

212088
Banbury 200
Southam Road
Banbury

Drainage Strategy

February 2022

Document Control:

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PL3	17/08/21	MA	ED	JL
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PL5	05/11/21	MA	ED	JL
PL6	10/11/21	MA	ED	JL
PL7	18/02/22	MA	ED	JL
PL8	23/02/22	MA	ED	JL

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1.0 Introduction

This Drainage Strategy has been prepared to support the planning submission for the storage of operational vehicles, together with elevational and site alterations, associated parking, welfare facilities, vehicle barrier and associated infrastructure for the Banbury 200, Southam Road, Banbury, Oxfordshire, OX16 3AE. The layout of the proposed development is detailed in a series of planning drawings by S+SA Architects submitted with the application. The purpose of this Drainage Strategy is to present the impact of surface water and foul drainage as a result of the proposed development.

The Banbury 200 site (furthermore referenced as the Site) is subject to an ongoing planning application (21/04157/F) validated on 14th December 2021, which is currently under consultation. The Site was previously granted planning permission for the original Site extent under planning application (21/00503/F), dated 20th August 2021. As part of the new application, the Site will be extended to include some minor alterations required to allow the former car park to the west of the Site to be interlinked via a new access near the northwest corner of the existing building. This will also require a new van entrance at the northwest corner of the existing building.

The Banbury 200 site was subject to an earlier planning application (18/01246/F) in 2018 and was granted to change the use of premises from Class B8 to B1c/B2/B8, including internal and external alterations, demolition of ancillary structures and new access to Southam Road. Part of these works included recladding the building and extending the existing hardstanding areas. These new hardstanding areas were collected in a new separate surface water drainage network and suitably sized attenuation tank.

2.0 Site Layout and Proposed Development

2.1 Site Location

The Site covers an area of approx. 5.45ha. Part of the Site consists of an existing car park and the remainder consisting of existing industrial units and associated hardstanding, with an existing access provided to Southam Road at the southeast corner of the Site. The national grid coordinates for the Site are approx. NGR: 445120, 241460.

The Site is directly bounded by the following:

- North – Existing industrial units;
- East – Southam Road and existing industrial units beyond;
- South – Residential housing and Cemetery; and
- West – Ruscote Avenue and existing industrial units beyond.

2.2 Proposed Development

The proposed development comprises for the storage of operational vehicles, together with elevational and site alterations, associated parking, welfare facilities, vehicle barrier and associated infrastructure. Refer to Architects drawings submitted with this application for proposed site layout details.

2.3 Site Topography and Geology

The topography of the Site is such that the site elevation varies significantly. The existing car park to the west of the Site has an elevation of 103.4mAOD at the southwest corner to 97.5mAOD at the southeast corner, and 98.0mAOD at the northwest corner to 95.0mAOD at the northeast corner. For the existing building and associated hardstanding, the elevation is 97.1mAOD at the southwest corner to 94.0mAOD at the southeast corner, and 96.5mAOD at the northwest corner to 95.8mAOD at the northeast corner. The finished floor level of the existing building is approx. 96.8mAOD. There is also an existing embankment between the existing car park to the west of the Site and the existing building and hardstanding, which will be retained as much as practicable.

The Geology of Britain online mapping shows that the underlying soils across the Site consist predominantly of several metres of made ground over 'Charmouth Mudstone Formation – Mudstone' bedrock. The Soilsmap online mapping identifies the Site as consisting of impeded drainage of 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'.

The topographical surveys undertaken by Lane & Frankham Limited (2021), Midland Survey Limited (2021) and Greenhatch Group (2018) are provided in Appendix A.

Intrusive ground investigations were carried out at the Site during 2018 and shows the presence of extensive Made Ground and varies between 0.3m bgl to 2.6m bgl with low permeability, with underlying Charmouth Mudstone Formation varying between 0.55m to 8.0m bgl. It can be concluded that the Site is not conducive for infiltration to ground with low permeability potential.

Bird's Brook is present in the northwest of the Site flowing west to east and is culverted to the north of the existing warehouse buildings. Bird's Brook flows into the River Cherwell approx. 1km to the east of the Site. The Site storm drainage discharges directly into Bird's Brook at several locations across the Site.

3.0 Flood Risk

A separate site-specific Flood Risk Assessment (Report No: SHF.393.013.HY.R.001.B) has been prepared by Enzygo Limited dated October 2021. This details the flood risk and how this can be managed and mitigated to allow the Site to be redeveloped.

The report concludes that most of the Site is at negligible risk of surface water flooding, although there is an area of medium to high risk associated with a surface water flow pathway. The risk of flooding from the private sewer network is assessed as low risk. Flooding from all other sources are considered to be at negligible risk.

The report finally concludes that it demonstrates that the proposed development would be operated with minimal risk from flooding with the proposed mitigation measures and would not increase flood risk elsewhere.

4.0 SuDS Management Train

A SuDS evaluation and justification test has been undertaken for demonstrating the proposed chosen viable options for managing surface water runoff from the Site.

Details of this evaluation and justification test for the preferred surface water option in the hierarchy (Option 1 – most preferred, Option 5 – least preferred) is summarised as follows:

Option 1: Rainwater harvesting and/or water butts	Justification to move to Option 2	Reason
There is no significant demand for non-potable water on the Site throughout its design life	Yes	There is no significant water demand with only the proposed welfare unit serving the Site.
The re-use of rainwater is not a viable / cost-effective part solution for surface water on the site		
Option 2: Surface water is drained into the soil through the use of a soakaways	Justification to move to Option 3	Reason
The use of infiltration drainage is not practicable due to the lack of permeability of the soil for disposal of surface water	Yes	Soakaway tests were carried out at several locations across the Site which resulted in either no uptake or low permeability. Groundwater was observed at a depth of 1m bgl with the likelihood of high groundwater present at the Site that will be seasonally sensitive with higher levels during winter months. Based on the existing ground conditions and the low permeability potential, the use of soakaways has been discounted for the Site.
The use of infiltration drainage would result in a risk of instability through ground movement or subsidence		
The use of infiltration drainage would pose an unacceptable risk of pollution of groundwater or watercourses		
The use of infiltration drainage would result in an unacceptable risk of flooding from groundwater to nearby properties		
The use of infiltration may cause surface water to indirectly enter a combined sewer which might result in an increased risk of flooding or pollution on the site or downstream		
Option 3: Surface water is drained to a watercourse (open or piped), canal, or existing/proposed SuDS	Justification to move to Option 4	Reason
It is not reasonably practicable to drain surface water to a watercourse, canal, or SuDS	No	The existing Site consists predominantly of hardstanding areas with surface water drainage conveyed to an existing ditch and culvert. There is limited opportunity to widely introduce SuDS across the Site where there is adverse topography with limited SuDS potential.
Pumping would be required to drain surface water to a watercourse, canal, or SuDS		
The discharge would result in an unacceptable increase in the risk of flooding		

		Filter drains are proposed for new hardstanding areas across the Site.
Option 4: Surface water is drained to a surface water sewer	Justification to move to Option 5	Reason
It is not reasonably practicable to drain surface water to a surface water sewer	N/A	
Pumping would be required to drain surface water to a surface water sewer		
Option 5: Surface water is drained to a combined sewer	Justification to use Option 5	Reason
Consideration must be given to removing an equivalent amount of surface water from parts of the Site to enable a zero net detriment	N/A	
Set a maximum discharge rate and minimum amount of storage required based on the specific characteristics of the receiving combined sewer and the proposed development		

The preferred option is to discharge surface water to the existing Bird's Brook (Option 3) as is currently the case. The proposed flows will be a demonstrable reduction to the current unrestricted situation.

The SuDS features to be adopted for the Site includes the following:

- Filter Drains
- Attenuation Tank
- Proprietary Treatment
- Channel Drains
- Manholes, Catchpits and Gullies
- Pipes

These SuDS components within the Management Train include the following:

SuDS Component	Interception	Close to Source / Primary Treatment	Secondary Treatment	Tertiary Treatment
Filter Drains	Y		Y	
Attenuation Tank	Y			
Proprietary Treatment		Y	Y	Y

5.0 Surface Water Drainage

5.1 Existing Surface Water Drainage

There are extensive existing private surface water sewers serving the Site. The existing surface water drainage network for the Site consists of a series of rainwater downpipes, sewers, gullies and slot drains, which collect surface water runoff from the existing building and hardstanding areas.

