

 <p>HDL HAMILL DAVIES LIMITED Consulting Civil and Structural Engineers</p>	Name	Hamill Davies Ltd
	Address	Ivydale Lower Chase Road Swanmore Hampshire SO32 2PB
	Tel	01489 893 596
	Mobile	07831 439 699
	Fax	01489 890 715
e-mail	brian.w.hamill@btopenworld.com	

Yew Tree Farm
Ascott – Under - Wychwood

Sustainable Drainage Statement dated March 2021

Contents

- 1.0 Site Location Plan
- 2.0 Topographical Survey
- 3.0 Site Geology & Hydrology
- 4.0 Proposed Type of Development
- 5.0 Flood Risk
- 6.0 Sustainable Drainage Proposals
- 7.0 Surface Water Drainage Design
- 8.0 Sustainable Drainage Calculations
- 9.0 Foul & Water Drainage Outfalls
- 10.0 Third Party Agreements
- 11.0 Construction Stage Drainage
- 12.0 SuDS Management & Maintenance Plan
- 13.0 Utilities Search

Appendices

- Appendix A – Location Plan
- Appendix B – Topographical Survey
- Appendix C – Site Layout Plan
- Appendix D – Pre & Post Development Impermeable Areas
- Appendix E – Foul & Surface Water Drainage Details
- Appendix F – Drainage Calculations
- Appendix G – Existing Services
- Appendix H – Thames Water Sewer Records
- Appendix I – Floor Risk Map
- Appendix J - Sewer Flooding History
- Appendix K - Utility Search

1.0 Site Location Plan

- 1.1 The site is located on the High Street, Ascott – Under Wychwood OX7 6AW as shown by the location plan included within Appendix A.

2.0 Topographical Survey

- 2.1 The topographical survey is included within Appendix B. The site has a level of 98.04m AOD at the north western corner of the site and a level of 100.71m AOD on the north eastern corner of the site. The site slopes from east to west with a level of 100.52m AOD on the south eastern corner of the site and 98.00m AOD on the south western corner of the site.

3.0 Site Geology & Hydrology

- 3.1 No site investigation works have been undertaken to date. A percolation test was however undertaken on 15th October 2018 when made ground was found overlying a clay subsoil.
- 3.2 A percolation test was undertaken in accordance with BRE Digest 365 on the site. The water level did not fall during the test indicating that infiltration rates were negligible due to the clay subsoil.
- 3.3 The percolation test established that the use of soakaways on the site for surface water discharge is not feasible. The results also show that the use of drainage fields to act as an outfall for a sewerage treatment plant is also not feasible.

4.0 Proposed Type of Development

- 4.1 The development proposals are to redevelop the site from currently vacant farm buildings to a residential development comprising of 7 no. houses on the eastern side of the High Street as shown by the site layout plan included within Appendix C.

5.0 Flood Risk

- 5.1 The EA Flood risk map for the site is included within Appendix I and indicates that the site is not susceptible to flooding from rivers or the sea.

- 5.2 The percolation test indicated that the water table was at least 1m below existing ground levels and thus not susceptible to flooding from groundwater.
- 5.3 Local residents have reported that surface water sheds across the fields from the north east causing surcharging of the adjacent ditches. The surcharging is believed to be caused by poor maintenance of the ditches.
- 5.4 HDL drawing no. 20-3575-922 P3, included within Appendix D shows pre and post development impermeable hardstanding and roof areas. The drawings demonstrate that the area of hardstanding within the red line will be reduced from the current area of 2,373m² to 1,936m² as a result of the proposed development

6.0 Sustainable Drainage Proposals

- 6.1 The Code of Practice for Sustainable Drainage Systems provides a flexible approach to drainage systems with a wide range of components and includes a hierarchy of techniques. These are:-
 1. Prevention - The use of good site design and housekeeping measures on site to prevent run-off and pollution.
 2. Source Control - Control of run off at or very near to its source.
 3. Site Control - Management of water from several sub catchment areas.
 4. Regional Control - Management of run off from several sites, typically in a detention pond or wetland.
- 6.2 With the above in mind surface water disposal will respect the hierarchy of techniques outlined above.
- 6.3 Prevention will be at the forefront of the development of the site with the site set out to maximise the areas of soft landscaping.
- 6.4 Source control is to be introduced in the following way:-
 - The recent percolation test indicates that the geology will have negligible infiltration characteristics negating the use of soakaways for surface water drainage discharge.

- Adjacent ditches are available for surface water discharge as shown by the topographical survey included within Appendix B. These will be used for surface water discharge.
- 6.5 HDL drawing no. 20-3575-922 P3, included within Appendix D, indicates that the impermeable area of roofs and hardstanding prior to development will be reduced as a result of the proposed development.
- 6.6 Permeable paved areas, as shown by HDL drawing included within Appendix E, are to be adopted with an impermeable tanking membrane to store the 1 in 100 year storm with 40% climate change allowance prior to discharge to the adjacent ditch via a petrol interceptor and hydrobreak with a controlled flow to ensure that surface water run off is no greater than that prior to development as required by the Environment Agency / Planning Authority.
- 6.7 Rainfall within soft landscaped areas will be allowed to permeate through the ground in order to mimic as closely as possible the natural drainage from the site before development.

7.0 Sustainable Drainage Design

- 7.1 Surface water calculations, included within Appendix F, show that there is sufficient storage capacity within the permeable paving, details included within Appendix E, to accept the 1 in 100 year storm with 40% climate change allowance.

8.0 Surface Water Drainage Calculations

- 8.1 Drainage calculations have been included within Appendix F to demonstrate runoff rates and the sufficiency of the storage within the proposed permeable paving make up.

9.0 Foul Water Drainage Outfalls

- 9.1 The sketch drawing included within Appendix G and the topographical survey included within Appendix B indicates the location of existing foul drainage manholes serving Yew Tree Farm.
- 9.2 The proposed foul drainage system is to be connected to the public sewer at this location. An application for a section 106 agreement to connect to the public sewer will be made to Thames Water at the construction stage of the proposed development.

- 9.3 Concerns have been raised by local residents regarding historic sewer flooding. The results of a sewer flooding history enquiry are included within Appendix J and concludes that there have been no incidents of flooding in the area as a result of surcharging of public sewers.
- 9.4 In the unlikely event that Thames Water refuse an application for a Section 106 agreement to connect to the public sewer system a private sewerage treatment plant will be installed, sized in accordance with 'British Water Code of Practice Flows and Loads – 4 Sizing Criteria, Treatment Capacity for Sewerage Treatment Systems', with discharges from the sewerage treatment plant to an underground storage tank to be emptied by tanker on a monthly basis. This is not the favoured option for dealing with foul sewerage discharges due to the significant additional capital and maintenance costs and also ongoing service charges and thus will only be implemented if Thames Water refuse to accept the foul discharges from the development.

10.0 Third Party Agreements

- 10.1 A Section 106 application will be made to Thames Water for the discharge of the on-site foul drainage system to the existing public foul water adoptable drainage system.

11.0 Construction Stage Drainage

- 11.1 The Permeable hardstanding areas with porous sub base will be constructed as the first stage of construction to allow surface water discharges to be controlled and managed during the construction of the development.

