



Detailed Surface Water Drainage Strategy Quotation

Site Address

The Borough Sports Ground
Gander Green Ln
Sutton
SM1 2EY

Client

Planning Consent UK Ltd
Alex Locke

Date

25/03/2021



**CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

Dear Alex,

RE: Detailed Surface Water Drainage Strategy Quotation
Site: The Borough Sports Ground, Gander Green Ln, Sutton, SM1 2EY

Thank you for the opportunity to quote for a Surface Water Drainage Strategy (SWDS) works at the above site.

It is understood that the SWDS is required to support a planning application for the improvements to the football grounds and the stadium.

Please find below details of our detailed scope of works and costs. Please note that all quoted prices exclude VAT.

Scope of works

In order to satisfy the requirements of the Local Planning Authority, we would recommend the following works to be carried out:

- A detailed assessment of flood risk to the site in relation to fluvial, tidal, surface water, groundwater and artificial flooding sources;
- A prediction of the flood risk to the proposed development and the risks of flooding to the local area;
- A preliminary assessment of the proposed developments impact on local flood risk.
- A review of the Lead Local Flood Authority's (LLFA) Surface Water Management Plans (SWMP) (if available);
- Collation and review of available data including review of topographical survey to understand how surface water flows across the site;
- A detailed assessment of the changes in land type i.e. impermeable and permeable coverage;
- An assessment of the surface water run-off rates and volumes for the current site and the proposed development;
- A review of the hydrogeological environment to assess possible drainage options;
- Calculations of the required storage and attenuation volumes necessary to meet the requirements of the Technical Standards;
- Undertaking of a site investigation including soil infiltration testing to assess the groundwater levels, drainage capacity of soils at the site - The installation of a soakaway is the SuDS option preferred by most Local Authorities as it is considered to be the most sustainable. A site investigation will need to be undertaken in order to confirm ground conditions and to measure the infiltration potential of the soils at the site in order to determine whether or not a soakaway is feasible at the site.
- Liaison with the local Statutory Water Undertaker and LLFA to ascertain their requirements and allowable surface water discharges from the site;

Recommendations for Sustainable Drainage features and designs.

Deliverables

Delivery for the study will include a final report written to address the specifications outlined in the National Planning Policy Framework (NPPF) and the LLFA and LPA. The report will include the following information as a minimum:

- A clear assessment of the likelihood and extent of potential flooding on site and within the surrounding area;
- A summary of any existing information/history of flooding on the site;
- Details of any existing flood alleviation measures which may act to protect the site;
- Recommendations for resilience and management measures which may act to reduce the risk of flooding to the proposed development.
- A summary of the site topography, existing drainage features and an understanding of the surface water flow routes;
- A summary of the hydrogeological conditions at the site and potential SuDS constraints;
- A clear hydrological assessment of the run-off rates and volumes for the current site and the proposed development;
- A summary of the storage and attenuation volumes required to meet the Technical Standards;
- Summary of findings of soil infiltration testing results including calculation of infiltration rate;
- Microdrainage modelling to provide recommendations for sizing of the soakaway. Should soakaways prove not to be feasible, then a drainage network system will be designed and modelled to the satisfaction of the LPA and Sewerage Undertaker to allow for the discharge of surface water to the public foul or surface water sewer.
- External plan showing surface water drainage proposals;
- Recommendations for SuDS maintenance and adoption.

Costs

The total indicative cost for this project will be £3,025 plus V.A.T
 The costs are broken down below.
 This includes site investigation and detailed reporting.

The total indicative cost without a site investigation is £2,400 plus VAT.

ITEM	Unit cost	Unit	No.	Cost (£)
SITE INVESTIGATION - SOIL INFILTRATION TEST				
Crew & Engineer on site (includes travel time, accommodation & subsistence)	500	per day	1	500
Hire of Mini Digger	450	per week	0	0
Hire of Water Bowser	125	per week	1	125
GPS Topographic Survey	750	per day	0	0
Soil Contamination Sampling	110	per sample	0	0
Hire of Standpipe	150	per week	0	0
Sub-Total 1				625
Groundwater Level Monitoring				
Mobilisation of Terrier Drilling Rig to site & drilling to max. depth of 6mbgl	650	per day	0	0
Mobilisation of handheld window sampler to site & drilling to max. depth of 3mbgl	150	per borehole	0	0
Materials for installation of Groundwater Level Monitoring Wells	150	per borehole	0	0
Hire of Continuous Groundwater Level Logger	150	per week	0	0
Monitoring Visits by 1 Environmental Technician (includes travel time & subsistence)	300	per round	0	0
Sub-Total 2				0
EXTERNAL DATA COSTS				
Asset Location Search	150	per round	1	150
CCTV Drainage Search	750	per day	0	0
Sub-Total 3				150
REPORTING				
Percolation/Soakaway Test Report	450	per day	0	0
Flood Risk Assessment	650	per day	0	0
Detailed Reporting - Includes Full Drainage Network Modelling	900	per day	2.5	2250
Sub-Total 4				2250
TOTAL (Exc. VAT)				3025