Surface water runoff from the Site is ultimately conveyed via the existing site drainage network to the predominately culverted Bird's Brook located along the northern boundary of the site that flows in a west to east direction.

The majority of the existing drainage within the existing car park on the west of the Site will be made redundant where these will be grubbed up and removed as part of the proposed works. Most of the existing drainage will be replaced with new slot drains and surface water network. For the existing building and associated hardstanding, only minor alterations are proposed with new connections for rainwater downpipes and replacement slot drains for the existing car park on the eastern elevation of the existing building.

There is an existing public surface water sewer identified along the eastern boundary of the Site that intercepts the Bird's Brook via a 1275mm diameter sewer and conveys flow eastwards to a 1500mm diameter sewer across Southam Road and beyond.

The existing site drainage is presented within the Existing Site Plan included in Appendix B. Thames Water infrastructure records are included in Appendix C.

5.2 Proposed Surface Water Drainage

The proposed surface water from the Site will drain via rainwater downpipes and slot drains to gravity sewers and suitably sized attenuation storage, in the form of a new geocellular storage tank for the existing car park on the west of the Site.

The attenuation tank will provide 456m³ storage and will intercept all storm runoff from the new van storage area and has been sized for 100yr plus 20% climate change allowance, with a sensitivity check undertaken using the 100yr plus 40% allowance that resulted in only a small volume of predicted flooding (<10m³) that will be contained on site. This will then convey restricted flows to the existing surface water sewers based on a QBar rate of 7.3 l/s.

Filter drains will be introduced for two specific areas that proposed hardstanding is being introduced. This includes the full depth asphalt build-up area to the north of the existing western car park and the proposed sprinkler tank area situated at the southeast of the site.

The proposed surface water drainage layout is provided in Appendix D. MicroDrainage calculations are provided in Appendix E.

6.0 Foul Drainage

There are existing private foul sewers serving the existing building and associated hardstanding are to be unaltered as part of the proposed works and will continue to discharge to the existing public sewer on Southam Road. The only additions will be new foul gullies serving the proposed sprinkler tanks and pump house and proposed bin storage area, as well as a new foul sewer serving the proposed welfare facility, which will all connect to the existing private foul sewer network.

There is an existing public foul sewer that runs alongside the northern boundary of the Site via a 300mm diameter sewer. This then drains northwards to connect to the public foul sewer on Southam Road. There is also an existing public foul sewer that runs alongside Southam Road via a 300mm diameter sewer, where the proposed foul drainage will be conveyed. This then flows northwards to connect to the aforementioned existing public foul sewer.

7.0 Maintenance Regime

Maintenance of the sewers, manholes, gullies, inlets/outlets and drainage channels would be inspected at 6-monthly intervals and cleaned out at 12-monthly intervals. A full CCTV survey should also be carried out at 10 yearly intervals and at completion of proposed drainage works. For the geocellular attenuation storage tank, this would be in line with manufacturer's recommendations and maintenance requirements.

A separate 'SuDS Management & Maintenance Plan' has been produced as part of this planning application, that details all maintenance requirements and inspection frequencies for long-term efficiency of the proposed sewer system.

Maintenance on the Site would be funded by the end-user and would be managed by a maintenance management company. A specialist maintenance contractor will be appointed to undertake maintenance of all drainage on the Site for the duration of its occupancy.

8.0 Summary and Conclusions

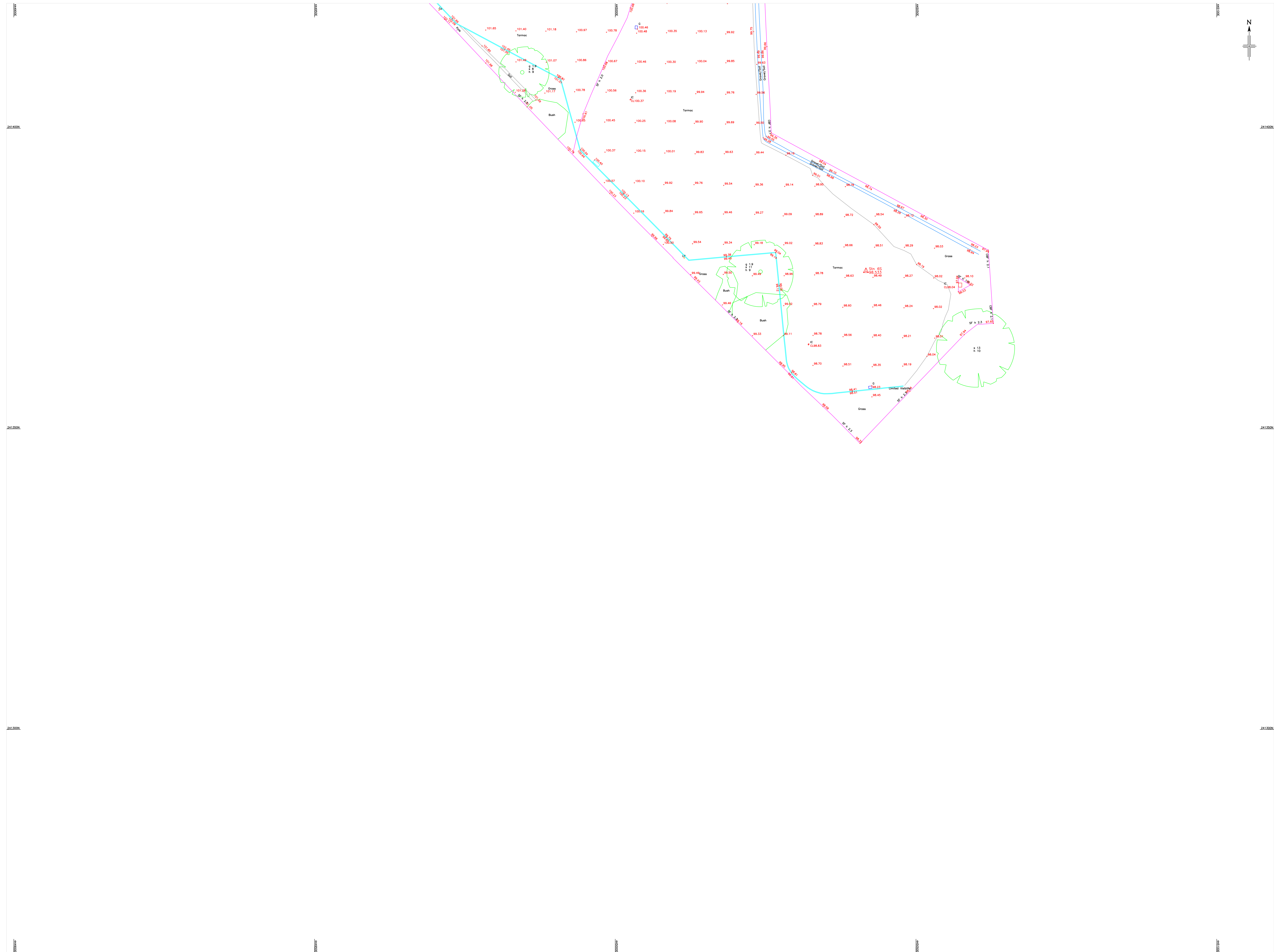
The proposed development would be operated with minimal risk from flooding with the proposed mitigation measures and would not increase flood risk elsewhere.

Proposed foul and surface water flows will be discharged to the existing public foul sewer and the Bird's Brook respectively, as is currently the case.

The onsite treatment and pollution prevention measures with the provision of the proposed catchpit manholes, gullies and full retention separator, will provide adequate stages of treatment prior to discharge to the Bird's Brook.

The development should therefore not be precluded on the grounds of flood risk or proposed drainage.

Appendix A – Topographical Surveys



ALL DIMENSIONS, LEVELS AND CLEARANCES TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER PROJECT RELATED DRAWINGS, SPECIFICATIONS AND DOCUMENTS AS PART OF A SINGLE PROJECT PACKAGE. ANY DISCREPANCY BETWEEN THIS DRAWING, OTHER DRAWINGS FORMING PART OF THIS CONTRACT OR THE SPECIFICATION / BILLS OF QUANTITIES MUST BE CLARIFIED BEFORE COMMENCEMENT OF ANY WORK OR ORDERING OF ANY MATERIALS. PLEASE CONSULT THE AUTHOR OR PROJECT MANAGER SHOULD THE READER REQUIRE CLARIFICATION ON ANY PART OF THIS DRAWING. THE COPYRIGHT OF THE DRAWING AND DESIGN IS THE PROPERTY OF THE COMPANY. THIS INFORMATION HAS BEEN ISSUED UNDER SPECIFIC TERMS FOR THIS PROJECT AND MAY ONLY BE USED AND REPRODUCED ACCORDINGLY.

