOOR HEIGHT	BD	BLOCKED DOOR
UDH	UNDER DOOR HEIGHT	BU	BLOCKED WINDOW
UDH	UNDER DOOR HEIGHT	BRK	CRACKED WINDOW
UDH	UNDER DOOR HEIGHT	CT	QUARRY TILES
UDH	UNDER DOOR HEIGHT	CONC	CONCRETE
UDH	UNDER DOOR HEIGHT	TOP OF WALL	TOP OF WALL
UDH	UNDER DOOR HEIGHT	VENT	VENT



Guest Farm
Rixon Gate
Ashton Keynes
SN6 6PH

SURVEYED BY: MS	DRAWING TITLE: EXISTING PLANS
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DRAWING NO:	P-0916-T	DATE SURVEYED:	15-09-2025
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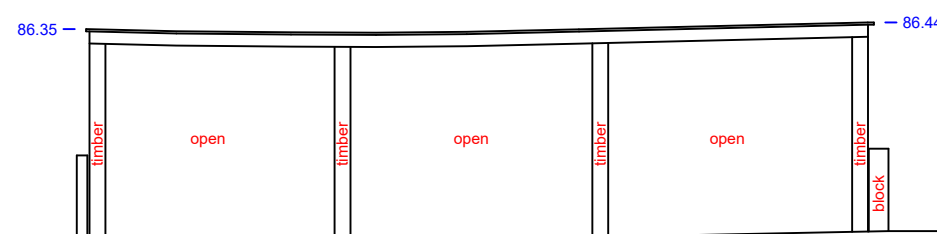
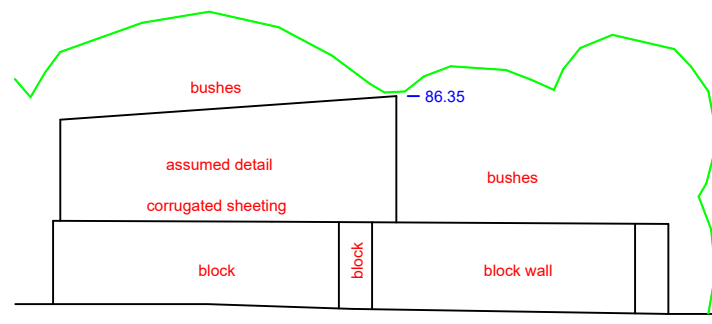
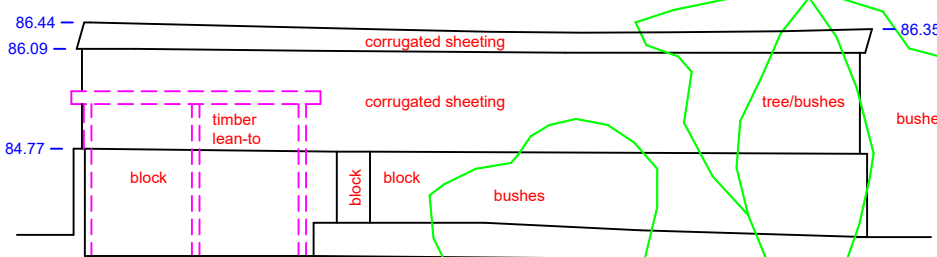
