

Sustainable Drainage Assessment

Drain as existing (foul water to public sewer network)

Development proposals are for the conversion of an existing building and the construction of a pool. Runoff from the pool and adjacent hard standing areas will be collected via linear drains and discharged into the public foul sewer, subject to confirmation from Thames Water.

As there will be no increase in runoff at the Site as a result of the pool plant building conversion, runoff from this building will be managed via the existing drainage network.



Report prepared for

Joanna Jensen

Site Address

Rectory Garden House
Mildenhall
Wiltshire
SN8 2LU

Date

14/10/2026

Site Area

3500 m²

Grid Reference

420900, 169470

Report Status

FINAL

Report Reference

93892R1

 SuDSmart Plus

Version Control

Report Version	Date	Report Author	Report Checker	Report Reviewer
93892R1	14/10/2026	Annabel Elleray Senior Consultant	James Robinson Principal Consultant	Bob Sargent Associate

1. Executive summary

This report assesses the feasibility of a range of Sustainable Drainage Scheme (SuDS) options in support of the Site development process. A SuDS strategy is proposed to ensure surface water runoff can be managed effectively over the lifetime of the development.

SuDS suitability

Risk	Issue	Result
Runoff destination feasibility	Priority 1: rainwater collected for non-potable use	No
	Priority 2: infiltration to ground	Medium
	Priority 3: discharge to an above ground surface water body	Low
	Priority 4: discharge to surface water sewer	Low
	Priority 5: discharge to combined sewer	Low
Flooding	What is the river (fluvial) and/or tidal flood risk at the Site?	Very Low
	What is the surface water (pluvial) flood risk at the Site?	Very Low
	What is the groundwater flood risk at the Site?	Moderate
Pollution	Is the groundwater a protected resource?	No
	Is the surface water feature a protected resource?	N/A

Summary of existing and proposed development

The Site is currently used within a residential capacity. At present, the Site comprises a detached residential dwelling with associated hard standing, outbuildings and landscaping. Development proposals comprise the construction of a swimming pool to the west of the dwelling, as well as the conversion of the existing garden shelter to a pool plant building.

National Standard 1: Runoff Destinations

Priority 1: collection for non-potable use

In line with DEFRA's national guidance, the potential for the collection of rainwater for non-potable use across the proposed development has been considered.

Given the small scale of the proposed pool plant building, there is limited scope for the collection and re-use of rainwater within the proposed development. As such, rainwater harvesting is not considered to be feasible.

Priority 2: infiltration to ground

GeoSmart's SuDS Infiltration Potential (SD50) map indicates that the Site has a Moderate potential for infiltration, primarily due to the anticipated modest permeability of the underlying geology (Head deposits over chalk bedrock) paired with the likely presence of shallow groundwater. Infiltration to ground is therefore potentially feasible.

However, runoff from the proposed pool and adjacent hard standing is likely to be contaminated by treated pool water, so it has been treated as foul water for the purposes of drainage.

Likewise, proposals are for the change of use of an existing garden shelter into a pool plant building. The modest scale of this building (c. 12 m²) results in it not being associated with an attenuation requirement; instead, it is proposed to drain as existing (assumed to ground).

Priority 3: discharge to above ground surface water body

Ordnance Survey (OS) mapping indicates that a surface water feature (the River Kennet) is located c. 90 m to the south. Given that discharging runoff to this feature would require drainage pipework to cross a significant distance across third-party, urbanised land, it is unlikely to be a suitable discharge destination for runoff from the Site.

Priority 4: discharge to surface water sewer

The asset location plan included in Appendix C confirms that there are no public surface water sewers within the vicinity of the Site that could feasibly be discharged to. As such, discharge to surface water sewer is not considered to be feasible.

Priority 5: discharge to combined sewer

The asset location plan included in Appendix C confirms that there are no public combined sewers within the vicinity of the Site that could feasibly be discharged to. As such, discharge to combined sewer is not considered to be feasible.

Foul sewers are noted along the southern boundary of the Site, as well as c. 5 m east, into which foul water from the pool is proposed to be discharged.

Drainage strategy

As the proposals do not involve any significant external modification to the existing garden building and do not involve any increase in impermeable area, there is no additional surface water runoff attenuation requirement at the Site. Therefore, surface water runoff will be managed by the existing Site drainage network. It is recommended that the existing drainage arrangement for the pool plant building is confirmed (e.g. via a visual inspection) to ensure this is suitable for the development.

It is recognised that rainwater harvesting measures are unlikely to be appropriate given the small scale of the proposed pool planting, and the Site incorporates significant planting and green areas, already providing biodiversity and amenity benefits to occupants of the development.

Runoff from the hard standing areas surrounding the pool will be treated as foul water as it is anticipated that they will mix with treated water from the pool. Therefore, runoff from these areas will be collected by linear drains and discharged into foul sewer network via an existing connection where feasible.

The pool should not be emptied regularly to prevent damage to the pool from uplift pressure. Water from partial draining, as part of pool cleaning and maintenance procedures, could be used for water re-use (e.g. for the watering of plants), although de-chlorination would be required to treat the water prior to this. The pool installer should advise on the required maintenance procedure and opportunities for water re-use.

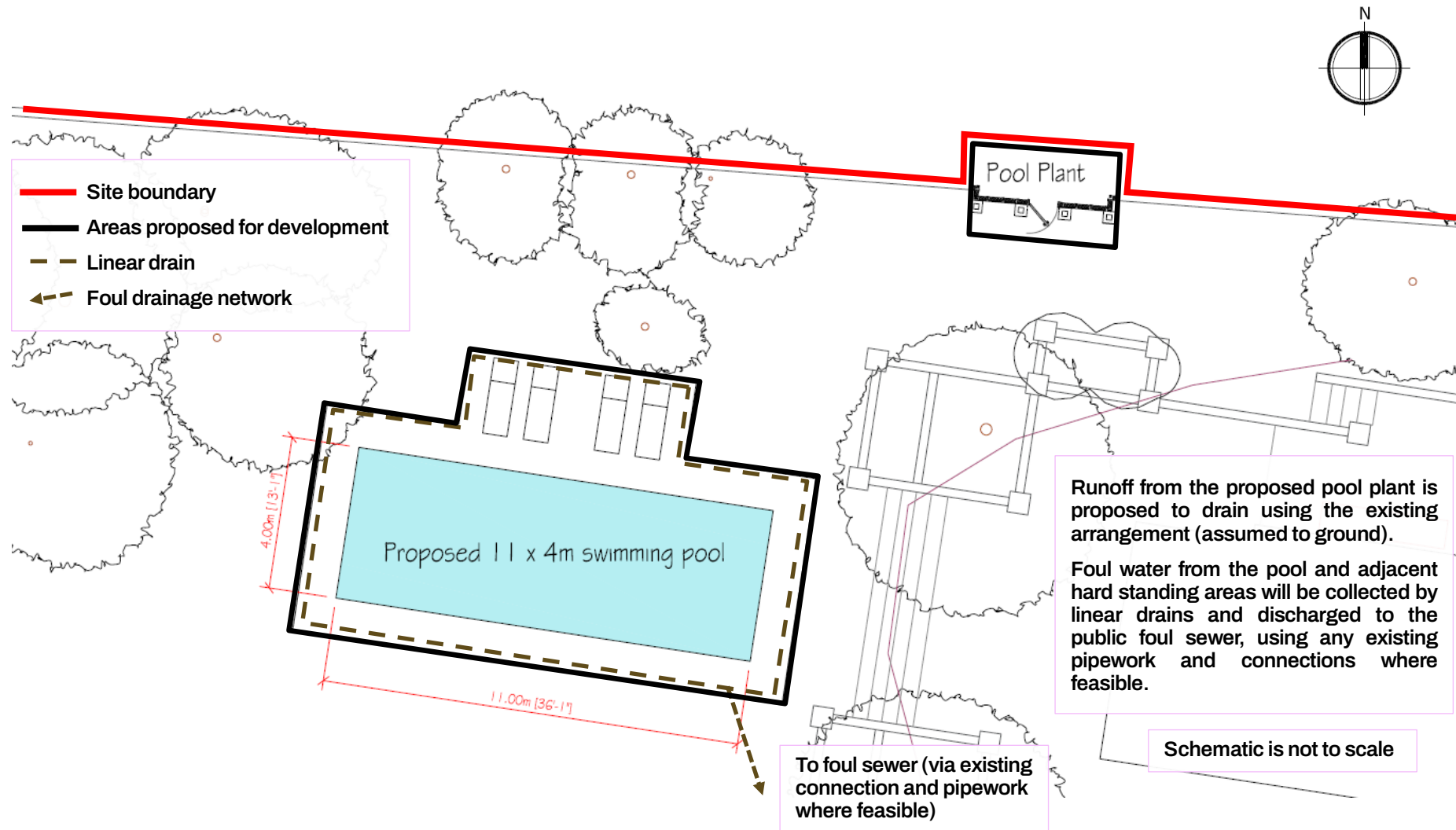
A schematic is shown overleaf.

Recommendations / Next steps

The existing drainage arrangement for the pool plant building should be confirmed (e.g. via a visual inspection) to ensure that it is suitable for the development. The drainage system should be maintained in perpetuity with the development.

The capacity of the public foul sewer network should be confirmed with Thames Water for discharges from the pool, and permission to connect should be gained where required.

Figure 1. Proposed drainage scheme



2. National & local policy context

National Guidance

DEFRA – National standards for sustainable drainage systems (SuDS) (2025)

Standard 1: runoff destinations

A ‘SuDS approach’ shall be adopted to address the management of surface water by the development and where it should be discharged. Runoff shall be treated as a resource and managed in a way that avoids negative impacts of the development on flood risk, the morphology and water quality of receiving waters and the associated ecology.

Runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- 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 surface water sewer, or another piped surface water drainage system
- priority 5: discharged to a combined sewer

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

Note 2: for the purposes of this standard, a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the capacity to accommodate additional flows or has an element of surface water in it already.

To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable. Higher cost alone shall not be a reason to utilise lower priority final destinations.

Where more than one final destination is utilised, each final destination’s ability to accept runoff shall be maximised in order of priority.

Standard 2: management of everyday rainfall (interception)

Apply a ‘SuDS approach’ so that at least the first 5mm of rainfall for the majority of rainfall events does not result in runoff from the site to surface waters or piped drainage systems.

Evidence shall be provided that the approach to managing runoff from ‘everyday’ rainfall has been developed alongside and in support of the management of runoff quality (standard 4) and the delivery of amenity and biodiversity benefits (standards 5 and 6).

Standard 3: management of extreme rainfall and flooding

A 'SuDS approach' shall be adopted to address the management of development runoff during extreme rainfall, including allowances for climate change and urban creep to:

- protect people and property on the development from flooding of the surface water drainage system
- mitigate any increased flood risk to people and property adjacent to or downstream of the development
- protect the receiving water body from morphological damage or minimise the impact on sewer capacity

When discharging to an infiltration feature, the system shall be appropriately sized to accommodate the design event based on ground conditions and contributing areas.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water runoff (rate and volume) for the 1% annual exceedance probability (AEP) event shall be controlled to ensure the runoff from the development does not increase flood risk elsewhere.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water runoff rate for the 50% AEP event shall be controlled to ensure development runoff from an event of this magnitude has no negative impact.

Any flooding from the surface water drainage system for events up to the 1% AEP event shall be managed within the development.

Any flooding from off-site sources for the 1% AEP event should be managed on site or safely routed through the site, ensuring any downstream risks are not increased compared to the pre-development scenario.

The risks (both on and off the development) associated with flooding from the surface water drainage system for exceedance events greater than the 1% AEP event shall be appropriately managed.

Standard 4: water quality

Apply a 'SuDS approach' that protects surface waters, groundwater and coastal waters by managing the quality of the surface water runoff to adequately address water quality risks from the development.

The proposed SuDS management train(s) shall be based on a robust water quality risk assessment, appropriate to the pollution hazard and sensitivity of receiving waters, reflecting industry recognised guidance or other quantitative assessment as agreed with the approving body and permitting requirements.

Standard 5: amenity

A 'SuDS approach' shall be adopted that maximises benefits for amenity through the creation of multi-functional places and landscapes.

Standard 6: biodiversity

A 'SuDS approach' shall be adopted to ensure the surface water drainage system maximises biodiversity benefits throughout the development lifecycle.

The surface water drainage system shall add biodiversity value by:

- creating diverse, self-sustaining, resilient local ecosystems which contribute to net gains in biodiversity
- supporting and promoting natural local habitat and species, for example, through local nature recovery strategies (LNRS)
- contributing to the delivery of local biodiversity strategies
- contributing to habitat connectivity

Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity

A 'SuDS approach' shall be adopted to ensure that surface water drainage systems are designed so they can be easily and safely constructed, operated and maintained taking account of the need to minimise negative impacts on natural resources and the environment.

The designer shall provide a management and maintenance plan that supports the design objectives detailed in standards 1 to 6 and ensures the performance of the surface water drainage system with regards to runoff destinations, everyday and extreme rainfall, water quality, amenity and biodiversity is maintained throughout the lifetime of the development.

Surface water drainage design shall examine for the likelihood and consequences of potential failure scenarios that may occur during the operation phase and safely manage the associated risks.