NOTES

SHEET LAYOUT

Rev	Date	By	CHK	APP	Comment
01	13/04/21	MT	XX	XX	Original Issue



The Independent Measurement Choice

<p>LOCAL OFFICE:</p> <p>Stone House First Arch, Business Park Barnby, Lincolnshire Sitting: 0800 343 542 T: 01509 87077</p>	<p>GENERAL OFFICE:</p> <p>Wooden Business Park Barnby, Lincolnshire Sitting: 01509 87077 T: 01509 87077</p>
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Client: **Lysander**

Project Title: **Rustcote Avenue, Banbury**

Drawing Title: **3D Topographic Survey**

Status: **RECORD**

Drawn By: **MT** | Designed By: **MT** | Checked By: **GO** | Approved By: **NC**

Original Issue Date: **13/04/2021** | Scale @ A0: **1:200**

Job No/ File Ref	Originator	Zone	Level	
LF3275	LAF	XX	ST	
Type	Description	Number	Subsidiary	Revision
DR	G	1002	S2	R01

NOTES

GENERAL NOTES
ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION...

TOPOGRAPHICAL SURVEY/UTILITY KEY
[Symbol] = target, [Symbol] = off-sight survey cross, [Symbol] = concrete survey bench mark...

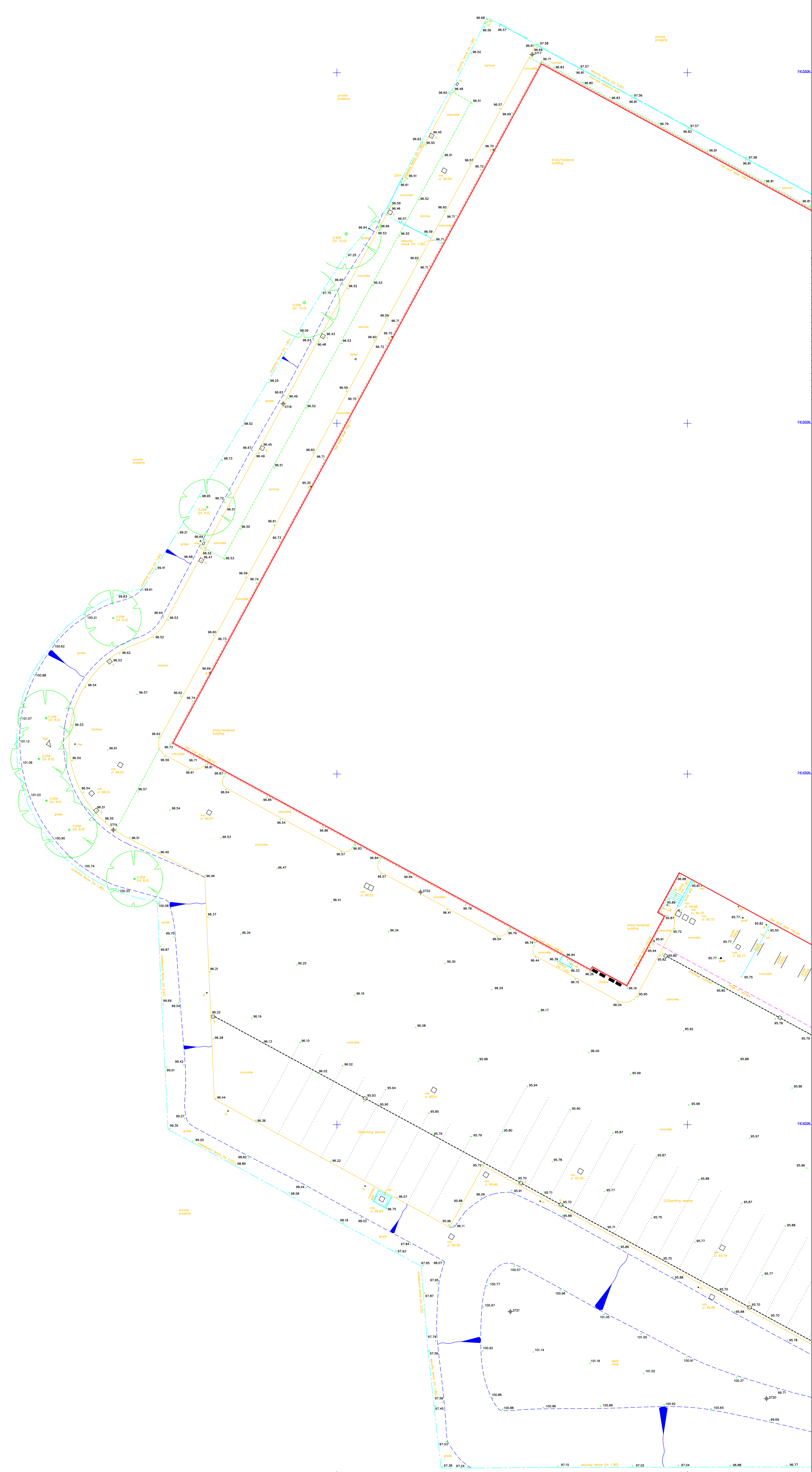
Table with columns: STATION, EASTINGS, NORTHINGS, LEVEL. Lists station coordinates and elevations.

Table with columns: STATION, EASTINGS, NORTHINGS, LEVEL. Lists station coordinates and elevations.

UTILITY SURVEY KEY
[Symbol] = ELECTRIC CABLE, [Symbol] = WATER PIPE, [Symbol] = FIBRE OPTIC...

DISCLAIMER
Electronic techniques have been used in the location of underground services...