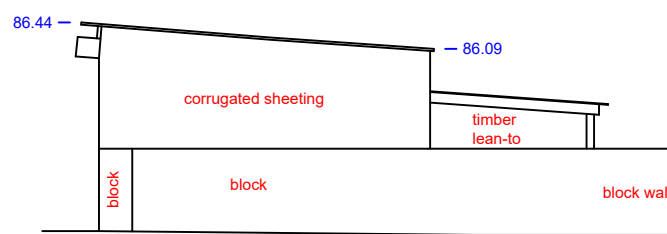
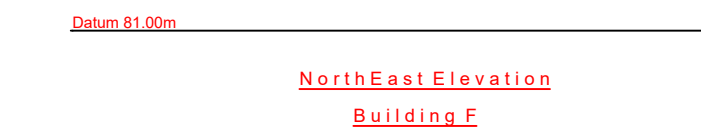
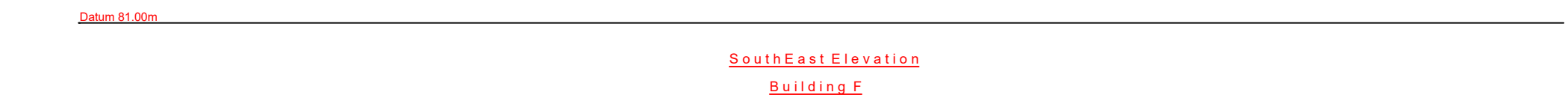
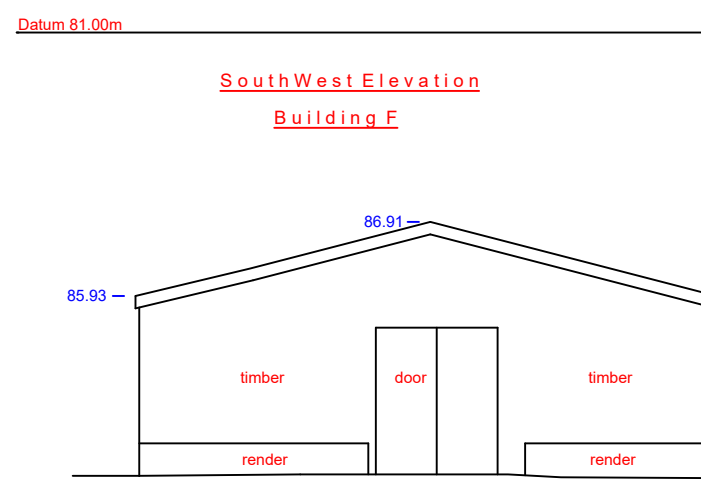
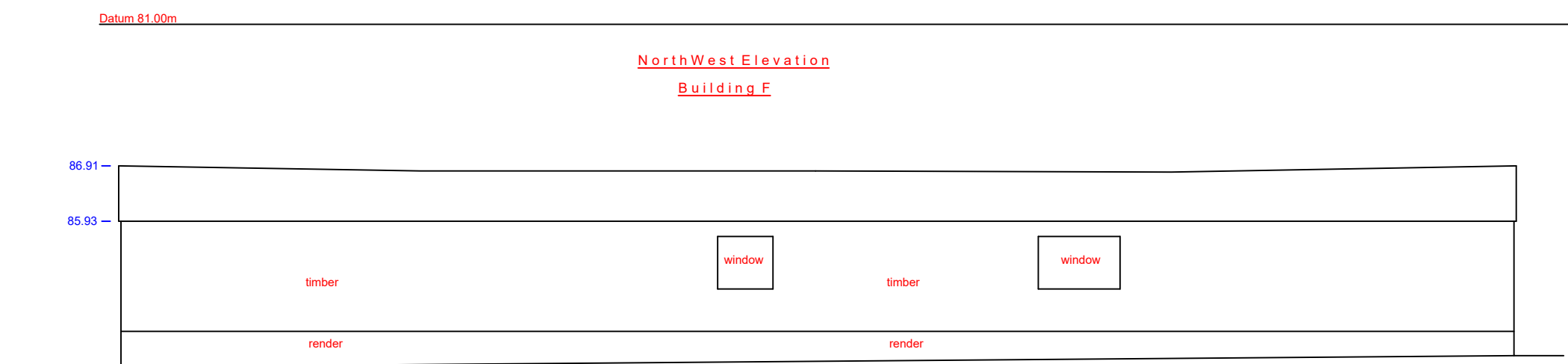
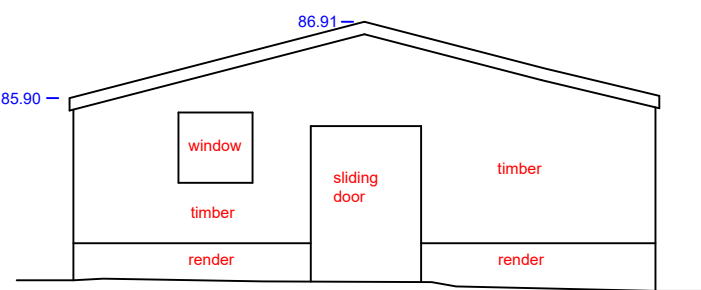
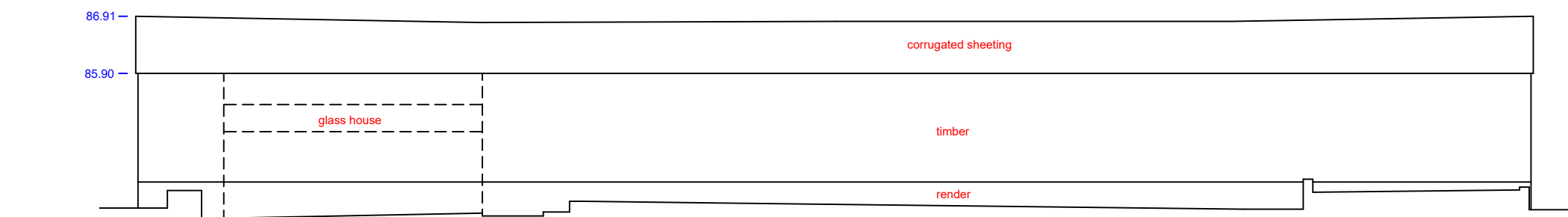
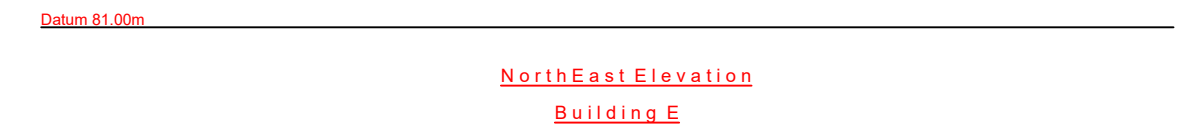
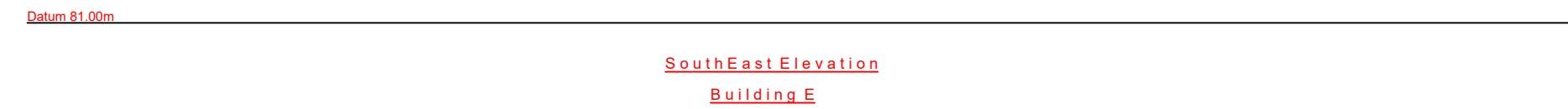
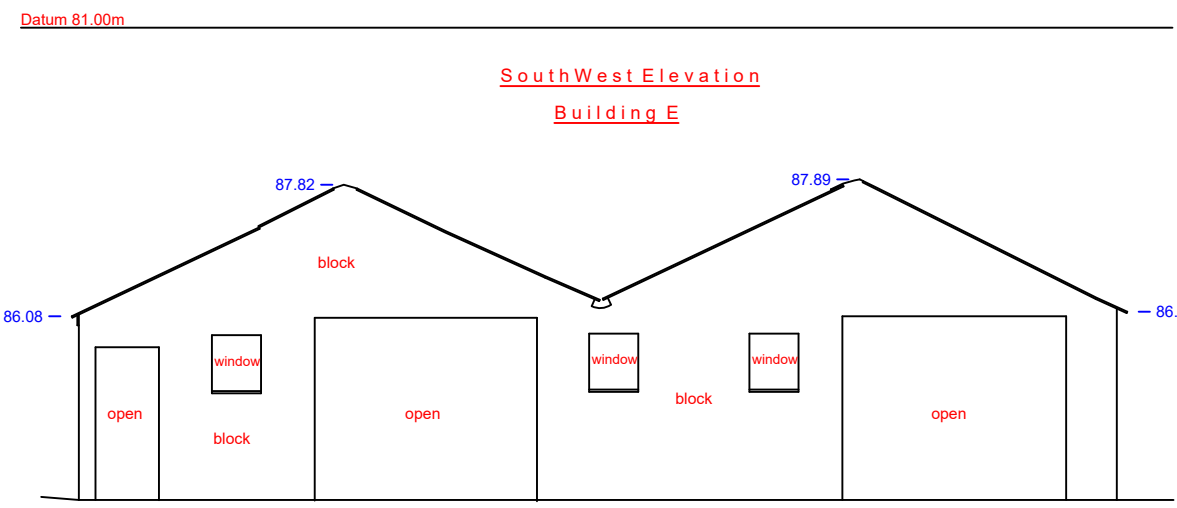
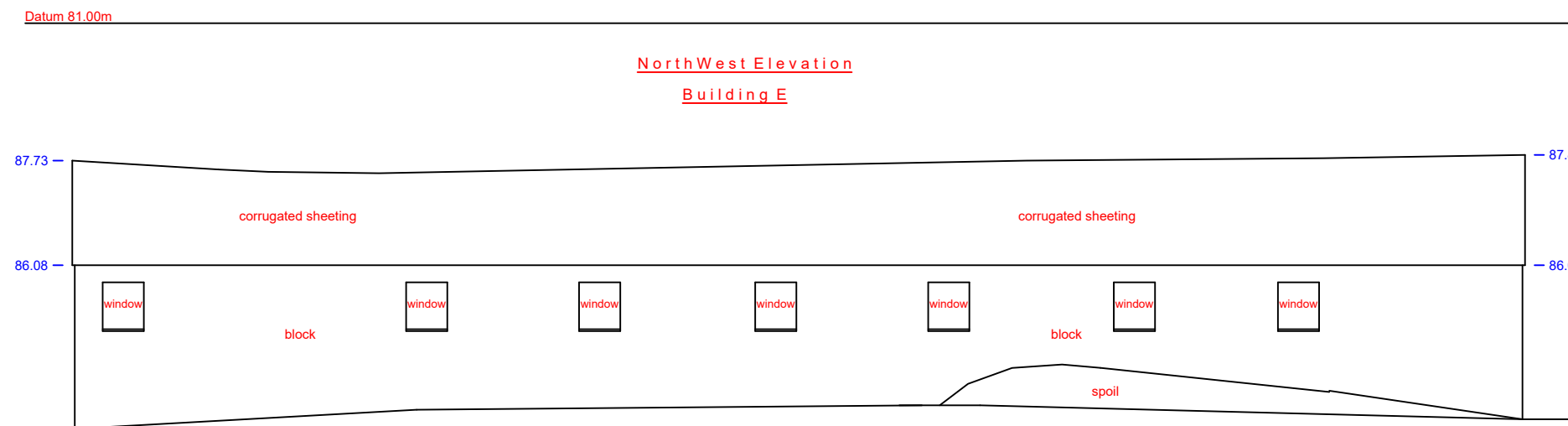
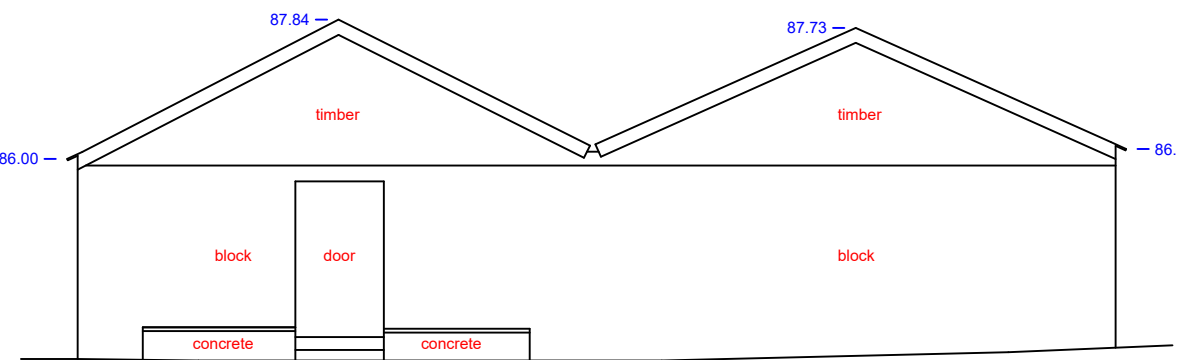
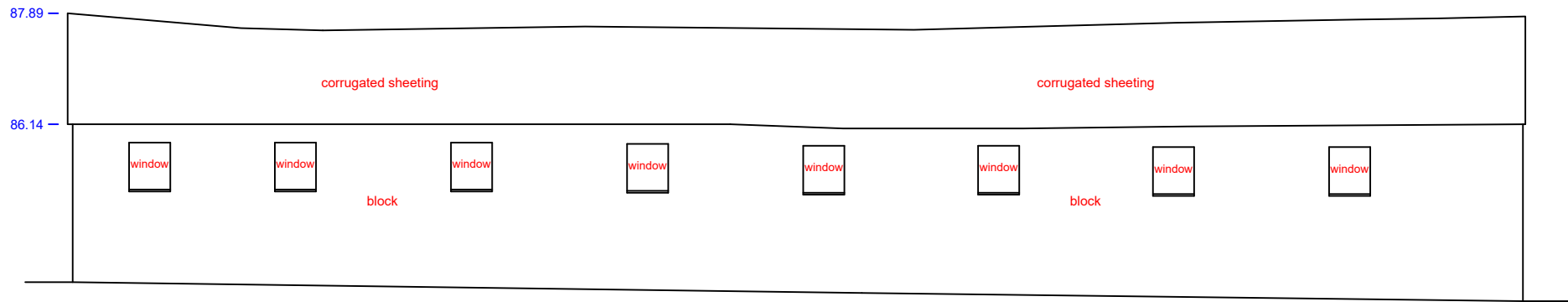
SCALE:	1:100 @A1	SHEET NO:	3 OF 4
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NOTES