The surface water drainage system shall be designed to ensure structural integrity of all components under anticipated loading conditions for the design life of the development so that it does not affect the structural integrity of any existing or proposed components within, or adjacent to, the development.

Urban creep

Within developments an urban creep uplift factor shall be applied by adding a percentage increase to the calculated area of the impermeable area within the property curtilages. This shall be 10% for all developments unless there are no external private permeable spaces, for example, flats and apartments, when it shall be 0%.

Ministry of Housing, Communities & Local Government – National Planning Practice Guidance: Flood risk assessments: climate change allowances (2022)

The Peak rainfall intensity allowances section provides advice on the increased rainfall effects on river levels and land and urban drainage systems. As of May 2022, the applicable climate change allowance is defined by specific Management Catchment for the 1 in 30 ($\geq 3.3\%$ AEP) and 1 in 100 (< 3.3 to 1% AEP) year event.

As the Site is located within the Kennet and Tributaries Management Catchment the climate change allowances overleaf are applicable.

Table 1. Kennet and Tributaries Management Catchment peak rainfall allowances

Kennet and Tributaries Management Catchment	3.3% Annual exceedance rainfall event		1% Annual exceedance rainfall event	
	2050s	2070s	2050s	2070s
Central	20%	25%	20%	25%
Upper end	35%	35%	40%	40%

The drainage system should be designed to make sure there is no increase in the rate of runoff discharged from the Site for the upper end allowance.

Where on-Site flooding for the upper end allowance presents a significant flood hazard (for example, depths and velocities of surface water runoff cause a significant danger to people), you will need to take further mitigation measures to protect people and property (for example, raising finished floor levels). As a minimum, there should be no significant flood hazard to people from on-Site flooding for the central allowance.

Local policy

Wiltshire Core Strategy (Wiltshire Council, 2015):

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 urban drainage) unless site or environmental conditions make these measures unsuitable.

3. Site analysis

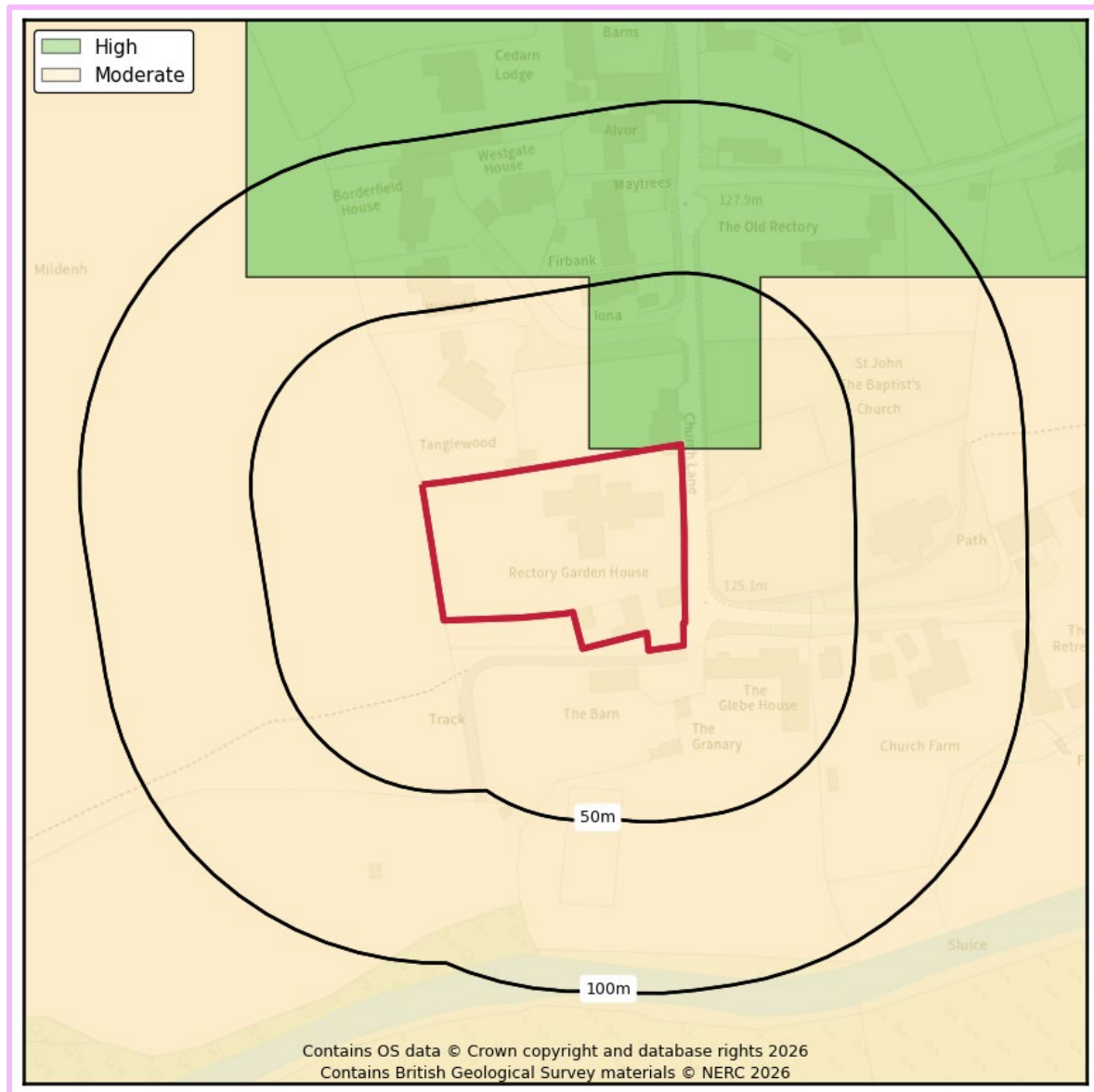
Site location

Figure 2. Aerial Imagery (Bluesky, 2026)



Infiltration suitability

Figure 3. SuDS infiltration suitability (SD50) map (GeoSmart, 2026)

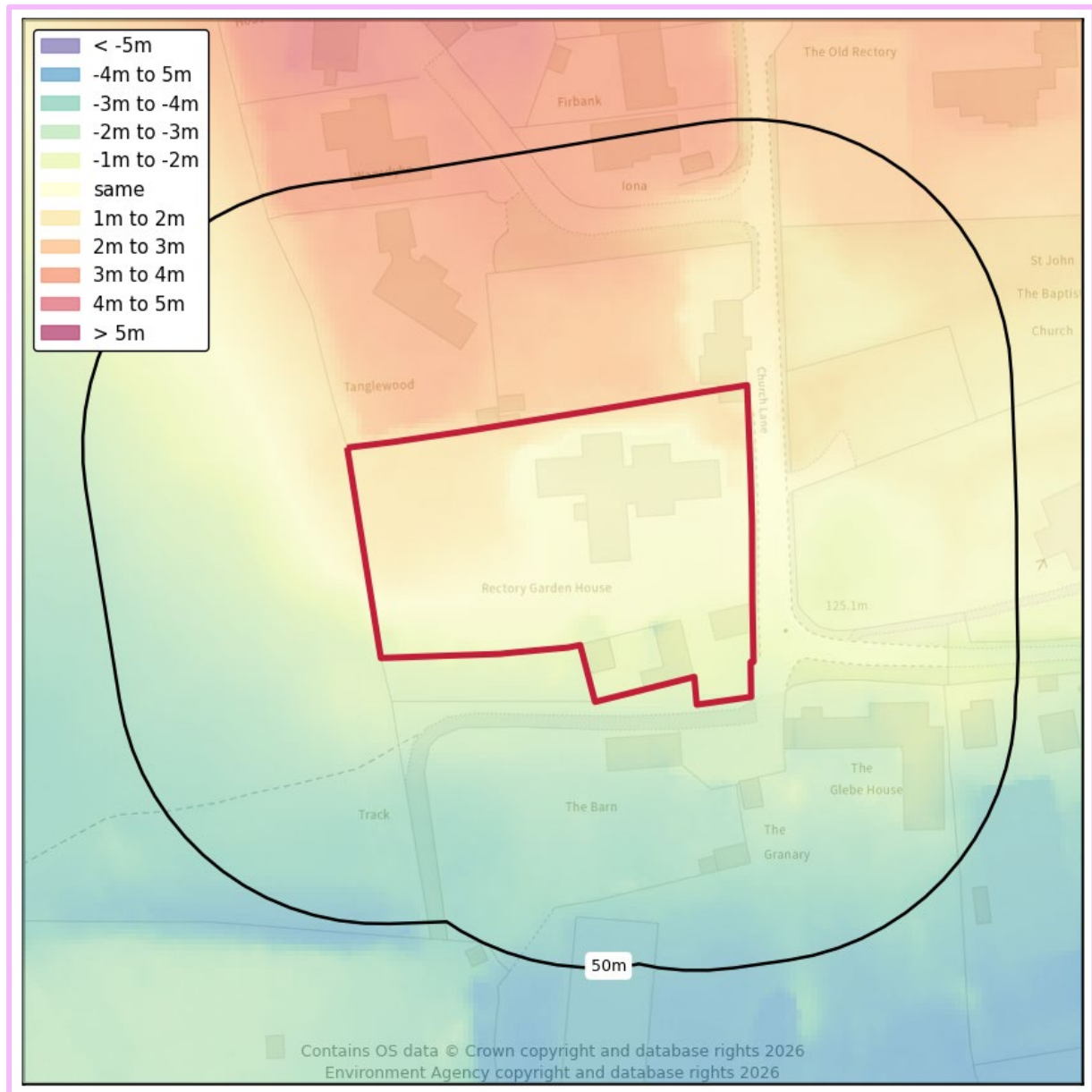


According to GeoSmart's SD50 mapping, there is a Moderate potential for infiltration SuDS across the Site. It is likely that the underlying geology at the Site has modest permeability (albeit, the potential for infiltration may be limited by shallow groundwater), and an infiltration SuDS scheme may be possible at the Site.

However, in this case, infiltration SuDS features are not proposed as the proposals are for a new pool; runoff from this feature will be treated as foul water to avoid any contamination with treated pool water. The proposed pool plant building reflects the change of use of an existing structure so will drain using the existing arrangement.

Topography

Figure 4. Site topography (GeoSmart, 2026)

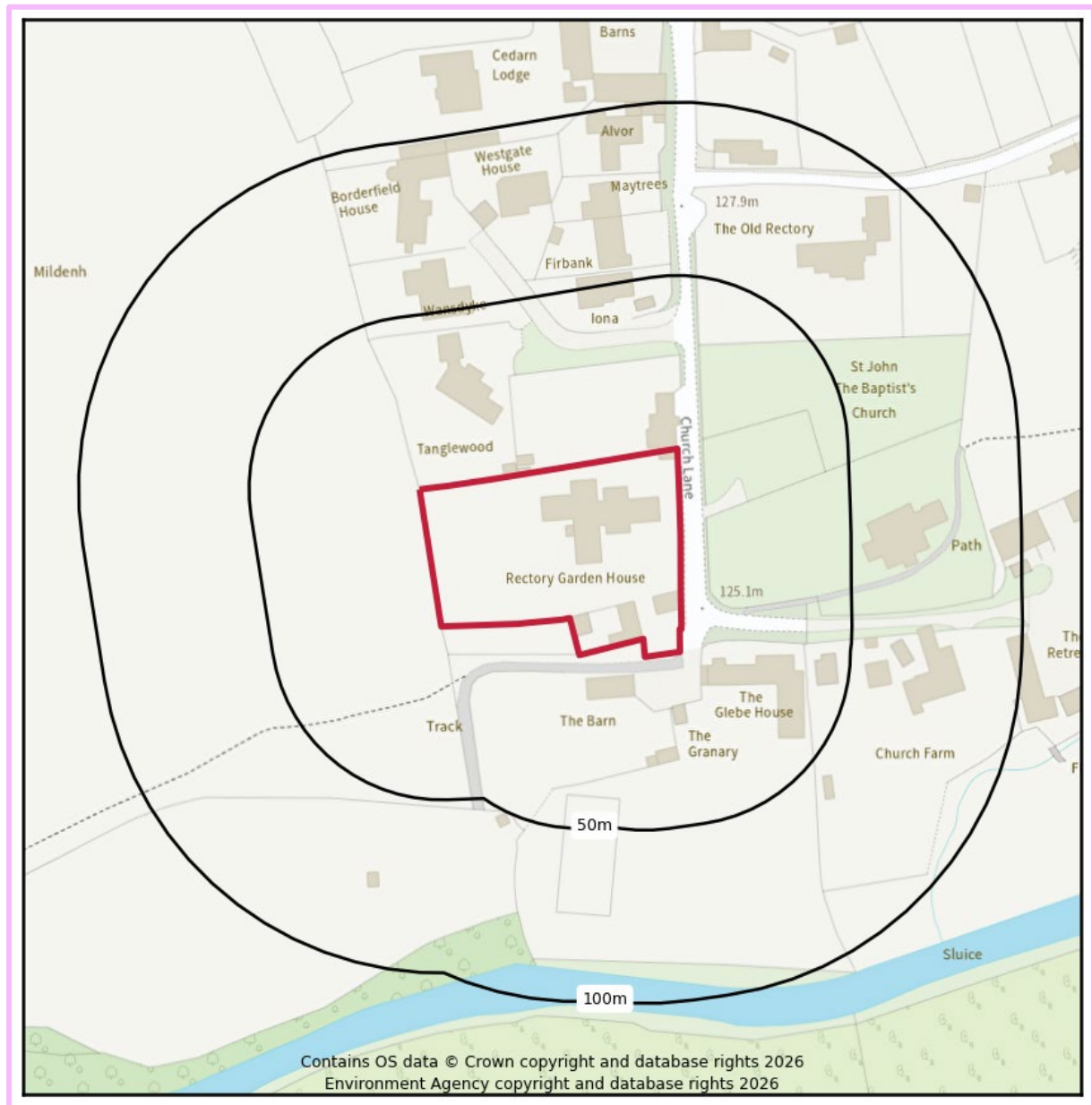


According to a review of the LiDAR DTM5 elevation data for the prevailing area, the ground levels within the vicinity of the Site typically fall to the south.