12.0 SuDS Management & Maintenance Plan

Permeable Paving

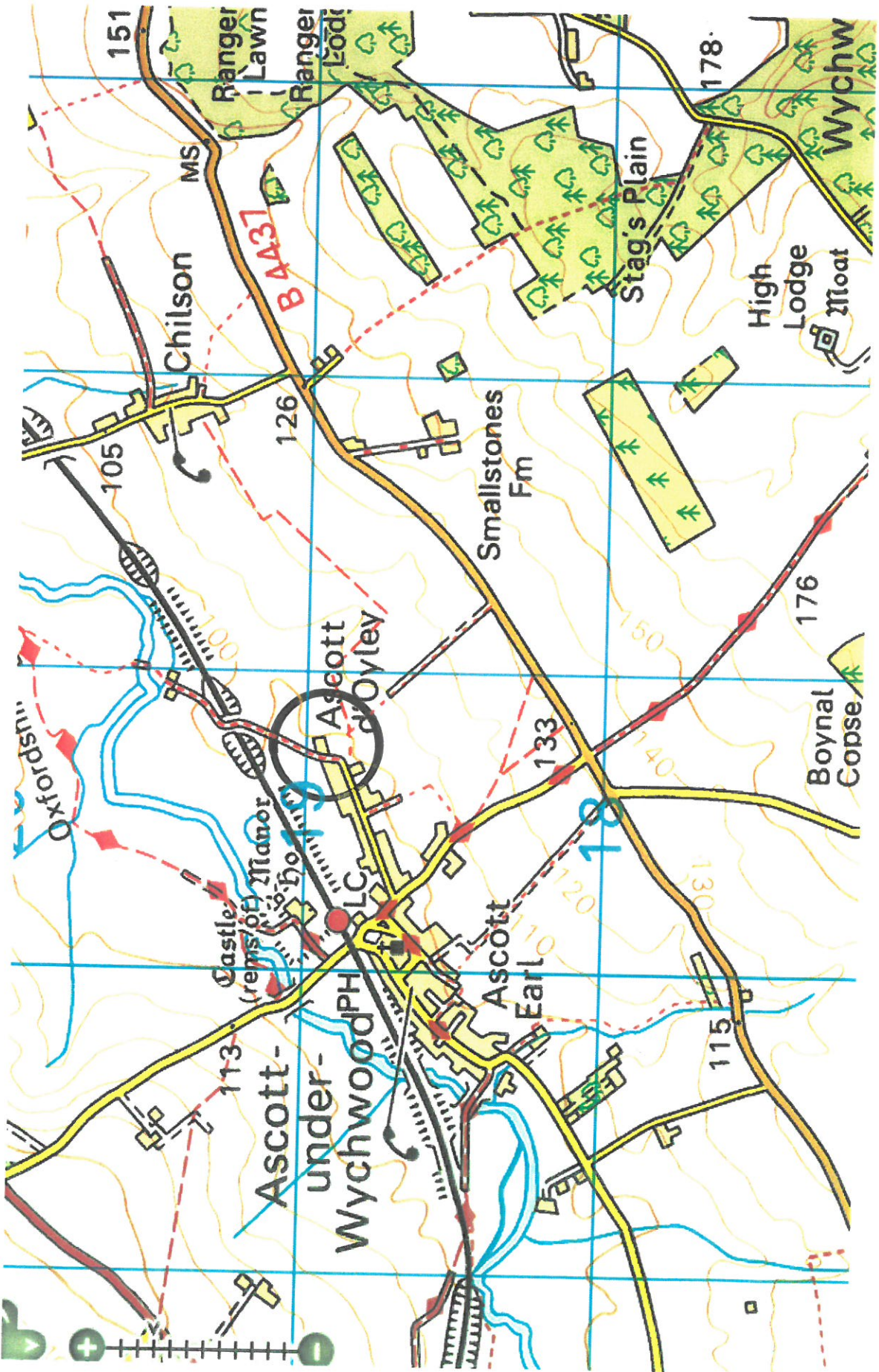
- 12.1 The surface blocks have a design life equivalent to standard block paving.
- 12.2 All paved surfaces will require occasional cleaning. In normal circumstances regular sweeping will be sufficient. Cleaning should be carried out in the Spring and after leaf fall in Autumn.
- 12.3 Lighter coloured blocks may exhibit tyre marks and may require more cleaning and maintenance.
- 12.4 Following routine maintenance it may be necessary to redress the surface with 2 – 4mm clean gritstone.

- 12.5 Ultimately after 25 years or more areas of the laying course may become filled with silts and toxins. If this occurs the surface blocks should be uplifted and the affected areas of laying course material and geotextile disposed of. Fresh geotextile and laying course stone should be installed and the existing surface blocks re-laid.
- 12.6 A management company will be set up with responsibility for the maintenance of all common areas of the site including external areas and on-site foul and surface water drainage.

13.0 Utility Search

- 13.1 A desktop utilities search has been undertaken and the results of the search are included within Appendix K.