ALL LEVELS ARE IN METRES RELATED TO OSGB36(15) DATUM USING LEICA GNSS RECEIVER
SURVEY SHOWN IN BASIC DETAIL ONLY, FOR INTENDED USE ONLY.

KEY - BUILDING

PFL	FINISHED FLOOR LEVEL	BGP	BREAK GLASS POINT
TFL	THRESHOLD LEVEL	FHS	FIRE HOSE REEL
FH	FLOOR TO HEAD HEIGHT	FX	FIRE EXTINGUISHER
FS	FLOOR TO SILL HEIGHT	S	SMOKE
UL	UNDERSIDE LEVEL	SD	SMOKE DETECTOR
URL	UNDERSIDE LEVEL	BND	BONDING
DH	DOOR HEIGHT	FB	FIRE BELL
AH	ARCH HEAD HEIGHT	CS	COORNER SWITCH
SP	SPRINKLING POINT HEIGHT	SS	SINGLE SOCKET
RAD	RADIATOR	DS	DOUBLE SOCKET
HTR	HEATER	EL	EMERGENCY LIGHT
HWT	HOT WATER TANK	LF	LIGHT FITTING
BLR	BOLTER	LS	LIGHT SWITCH
WC	TOILET	TP	TELEPHONE POINT
WB	WASH BASIN	TV	AERIAL POINT
SHR	SHOWER	SP	DRAIN PIPE
BST	BIDET	RP	RAIN WATER PIPE
UR	URINAL	VP	VENT PIPE
HD	HAND DRYER	WP	WASTE PIPE
WF	WATER FOUNTAIN	AL	ALARM
RL	ROOF LIGHT	AB	AIR BRICK
SLR.C	SUPPLEMENTARY CEILING	W	WATER
DB	DISTRIBUTION BOARD	WM	WATER METER
FP	FIRE PLACE	BD	BLOCKED DOOR
EMTR	ELECTRICITY METER	SW	BLOCKED WINDOW
GMTR	GAS METER	BR	BRICK
CONC	CONCRETE	QT	QUARRY TILES
FLOORBOARD & DIRECTION		CONC	CONCRETE
		TOW	TOP OF WALL
		V	VENT



SCALE

1:100 5m

CLIENT G/O: **Jay Architects**

SITE LOCATION: **Guest Farm
Rixon Gate
Ashton Keynes
SN6 6PH**

SURVEYED BY: **MS** DRAWING TITLE: **EXISTING PLANS**

DRAWING NO: **P-0916-T** DATE SURVEYED: **15-09-2025**

SCALE: **1:100 @A1** SHEET NO: **4 OF 4**

APPENDIX E

EA PRODUCT 4 FLOOD LEVEL DATA

Kris Tovey

Our ref: EIR2026/01551

kristovey@k-ten.co.uk

Date: 20 January 2026

Dear Kris Tovey,

RE: Environmental Information Regulations: EIR2026/01551

Thank you for your request for information regarding Flood risk assessment data (product 4) reference VK5Y2YJWPCTP for SN6 6PH, which we received on 12 January 2026.

We respond to requests for information that we hold under the Environmental Information Regulations 2004 (EIR). The Regulations requires that we respond to requests by advising you whether information is held or not, and if so by providing you with that information.

Information provided - Provision of Modelled Flood Levels for: SN6 6PH

Please find attached to the covering email the requested data (referred to as product 4).

Please be aware that the Environment Agency supply data, but we do not interpret it for use in a Flood Risk Assessment. Flood Risk Assessment's should be completed by a suitably competent and qualified person.