The topography on-Site typically falls to the south, with ground levels ranging from 124.47 to 127.52 mAOD. This is based upon a Site specific topographic survey undertaken by P Stubbington Land Surveys Ltd in 2024 (included in Appendix A).

Land designations

Figure 5. Source protection zone map (EA, 2026)

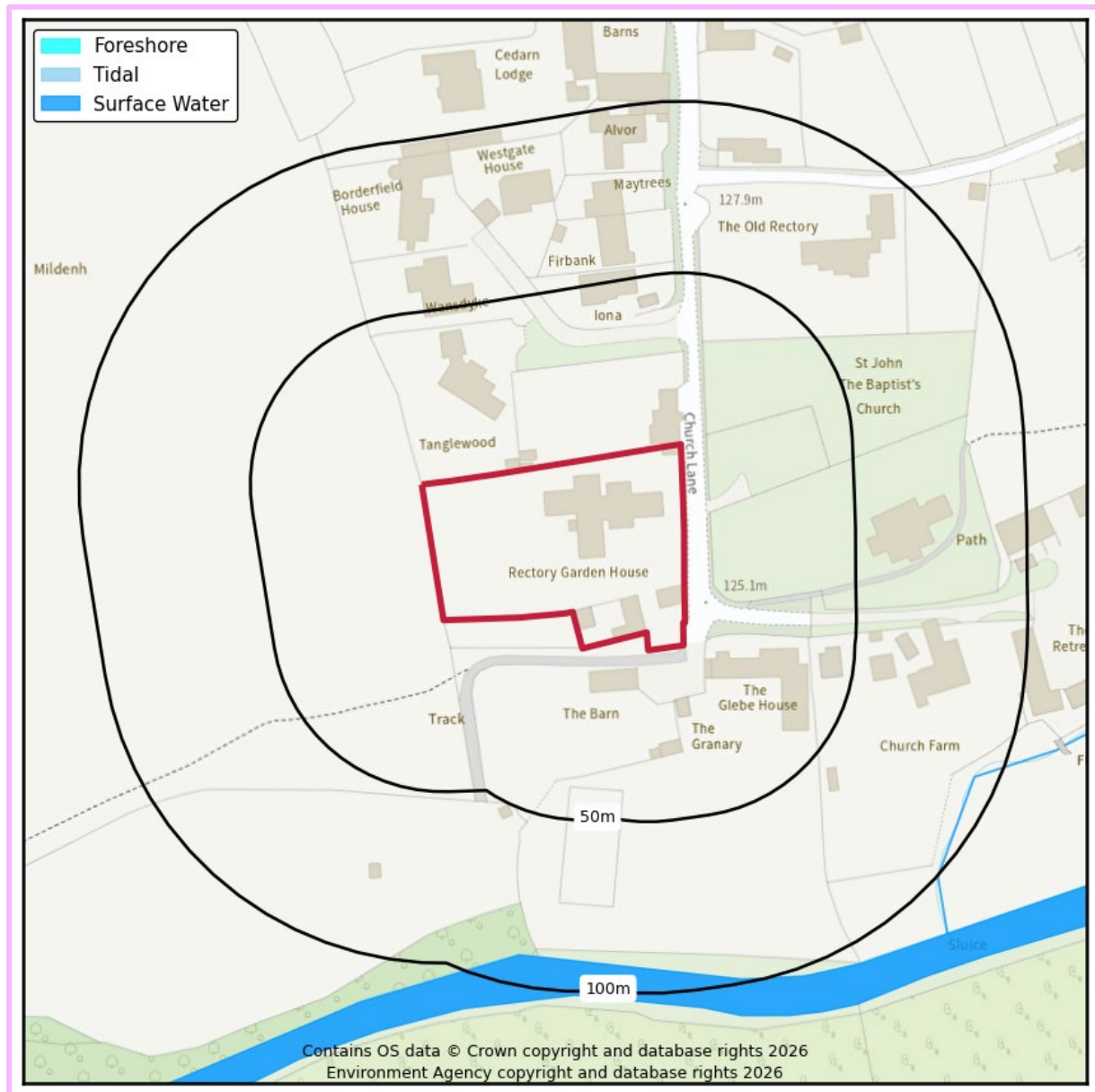


According to DEFRA's Magic Map, the Site is not located within a groundwater Source Protection Zone (SPZ). The mapping indicates that the River Kennet SSSI is located c. 90 m south of the Site.

If further analysis is required, this would involve a review of Site specific contaminated land data. If hazards are identified, it is recommended that the Local Authority and the Environment Agency are contacted to confirm the susceptibility of any SPZs within the wider area.

Surface water features

Figure 6. Surface water features map (EA, 2026)



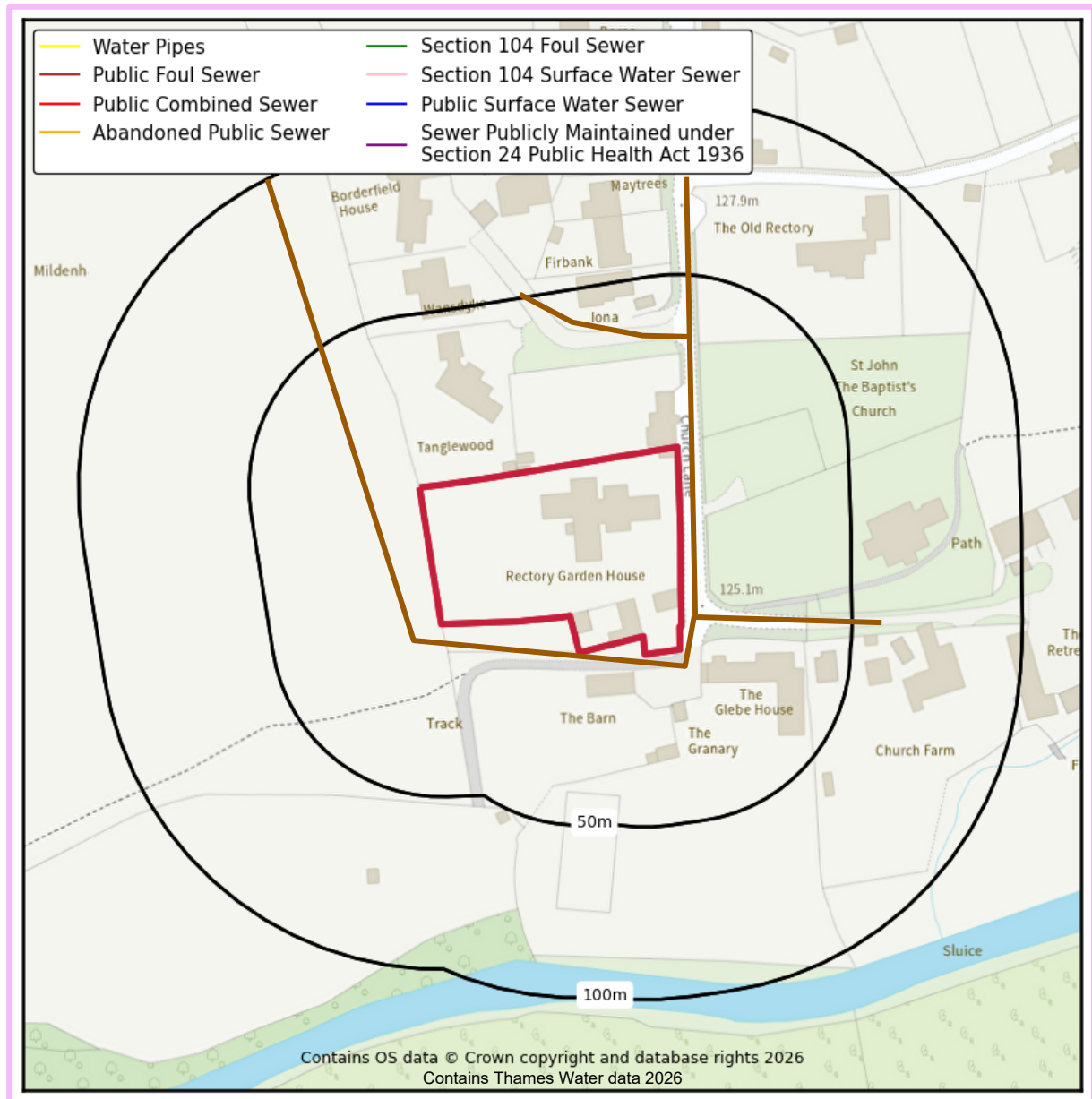
OS mapping indicates that a surface water feature (the River Kennet) is located c. 90 m south of the Site. A minor watercourse is also noted c. 90 m south-east.

Discharging surface water runoff to the River Kennet would require drainage pipework to cross a significant distance across third-party land. Therefore, it is unlikely to be a suitable discharge destination for runoff from the Site.

Further analysis could be undertaken by visiting the Site or by contacting the Local Council and the Environment Agency (EA) to confirm the presence, location and condition of any mapped or potentially unmapped surface water features.

Sewer features

Figure 7. Sewer features map (OS & Thames Water, 2026)

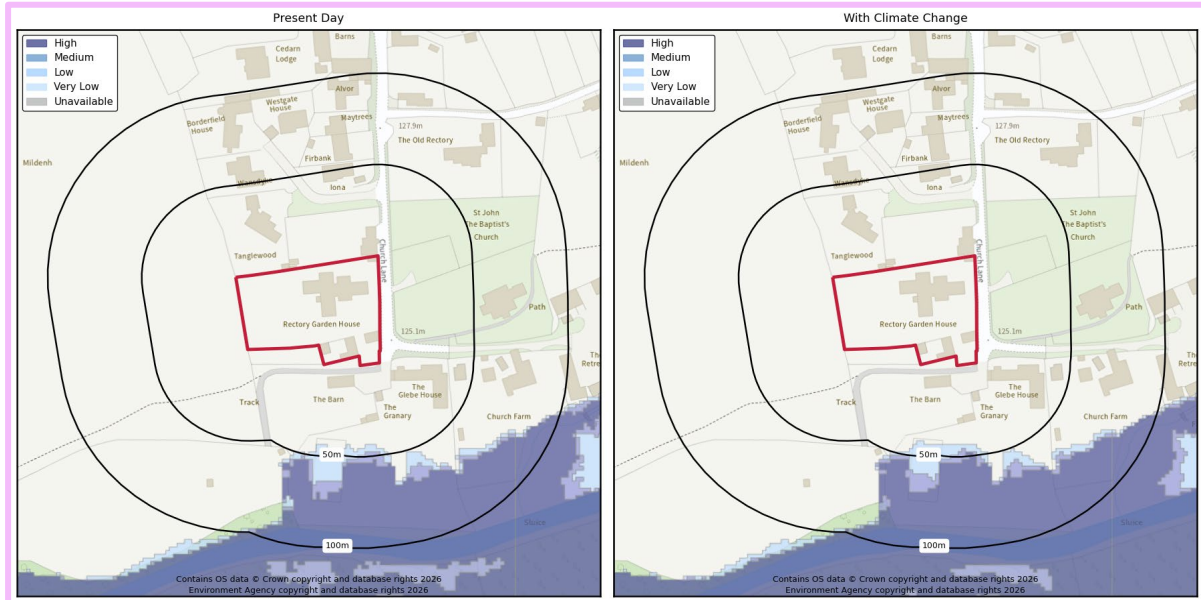


According to the Thames Water asset location plan obtained for the Site (Appendix C), there are no public surface water sewer or combined sewers located within the vicinity of the Site. Therefore, it would not be suitable to discharge runoff from the development into the public sewer network.

The asset location plan also confirms that there is a public foul sewer along the southern Site boundary, as well as c. 5 m east, along Church Lane. Whilst discharging runoff to this location is unlikely to be acceptable under national guidance, it is likely to be suitable for foul water from the development (e.g. the pool).

Flood risk

Figure 8. Risk of flooding from rivers & sea map (EA, 2026)



According to the EA's Risk of Flooding from Rivers and the Sea (RoFRS) map, the Site has a Very Low risk of flooding from fluvial or coastal flooding during both the present day and climate change (2036 to 2069) scenarios, with less than 0.1% annual probability of flooding. Therefore, the SuDS design is unlikely to be affected.