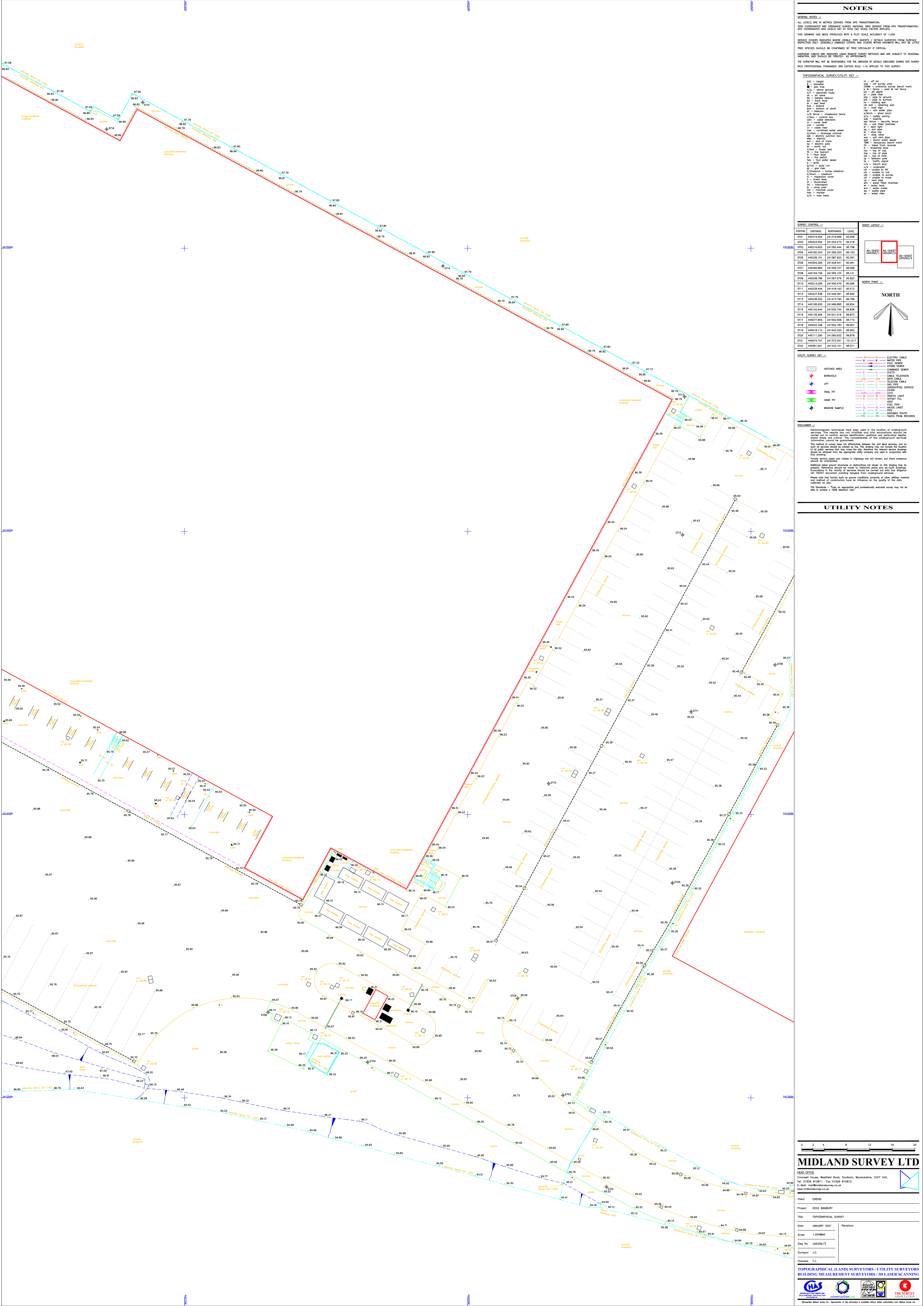
UTILITY NOTES



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HEAD OFFICE
Clonmel House, Westfield Road, Southon, Warwickshire, CV47 0JX

Table with columns: Date, Scale, Day No, Surveyor, Checked. Contains project metadata.

TOPOGRAPHICAL (LAND SURVEYORS) / UTILITY SURVEYORS
BUILDING MEASUREMENT SURVEYORS / 3D LASER SCANNING
Logos for H&A, construction, and THE SURVEY ASSOCIATION.



NOTES

GENERAL NOTES :-
ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION.
GPS COORDINATES AND LEVELS ARE TO DATA (NO SCALE FACTOR APPLIED)
THIS DRAWING HAS BEEN PRODUCED WITH A PLAT SCALE ACCURACY OF 1:200
LEVELS COVERS INDICATED WHERE VISIBLE, ANY INVERTS / DETAILS SURVEYED FROM SURFACE INSPECTION ONLY, UNLESS STATED OTHERWISE AND EXCEPT WHERE NOTED WILL NOT BE LIFTED
TREE SPECIES SHOULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL
UNDERGROUND UTILITIES ARE IDENTIFIED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION AND SHOULD BE RECHECKED AT APPROPRIATE
THE SURVEYOR WILL NOT BE RESPONSIBLE FOR THE OMISSION OF DETAILS OCCURRED DURING SITE SURVEY
RICS PROFESSIONAL STANDARDS 3RD EDITION RULE 1.19 APPLIES TO THIS SURVEY

TOPOGRAPHICAL SURVEY/UTILITY KEY :-

(D) = target	— off set line
● = peg trap	— off survey area
○ = bench ground	OSM = Ordnance Survey bench mark
○ = ground level	○ = 4.7' fence - post & rail fence
— = boundary fence	— = 2.0m fence
— = 1.0m fence	— = 2.0m fence
— = 0.5m fence	— = 2.0m fence
— = 0.2m fence	— = 2.0m fence
— = 0.1m fence	— = 2.0m fence
— = 0.05m fence	— = 2.0m fence
— = 0.02m fence	— = 2.0m fence
— = 0.01m fence	— = 2.0m fence
— = 0.005m fence	— = 2.0m fence
— = 0.002m fence	— = 2.0m fence
— = 0.001m fence	— = 2.0m fence
— = 0.0005m fence	— = 2.0m fence
— = 0.0002m fence	— = 2.0m fence
— = 0.0001m fence	— = 2.0m fence
— = 0.00005m fence	— = 2.0m fence
— = 0.00002m fence	— = 2.0m fence
— = 0.00001m fence	— = 2.0m fence

STATION CONTROL

STATION	EASTINGS	NORTHINGS	LEVEL
ST01	445319.404	241319.999	93.948
ST02	445224.502	241334.273	95.518
ST03	445218.805	241350.444	95.790
ST04	445182.243	241355.202	95.193
ST05	445236.151	241387.923	95.397
ST06	445254.265	241426.441	95.561
ST07	445268.895	241456.727	96.099
ST08	445164.146	241355.202	95.141
ST09	445208.789	241387.979	95.822
ST10	445214.295	241405.476	95.596
ST11	445229.444	241419.143	95.572
ST12	445237.638	241426.261	95.650
ST13	445238.300	241475.790	96.769
ST14	445195.630	241466.992	95.824
ST15	445142.844	241352.746	96.836
ST16	445136.288	241321.216	95.973
ST17	445077.855	241555.808	96.710
ST18	445042.248	241502.793	96.607
ST19	445076.110	241462.209	96.652
ST20	445111.290	241360.932	95.878
ST21	445074.747	241373.241	101.017
ST22	445081.921	241433.151	96.971

UTILITY SURVEY KEY :-

	HATCHED AREA		ELECTRIC CABLE
	BOREHOLE		WATER PIPE
	DPT		DRAINAGE
	TRENCH PIT		COMBINED SEWER
	HAND PIT		CABLE TELEVISION
	WINDOW SAMPLE		TELEVISION CABLE
			GAS
			SEWER
			CABLE
			TRAFFIC LIGHT
			VUL
			YIELD PIPE
			GAUGE LINES
			PIPE
			ARBITRARY ROUTE
			TAKEN FROM RECORDS

DISCLAIMER :-
Electromagnetic techniques have been used in the location of underground services. The results are not definitive and their interpretation should be checked against other records, drawings, photographs, etc. where these are available. The responsibility for the accuracy of the information obtained is not that of the surveyor.
This method of survey does not differentiate between live and dead services, and as such is not suitable for use in live services. The surveyor shall not be liable for any damage or loss of service caused by the use of this method of survey.
Private service pipes and cables in highways are not shown, but their presence should be anticipated.
Additional below ground structures or obstructions not shown on this drawing may be present. Reference should be made to historical plans and service maps.
Please note that failure such as ground conditions, proximity of other utilities, method of construction have an influence on the quality of the data collected on site.
ISA Standards - "Use an appropriate and professionally executed survey may not be able to achieve a 100% detection rate."

UTILITY NOTES

UTILITY NOTES

0 2 4 6 8 10 12 14 16 18 20

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Client: BIRMG

Project: SOX2 BARBERY

Title: TOPOGRAPHICAL SURVEY

Date: JANUARY 2021

Scale: 1:200/80

Day No: 005259/2

Surveyor: J.C.

Checked: T.J.

TOPOGRAPHICAL (LAND) SURVEYORS / UTILITY SURVEYORS
BUILDING MEASUREMENT SURVEYORS / 3D LASER SCANNING

HA
construction
THE SURVEY ASSOCIATION

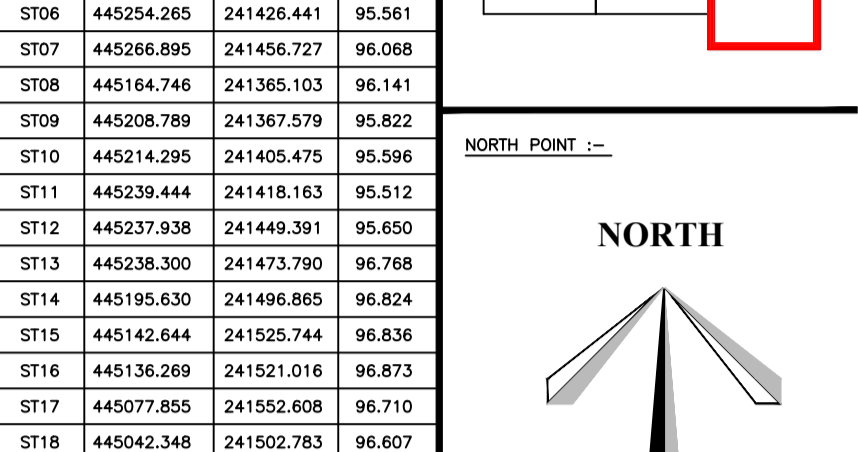
NOTES

GENERAL NOTES ---
ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION.
GPS COORDINATES AND LEVELS SET AT 10m DATUM FACTOR 0.000000.