You may be interested in the following guidance / information publicly available:

1. **'Planning Practice Guidance'** - provides information about planning considerations in areas at risk of flooding. <https://www.gov.uk/government/collections/planning-practice-guidance>
2. **'Planning applications: assessing flood risk'** - information about completing Flood Risk Assessments. <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>
3. **'Site specific flood risk assessment: Checklist'** – a checklist to help ensure you have considered all the relevant factors in your flood risk assessment. <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section>
4. **'Using modelling for flood risk assessments'** – provides information regarding the use of modelling in flood risk assessments when applying for planning permission. <https://www.gov.uk/guidance/using-modelling-for-flood-risk-assessments>

Please note that our historic flood event maps may not be comprehensive. We would therefore advise that you make further enquiries locally with specific reference to flooding at your location. You should consider contacting the relevant Local Planning Authority and/or water/sewerage undertaker for the area.

Please be aware that flooding can come from different sources. Examples of these are:

- from rivers or the sea
- surface water (i.e. rainwater flowing over or accumulating on the ground before it is able to enter rivers or the drainage system)
- overflowing or backing up of sewer or drainage systems which have been overwhelmed
- groundwater rising up from underground aquifers

You can find recorded flood outlines for this location via the link below:

<https://data.gov.uk/dataset/recorded-flood-outlines1>

You can find the historic flood map for this location via the link below:

<https://data.gov.uk/dataset/historic-flood-map1>

Please note, that the new Flood Map for Planning service, published 25 March 2025, is available to view and export maps for your site. For product 4s produced before the 25 March 2025, we recommend that you check and request a new Flood Map for Planning, via [Flood map for planning - GOV.UK](#)

Please be aware that from 20th July 2021 the climate change allowances required in flood risk assessments have been updated. We recommend that you discuss your proposals with the Local Planning Authority at the earliest opportunity. They will be able to advise you on a wide range of planning matters in addition to flood risk.

Due to recent changes in guidance on the allowances for climate change, the 20% increase in river flows should no longer to be used for development design purposes. The data included in this product can be used for interpolation of levels as part of an intermediate level assessment. For further advice on the new allowances please visit <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

Please refer to the table below for the permitted use of the supplied information.

Name	Product 4
Description	Detailed Flood Risk Assessment Map for SN6 6PH
Licence	Open Government Licence
Information Warning - OS background mapping	<i>The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply to this background mapping. You are granted a non-exclusive, royalty free, revocable licence solely to view the</i>

	<i>Licensed Data for non-commercial purposes for the period during which the Environment Agency makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.</i>
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2017 Ordnance Survey 100024198.

It should be noted that the extents of our modelling may not reach your site and may have been provided for access and egress purposes.

I hope that we have correctly interpreted your request.

Yours sincerely,

Jodie Whiting
Thames Area Customers and Engagement Team

To report environmental problems please visit www.gov.uk/report-environmental-problem or call the incident hotline on 0800 80 70 60

Please tell us how we did

To help improve your experience as a customer we are currently gathering feedback. If you would like to take part in a short customer satisfaction survey, please click the link below:
[Environment Agency FOI Customer Satisfaction Survey](#)

Product 4 (Detailed Flood Risk) for SN6 6PH

Our Ref: EIR202601551

Product 4 is designed for developers where Flood Risk Standing Advice FRA (Flood Risk Assessment) Guidance Note 3 Applies. This is:

- i) "all applications in Flood Zone 3, other than non-domestic extensions less than 250 sq metres; and all domestic extensions", and
- ii) "all applications with a site area greater than 1 ha" in Flood Zone 2.

Product 4 includes the following information:

Ordnance Survey 1:25k colour raster base mapping;
Flood Zone 2 and Flood Zone 3;
Relevant model node locations and unique identifiers (for cross referencing to the water levels, depths and flows table);
Model extents showing *defended* scenarios;
FRA site boundary (where a suitable GIS layer is supplied);
Flood defence locations (where available/relevant) and unique identifiers; (supplied separately)
Flood Map flood storage areas (where available/relevant);
Historic flood events outlines (where available/relevant, not the Historic Flood Map) and unique identifiers;

Statutory (Sealed) Main River (where available within map extents);

A table showing:

- i) Model node X/Y coordinate locations, unique identifiers, and levels and flows for *defended* scenarios.
- ii) Flood defence locations unique identifiers and attributes; (supplied separately)
- iii) Historic flood events outlines unique identifiers and attributes; and
- iv) Local flood history data (where available/relevant).

Please note:

If you will be carrying out computer modelling as part of your Flood Risk Assessment, please request our guidance which sets out the requirements and best practice for computer river modelling.

This information is based on that currently available as of the date of this letter. You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

This letter is not a Flood Risk Assessment. The information supplied can be used to form part of your Flood Risk Assessment. Further advice and guidance regarding Flood Risk Assessments can be found on our website at:

<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

If you would like advice from us regarding your development proposals you can complete our pre application enquiry form which can be found at:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Defence information

Defence Location: No defences on Main River

Description: This location is not currently protected by any formal defences and we do not currently have any flood alleviation works planned for the area. However we continue to maintain certain watercourses and the schedule of these can be found on our internet pages.

Model information

EIR202601551

Model: Thames (MRL to St Johns) 2014

Description: The information provided is taken from the Thames (MRL to St Johns Lock) Flood Mapping Study completed in January 2014. The study was carried out using 1D-2D modelling software (ISIS-Tuflow). Model re-run to include new climate change allowances in July 2017. Please note, this model has not modelled the Fairford defences as these were installed after the completion of this modelling.

Model design runs and Mapped Outputs:

- 1 in 5 / 20%
- 1 in 20 / 5% AEP
- 1 in 50 / 2% AEP
- 1 in 100 / 1% AEP
- 1 in 100+15% / 1% AEP with 15% AEP climate change allowance
- 1 in 100+25% / 1% AEP with 20% AEP climate change allowance
- 1 in 100+35% / 1% AEP with 25% AEP climate change allowance
- 1 in 100+35% / 1% AEP with 35% AEP climate change allowance
- 1 in 100+70% / 1% AEP with 70% AEP climate change allowance
- 1 in 1000 / 0.1% AEP

Model accuracy:

Levels $\pm$ 250mm

Hazard Mapping

EIR2026014

Hazard Mapping methodology:

To calculate flood hazard with the debris factor we have used the supplementary note to Flood Risk to People Methodology (see below).