Figure 9. Risk of surface water flooding map (EA, 2026)

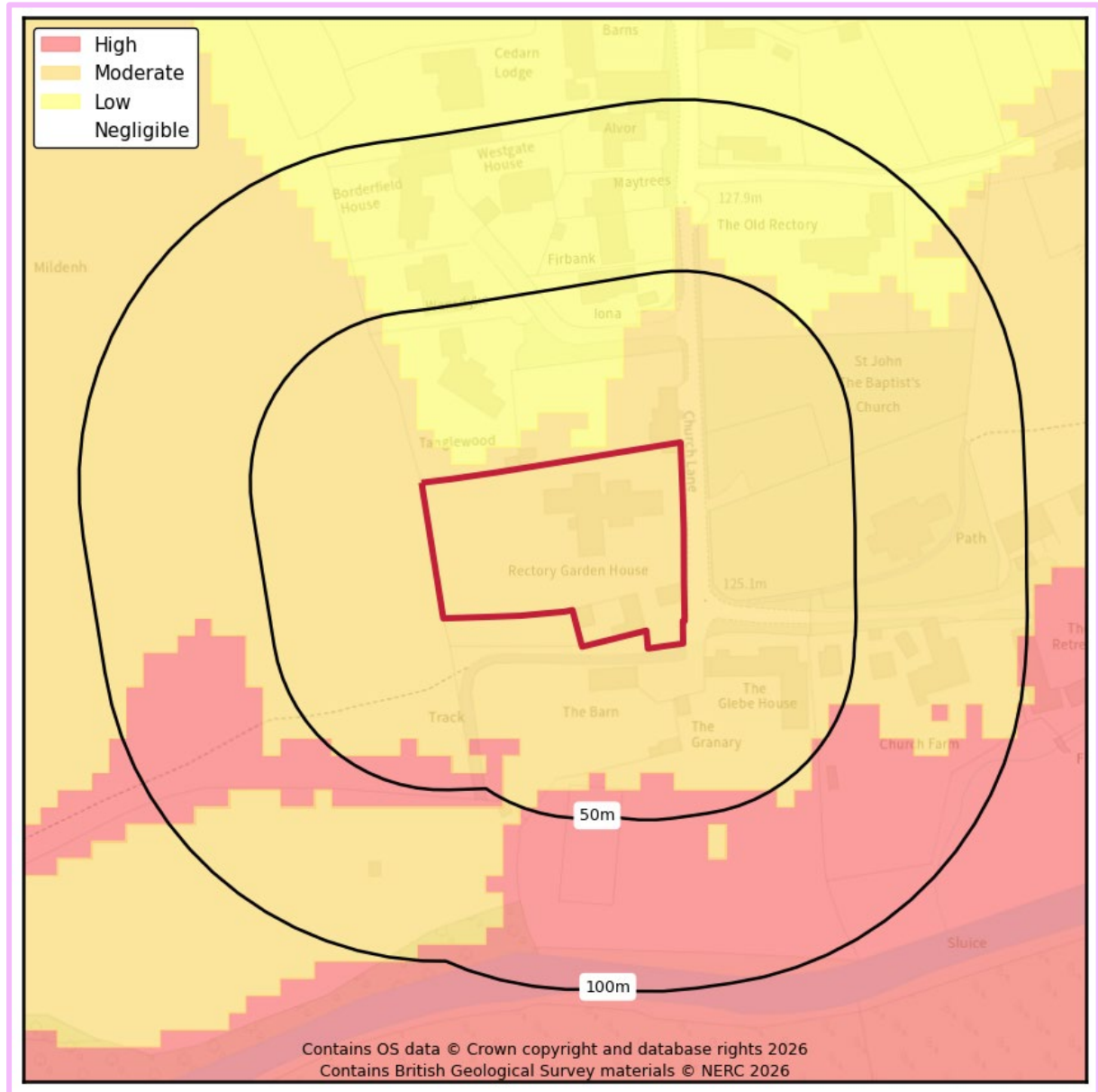


The EA's Surface Water Spatial Planning mapping confirms the Site is considered to be at Very Low risk of surface water flooding during both the present day and climate change (2070s) scenarios.

The above map shows the extent of flooding during the >3.3% annual probability (AEP) (1 in 30 year – High risk), 3.3 – 1% AEP (1 in 100 year – Medium risk) and 1 – 0.1% AEP (1 in 1000 year

– Low risk) events. This confirms that there are no areas of the Site which would be affected by surface water flooding during the present day and climate change scenarios. Therefore, the surface water flood risk is unlikely to affect the SuDS design.

Figure 10. Groundwater flood risk (GW5) map (GeoSmart, 2026)



GeoSmart's Groundwater Flood Risk Screening (GW5) map confirms the Site has a Moderate risk of groundwater flooding during a 1% annual probability (1 in 100 year) event.

The Moderate risk indicates the groundwater table may be particularly shallow across the Site and further investigation may be required. The use of SuDS features may be constrained in areas where there is a High or Moderate risk of groundwater emergence.

4. Site context

Site information

The purpose of this report is to assess the potential for disposing of surface water through a Sustainable Drainage System (SuDS) for the site of Rectory Garden House, Mildenhall, Wiltshire, SN8 2LU ('the Site'). The Site is located within a setting of predominantly residential and rural land use.

Development

The Site is currently used within a residential capacity. At present, the Site comprises a detached residential dwelling with associated hard standing, outbuildings and landscaping.

Development proposals comprise the construction of a swimming pool to the west of the dwelling, as well as the conversion of the existing garden shelter to a pool plant building. Site plans and drawings are provided in Appendix A.

Geology, permeability, and thickness

British Geological Survey (BGS) national superficial and bedrock geology mapping confirms the geological formations underlying the Site; each formation may have a range of permeabilities.

Table 2. Site Geology

Geology present on-Site		Likely to be permeable?
Superficial geology (Figure 11)	Head (HEAD) – clay, silt, sand and gravel	✓*
Bedrock geology (Figure 12)	Lewes Nodular Chalk Formation (LECH) – chalk	✓*

According to a review of the BGS borehole database (BGS, 2026), the nearest available borehole record (ref: SU26NW33) is located along the southern Site boundary at an elevation of c. 125 mAOD (taken from the borehole record).

A summary of the geological strata encountered by the borehole is provided within the table overleaf.

Table 3. Summary of BGS borehole ref: SU26NW33

Strata encountered	Depth to base of stratum (m bgl)	Strata composition
Made Ground	0.25	Road stone
Head deposits	0.50	Clay
Lewes Nodular Chalk Formation	5.00	Chalk and flints
	9.00	Hard chalk
	>30.50 (base of borehole)	Chalk and flints

Depth to groundwater

The SuDS system should be designed to operate in periods of extreme groundwater levels.

Borehole ref: SU26NW33 recorded a resting water level of 3.5 m bgl within chalk strata, subject to seasonal variations.

According to borehole data and GeoSmart's Groundwater Flood Risk (GW5) map, shallow groundwater is potentially a problem at the Site.

Ground conditions

Infiltration SuDS features are not proposed at the Site; therefore, a detailed investigation into the ground conditions is not required.

Water quality

The Site does not lie within an SPZ, and infiltration features are not proposed; therefore, for the purposes of the sustainable drainage assessment further consideration of the historical land uses (and any associated contamination risks) is not considered necessary.

Figure 11. Superficial Geology (BGS, 2026)

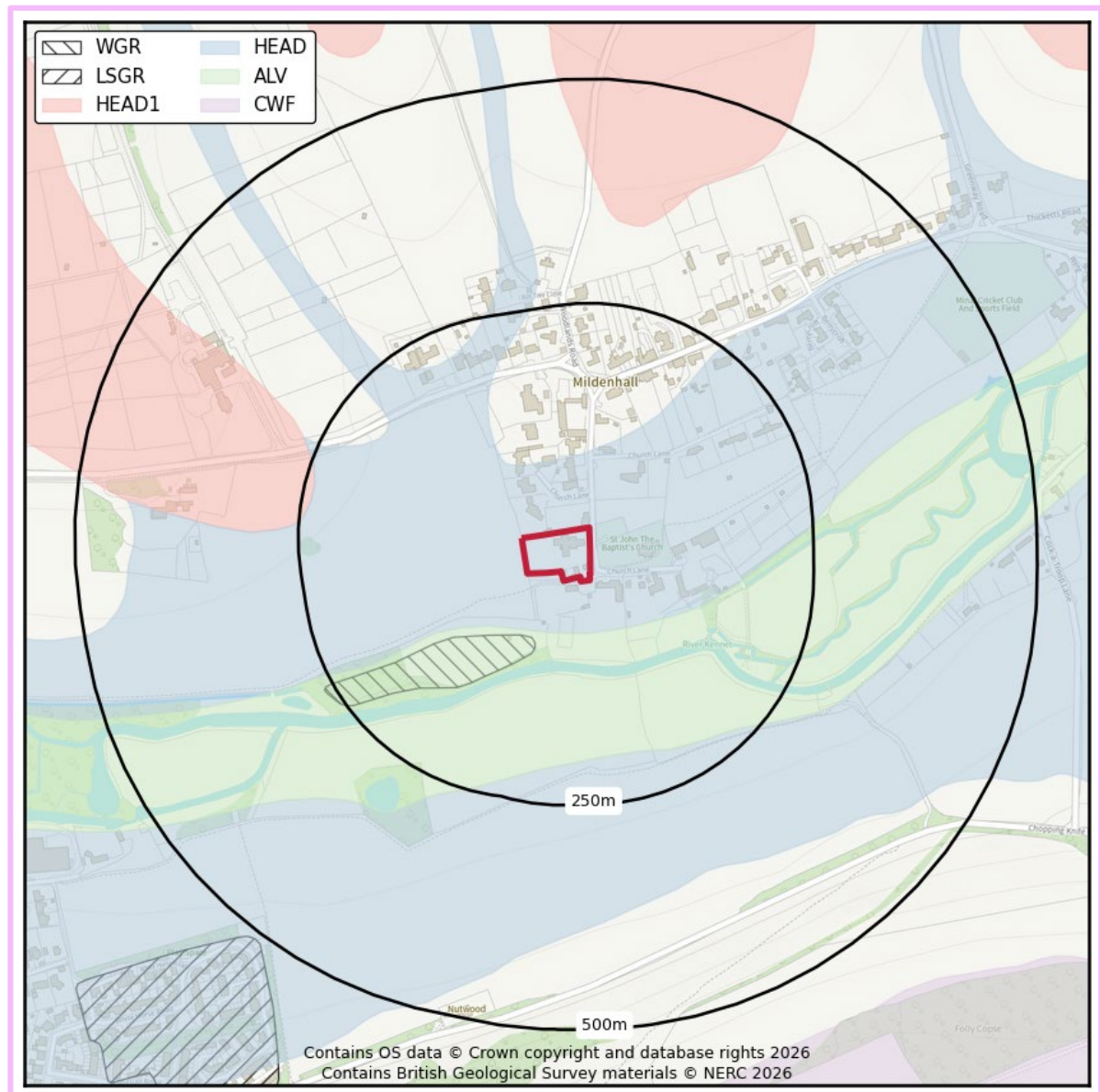
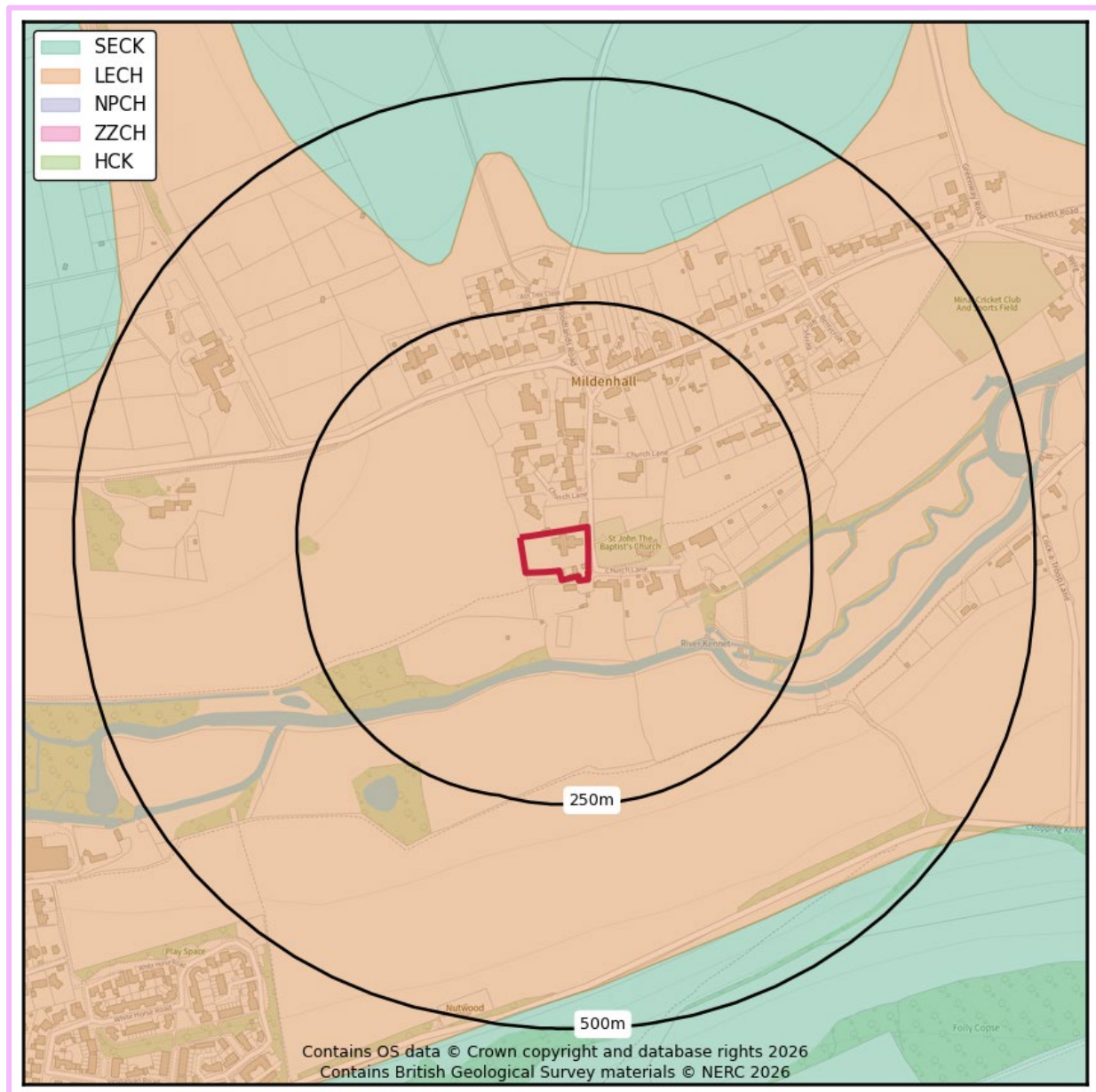


Figure 12. Bedrock Geology (BGS, 2026)



5. Runoff destination

National Standard 1: runoff destinations

Options for the destination for the runoff generated on-Site have been assessed in line with the prioritisation set out in DEFRA's national standards for sustainable drainage systems (2025).