TOPOGRAPHICAL SURVEY/UTILITY KEY ---
(D) = flag
S = set trap
A/G = above ground
A/B = above/below

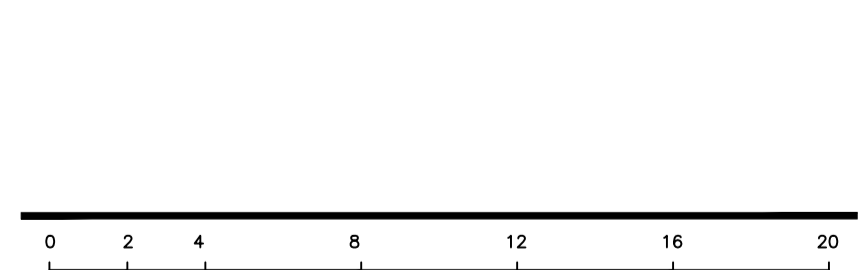
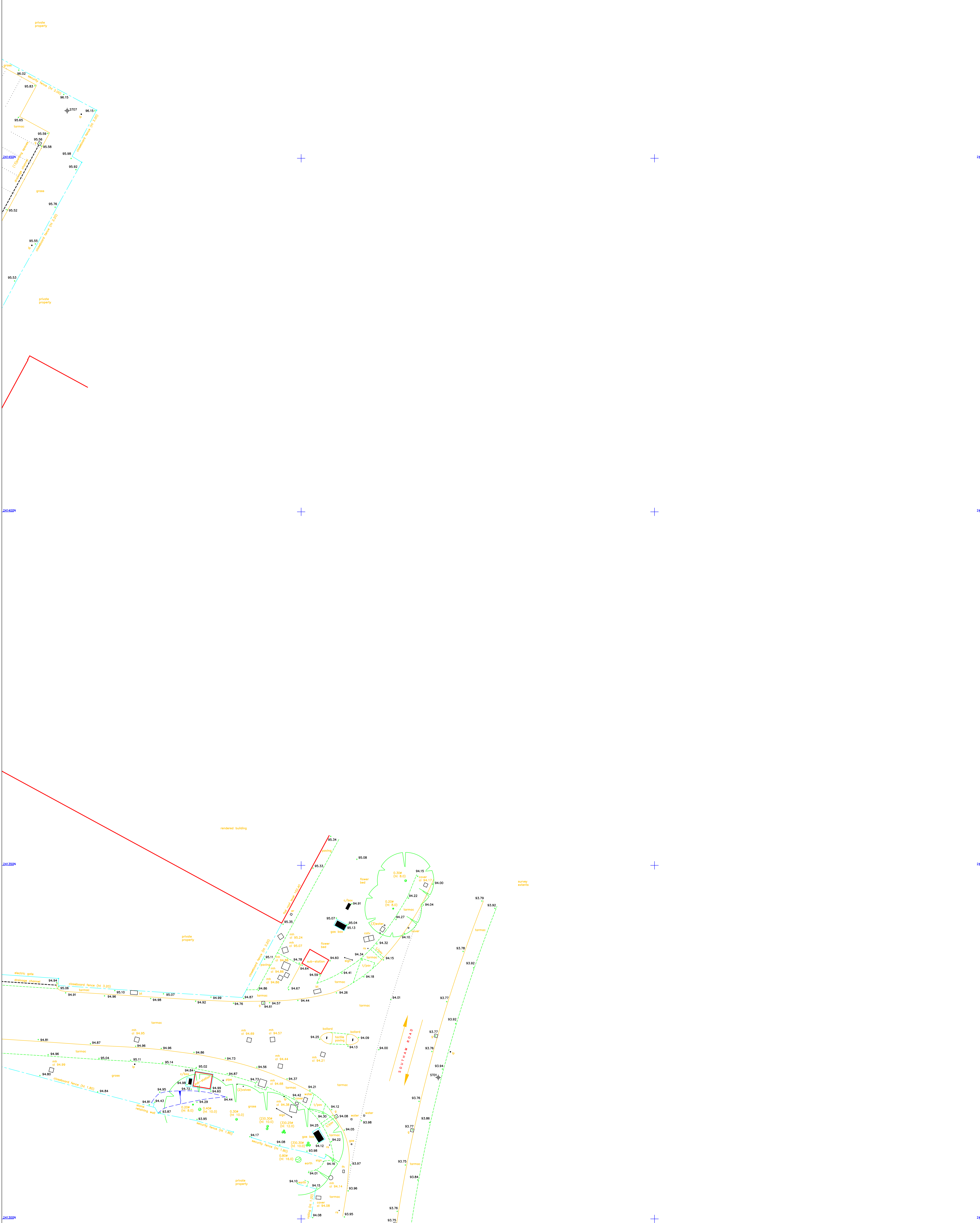
UTILITY SURVEY KEY ---
ELECTRIC CABLE
WATER PIPE
DRAINAGE DRAIN

Table with 4 columns: STATION, EASTINGS, NORTHINGS, LEVEL. Rows include stations ST01 to ST22 with their respective coordinates and elevations.



DISCLAIMER ---
Electromagnetic techniques have been used in the location of underground services. The results are not definitive and their accuracy should be treated as an estimate only.

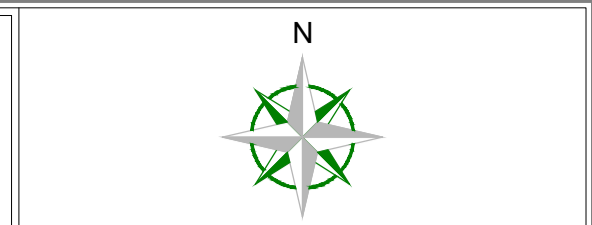
UTILITY NOTES
This method of survey does not differentiate between live and dead services, and as such is deemed to be a 'best effort' survey. The company does not warrant the location of all services shown on this plan to be 100% correct.



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Table with 2 columns: Date, Revisions. Row 1: JANUARY 2021, 1:2008(M). Row 2: 005256/5, J.C.

Logos for MIDLAND SURVEY LTD, HSA, and other associated companies.



Station Information:

Station	Easting (m)	Northing (m)	Level (m)
CP1	445041.127	241423.668	99.089
CP2	444981.349	241444.984	101.739
CP3	445020.911	241487.683	99.623
CP4	445039.867	241536.206	98.120
GH1	445243.026	241476.821	96.045
GH2	445190.899	241379.812	95.817
GH3	445160.311	241376.093	95.726
GH4	445069.635	241428.956	96.480
GH5	445024.707	241454.194	96.619
GH6	445077.913	241552.868	96.669
GH7	445115.224	241533.004	96.641
GH8	445261.870	241325.069	94.856
GH9	445303.489	241326.160	94.304
JM1	445186.882	241736.975	96.840
JM2	445144.007	241658.746	96.923
JM3	445084.411	241589.593	97.041
JM4	445075.382	241563.499	96.683
RD1	445029.684	241617.485	98.199
RD2	444941.395	241538.699	99.870
RD3	444865.957	241465.925	104.961
RD4	444931.329	241448.227	103.561
RD5	444958.705	241430.199	102.588
RD6	445039.553	241344.182	98.568
RD1A	445076.933	241681.406	101.888

OS Note:
 This survey has been orientated to the Ordnance Survey (O.S.) National Grid (OSGB36 (15)) via Global Navigation Satellite Systems (GNSS) and the O.S. Active Network (OS Net).
 A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGB15GB transformation models.
 The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.
 No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.
 Please refer to Survey Station Table to enable establishment of the on-site grid and datum.
 Some services may have been omitted due to parked vehicles.