The following calculation is used:

$$HR = d \times (v+0.5) + DF$$

Where HR = flood hazard rating

d = depth of flooding (m)

v = velocity of floodwaters (m/sec)

DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

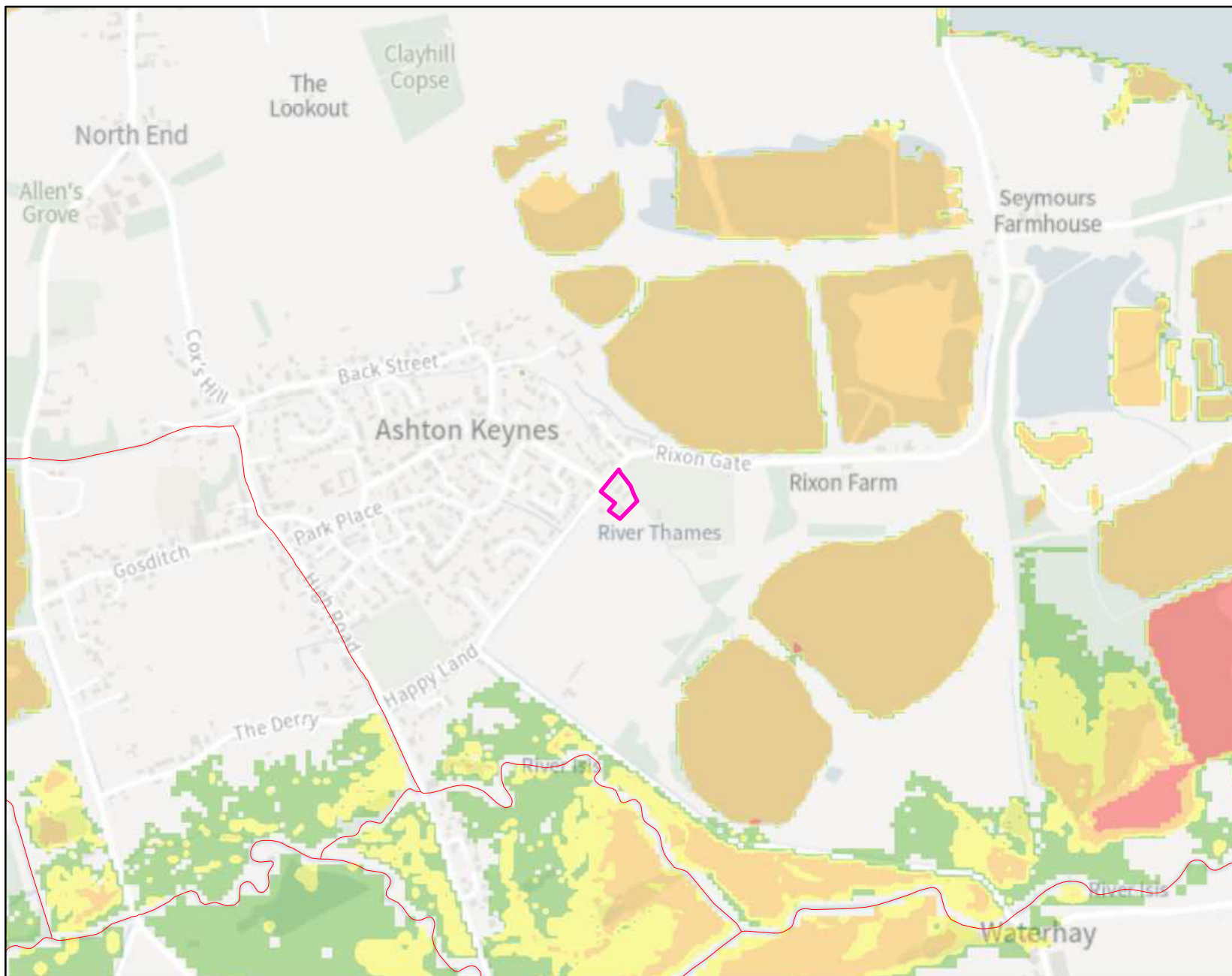
The resultant hazard rating is then classified according to:

Flood Hazard	Colour	Hazard to People Classification
Less than 0.75	Green	Very low hazard - Caution
0.75 to 1.25	Yellow	Danger for some - includes children, the elderly and the infirm
1.25 to 2.0	Orange	Danger for most - includes the general public
More than 2.0	Red	Danger for all - includes the emergency services

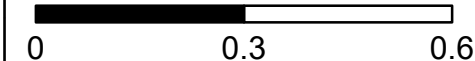
REF: HR Wallingford and Environment Agency (May 2008) Supplementary note of flood hazard ratings and thresholds for development planning and control purpose – Clarification of the Table 113.1 of FD2320/TR2 and Figure 3.2 of FD2321/TR1

35%cc Hazard map centred on SN6 6PH

Created on 19/01/2026 REF: EIR2026/01551



Kilometres



Legend

- Statutory Main Rivers
- Site
- Very low hazard – Caution
- Danger for some – includes children, the elderly a
- Danger for most – includes the general public
- Danger for all – includes the emergency services

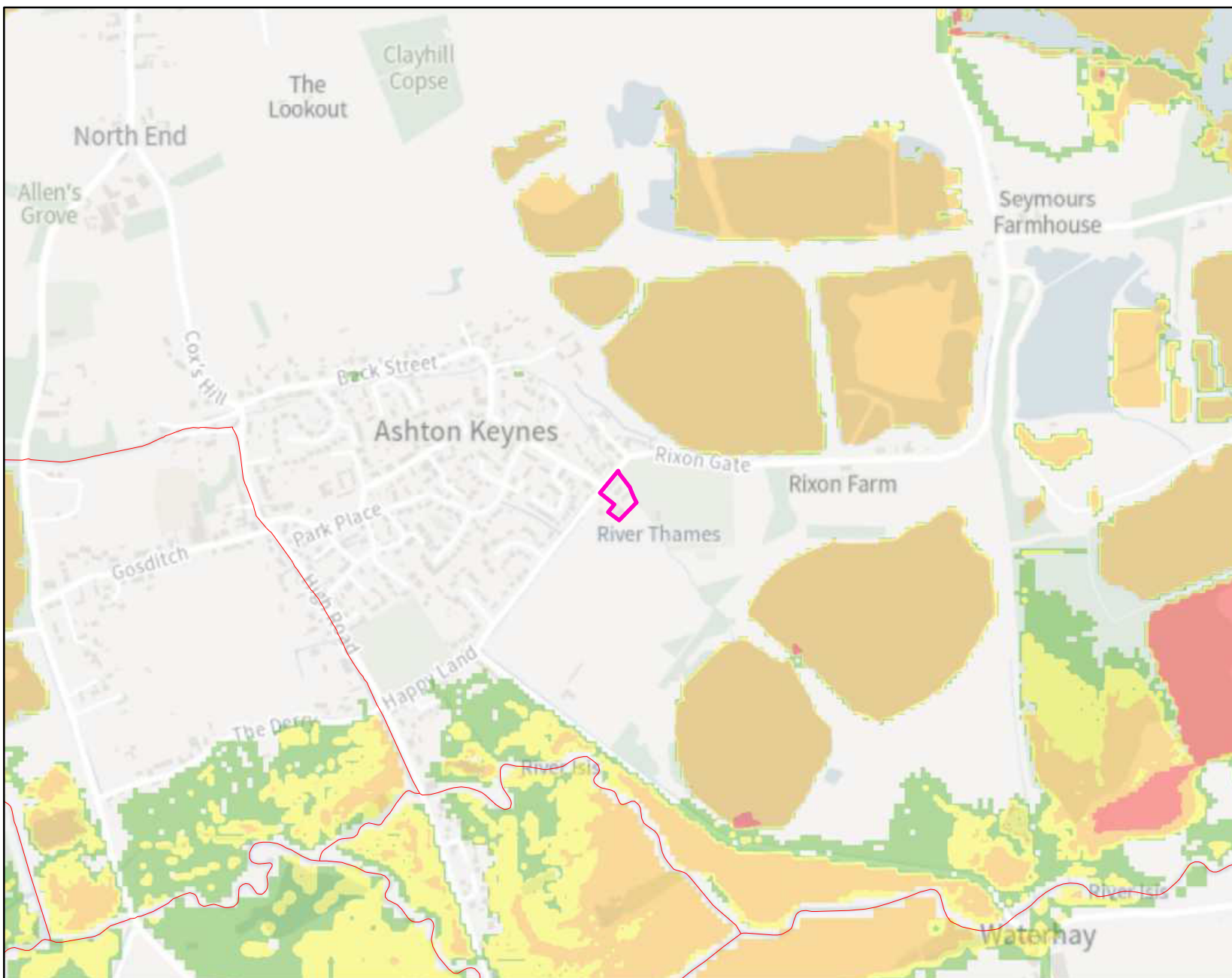
For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

$$HR = d \times (v + 0.5) + DF$$

HR = flood hazard rating
d = depth of flooding (m)
v = velocity of floodwaters (m/sec)
DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