Priority 1: Collection for non-potable use

An assessment of the potential for rainwater collection and re-use across the proposed development has been undertaken, which confirms that there is limited scope for the collection and re-use of rainwater due to small scale of the proposed pool plant building. As such, rainwater harvesting has not been proposed.

Priority 2: Discharge to ground

According to GeoSmart's SD50 screening data, the Site has Moderate potential for infiltration. Based on the available hydrogeological information (Section 5) the permeability of the underlying strata is likely to be sufficient to accommodate focused infiltration SuDS features, with the on-Site borehole record suggesting that chalk is within 0.5 m of the ground surface at the Site. However, shallow groundwater is likely to be an issue.

The Site is not located within a Source Protection Zone. However, runoff from the proposed pool and adjacent hard standing is likely to be contaminated by treated pool water, so it has been treated as foul water for the purposes of drainage.

Likewise, proposals are for the change of use of an existing garden shelter into a pool plant building. The modest scale of this building (c. 12 m²) results in it not being associated with an attenuation requirement; instead, it is proposed to drain as existing (assumed to ground).

Priority 3: Discharge to above ground surface water body

According to OS mapping, a surface water feature (the River Kennet) is located c. 90 m to the south of the Site boundary. Given that discharging runoff to this feature would require drainage pipework to cross a significant distance across third-party, urbanised land, it is unlikely to be a suitable discharge destination for runoff from the Site.

Priorities 4 and 5: Discharge to surface water or combined sewer

According to the Thames Water asset location plan obtained for the Site (Appendix C), there are no public surface water or combined sewers within the vicinity of the Site. Therefore, discharging runoff to the public sewer network is not feasible.

Foul drainage

Similar to surface water drainage, foul water discharge must also demonstrate compliance with a drainage hierarchy. The National Planning Practice Guidance and Building Regulations Approved Document H provide a hierarchy of drainage options that must be considered and discounted in the following order:

- Connection to the public sewer;
- Package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption);
- Septic tank;
- If none of the above are feasible, a cesspool.

In this instance, runoff from the hard standing around the pool is likely to be mixed with treated pool water; therefore, its quality is likely to be compromised. It is proposed to be treated as foul water for the purposes of drainage.

A public foul sewer is located along the southern Site boundary, as well as c. 5 m east, along Church Lane. Therefore, foul water from the pool is proposed to be discharged into this sewer. Linear drains should be positioned around the pool patio areas to prevent runoff from these areas from entering other areas of the Site.

6. Storage, volume and peak flow rate

Urban creep

According to Paragraph 3.3 of the DEFRA National standards for SuDS, urban creep should be taken into account as part of the SuDS design. Urban creep accounts for the potential for impermeable areas to increase over the lifespan of a development, such as extensions to proposed building footprints and increases in patio areas.

As the development proposals comprise the change of use of an existing structure on-Site, no Urban Creep uplift factor is required to be applied to the impermeable surface area and as such the standard proposed impermeable area has been utilised within the calculations.

Surface water runoff

The proposed development does not involve any significant external modification to the existing garden building and does not involve any increase in impermeable area. Therefore, there is no additional surface water runoff attenuation requirement at the Site. Runoff from the hard standing areas surrounding the pool will be treated as foul water and discharged separately.

Table 4. Change in impermeable area associated with the development

Total Site area	3500 m ²
Impermeable area (and as a percentage of the total area of the proposed development footprint of 12 m ²) [†]	
Pre-development	Post-development
12 m ² (100%)	12 m ² (100%)
Impermeable land use: 12 m ² building footprint Permeable land use: N/A	New impermeable land use: 12 m ² building footprint New permeable land use: N/A

[†]The proposed development area has been restricted to the footprint of the proposed garden building, given that the majority of the Site will not be modified as a result of the development proposals.

Peak discharge rates

The peak discharge rate is the maximum flow rate at which surface water runoff leaves the Site during a particular storm event, without considering the impact of any mitigation such as storage, infiltration or flow control. Proposed discharge rates (with mitigation) should be no greater than existing rates for all corresponding storm events. If all runoff is disposed of via infiltration, there will be no discharge off-Site.

The table below presents peak discharge rates for a range of storm events used to assess the impact of the proposed development and select the maximum permitted discharge rate.

Table 5. Peak discharge rates associated with the development

Rainfall event	Greenfield runoff rates (l/s)	Existing runoff rates¹ (l/s)	Potential runoff rates without attenuation (l/s)	Potential minus existing (l/s)
QBAR	0.00	N/A	N/A	N/A
6 hour 1 in 1 year	0.00	0.01	0.01	0.00
6 hour 1 in 10 year	0.00	0.02	0.02	0.00
6 hour 1 in 30 year	0.00	0.03	0.03	0.00
6 hour 1 in 100 year	0.00	0.04	0.04	0.00
6 hour 1 in 100 year + 20% CC	N/A	N/A	0.05	0.01
6 hour 1 in 100 year + 40% CC	N/A	N/A	0.06	0.02

¹ Assumes 100% runoff from impermeable surfaces. Assumes Greenfield runoff from permeable surfaces calculated using the loH124 method.

Total discharge volumes

The table below presents discharge volumes for a range of storm events used to assess the impact of the proposed development and calculate the required storage volumes.

Table 6. Total discharge volumes associated with the development

Rainfall event	Greenfield runoff volume (m ³)	Existing runoff volume ² (m ³)	Potential runoff volume without attenuation (m ³)	Potential minus existing (m ³)
QBAR	0.03	N/A	N/A	N/A
6 hour 1 in 1 year	0.03	0.31	0.31	0.00
6 hour 1 in 10 year	0.05	0.51	0.51	0.00
6 hour 1 in 30 year	0.07	0.68	0.68	0.00
6 hour 1 in 100 year	0.09	0.86	0.86	0.00
6 hour 1 in 100 year + 20% CC	N/A	N/A	1.03	0.17
6 hour 1 in 100 year + 40% CC	N/A	N/A	1.20	0.34

² Assumes 100% runoff from impermeable surfaces. Assumes Greenfield runoff from permeable surfaces, as calculated using the loH124 method.

7. Proposed drainage strategy

As there will be no increase in runoff at the Site as a result of the development proposals, surface water runoff will be managed by the existing Site drainage network. It is recommended that the existing drainage arrangement for the pool plant building is confirmed (e.g. via a visual inspection) to ensure this is suitable for the development.

This report recognises that rainwater harvesting measures are unlikely to be appropriate given the small scale of the proposed pool planting, and the Site incorporates significant planting and green areas, already providing biodiversity and amenity benefits to occupants of the development.

Foul water from the pool and adjacent hard standing areas will be collected by linear drains and discharged to the public foul sewer, using any existing pipework and connections where feasible.

The pool should not be emptied regularly to prevent damage to the pool from uplift pressure. Water from partial draining, as part of pool cleaning and maintenance procedures, could be used for water re-use (e.g. for the watering of plants), although de-chlorination would be required to treat the water prior to this. The pool installer should advise on the required maintenance procedure and opportunities for water re-use.

8. SuDS maintenance

Health and safety considerations for SuDS

GeoSmart reports may include outline strategies or designs to support with development plans. Any drawings or advice provided do not comprise any form of detailed design. Implementation of any conceptual scheme options may constitute 'Construction Work' as defined by CDM Regulations (2015).

The CDM Regulations place specific Health and Safety duties on those commissioning, planning and undertaking construction works. If you are uncertain what this means you should seek the advice of your architect, builder or other competent professional.

GeoSmart does not provide health and safety advisory services but we are required to advise you of your general responsibilities under CDM (visit <http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/> for more information).

Please remember that detailed design work should be undertaken by a competent professional who might be your engineer, architect, builder or another competent party.

9. Background information

GeoSmart SuDS Infiltration Suitability Map (SD50)

The GeoSmart SuDS Infiltration Suitability Map (SD50) screens the suitability for infiltration drainage in different parts of the Site and indicates where further assessment is recommended. In producing the SuDS Infiltration Suitability Map (SD50), GeoSmart used data from the British Geological Survey on groundwater levels, geology and permeability to screen for areas where infiltration SuDS may be suitable. The map classifies areas into 3 categories of High, Medium and Low suitability for infiltration SuDS. This can then be used in conjunction with additional data on Site constraints to give recommendations for SuDS design and further investigation.

The primary constraint on infiltration potential is the minimum permeability of the underlying material and in some cases the range in permeability may be considerable, ranging down to low. The map classifies these areas as moderate infiltration suitability requiring further investigation. In cases where the thickness of the receiving permeable horizon is less than 1.5 meters then additional Site investigation is recommended. If the Site is at risk of groundwater flooding for up to the 1% annual occurrence the map classifies these areas as moderate infiltration suitability requiring further investigation.

The GeoSmart SuDS Infiltration Suitability Map (SD50) is a national screening tool for infiltration SuDS techniques but a Site specific assessment should be used before final detailed design is undertaken. Further information on the GeoSmart SuDS Infiltration Suitability Map (SD50) is available at geosmartinfo.co.uk.

How was surface water runoff estimated from the Site?

In accordance with the SuDS Manual (C753) (CIRIA, 2015), the Greenfield runoff from the Site has been calculated using the IoH124 method and is assumed representative of the runoff generated on the undeveloped surfaces that are affected by the proposed development. The method used for calculating the runoff complies with the NPPF (2026). For the impermeable surfaces, it has been assumed that 100% runoff will occur (calculations provided in Appendix B). Rainfall data is derived from the Flood Estimation Handbook (FEH), developed by NERC (2009). Only areas affected by the proposed development are considered in the flow and volume calculations. Permeable areas that remain unchanged are not included in the calculations as it is assumed these will not be actively drained and attenuated.

What is the peak discharge rate?

An estimation of peak runoff flow rate and volume is required to calculate infiltration, storage and discharge requirements. The peak discharge rate is the maximum flow rate at which surface water runoff leaves the Site during a particular storm event, without considering the impact of any mitigation such as storage, infiltration or flow control. Proposed discharge rates (with mitigation) should be no greater than existing rates for all corresponding storm events. If all runoff will be disposed of via infiltration there will be no discharge off-Site. Discharging all flow from Site at the existing 1 in 100 event would increase flood risk during smaller events. Flow restriction is generally required to limit the final discharge from Site during all events as a basic minimum to the green field QBAR rate. A more complex flow restriction which varies the final discharge rate from the Site depending on the storm event will reduce the volume of storage required on-Site. Drainage to infiltration SuDS is subtracted from the total discharge off-Site to achieve a beneficial net effect.

What is the total discharge volume?

The total discharge volume is calculated on the basis of the surface water runoff that has the potential to leave the Site as a result of the assumed 6 hour duration design storm event. The runoff is related to the underlying soil conditions, impermeable cover, rainfall intensity and duration of the storm event. The total volume generated by the current Site is compared to the potential total volume from the developed Site (not taking into consideration any mitigation). The difference provides the minimum total volume that will need to be stored and infiltrated on-Site or released at a controlled rate. Guidance indicates that the total discharge volume should never exceed the runoff volume from the development Site prior to redevelopment for that event and should be as close as is reasonably practicable to the Greenfield runoff volume.