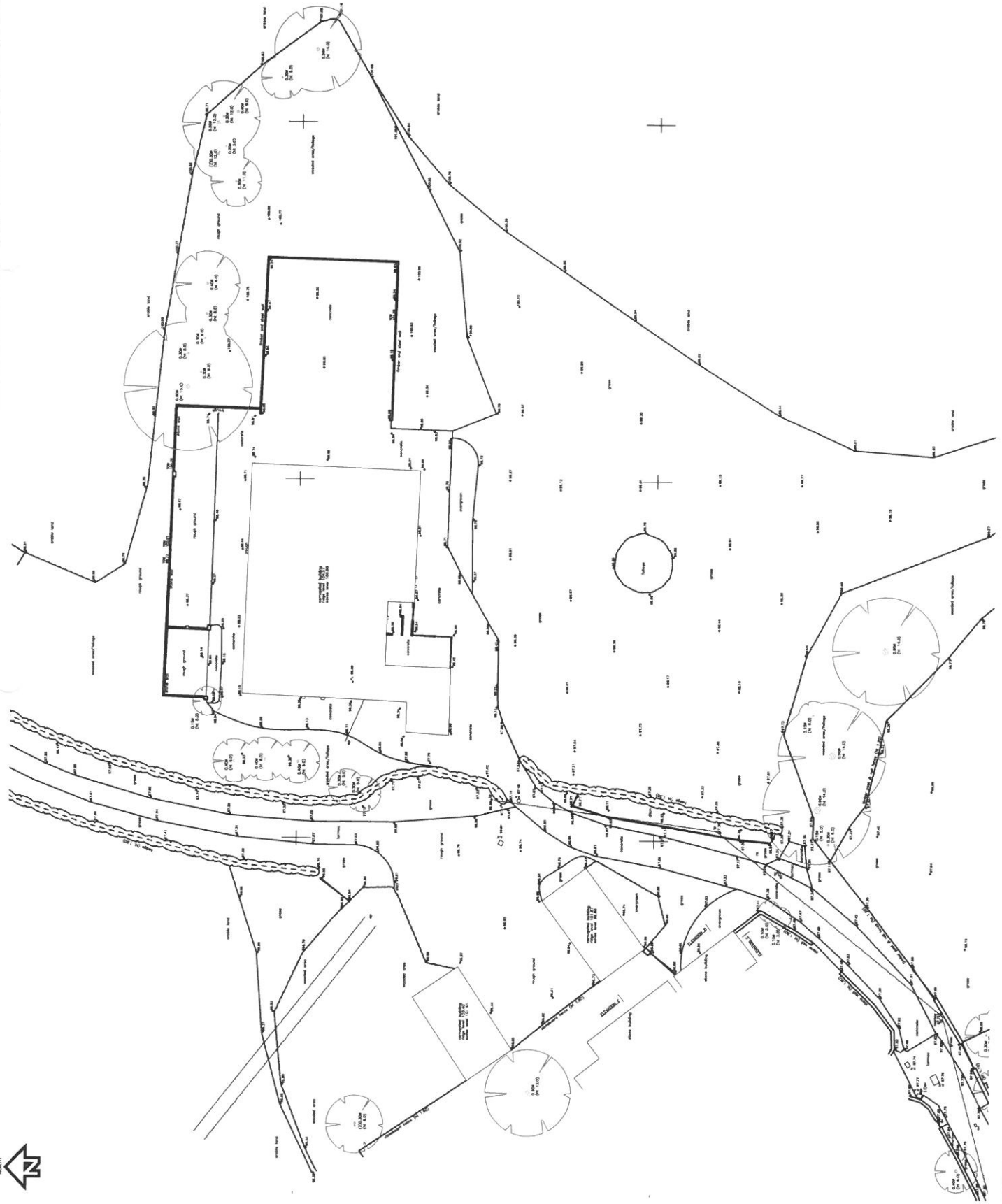
Appendix A
Location Plan



Appendix B
Topographical Survey

NOTES:

1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT APPROVAL.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF BOTH PARTIES IMMEDIATELY.
3. ANY DIMENSIONS/LEVELS INDICATED "A.S." REFER TO ASSUMED/EXISTING DIMENSIONS/LEVELS WHICH ARE TO BE CHECKED PRIOR TO THE COMMENCEMENT OF ANY WORK.



PRELIMINARY

Sheet No.	P1	Scale	1:250 @ A1
Project Name	BLOOMSBROOK NEW TREE FARM, ASSCOT LINDSEY WICHWOOD		
Client	HAMILTON JAMES LIMITED		
Contract No.	20-3575-000		
Drawn By	[Blank]		
Checked By	[Blank]		
Approved By	[Blank]		
Date	[Blank]		
Overall Drawing Size	A1		
Grid Ref.	[Blank]		

ADL
HAMILTON JAMES LIMITED
 Consulting Civil
 and
 Structural Engineers
 Telephone 01480 833 588

Project: BLOOMSBROOK
 NEW TREE FARM, ASSCOT LINDSEY WICHWOOD
 Drawing No: TOPOGRAPHICAL SURVEY
 Scale: 1:250 @ A1
 Status: PRELIMINARY
 Drawing Date: 20-3575-000
 Sheet: P1

Appendix C
Site Layout Plan

NOTES:

1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT APPROVAL.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF BOTH PARTIES IMMEDIATELY.
3. ANY DIMENSIONS/LEVELS INDICATED "w.r." REFER TO ASSUMED/EXISTING WORKINGS WHICH ARE TO BE CHECKED PRIOR TO THE COMMENCEMENT OF ANY WORK.



PRELIMINARY

Sheet No.	1	Rev.	01
Project Name	NEW YEAR TREE FARM, ASCOT, LINCOLN WICKWOOD		
Client	MURRAY'S MEMORIAL GARDENS		
Phase	PROPOSED SITE LAYOUT		
Scale	1:250	Sheet No.	A1
Author	PRELIMINARY		
Checked			
Drawn			
Project No.	20-3575-921		
Client Ref.	P1		