70%cc Hazard map centred on SN6 6PH

Created on 19/01/2026 REF: EIR2026/01551



Kilometres

0 0.3 0.6

Legend

- Statutory Main Rivers
- Site
- Very low hazard – Caution
- Danger for some – includes children, the elderly and the infirm
- Danger for most – includes the general public
- Danger for all – includes the emergency services

For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:
 $HR = d \times (v+0.5) + DF$
HR = flood hazard rating
d = depth of flooding (m)
v = velocity of floodwaters (m/sec)
DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

Flood risk assessment data



Location of site: 405246 / 194076 (shown as easting and northing coordinates)

Document created on: 12 January 2026

This information was previously known as a product 4.

Customer reference number: VK5Y2YJWPCTP

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- past floods
- flood defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Surface water and other sources of flooding

When using the surface water map on the [check your long term flood risk service](#) the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- [reservoir flood risk](#)
- groundwater flood risk - you could use the [British Geological Survey groundwater flooding data](#), [groundwater: current status and flood risk](#) and the guide on [mining and groundwater constraints for development](#) - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Wiltshire.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Thames (MRL to St Johns) 2014

Scenario(s): Defended fluvial, defended climate change fluvial

Date: 1 June 2017

This model contains the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



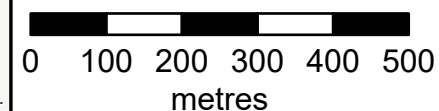
Flood map for planning

Location (easting/northing)
405246/194076

Scale
1:10,000

Created
12 Jan 2026

-  Selected area
-  Main river
-  Flood Zone 3
-  Flood Zone 2



Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

[Download the complete recorded flood outlines dataset](#), which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Wiltshire Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



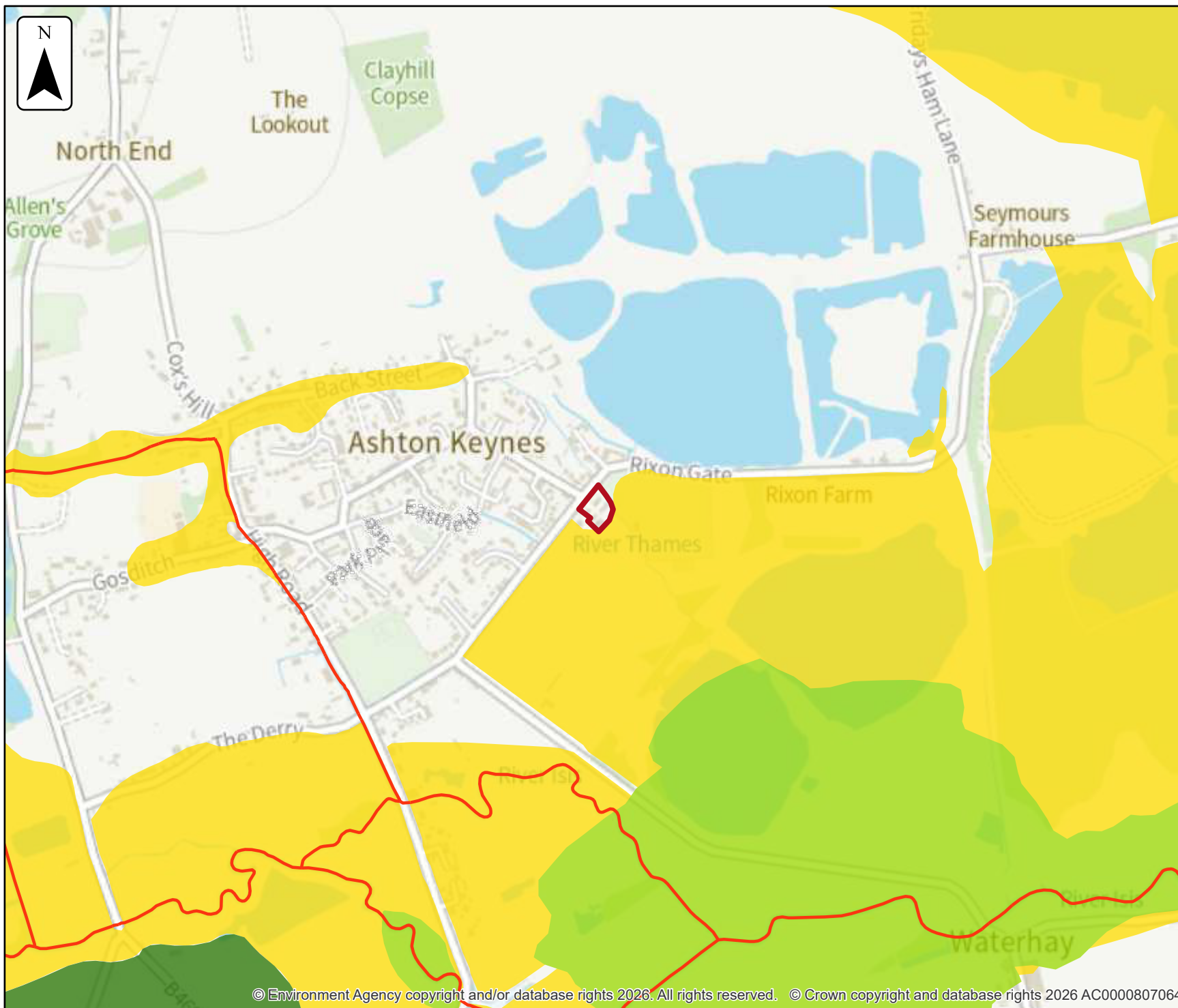
Past floods

Location (easting/northing)
405246/194076

Scale
1:10,000

Created
12 Jan 2026

-  Selected area
-  Main river
- Date of flood event
-  1992
 -  1968
 -  1947



Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
1992	1992	main river	channel capacity exceeded (no raised defences)	No
1968	1968	main river	channel capacity exceeded (no raised defences)	No
1947	1947	main river	channel capacity exceeded (no raised defences)	Yes

Flood defences and attributes

The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is in mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



Flood defences

Location (easting/northing)
405246/194076

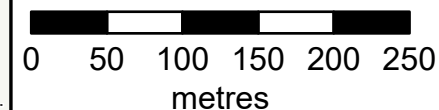
Scale

1:5,000

Created

12 Jan 2026

-  Selected area
-  Main river
-  Flood defence



Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	15560	Wall	5				

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- Defended modelled fluvial: risk of flooding from rivers where there are flood defences
- Defended climate change modelled fluvial: risk of flooding from rivers where there are flood defences, including estimated impact of climate change