10. Additional Products

The following table includes a list of additional products by GeoSmart:

Additional GeoSmart Products		
	Additional assessment: 	The FloodSmart Report range provides clear and pragmatic advice regarding the nature and potential significance of flood hazards which may be present at a Site. Our consultants assess available data to determine the level of risk based on professional judgement and years of experience. Please contact info@geosmartinfo.co.uk for further information.
	Additional assessment: 	Provides a robust desk-based assessment of potential contaminated land issues, taking into account the regulatory perspective. Our EnviroSmart reports are designed to be the most cost effective solution for planning conditions. Each report is individually prepared by a highly experienced consultant conversant with Local Authority requirements. Ideal for pre-planning or for addressing planning conditions for small developments. Can also be used for land transactions. Please contact info@geosmartinfo.co.uk for further information.

11. References and glossary

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Glossary

General terms

Attenuation	Reduction of peak flow and increased duration of a flow event.
Combined sewer	A sewer designed to carry foul sewage and surface water in the same pipe.
Detention basin	A vegetated depression, normally is dry except after storm events, constructed to store water temporarily to attenuate flows. May allow infiltration of water to the ground.
Evapotranspiration	The process by which the Earth's surface or soil loses moisture by evaporation of water and by uptake and then transpiration from plants.

FEH	Flood Estimation Handbook, produced by Centre for Ecology and Hydrology, Wallingford (formerly the Institute of Hydrology).
Filter drain or trench	A linear drain consisting of a trench filled with a permeable material, often with a perforated pipe in the base of the trench to assist drainage, to store and conduct water, but may also be designed to permit infiltration.
First flush	The initial runoff from a site or catchment following the start of a rainfall event. As runoff travels over a catchment it will collect or dissolve pollutants, and the “first flush” portion of the flow may be the most contaminated as a result. This is especially the case for intense storms and in small or more uniform catchments. In larger or more complex catchments pollution.
Flood plain	Land adjacent to a watercourse that would be subject to repeated flooding under natural conditions (see Environment Agency’s Policy and practice for the protection of flood plains for a fuller definition).
Greenfield runoff	This is the surface water runoff regime from a site before development, or the existing site conditions for brownfield redevelopment sites.
Impermeable surface	An artificial non-porous surface that generates a surface water runoff after rainfall.
Permeability	A measure of the ease with which a fluid can flow through a porous medium. It depends on the physical properties of the medium, for example grain size, porosity and pore shape.
Runoff	Water flow over the ground surface to the drainage system. This occurs if the ground is impermeable, is saturated or if rainfall is particularly intense.
Sewerage undertaker	This is a collective term relating to the statutory undertaking of water companies that are responsible for sewerage and sewage disposal including surface water from roofs and yards of premises.
Soakaway	A subsurface structure into which surface water is conveyed to allow infiltration into the ground.
Source Protection Zone (SPZ)	Areas where groundwater supplies are at risk from potentially polluting activities and accidental releases of pollutants. They are a policy tool used to control activities close to water supplies intended for human consumption.
Treatment	Improving the quality of water by physical, chemical and/or biological means.

The terms included in this glossary have been taken from CIRIA (2015) guidance.

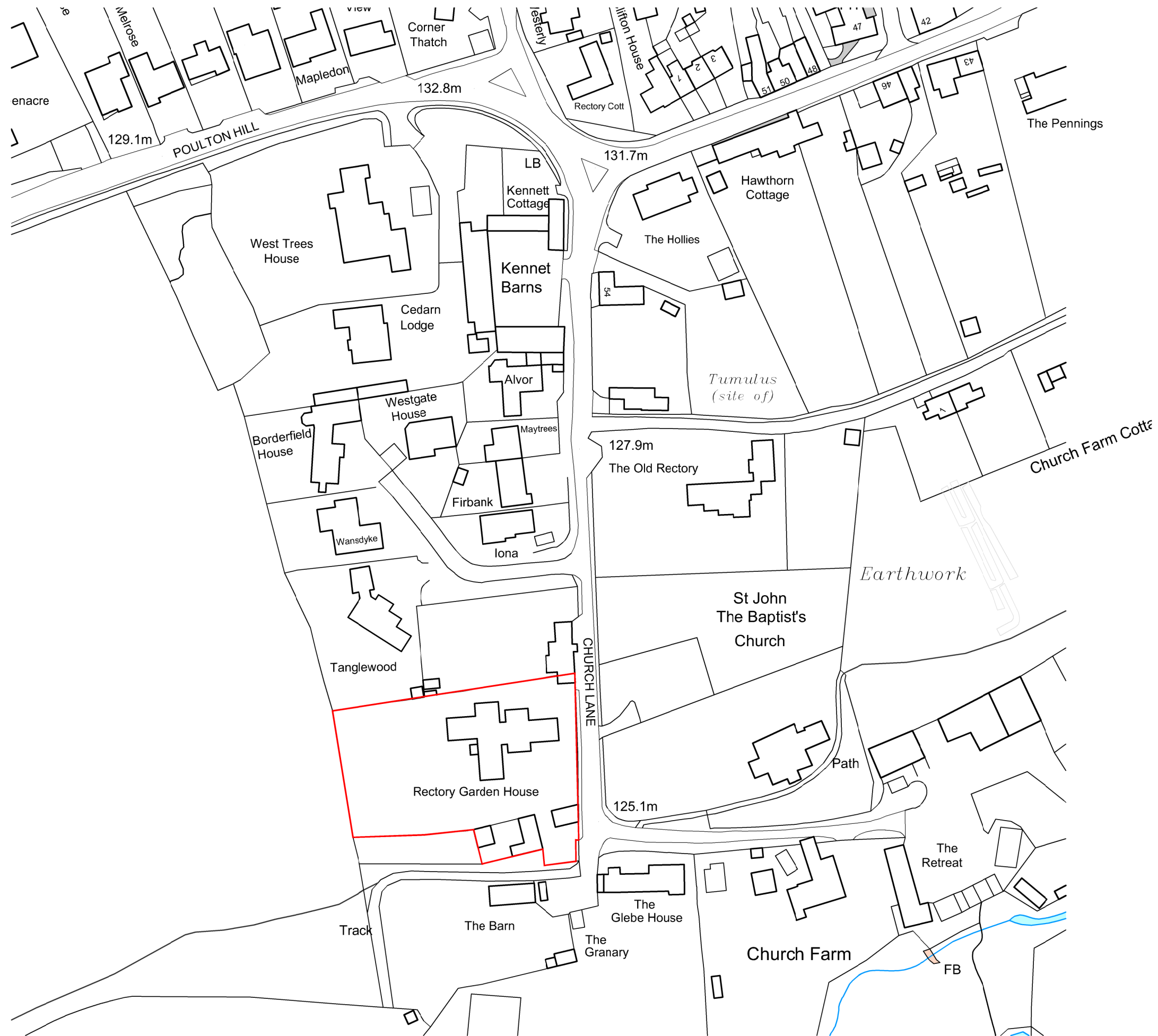
Data sources

Aerial Photography	Contains Ordnance Survey data © Crown copyright and database right 2026 BlueSky copyright and database rights 2026
Bedrock & Superficial Geology	Contains British Geological Survey materials © NERC 2026 Ordnance Survey data © Crown copyright and database right 2026
Flood Risk (RoFRS/Pluvial/Surface Water Features/SPZ)	Environment Agency copyright and database rights 2026 Ordnance Survey data © Crown copyright and database right 2026
Flood Risk (Groundwater) and SuDS infiltration suitability (SD50)	GeoSmart, BGS & OS GW5 (v2.4) Map (GeoSmart, 2026) Contains British Geological Survey materials © NERC 2026 Ordnance Survey data © Crown copyright and database right 2026
Sewer Location	Contains Ordnance Survey data © Crown copyright and database right 2026 Contains Thames Water search data 2026
Topographic Data	OS LiDAR/EA Contains Ordnance Survey data © Crown copyright and database right 2026 Environment Agency copyright and database rights 2026

12. Appendices

Appendix A

Site plans



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revisions	initial	date

Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.

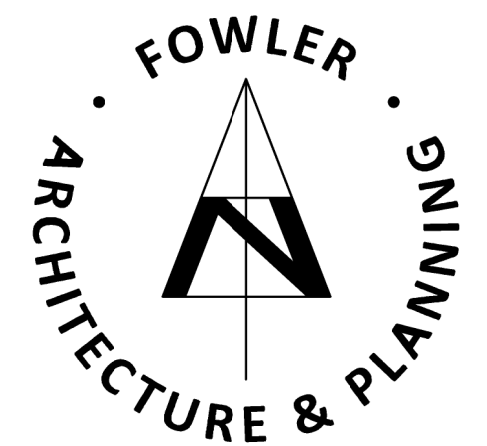
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project
RECTORY GARDEN HOUSE
Mildenhall

drawing
Site Location Plan

scale	drawn by	date
1:1250 @A3	AL	Sept '26

250119-02	
drawing no	rev



39 High Street
Pewsey
Wiltshire
SN9 5AF
tel (01672) 569444
enquiries@faap.co.uk



A	Planning comments	AL	19.02.26
revisions		initial	date

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project
RECTORY GARDENS HOUSE
Church Lane, Mildenhall

planning

drawing

Proposed Site Plan

scale
1:100 @A1

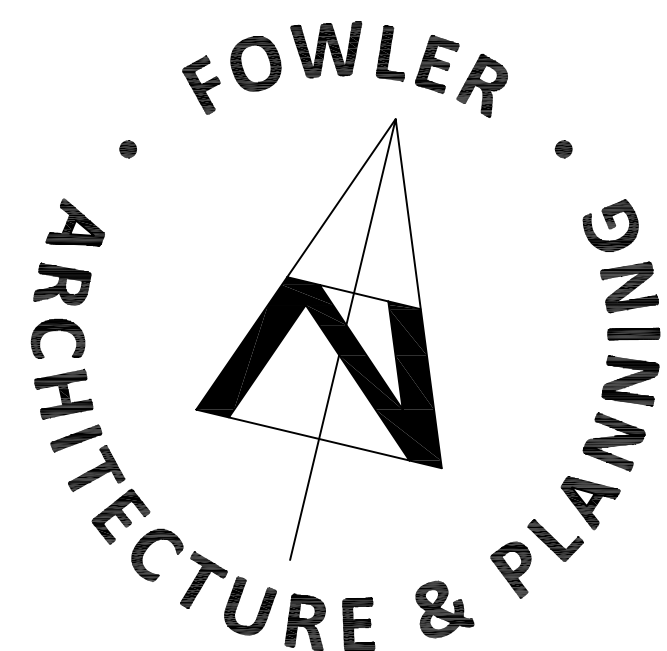
drawn by
AL

date
Sept '25

250119-015

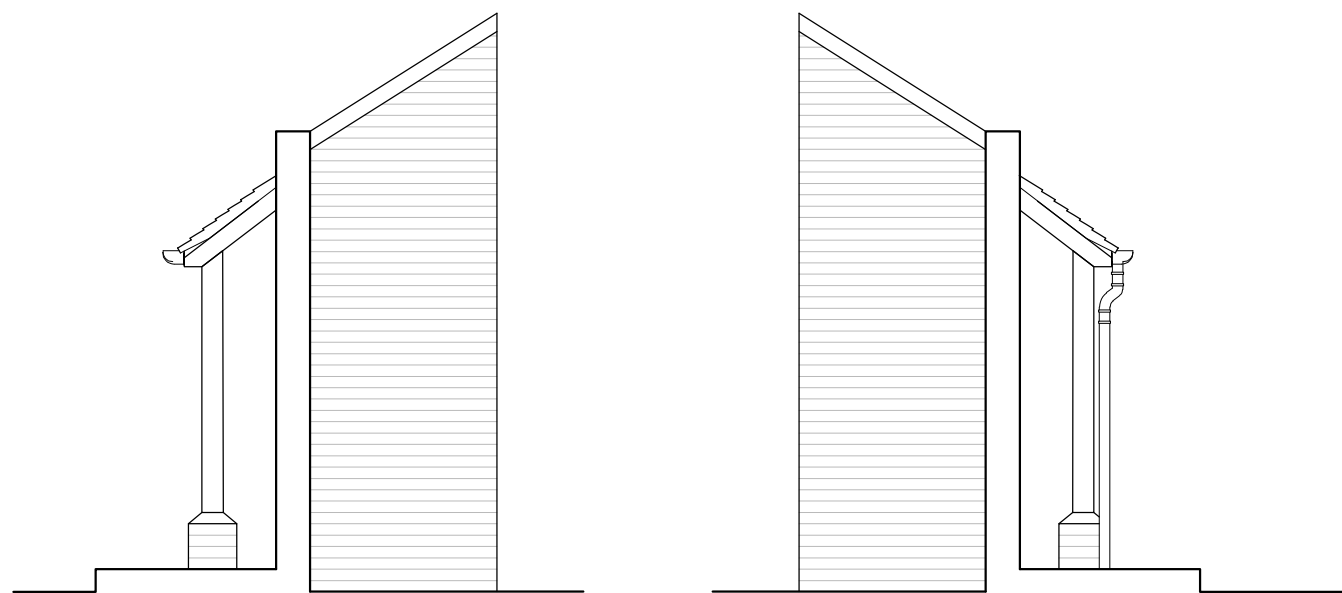
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rev