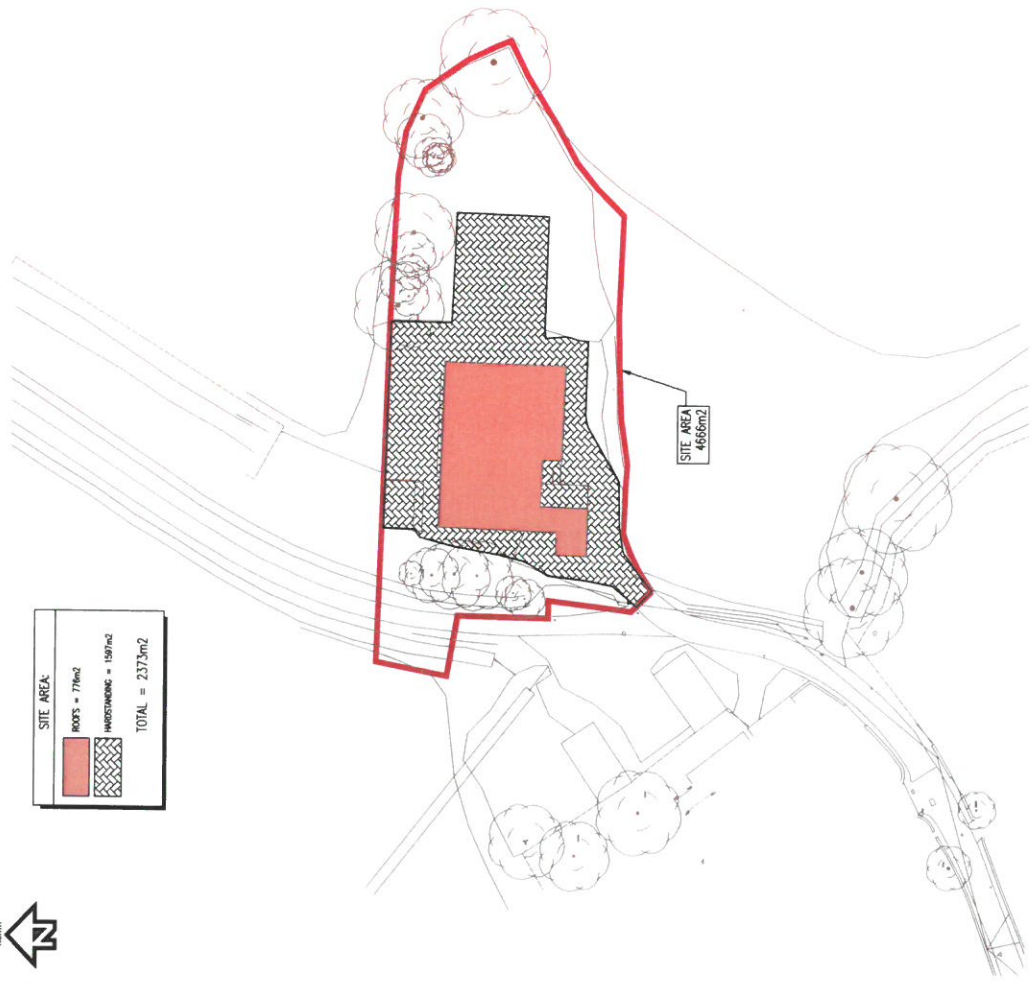
HDL
HAMIL DAVIES
 LIMITED
 CONSULTING CIVIL
 ENGINEERS
 01483 883 386

Appendix D

**Pre & Post Development Impermeable
Areas**



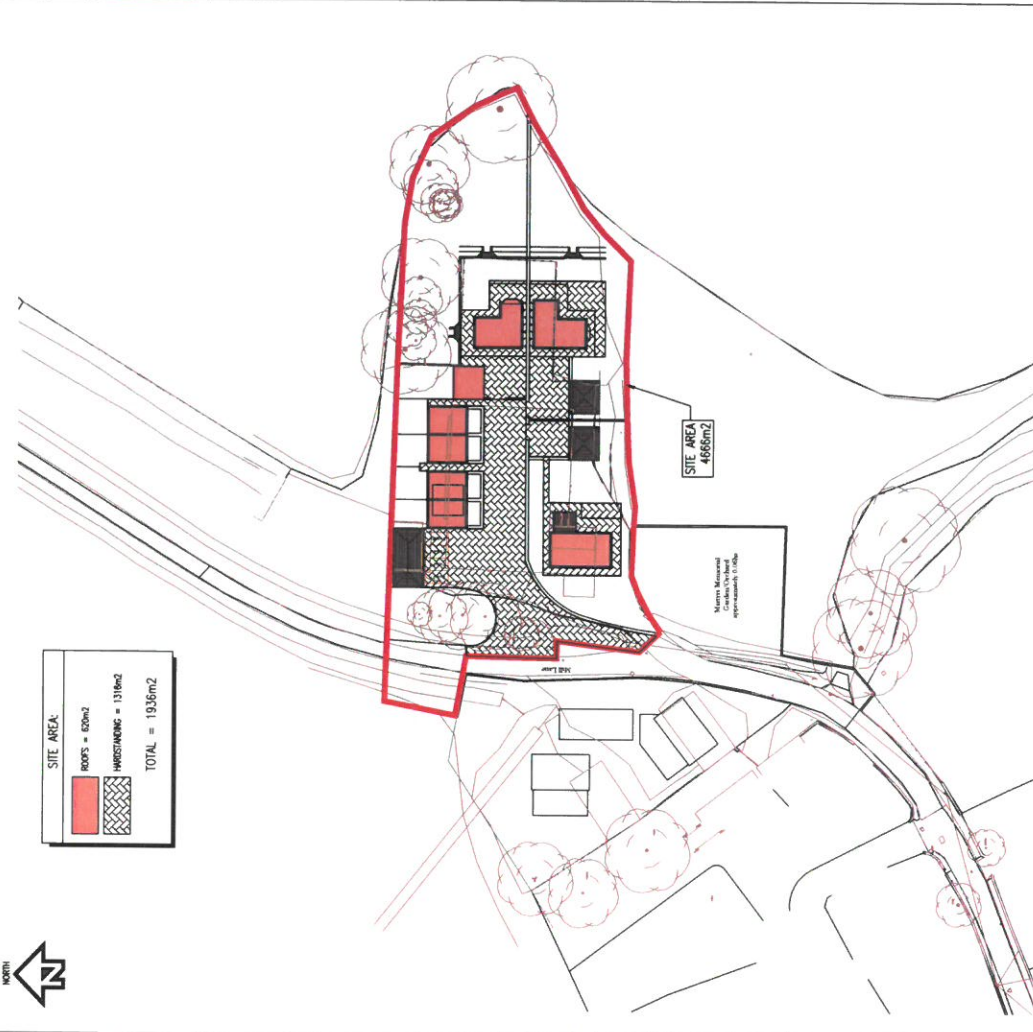
SITE AREA:	
ROOFS = 77m ²	
W/STANDING = 157m ²	
TOTAL = 2373m ²	



PRE-DEVELOPMENT IMPERMEABLE AREAS



SITE AREA:	
ROOFS = 620m ²	
W/STANDING = 1316m ²	
TOTAL = 1936m ²	



POST-DEVELOPMENT IMPERMEABLE AREAS

- NOTES:
1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT APPROVAL.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF BOTH PARTIES IMMEDIATELY.
 3. ALL DIMENSIONS/LEVELS INDICATED "AS SHOWN" ARE TO BE ASSUMED UNLESS OTHERWISE STATED. DIMENSIONS WHICH ARE TO BE SITE CHECKED PRIOR TO THE COMMENCEMENT OF ANY WORK.

NO.	REV.	DATE	DESCRIPTION
P3	PRELIMINARY	18/02/21	REV./02/21
P2	PRELIMINARY	18/02/21	REV./02/21
P1	PRELIMINARY	18/02/21	REV./02/21
0	ORIGINAL	18/02/21	REV./02/21

ORIGINAL DRAWING SIZE - A1
X-REFS:
LDO REF.

Site: BLOOMSBROOK
Phase: NEW TREE FARM, ASSOT UNDER WICHWOOD
Phase: PHASE 2
Impermeable Areas

HDL
HAMIL DAVIES
LIMITED
Consulting Civil
and Structural Engineers

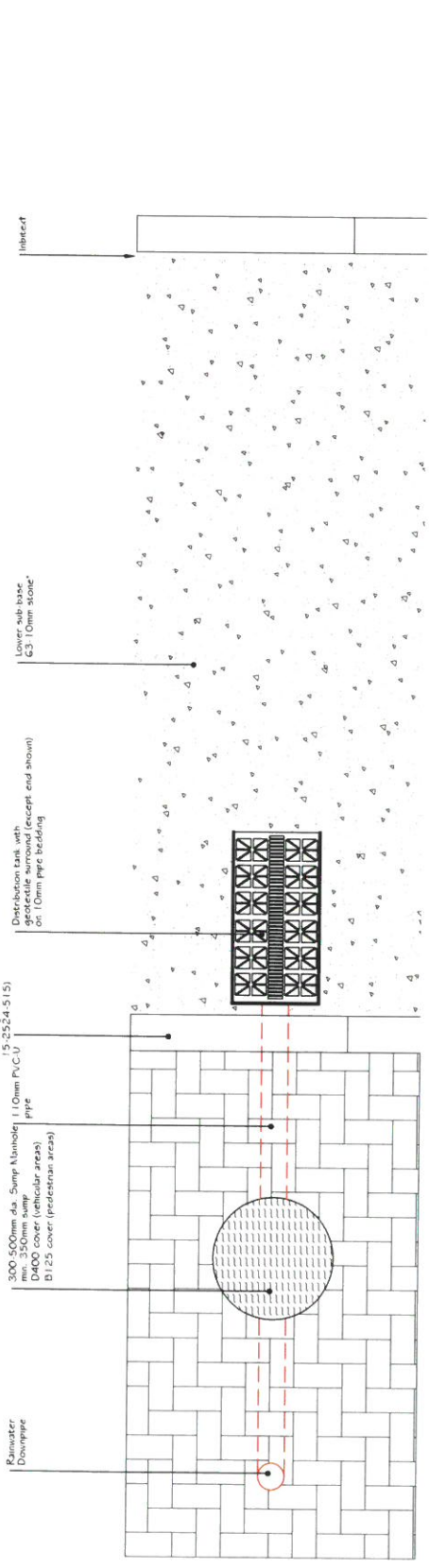
Drawn: JKL
Scale: 1:500 @ A1
Designed: JKL
Checked: JKL
Project No: 20-3575-922
Revision: 01/18/03/20

PRELIMINARY

Appendix E

Foul & Surface Water Drainage Details

- NOTES:**
1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT APPROVAL.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF BOTH PARTIES IMMEDIATELY.
 3. ANY DIMENSIONS/LEVELS INDICATED "AS-BUILT" REFER TO ASSUMED/EXISTING CONDITIONS WHICH ARE TO BE SET OUT PRIOR TO THE COMMENCEMENT OF ANY WORK.