Legend:

Symbol/Line Type	Symbol/Line Type	Symbol/Line Type
Orange hatched area	Black line	Orange circle
Yellow hatched area	Blue line	Green circle
Red hatched area	Red line	Blue circle
Blue hatched area	Green line	Red circle
Green hatched area	Yellow line	Green square
Black hatched area	Black dashed line	Red square
Grey hatched area	Blue dashed line	Blue square
White hatched area	Green dashed line	Green square
Red hatched area	Yellow dashed line	Red square
Blue hatched area	Black dotted line	Blue square
Green hatched area	Blue dotted line	Green square
Black hatched area	Red dotted line	Black square
Grey hatched area	Green dotted line	Grey square
White hatched area	Yellow dotted line	White square
Red hatched area	Black solid line	Red circle
Blue hatched area	Blue solid line	Blue circle
Green hatched area	Green solid line	Green circle
Black hatched area	Yellow solid line	Black circle
Grey hatched area	Black solid line	Grey circle
White hatched area	Blue solid line	White circle

Rev	Date	Description	Drawn	Checked
1	23.07.18	Survey extended	JM	GH3378

greenhatch group

□ Topographical Surveys □ Measured Building Surveys
 □ Site Engineering □ 3D Laser Scanning
 □ Utility / CCTV Surveys □ Revit & BIM Models

**Rowan House
 Duffield Road
 Little Eaton
 Derby
 DE21 5DR**
 Tel: (01332) 830044 Fax: (01332) 830055
 admin@greenhatch-group.co.uk
 www.greenhatch-group.co.uk

St Albans Unit B, The Courtyard Alban Park St Albans Herts SG8 5LN T: (01727) 854481	Newcastle 24 Riverside Studios Newcastle Bus Park Newcastle, Tyne & Wear NE4 7YL T: (01912) 736391	London 27, Cornwell Terrace Reports Park London NW11 5LL T: (02072) 241806
---	---	---

CLIENT
RPS Group Plc

PROJECT
**Ruscote Avenue
 Banbury
 OX16 2QU**

TITLE
**Topographical
 Survey**

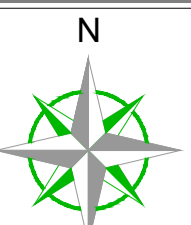
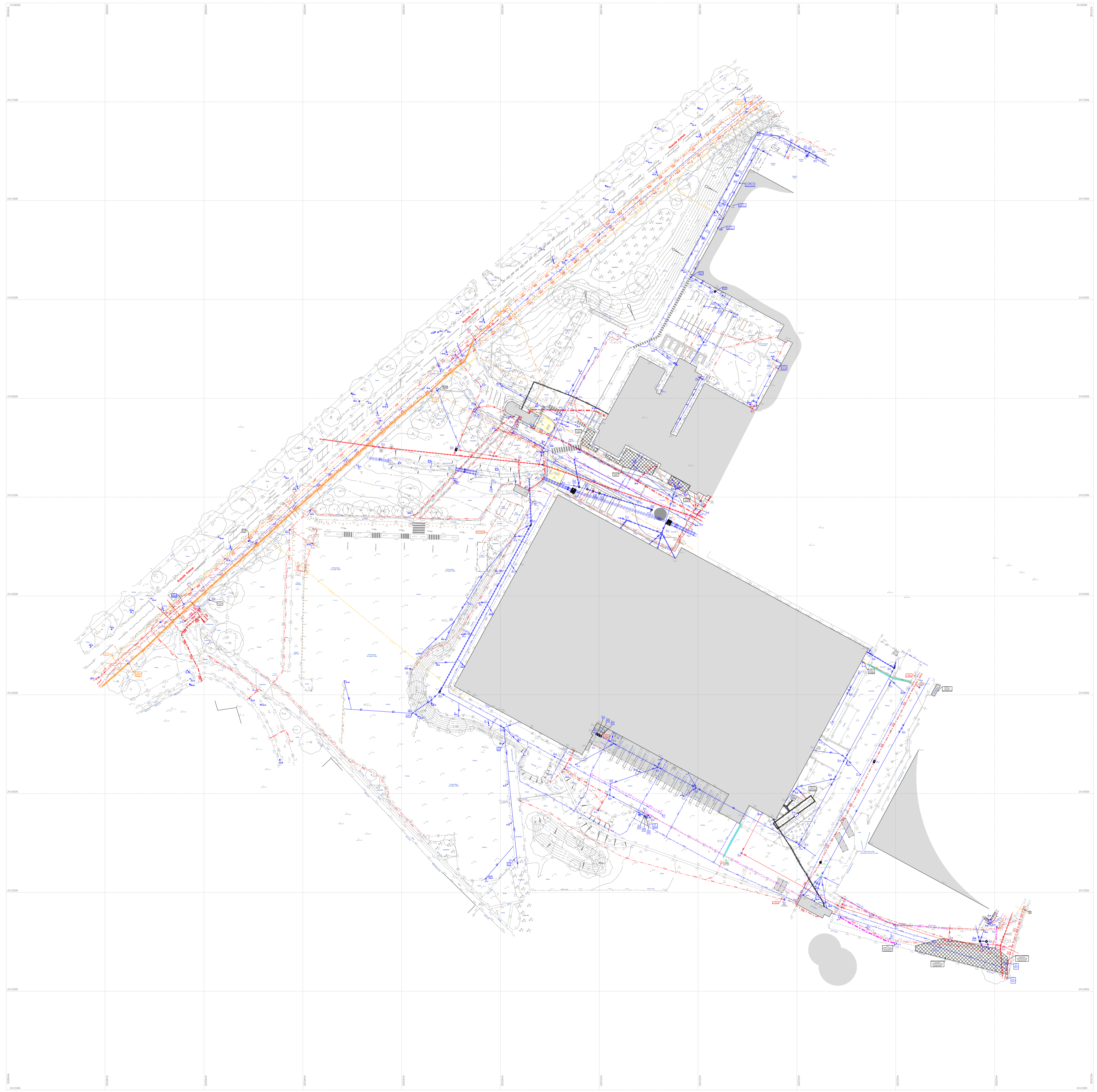
SCALE A1@ 1: 1000	DATE 20.10.17
DRAWN CQ	QUALITY REF GH1830

Level datum See note
 Grid orientation See note

Job number 28419

Drawing No. 28419_T	Rev. 1
------------------------	-----------

Comments
 This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.
 All dimensions should be checked on site prior to design and construction.
 Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.
 Notes:



NOTES

1. DRAINAGE INFORMATION HAS BEEN OBTAINED WITHOUT INVESTIGATION INTO CHAMBERS AND MANHOLES. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE INFORMATION. IT SHOULD ALWAYS BE CHECKED IN A MANHOLE AND CONTROL TO THE UTILITY PROPRIETOR.
2. ALL DIMENSIONS ARE PRELIMINARY TO BE CONFIRMED BY THE CONTRACTOR.

LEGEND

UTILITY LINETYPES	Symbol	Utility
1st Line	Red line	Gas
2nd Line	Blue line	Water
3rd Line	Orange line	Electricity
4th Line	Green line	Drainage
5th Line	Yellow line	Other
6th Line	Purple line	Other
7th Line	Brown line	Other
8th Line	Pink line	Other
9th Line	Light Blue line	Other
10th Line	Light Green line	Other
11th Line	Light Orange line	Other
12th Line	Light Purple line	Other
13th Line	Light Brown line	Other
14th Line	Light Pink line	Other
15th Line	Light Light Blue line	Other
16th Line	Light Light Green line	Other
17th Line	Light Light Orange line	Other
18th Line	Light Light Purple line	Other
19th Line	Light Light Brown line	Other
20th Line	Light Light Pink line	Other
21st Line	Light Light Light Blue line	Other
22nd Line	Light Light Light Green line	Other
23rd Line	Light Light Light Orange line	Other
24th Line	Light Light Light Purple line	Other
25th Line	Light Light Light Brown line	Other
26th Line	Light Light Light Pink line	Other
27th Line	Light Light Light Light Blue line	Other
28th Line	Light Light Light Light Green line	Other
29th Line	Light Light Light Light Orange line	Other
30th Line	Light Light Light Light Purple line	Other
31st Line	Light Light Light Light Brown line	Other
32nd Line	Light Light Light Light Pink line	Other
33rd Line	Light Light Light Light Light Blue line	Other
34th Line	Light Light Light Light Light Green line	Other
35th Line	Light Light Light Light Light Orange line	Other
36th Line	Light Light Light Light Light Purple line	Other
37th Line	Light Light Light Light Light Brown line	Other
38th Line	Light Light Light Light Light Pink line	Other
39th Line	Light Light Light Light Light Light Blue line	Other
40th Line	Light Light Light Light Light Light Green line	Other
41st Line	Light Light Light Light Light Light Orange line	Other
42nd Line	Light Light Light Light Light Light Purple line	Other
43rd Line	Light Light Light Light Light Light Brown line	Other
44th Line	Light Light Light Light Light Light Pink line	Other
45th Line	Light Light Light Light Light Light Light Blue line	Other
46th Line	Light Light Light Light Light Light Light Green line	Other
47th Line	Light Light Light Light Light Light Light Orange line	Other
48th Line	Light Light Light Light Light Light Light Purple line	Other
49th Line	Light Light Light Light Light Light Light Brown line	Other
50th Line	Light Light Light Light Light Light Light Pink line	Other