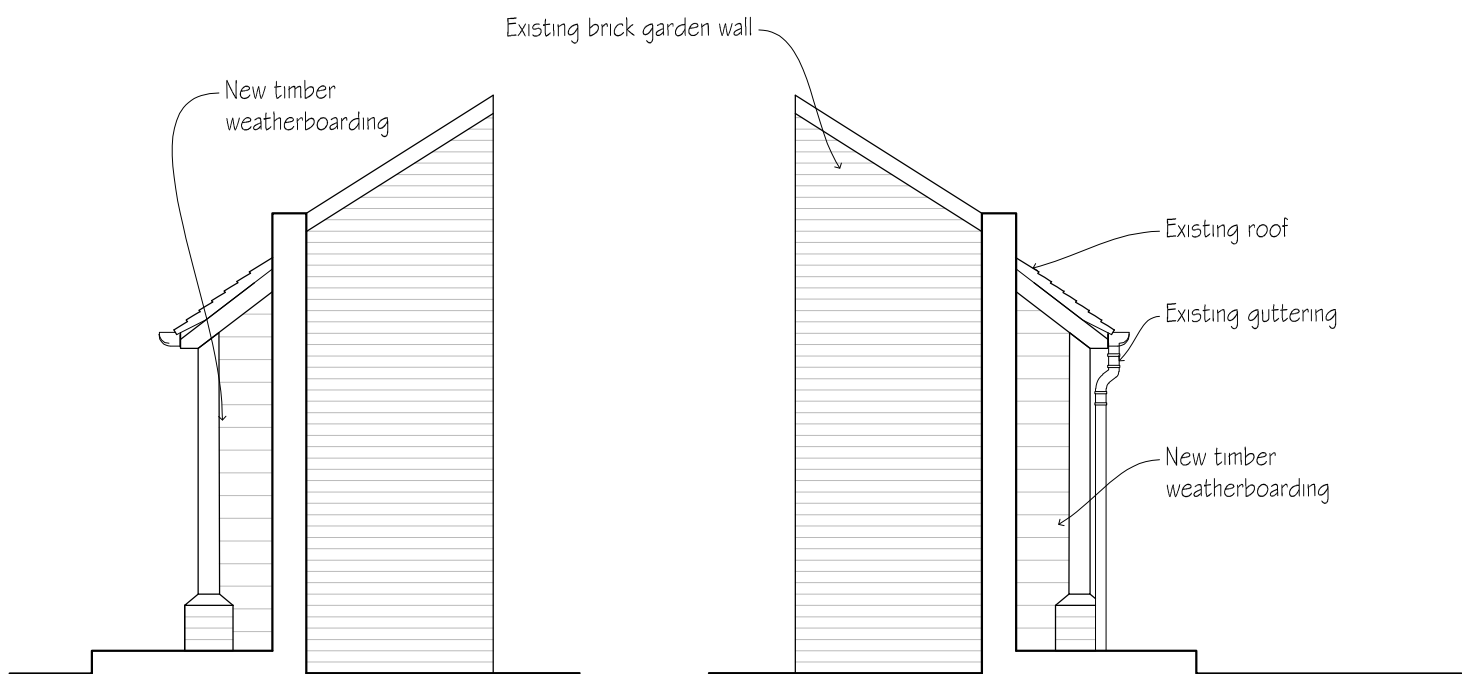
39 High Street
Pewsey
Wiltshire
SN9 5AF

tel (01672) 569444
fax (01672) 569488
enquiries@faap.co.uk



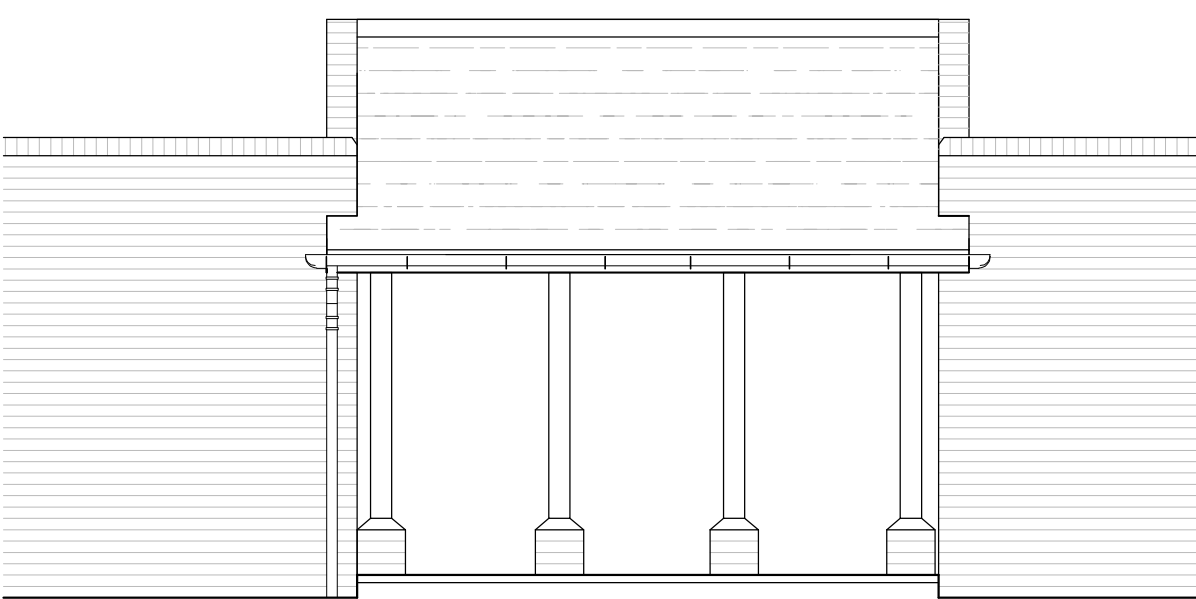
Existing East Elevation

Existing West Elevation



Proposed East Elevation

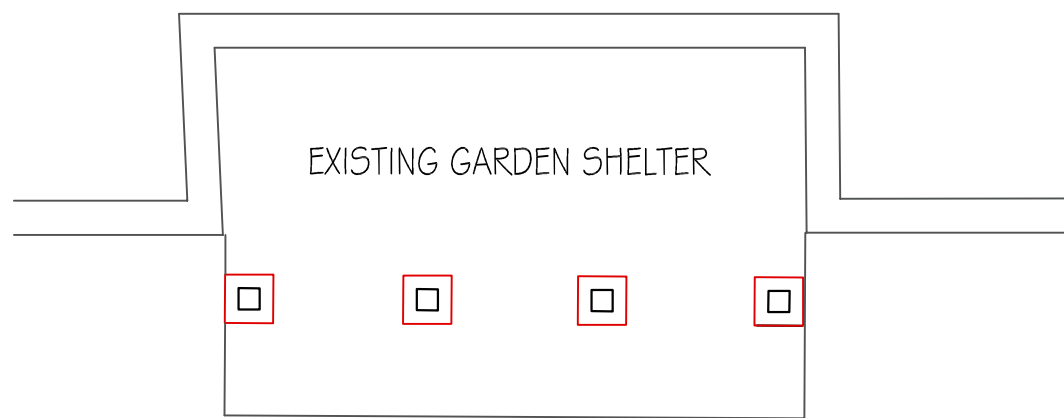
Proposed West Elevation



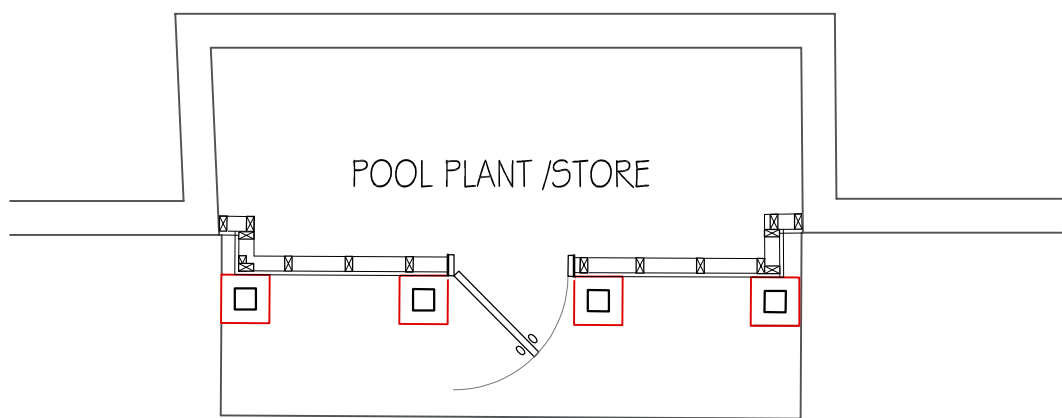
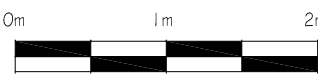
Existing South Elevation



Proposed South Elevation



Existing Garden Shelter Plan
1:50



Proposed Pool Plant Building
1:50



revisions initial date

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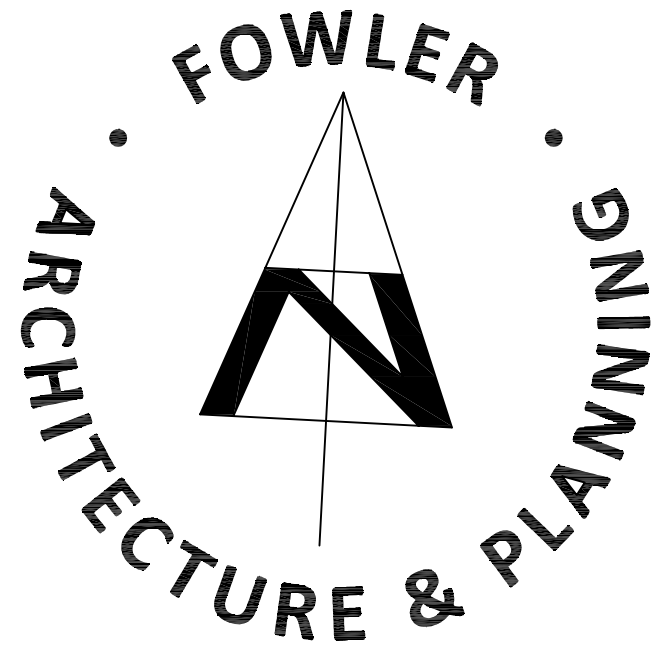
project
RECTORY GARDENS HOUSE
Church Lane, Mildenhall

planning

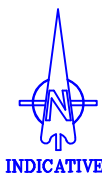
drawing
Pool Plant
Building

scale 1:50 @A1 drawn by AL date Sep '26

250119-020 drawing no rev



39 High Street
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KEY:	
bt	British Telecom
cb	Control Box
cl	Cover Level
ctv	Cable Television
dk	Drop Kerb
el	Electric
ep	Electricity Pole
fh	Fire Hydrant
gu	Gully
gv	Gas Stop Valve
ht	Height
ic	Inspection Cover
il	Invert Level
lp	Lamp Post
mk	Marker
o/h	Overhead
pb	Post Box
pxg	Pan Crossing
np	Name Plate
rs	Road Sign
sv	Stop Valve
tb	Telephone Box
tl	Traffic Light
tt	Top of Tree
th	Threshold
tw	Top of Wall
uti	Unable to Lift
vp	Vent pipe
wn	Water Meter
wsv	Water Stop Valve