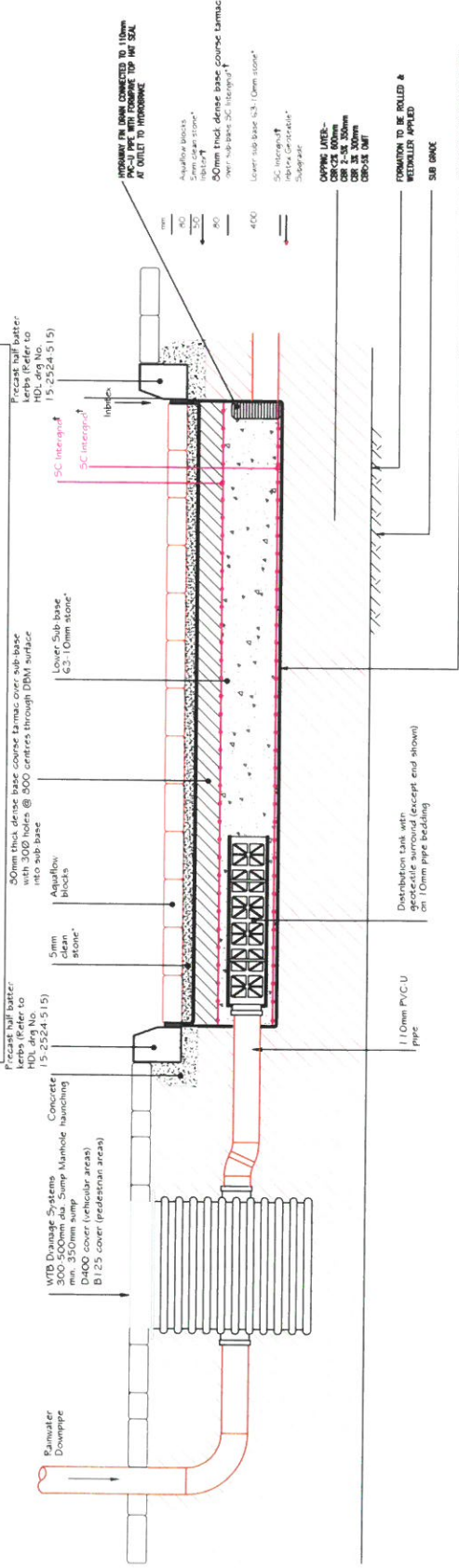
Downpipe drainage into Tanked System - Plan

NOTES:

1. Supplied by VTB Geotextiles
- * Specification for sub-base and laying course: the crushed stone must possess well defined edges and have a minimum 10% face value of 150N when tested in accordance with BS512 Part III.

Grading of Lower sub base stone	
SIEVE SIZE	% PASSING
100mm	100
62mm	90-100
40mm	70-90
20mm	15-30
10mm	0-5

* Depth of Subbase Material Dependent on Specific Site Percolation Tests



Downpipe drainage into Tanked System - Section

FORMPAVE STORMWATER SOURCE CONTROL SYSTEM

PRELIMINARY

Project Name	NEW TREE FARM, ASSOT UNDER WYCHWOOD
Project No.	15-2524-515
Phase	PROPOSED DRAINAGE & EXTERNAL WORKS DETAILS - SHEET 1
Scale	1:100 A1
Author	PRELIMINARY
Checked	
Drawn	
Company	HAMMILL & PARTNERS Consulting Civil Engineers
Address	11488 883 590
Phone	20-3975-951
Project No.	P1

Appendix F

Drainage Calculations

YON TREE FARM

Date
04/20

Job No.
20/357

Page
1

SURFACE WATER

Office
RW

Engineer
SH

Checked

SURFACE WATER DRAINAGE TO BE
DESIGNED FOR

1 IN 100 YEAR STORM

40% CLIMATE CHANGE

REFER TO HD L DRG NO 20-3575-922 P3

FOR PCE OF POST DEVELOPMENT
IMPERMEABLE AREAS

PRE DEVELOPMENT ON SITE IMPERMEABLE AREAS
 2373 m^2

POST DEVELOPMENT ON SITE IMPERMEABLE AREAS
 1936 m^2

FROM ATTACHED MASTER DRAIN COMPLETE
PRINT OUT POST DEVELOPMENT STORAGE REQUIRED
 165.2 m^3

STORAGE PROVIDED WITHIN POLYPS PAVING
SUB BASE 400mm DEEP.
 $1316 \times 0.33 \times 0.4 = 173.7 \text{ m}^3 \therefore \text{OK}$

PROVIDE POLYPS PAVING WITH 400mm DEPTH
OF POLYPS SUB BASE OF HYDRO BLANK 2.07 l/s



MasterDrain
HY 10.07

HAMILL DAVIES LIMITED

Consulting Civil & Structural Engineers
Ivydale, Lower Chase Road, Swanmore,
Hampshire, SO32 2PB
Tel: 01489 893 596 Fax: 01489 890 715
brian.w.hamill@btopenworld.com

Job No. 20-3575		
Sheet no. 1		
Date 04/03/21		
By B.H.	Checked	Reviewed

Project Yew Tree Farm - Phase 2
Title BREEAM SUR1 calculations for Oxford

Data:-

Hydrology (FSR):-

Location = Oxford ✓	WRAP = 4
Long reference = 453205	Grid reference = SP5305
M5-60 (mm) = 20.1	SAAR (mm/yr) = 650
r = 0.42	Soil = 0.47
Hyd. area = 6	Hyd. zone = 8
Hydrograph = Summer	Area = England & Wales

Site values used in design:-

Total site area = 0.4667 ha ✓	Climate change factor = 40% ✓
Pre-dev area drained = 0.2373 ha ✓	Post-dev area drained = 0.1936 ha ✓
Imperm runoff factor = 98%	Perm runoff factor = 20%

Pre-development

Area to soakaways = 0.0000 ha	Area to other SUDS = 0.0000 ha
Perv. area to SUDS = 0.0000 ha	Pre-dev flow to drain = 0.00 l/s

Post-development

Area to soakaways = 0.0000 ha	Area to other SUDS = 0.0000 ha
Perv. area to SUDS = 0.0000 ha	Post-dev flow to drain = 2.07 l/s ✓