UTILITY SURVEY INFORMATION

Symbol	Description	Utility
Circle with cross	Unable to Survey	UTS
Circle with dot	Unable to Trace	UTT
Circle with horizontal line	Assumed Route	AR
Circle with vertical line	Assumed Connection	AC
Circle with diagonal line	Assumed Connection	AC
Circle with no fill	No Utility Set	NUE

GPR Anomaly

Red hatched	Multiple Services Route
Blue hatched	Unable to Survey
Green hatched	Multiple Services Route
Yellow hatched	Chamber Extents

PAS 128: 2014

MARKER CATEGORY	QUALITY LEVEL	CRITERIA USED IN THE DETERMINATION OF QUALITY LEVEL
TYPE 1 DETECTION	1A-1B	UTILITY DETECTION METHOD IS IDENTIFIED TO THE 100% LEVEL AND SHOWN AS AN UNDISPUTED POSITION (CONFIDENCE IS 100%)
	1C-1D	POSITION OF THE UTILITY DETECTED BY GPR OR SURVEILLANCE DATA IS LIMITED (CONFIDENCE IS 50%)
	1E-1F	POSITION AND DEPTH OF THE UTILITY DETECTED BY GPR OR SURVEILLANCE DATA IS LIMITED (CONFIDENCE IS 25%)
	1G-1H	POSITION AND DEPTH OF THE UTILITY DETECTED BY GPR OR SURVEILLANCE DATA IS LIMITED (CONFIDENCE IS 10%)

ABBREVIATIONS

AV	AIR VALVE	BS	BENCH MARK
CC	CONCRETE	CC	CONCRETE
CD	CAST IRON	CD	CAST IRON
CE	CEMENT	CE	CEMENT
CF	CAST IRON	CF	CAST IRON
CG	CAST IRON	CG	CAST IRON
CH	CAST IRON	CH	CAST IRON
CI	CAST IRON	CI	CAST IRON
CL	CAST IRON	CL	CAST IRON
CM	CAST IRON	CM	CAST IRON
CP	CAST IRON	CP	CAST IRON
CQ	CAST IRON	CQ	CAST IRON
CR	CAST IRON	CR	CAST IRON
CS	CAST IRON	CS	CAST IRON
CT	CAST IRON	CT	CAST IRON
CU	CAST IRON	CU	CAST IRON
CV	CAST IRON	CV	CAST IRON
CW	CAST IRON	CW	CAST IRON
CX	CAST IRON	CX	CAST IRON
CY	CAST IRON	CY	CAST IRON
CZ	CAST IRON	CZ	CAST IRON
DA	CAST IRON	DA	CAST IRON
DB	CAST IRON	DB	CAST IRON
DC	CAST IRON	DC	CAST IRON
DD	CAST IRON	DD	CAST IRON
DE	CAST IRON	DE	CAST IRON
DF	CAST IRON	DF	CAST IRON
DG	CAST IRON	DG	CAST IRON
DH	CAST IRON	DH	CAST IRON
DI	CAST IRON	DI	CAST IRON
DJ	CAST IRON	DJ	CAST IRON
DK	CAST IRON	DK	CAST IRON
DL	CAST IRON	DL	CAST IRON
DM	CAST IRON	DM	CAST IRON
DN	CAST IRON	DN	CAST IRON
DO	CAST IRON	DO	CAST IRON
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DZ	CAST IRON	DZ	CAST IRON
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GW	CAST IRON	GW	CAST IRON
GX	CAST IRON	GX	CAST IRON
GY	CAST IRON	GY	CAST IRON
GZ	CAST IRON	GZ	CAST IRON
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KZ	CAST IRON	KZ	CAST IRON
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LB	CAST IRON	LB	CAST IRON
LC	CAST IRON	LC	CAST IRON
LD	CAST IRON	LD	CAST IRON
LE	CAST IRON	LE	CAST IRON
LF	CAST IRON	LF	CAST IRON
LG	CAST IRON	LG	CAST IRON

Appendix B – Existing Site Plan

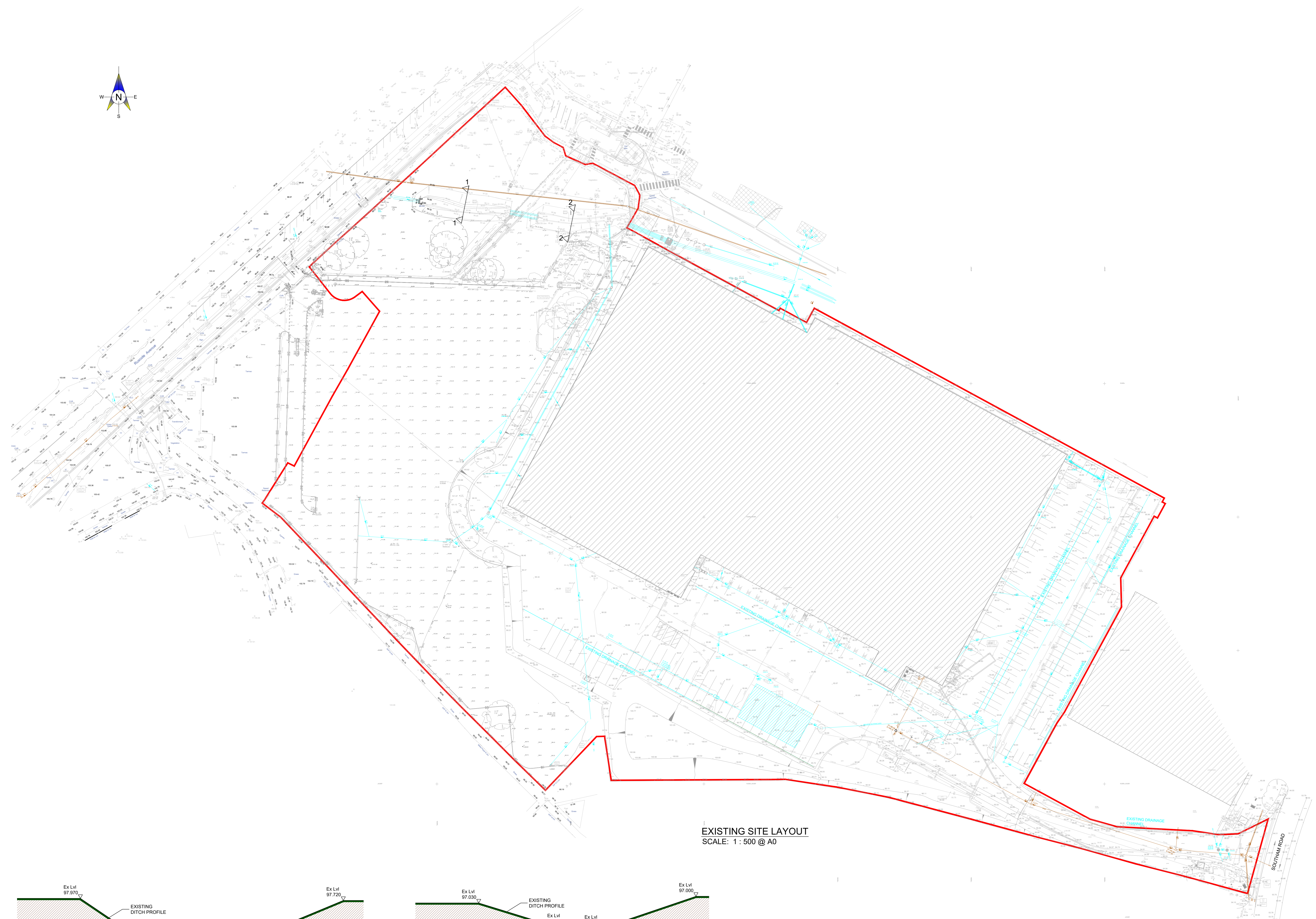
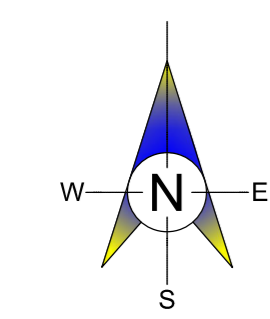
- GENERAL:**
- IF THIS DRAWING HAS BEEN RECEIVED ELECTRONICALLY IT IS THE RECIPIENT'S RESPONSIBILITY TO PRINT THE DOCUMENT TO THE CORRECT SCALE.
 - ALL DIMENSIONS ARE IN (m) UNLESS OTHERWISE NOTED.
 - ALL LEVELS ARE IN METRES ABOVE DATUM UNLESS OTHERWISE NOTED.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL THE RELEVANT ENGINEERS' SERVICES ENGINEERS, MANUFACTURERS & ARCHITECTS DRAWINGS AND SPECIFICATIONS.