Defended climate change modelled fluvial extent

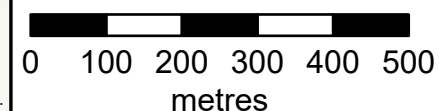
Location (easting/northing)
405246/194076

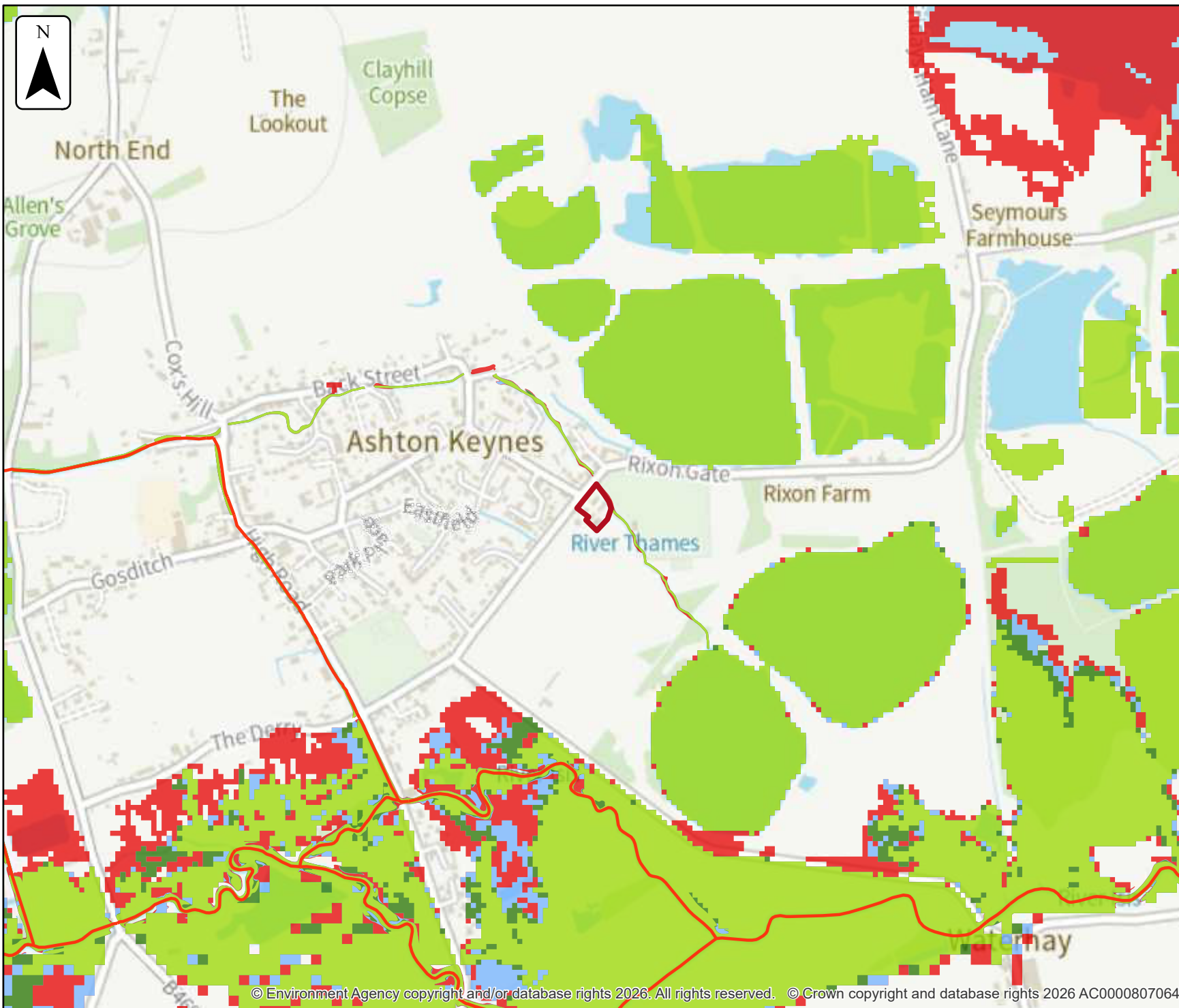
Scale Created
1:10,000 12 Jan 2026

Model name
**Thames (MRL to St
Johns) 2014**

- Selected area
- Main river
- 1% AEP (+15%)
- 1% AEP (+20%)
- 1% AEP (+25%)
- 1% AEP (+35%)
- 1% AEP (+70%)

Flood extents may not be
visible where they overlap
other return periods





Defended modelled fluvial extent

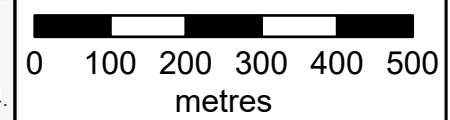
Location (easting/northing)
405246/194076

Scale Created
1:10,000 12 Jan 2026

Model name
Thames (MRL to St Johns) 2014

- Selected area
- Main river
- Modelled flood extent**
 - 5% AEP
 - 2% AEP
 - 1% AEP
 - 0.1% AEP

Flood extents may not be visible where they overlap other return periods





Defended modelled fluvial node locations

Location (easting/northing)
405246/194076

Scale Created
1:2,500 12 Jan 2026

Model name
**Thames (MRL to St
Johns) 2014**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defended

Label	Modelled location ID	Easting	Northing	20% AEP	5% AEP	2% AEP	1% AEP	0.1% AEP
				Level	Level	Level	Level	Level
1	1644327	405194	194201					
2	1645530	405202	194186	82.95	82.98	83.01	83.06	83.20
3	1642453	405222	194158					
4	1641982	405242	194139	82.85	82.92	82.97	83.03	83.19
5	1642646	405247	194125	82.85	82.91	82.97	83.03	83.19
6	1644676	405262	194106					
7	1644408	405275	194084	82.78	82.84	82.90	82.96	83.10
8	1643982	405296	194054					
9	1645656	405318	194024					
10	1643130	405334	193989	82.67	82.73	82.77	82.83	82.95

Data in this table comes from the Thames (MRL to St Johns) 2014 model.
 Level values are shown in mAOD, and flow values are shown in cubic metres per second.
 Any blank cells show where a particular scenario has not been modelled for this location.



Defended climate change modelled fluvial node locations

Location (easting/northing)
405246/194076

Scale Created
1:2,500 12 Jan 2026

Model name
**Thames (MRL to St
Johns) 2014**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defended climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+15%)	1% AEP (+20%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
				Level	Level	Level	Level	Level
1	1644327	405194	194201	83.25		83.25	83.26	83.27
2	1645530	405202	194186	83.10	83.11	83.10	83.14	83.21
3	1642453	405222	194158	83.08		83.08	83.13	83.20
4	1641982	405242	194139	83.07	83.08	83.07	83.12	83.19
5	1642646	405247	194125	83.07	83.08	83.07	83.12	83.19
6	1644676	405262	194106	83.02		83.02	83.07	83.13
7	1644408	405275	194084	83.0	83.01	83.0	83.04	83.10
8	1643982	405296	194054	82.96		82.96	83.0	83.06
9	1645656	405318	194024	82.91		82.91	82.95	83.01
10	1643130	405334	193989	82.86	82.87	82.86	82.89	82.95

Data in this table comes from the Thames (MRL to St Johns) 2014 model.
 Level values are shown in mAOD, and flow values are shown in cubic metres per second.
 Any blank cells show where a particular scenario has not been modelled for this location.