Calculations:-

Revised Post-dev Imperm. area = 0.194 ha
 Equiv. Post-dev Imperm. area = 0.190 ha
 Equiv. Post-dev Perm. area = 0.055 ha
 Total Pre-dev equiv. area ha = 0.278 ha
 Total Post-dev equiv. area ha = 0.244 ha
 100 yr 6 hour mean intensity = 10.26mm/hr

Results:-

Pre-dev peakflow runoff (l/s) (m³/s)

R.P.	15	30	60	120	240	360	480	600	Max	CCF	Final	R.P.
1	96.7	63.6	40.2	24.1	14.7	11.1	8.9	7.5	96.7	N/A	96.7	1
30	235.6	152.1	93.9	56.2	33.0	24.0	19.1	16.0	235.6	N/A	235.6	30
100	306.0	199.2	123.4	73.9	43.0	31.1	24.7	20.7	306.0	N/A	306.0	100

Post-dev peakflow runoff (l/s)

R.P.	15	30	60	120	240	360	480	600	Max	CCF	Final	R.P.
1	84.8	55.8	35.3	21.2	12.9	9.8	7.8	6.6	84.8	40	118.8	1
30	206.8	133.5	82.4	49.4	28.9	21.0	16.8	14.1	206.8	40	289.5	30
100	268.5	174.8	108.3	64.9	37.8	27.3	21.7	18.1	268.5	40	375.9	100

100 year 6 hour (x Climate Change Factor) storm gives:-

Pre-dev runoff volume m³ = 171.5m³
 Post-dev rainfall volume = 210.7m³
 Post-dev volume m³ (excess above SUDS) = 210.7m³
 100 yr 6 hour mean intensity = 10.26mm/hr
 Pre-dev volume to drain at 0 l/s = 0.0 m³
 Post-dev volume to drain at 2.07 l/s = 45.5 m³
 → Post-dev storage volume = 165.2m³ ←
 Post-dev 5mm imperm volume = 9.7 m³
 Post-dev 5mm perm volume = 13.7 m³

Q_{BAR(rural)} = 2.066 l/s or 4.427 l/s/ha or 0.002 cumecs - from IoH 124.

The rainfall rates are calculated using the location specific values above in accordance with the Wallingford procedure.



MasterDrain
HY 10.07

HAMILL DAVIES LIMITED	Consulting Civil & Structural Engineers Ivydale, Lower Chase Road, Swanmore, Hampshire, SO32 2PB Tel: 01489 893 596 Fax: 01489 890 715 brian.w.hamill@btopenworld.com		Job No. 20-3575
			Sheet no. 2
Project Yew Tree Farm - Phase 2		Date 04/03/21	
Title BREEAM SUR1 calculations for Oxford		By B.H.	Checked Reviewed

Data summary.

Use the data below for the SUR1 form

Site areas:-

Total site area	=	0.4667 ha	;4667.0 m ²	[3A]
Pre-development impermeable area	=	0.2373 ha		[3B]
Pre-development permeable area	=	0.2294 ha		
Post-development impermeable area	=	0.1936 ha		[3C]
Post-development permeable area	=	0.2731 ha		

Peak runoff:-

Pre-development 1 year storm (15min)	=	96.7 l/s	[6A]
Pre-development 100 year storm (15min)	=	306.0 l/s	[6C]
Post-development 1 year storm (15min)	=	84.8 l/s	[6B]
Post-development 100 year storm (15min)	=	268.53 l/s	[6D]

Greenfield runoff:-

$$Q_{\text{BAR(rural)}} = 2.066 \text{ l/s} \text{ or } 4.427 \text{ l/s/ha} \text{ or } 0.002 \text{ cumecs} - \text{ from IoH 124.}$$

Climate change factor:-

$$\text{CCF} = 40\%$$

Volumes:-

Pre-development 100 yr/6hr storm	[12A]	=	240.1m ³
Post-development 100 yr/6hr storm (add. volume with no SUDS)	[12B]	=	210.7m ³
Post-development 100 yr/6hr storm (add. volume with SUDS)		=	210.7m ³
Post-development add. predicted volume (No SUDS)	[12C]	=	-29.4m ³

You may also require

- Data relating to the infiltration test calculations (if applicable)
- Evidence to show runoff reduction (if applicable)
- Information on calculation methods (if applicable see next sheet)

Note

Numbers in square brackets relate to the
Nov. 2010 v1.1 / issued 11/02/10 copy of SUR1





MasterDrain
HY 10.07

HAMILL DAVIES LIMITED	Consulting Civil & Structural Engineers Ivydale, Lower Chase Road, Swanmore, Hampshire, SO32 2PB Tel: 01489 893 596 Fax: 01489 890 715 brian.w.hamill@btopenworld.com		Job No. 20-3575
			Sheet no. 3
Project Yew Tree Farm - Phase 2			Date 04/03/21
Title BREEAM SUR1 calculations for Oxford	By B.H.	Checked	Reviewed

Definitions and methods

Hydrology

The hydrological constants are derived from the Wallingford maps. They are used to calculate location specific rainfall figures.

Site values and factors

Areas of the site should be entered in hectares (10000 m²). If the Pre-development site is a green field, this box is blank.

Climate Change Factor is initially set at 20% - this may be changed as required.

Greenfield runoff is calculated using the method described in loH 124.

Runoff factors

The impermeable runoff factor is initially set at 98%

The permeable runoff factor is initially set at 20%

Note: the CCF and the runoff factors may be changed by the user to suit the development

The areas draining to soakaways and other SUDS are entered in the appropriate box (in hectares)

Calculations

The post-development area is reduced by subtracting the areas that drain to soakaways or other SUDS, to give a revised figure.

All areas are then multiplied by the appropriate runoff factor to give an equivalent area with 100% runoff.

These are then summated.

This gives a total pre-development equivalent area, and a similar figure for the post-development area.

The 'Post-dev volume to drain (no SUDS)' gives the total runoff to drain if no SUDS were used.

Results

The pre- and post-development areas are subjected to 1,30 and 100 year return period storms with a duration of 15 to 600 minutes.

The Revised Post-dev Imperm. area is the area (in ha) that is not going to SUDS x impervious runoff factor.

The runoff rates are calculated for the chosen hydrograph (Summer or Winter) as l/s. Figures in red indicate m³/s

The peak value is measured, multiplied by the CCF and the total maximum rate is shown.