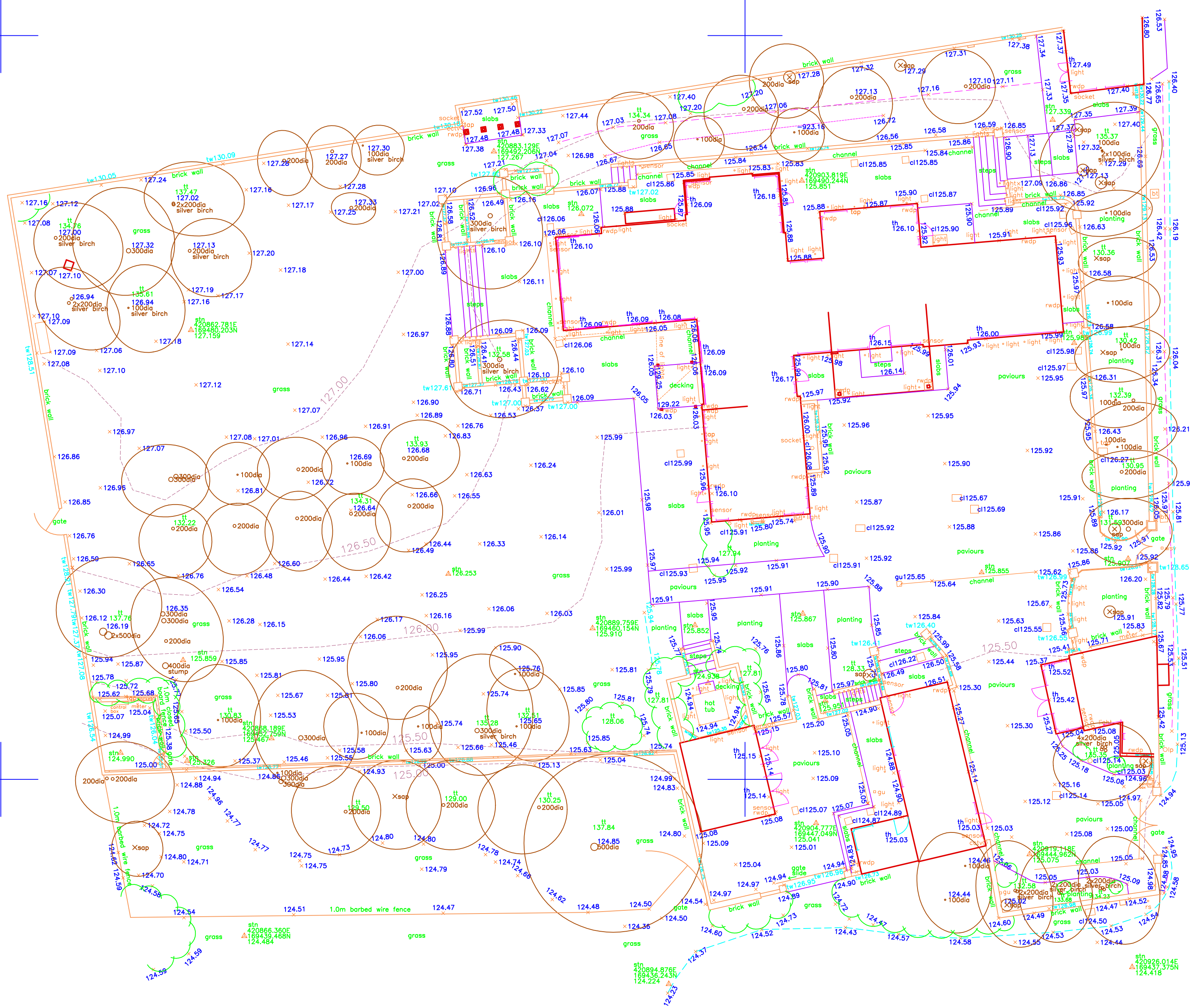
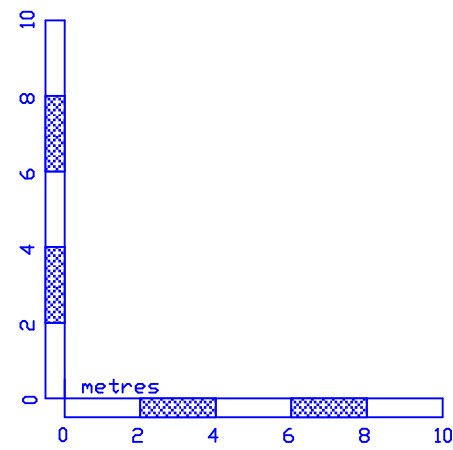
169500N

169450N

420850E

420900E

420950E



Appendix B

Rainfall runoff calculations

Input parameters for run-off calculations	
Country	England
Total site area	3500 m^2
Area proposed for development	12 m^2
Current permeable ground cover	0 m^2
Current impermeable ground cover	12 m^2
Proposed permeable ground cover	0 m^2
Proposed impermeable ground cover	12 m^2
Urban Creep Allowance	0%
Final impermeable ground cover	12 m^2
SPR	0.1
SAAR	870 mm
Region	6
Climate change factor	40%
Discharge Rate (l/s)	1.0
Run-off coefficient	100%

Current impermeable area as % of total	100%
Proposed impermeable area as % of total	100%
Change in permeable area (m2)	0
Change in impermeable area (m2)	0
Change in impermeable area as % of total	0%

Rainfall event	Greenfield run-off rates (l/s)	Existing run-off rates(l/s)	Potential run-off rates without attenuation (l/s)	Potential minus existing (l/s)
QBAR	0.00	N/A	N/A	N/A
6 hour 1 in 1 year	0.00	0.01	0.01	0.00
6 hour 1 in 10 year	0.00	0.02	0.02	0.00
6 hour 1 in 30 year	0.00	0.03	0.03	0.00
6 hour 1 in 100 year	0.00	0.04	0.04	0.00
6 hour 1 in 100 year + 20% CC	N/A	N/A	0.05	0.01
6 hour 1 in 100 year + 40% CC	N/A	N/A	0.06	0.02

Rainfall event	Greenfield run-off volume (m³)	Existing run-off volume (m³)	Potential run-off volume without attenuation (m³)	Potential minus existing (m³)
QBAR	0.03	N/A	N/A	N/A
6 hour 1 in 1 year	0.03	0.31	0.31	0.00
6 hour 1 in 10 year	0.05	0.51	0.51	0.00
6 hour 1 in 30 year	0.07	0.68	0.68	0.00
6 hour 1 in 100 year	0.09	0.86	0.86	0.00
6 hour 1 in 100 year + 20% CC	N/A	N/A	1.03	0.17
6 hour 1 in 100 year + 40% CC	N/A	N/A	1.20	0.34

Return Period	Runoff rate restriction (l/s)	Critical Storm Duration (hr)	Attenuation Volume Required (m³)	Volume required above previous return period
1 in 30 year	1.00	0.25	-0.64	N/A
6 hour 1 in 100 year	1.00	0.25	-0.56	0.08
6 hour 1 in 100 year + 40% CC	1.00	0.25	-0.42	0.14

Appendix C

Thames Water Asset Location Plan

Geosmart Information Ltd
Suite 9-11
1st Floor
Old Bank
SHREWSBURY
SY1 1HU

Search address supplied Rectory Garden House
Church Lane
Mildenhall
Marlborough
SN8 2LU

Your reference 93892
Our reference ALS/ALS Standard/2026_5388971
Search date 28 September 2026

Keeping you up-to-date

Price Changes from 1 June 2026

With inflation continuing to influence costs, our prices for all searches will increase by around **4.3%** from **1 June 2026**. We've based this increase on **Retail Price Index (RPI)**.

You can view the new prices here: thameswater.co.uk/property-searches

If you have any questions, our customer experience team is here to help 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: Rectory Garden House, Church Lane, Mildenhall, Marlborough, SN8 2LU

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

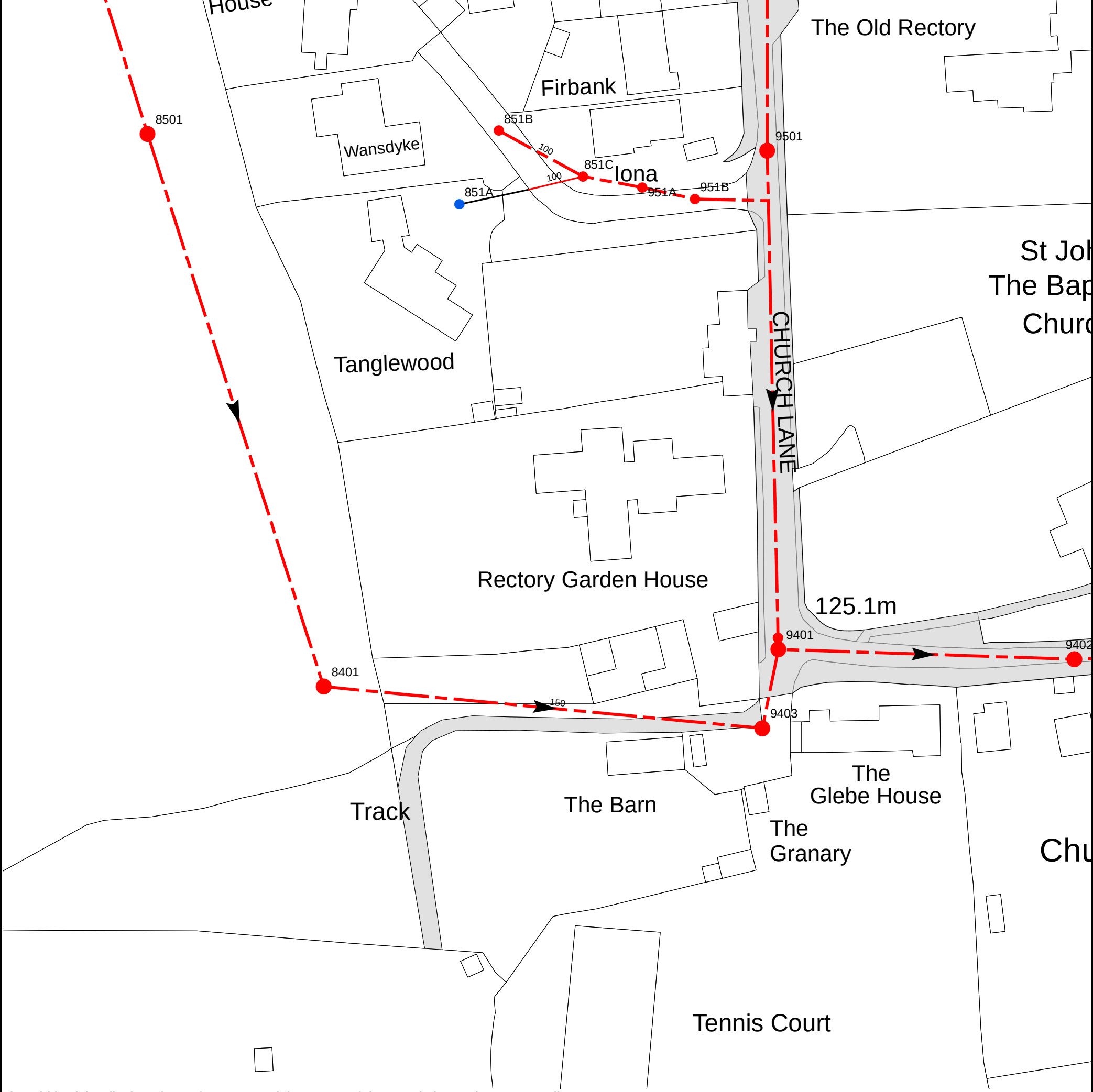
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

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 200 m and the centre of the map is located at OS coordinates 420890,169471
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
9402	124.65	122.06
851B	n/a	n/a
951B	n/a	n/a
9401	124.98	122.57
851C	n/a	n/a
9403	124.41	122.70
9501	127.20	125.63
8501	127.06	125.11
8401	124.65	123.20
951A	n/a	n/a
851A	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 (eg. rain water from roofs, driveways 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.
- Trunk Sewer:** A strategic sewer which collects either foul or surface water flow from a number of subsidiary catchments and transfers this flow to a pumping station, river outfall or 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**
- Vent Pipe**
- Thames Water Proposed**
- Gallery**

Other Sewer Types

(Not operated and maintained by Thames Water)

- Sewer**
- Proposed**
- Content of this drainage network is currently unknown**
- Gulley:** These sewers are generally maintained by the relevant highway authority.
- Culverted Watercourse**
- Decommissioned Sewer**
- Ownership of this drainage network is currently unknown**

Sewer Fittings

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

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

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer.

- Ancillary**
- Control Valve**
- Drop Pipe**
- Weir**

End Items

End symbols appear at the start or end of the sewer pipe. eg. 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**
- Undefined End**
- Outfall**

0800 009 4540

property.searches@thameswater.co.uk

thameswater.co.uk/propertysearches

Other Symbols

Symbols used on maps that 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 and agreements etc.

- Agreement/Adoption**
- Operational Site**
- Chamber**
- Awaiting Ordnance Survey data**

Ducts or Crossings

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

- Casement**
- Subway**
- Conduit Bridge**
- Tunnel**

Notes

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

If you are unsure about any text or symbology, please contact Property Searches.

16129 - 12/25



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 420890, 169471.
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 and maintained by Thames Water)

- 4" CI** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16" CI** **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" CI** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 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**
- Network 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**

- 0800 009 4540
- property.searches@thameswater.co.uk
- thameswater.co.uk/propertysearches

Operational Sites

- Booster Station**
- Other**
- Pumping Station**
- Service Reservoir**
- Shaft Inspection**
- Treatment Works**
- Unknown**
- Water Tower**

Other Symbols

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

Other Water Pipes

(Not operated and maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water 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 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.

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Disclaimer

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Further information

Information on confidence levels and ways to improve this report can be provided for any location on written request to info@geosmart.co.uk or via our website. Updates to our model are ongoing and additional information is being collated from several sources to improve the database and allow increased confidence in the findings. Further information on groundwater levels and flooding are being incorporated in the model to enable improved accuracy to be achieved in future versions of the map. Please contact us if you would like to join our User Group and help with feedback on infiltration SuDS and mapping suggestion.

Important consumer protection information

This search has been produced by GeoSmart Information Limited, Suite 1, 1 Bellstone Court, Bellstone, Shrewsbury, SY1 1JB.

Tel: 01743 298 100

Email: info@geosmartinfo.co.uk

GeoSmart Information Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- sets out minimum standards which firms compiling and selling search reports have to meet.
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.
- By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence.
- at all times maintain adequate and appropriate insurance to protect consumers.
- conduct business in an honest, fair and professional manner.
- handle complaints speedily and fairly.
- ensure that products and services comply with industry registration rules and standards and relevant laws.
- monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs contact details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

Please ask your search provider if you would like a copy of the search code

Complaints procedure

GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Liz Lloyd

Finance Manager

GeoSmart Information Limited

Suite 1, 1 Bellstone Court,

Bellstone, Shrewsbury, SY1 1JB

Tel: 01743 298 100

support@geosmartinfo.co.uk

13. Terms and conditions, CDM regulations and data limitations

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CDM regulations can be found on our website:

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