Defended climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+15%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
				Flow	Flow	Flow	Flow
1	1644327	405194	194201	0.21	0.22	0.24	0.27
2	1645530	405202	194186	0.20	0.20	0.22	0.26
3	1642453	405222	194158	0.20	0.20	0.22	0.26
4	1641982	405242	194139	0.20	0.20	0.22	0.26
5	1642646	405247	194125	0.20	0.20	0.22	0.26
6	1644676	405262	194106	0.72	0.72	0.83	1.02
7	1644408	405275	194084	0.72	0.72	0.83	1.02
8	1643982	405296	194054	0.72	0.72	0.83	1.02
9	1645656	405318	194024	0.72	0.72	0.83	1.02
10	1643130	405334	193989	0.72	0.72	0.83	1.02

Data in this table comes from the Thames (MRL to St Johns) 2014 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Wiltshire.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

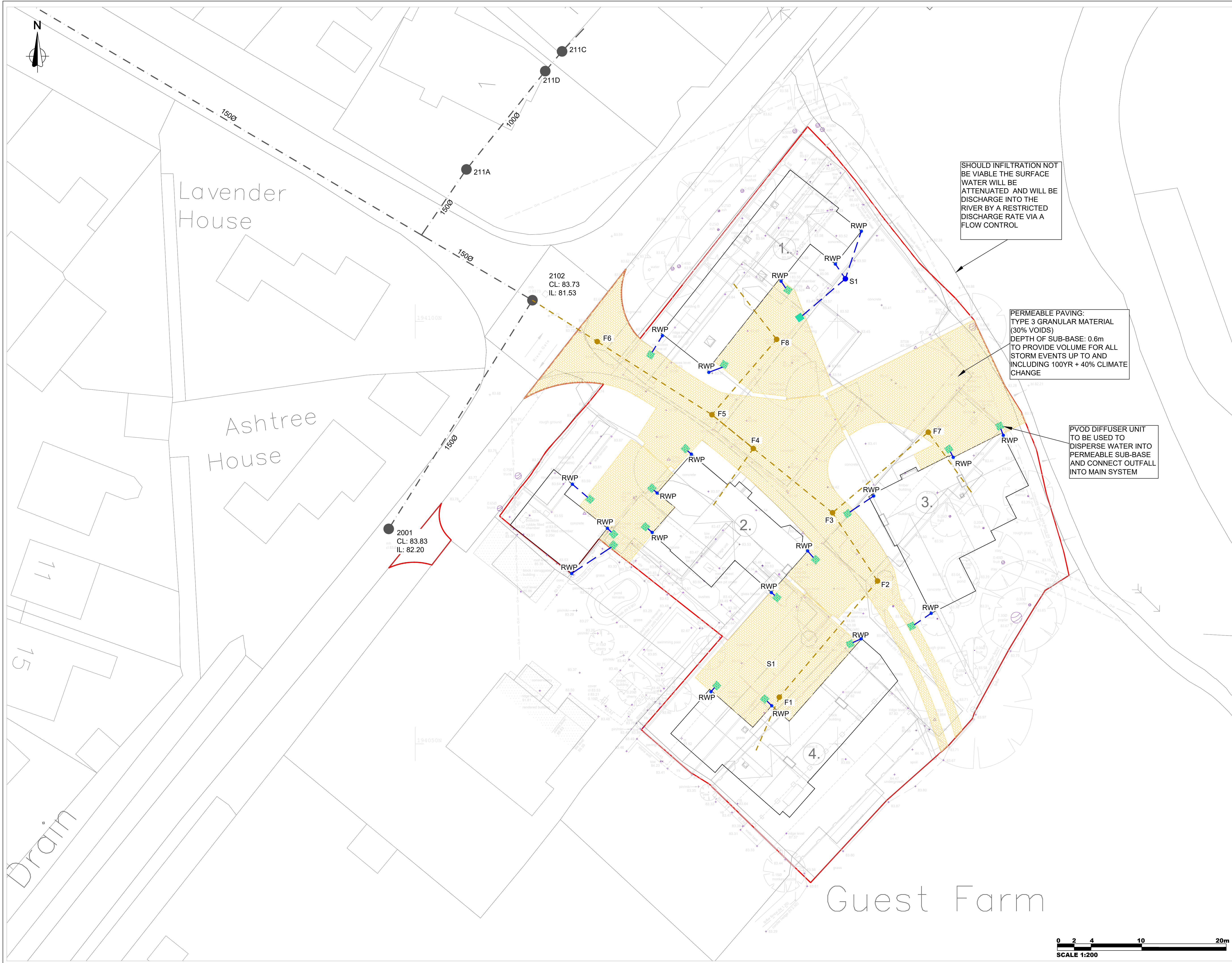
Help and advice

Contact the Thames Environment Agency team at enquiries_thm@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for

APPENDIX F

DRAINAGE STRATEGY



Notes:

1. Do not scale from this drawing. All dimensions are in metres unless noted otherwise.
2. Drawing to be read in conjunction with all other consultants drawings. Any discrepancies are to be reported to the engineer immediately.
3. Position of existing services/statutory undertakers apparatus are to be checked by the contractor prior to starting work.

SHOULD INFILTRATION NOT
BE VIABLE THE SURFACE
WATER WILL BE
ATTENUATED AND WILL BE
DISCHARGE INTO THE
RIVER BY A RESTRICTED
DISCHARGE RATE VIA A
FLOW CONTROL

PERMEABLE PAVING:
TYPE 3 GRANULAR MATERIAL
(30% VOIDS)
DEPTH OF SUB-BASE: 0.6m
TO PROVIDE VOLUME FOR ALL
STORM EVENTS UP TO AND
INCLUDING 100YR + 40% CLIMATE
CHANGE

PVOD DIFFUSER UNIT
TO BE USED TO
DISPERSE WATER INTO
PERMEABLE SUB-BASE
AND CONNECT OUTFALL
INTO MAIN SYSTEM

KEY :

-
-  SITE BOUNDARY
 PROPOSED FOUL DRAINAGE
 PROPOSED STORM DRAINAGE
 PROPOSED PERMEABLE PAVING
 EXISTING FOUL SEWER NETWORK
 PVOD RAINWATER DIFFUSER UNIT

B	12.03.26	LAYOUT REVISION	SJC
A	12.02.26	FIRST ISSUE	SJC
Rev	Date	Details	Drawn

**CLIENT:**

Mr James West

PROJEC

GUEST FARM, RIXON LANE,
ASHTON KEYNES

TITLE:

DRAINAGE LAYOUT

SCALE @ A1: 1:200	DATE: 05.02.26	STATUS: INFORMATION	
JOB NO: 25-4016		DRAWING NO: C001	REVISION: B