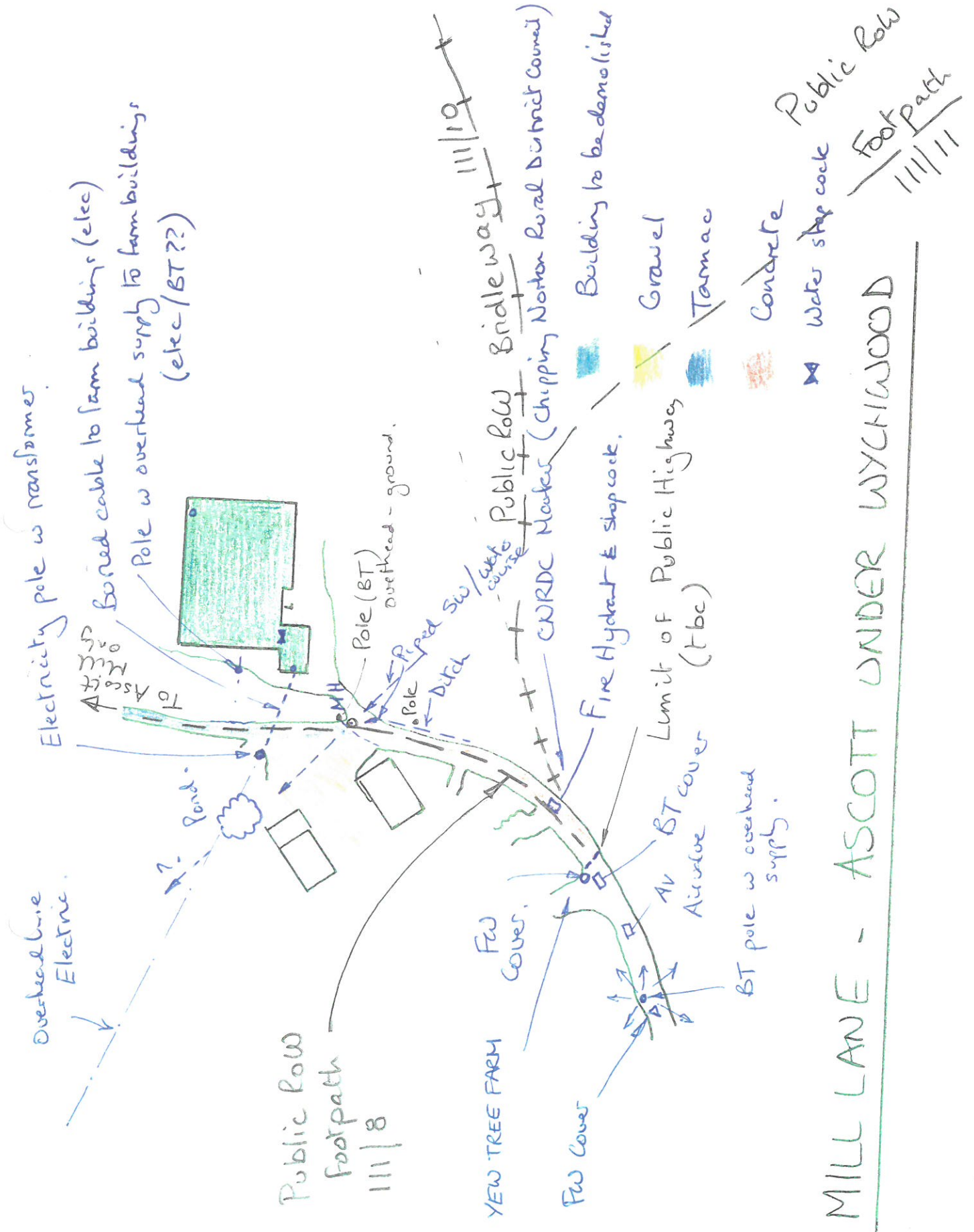
The pre- and post-development volumes for a 100 year / 6 hour storm are calculated from the area under the hydrograph curve.

Post-dev volume (i.e. excess above SUDS) is that volume produced by the drained area that does not go to SUDS.

Qbar(rural) is calculated in accordance with the procedure laid down in loH 124



Appendix G
Existing Services



MILL LANE - ASCOTT UNDER WYCKWOOD

Overhead Line Electric.

Electricity pole w transformer.

Bored cable to farm buildings (elec)
 Pole w overhead supply to farm buildings (elec/BT??)

To Ascott

Gardens

Public Row
 Footpath
 ||| | 8

YEW TREE FARM

Fw Cover.

Fw Cover

AV BT cover

Air valve

Fire Hydrant & stopcock.

Limit of Public Highway

(Tbc)

Piped Sewer

Ditch

Pole (BT) overhead-ground.

Public Row

Bridleway

||| | 19

CNRDC Mowers (Chipping Norton Rural District Council)

Building to be demolished

Gravel

Tarmac

Concrete

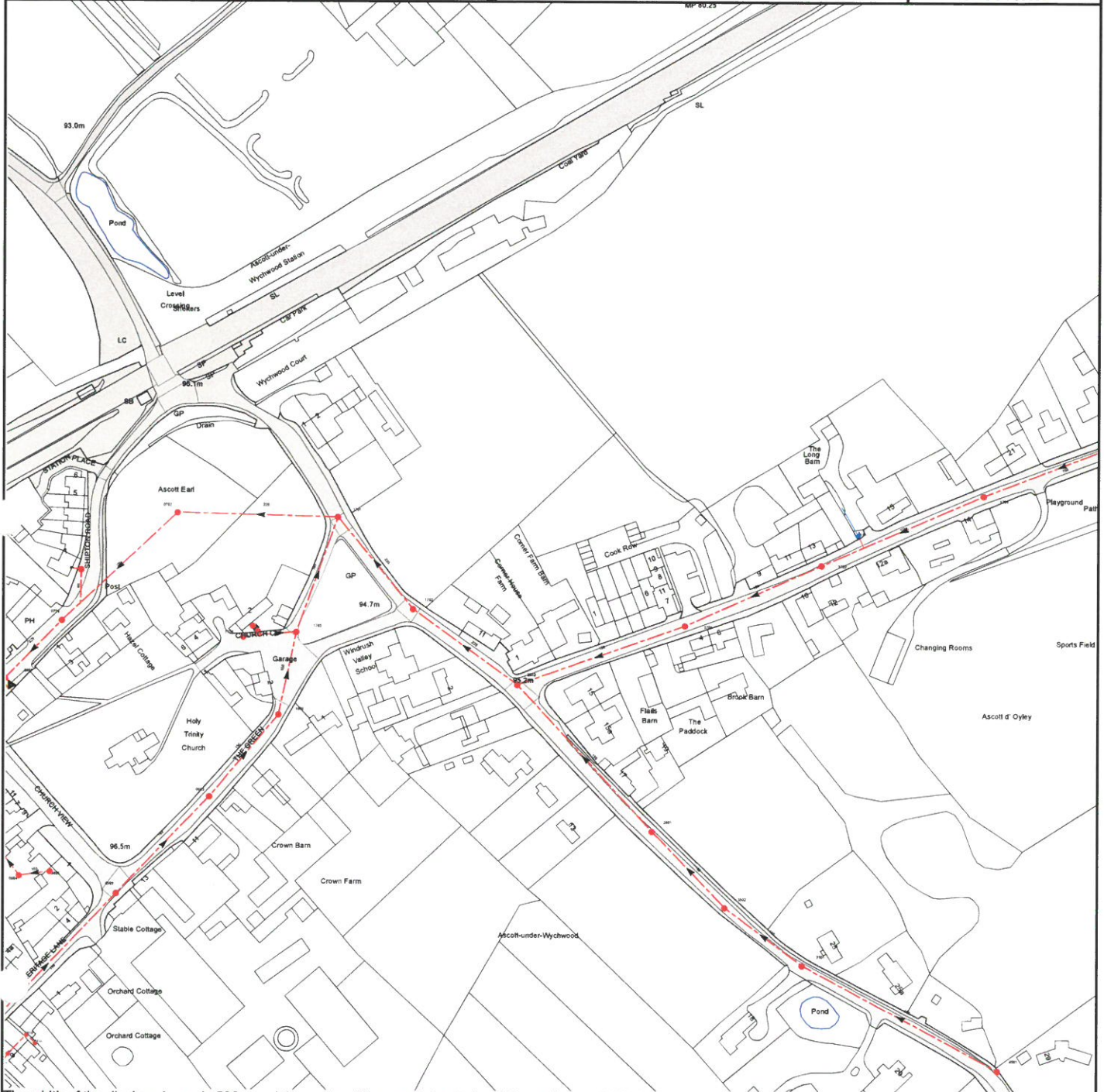
Water stopcock

Public Row

Footpath
 ||| | 11

BT pole w overhead supply.