LEGEND:

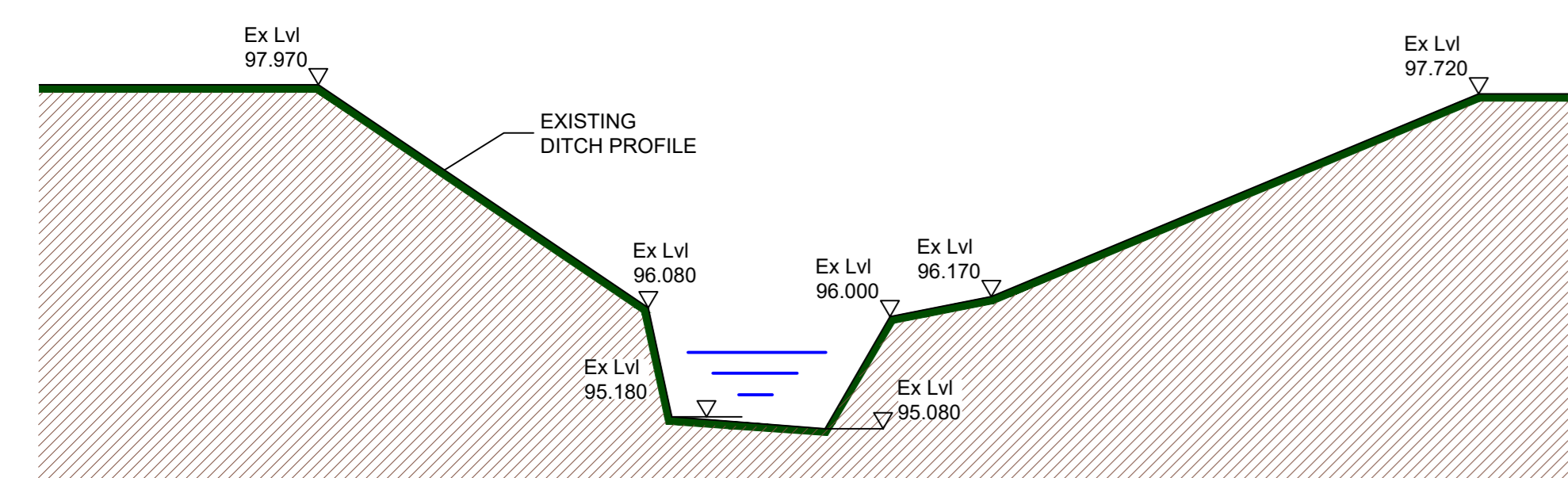
- SITE BOUNDARY LINE
- EXISTING BUILDING LINE

UTILITY LINETYPES

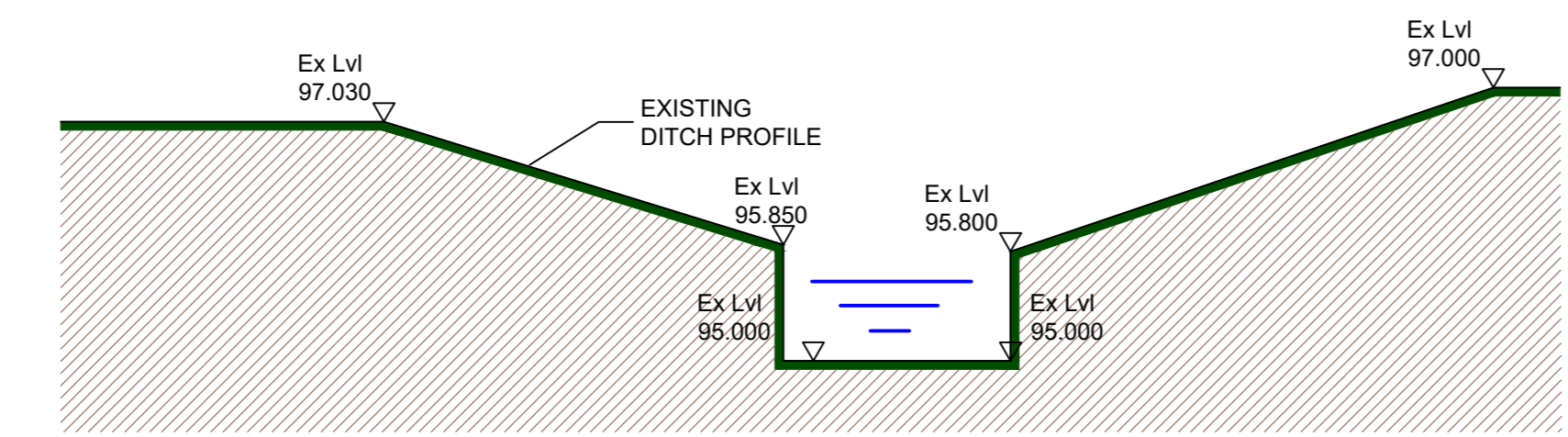
- Drainage - Combined Water
- Drainage - Foul Water
- Drainage - Storm Water



EXISTING SITE LAYOUT
 SCALE: 1 : 500 @ A0



SECTION 1-1 THROUGH BIRDS BROOK
 SCALE 1:50



SECTION 2-2 THROUGH BIRDS BROOK
 SCALE 1:50

REV	DATE	BY	DESCRIPTION
PL8	21.02.22	LL	PLANNING ISSUE
PL7	10.02.22	LL	PLANNING ISSUE
PL6	10.11.21	LL	PLANNING ISSUE
PL5	05.11.21	LL	PLANNING ISSUE
PL4	22.10.21	LL	PLANNING ISSUE
PL3	17.08.21	PH	PLANNING ISSUE
PL2	13.08.21	PH	PLANNING ISSUE
PL1	09.08.21	PH	PLANNING ISSUE

CLIENT
 LYSANDER

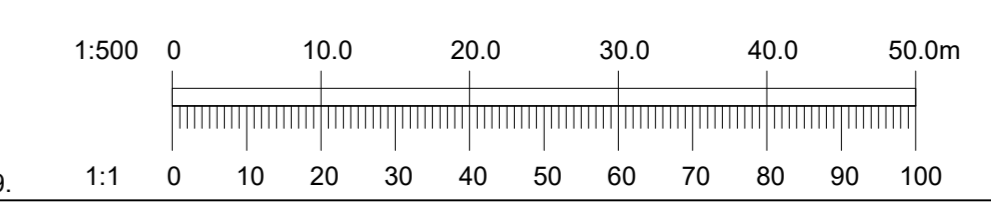
PROJECT TITLE
 BANBURY 200
 SOUTHAM ROAD
 BANBURY

DRAWING TITLE
 EXISTING SITE LAYOUT



DRAWN BY	DATE
P Herangi	09-08-2021
ENG CHECK	DATE
M Allen	09-08-2021
APPROVED	DATE
E Deasy	09-08-2021
SCALE	SHEET
1:500	A0

STATUS	DRAWING NUMBER	REVISION
PLANNING	C001	PL8
JOB NO.	212088	



Appendix C – Thames Water Record Maps

Asset location search



Property Searches

Shauna Ross
Centara Ltd
Image House Woodside Court
2Normanton Industrial Estate
NORMANTON
WF6 1SB

Search address supplied 445199 241618
Banbury
OX16 3QU

Your reference CEN19801

Our reference ALS/ALS Standard/2021_4392362

Search date 31 March 2021

Knowledge of features below the surface is essential for every development

The benefits of this knowledge not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility of any development.

Did you know that Thames Water Property Searches can also provide a variety of utility searches including a more comprehensive view of utility providers' assets (across up to 35-45 different providers), as well as more focused searches relating to specific major utility companies such as National Grid (gas and electric).

Contact us to find out more.



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13



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



0800 009 4540

Search address supplied: 445199 241618, Banbury, OX16 3QU

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

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

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

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

The following quartiles have been printed as they fall within Thames' sewerage area:

SP4541NW
SP4441NE
SP4541NE
SP4441SE
SP4541SW

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

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

Clean Water Services

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

The following quartiles have been printed as they fall within Thames' water area:

SP4541NW

SP4441NE
SP4541NE
SP4441SE
SP4541SW

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

For your guidance:

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

Payment for this Search

An invoice is enclosed. Please send remittance to Thames Water Utilities Ltd., PO Box 3189, Slough, SL1 4WW.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

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

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

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

Clean Water queries

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

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

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