Appendix H
Thames Water Sewer Records



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 430250,218750
 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 with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 430750,218750

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 with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 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
3701	95.37	93.49
3502	99.51	97.72
3501	101.71	100.09
3702	95.7	93.88
371A	n/a	n/a
4701	96.59	94.41
4501	106.65	105.01
0601	93.85	90.88
051C	n/a	n/a
0604	97.21	95.5
051B	n/a	n/a
051A	n/a	n/a
0605	96.82	96.08
0701	93.69	91.41
071A	94.02	92.3
0501	96.58	95.12
0702	93.64	91.58
0603	95.39	93.93
1704	n/a	n/a
1705	n/a	n/a
1710	n/a	n/a
1601	95.03	93.39
1703	94.51	92.97
1701	94.14	92.13
1702	94.65	92.41
2602	95.11	92.83
2601	97.6	95.93

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.

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

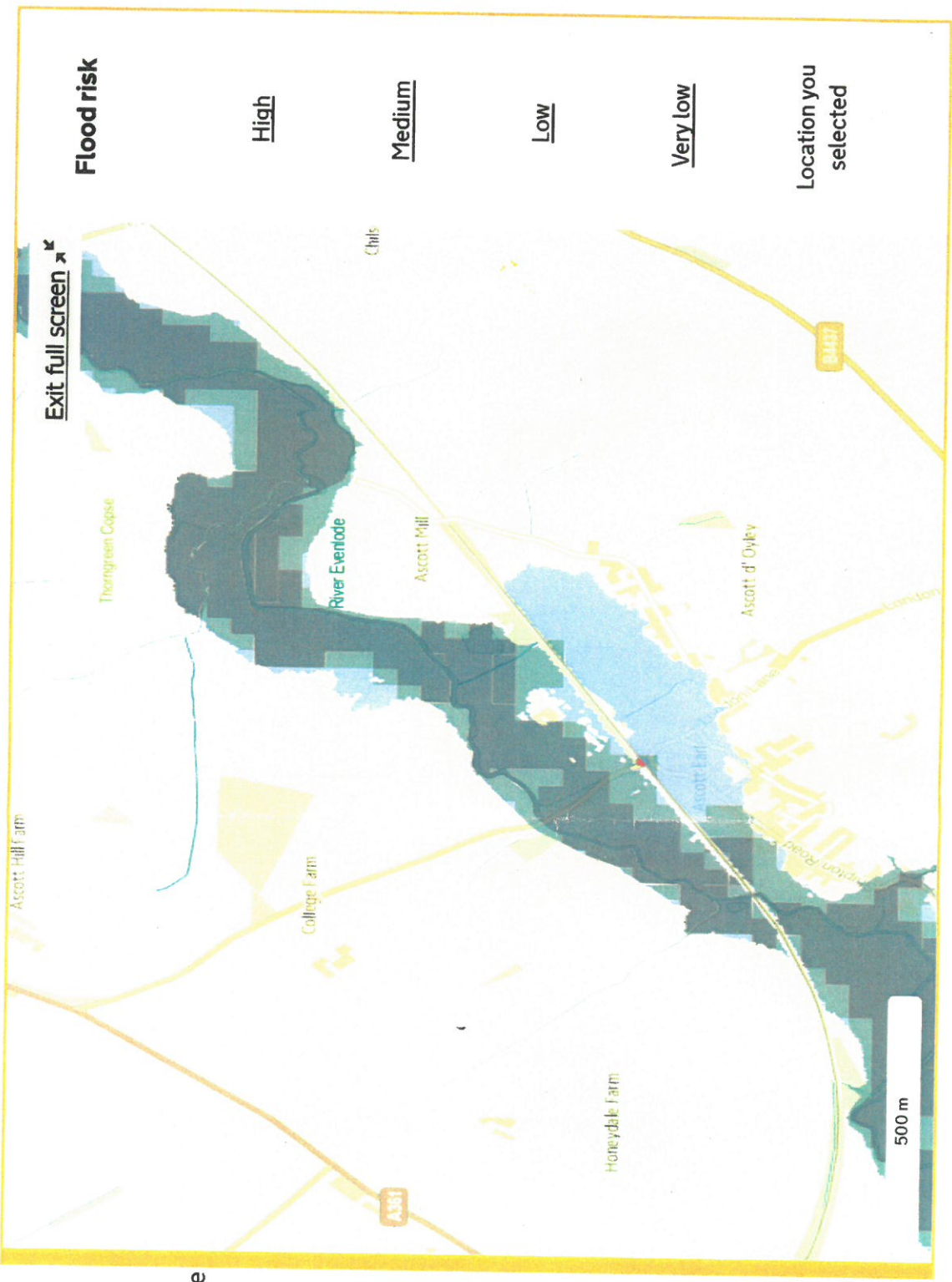
Manhole Reference	Manhole Cover Level	Manhole Invert Level
6801	97.33	95.84
681A	n/a	n/a
7801	97.3	96.27
7901	n/a	n/a
7902	n/a	n/a
8901	n/a	n/a
5801	96.82	94.92
5802	96.81	95.48

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.

Appendix I
Flood Risk Map

Basic view Detailed view

Location OX7 6AW



Flood risk from rivers or the sea

Extent of flooding

Flood risk from surface water

Extent of flooding

Flood risk from reservoirs

Extent of flooding

Appendix J
Sewer Flooding History

Sewer Flooding

History Enquiry



Property Searches

Hamill Davies Ltd
Lower Chase Lane

Search address supplied 4
High Street
Ascot under Wychwood
OX7 6AW

Your reference Ascott under Wychwood
Our reference SFH/SFH Standard/2018_3901052
Received date 31 October 2018
Search date 6 November 2018



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



0845 070 9148

Sewer Flooding

History Enquiry



Search address supplied: 4,High Street,Ascot under Wychwood,OX7 6AW

This search is recommended to check for any sewer flooding in a specific address or area

TWUL, trading as Property Searches, are responsible in respect of the following:-

- (i) any negligent or incorrect entry in the records searched;
- (ii) any negligent or incorrect interpretation of the records searched;
- (iii) and any negligent or incorrect recording of that interpretation in the search report
- (iv) compensation payments



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



0845 070 9148

History of Sewer Flooding

Is the requested address or area at risk of flooding due to overloaded public sewers?

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website www.thameswater.co.uk



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



0845 070 9148

Appendix K
Utilities Search