****Please note that the above costs are based on engineer day rates and the undertaking of 3 infiltration test runs as recommended by BRE Digest 365. Information available from the British Geological Society indicates that there are no superficial deposits whilst the bedrock geology consists of London Clay respectively. Based on this, it is anticipated that the tests can be completed in 1 days. This quotation is based the understanding that the trial pit would be excavated by yourself in preparation for our site visit and subsequent testing, furthermore, monitoring will be undertaken by site personnel on the following day. However, this will be dependent on the infiltration rate as well as access to a suitable water supply to refill the trial pits and other factors. Should the works take more than the time allowed**

for then, an additional cost of **£450/day** will be chargeable for any additional attendance of engineers to the site. It is assumed that there is a mains water supply available at the site for filling up the trial pits.

Exclusions

For clarification, please note that the above fee is exclusive of the services outlined below. We can provide a separate quotation if any of these services are required:

- It is assumed that access to the site with the required equipment (i.e. excavator, drilling rig) is unrestricted. Should access problems on the day of the site investigation result in delays to work, then a standing time charge of £50 per hour will be charged.
- Excavations of trial pits
- Underground service tracing/locating underground services, tanks or other buried features – it is assumed that plans showing the location of buried services and other subterranean features will be supplied by yourself prior to commencement of site works.
- Site Topographical Survey.
- Cost of external data/records that may be required (i.e. water company asset plans)
- No allowance has been made for concrete coring (i.e. the process of drilling or cutting through concrete floors).
- No allowance has been made for return visits to backfill monitoring wells (where necessary). It is anticipated that client will organise this.
- No allowance has been made for the removal of excess soil from the site. Arisings will be used to back fill the excavations and any excess soil will be left on site.
- Disbursements such as printing & postage – all documents will be delivered in electronic format.
- Meetings

Timescales

We can generally begin the works with a one-to-two-week lead-in following your instruction to proceed with the works. We would aim to deliver the draft report for your review within approximately 2 - 4 weeks of undertaking the works.

Terms and Conditions

I would like use to draw your attention to our standard terms and conditions for undertaking this work which are attached at the end of this letter. Please read them carefully. By accepting this quotation, you are also accepting these terms and conditions.

Payment

We are able to commence the assessment upon payment of a mobilisation deposit of **£1500** into our bank account using the details below. Please let me know when the payment has been made by email or telephone. Please note that a cancellation fee of 10% of the mobilisation fee will be charged if you cancel a project more than 24 hours after payment of the fee.

Bank: National Westminster
Account name: STM Environmental Consultants Limited
Account number: 17862515
Sort code: 60 24 77

The remainder of the fee will need to be paid after completion of the site investigation before the draft report can be issued.

Why Choose STM?

Established for more than 18 years, we have private and public sector Clients who rely on us to deliver their projects on time and within budget. As our Clients are a blend of very small and large companies and individuals, we recognise that one size does not fit all and try to tailor our solutions accordingly.

We strive to provide a service that is exceptional in quality and second to none. Our staff have a wealth of experience of working in and with regulatory authorities which will help to ensure your project gets through the planning permission phase quickly.

As a small company we are reactive and adaptable to your needs. We recognise that good communication is a key part of the service and therefore ensure that you are kept informed of progress of your project at all times.

I trust that this quotation meets with your approval and look forward to hearing from you in the near future.

Yours faithfully,

A handwritten signature in blue ink that reads 'M. Ashdown'.

Matthew Ashdown
GeoEnvironmental Consultant
Mobile: 07810 512806
Email: Matthew@stmenvironmental.co.uk

TERMS AND CONDITIONS FOR USE OF STM ENVIRONMENTAL CONSULTANTS LTD SERVICES

DEFINITIONS

“Consultant” means STM Environmental Ltd, its employees, agents and consultants.

“Client” means the party with whom this Agreement is made upon the acceptance of the proposal.

“Proposal” means the documents outlining Consultant’s proposed Services to be performed for The Client and giving an estimate of the costs for undertaking the works with all attachments and amendments.

“Works and Services” and “Scope of Works” means those specific tasks undertaken by Consultant and detailed within Proposal, and any additional tasks subsequently agreed between Consultant and Client.

“Site” refers to the property, land or area on which the study is to be completed.

In these conditions, unless the context requires otherwise, any references to the singular includes the plural (and vice versa).

These terms of contract will be deemed to have been accepted by Client upon instruction to Consultant by Client to proceed with the services detailed in Proposal.

PROPOSAL

STM Environmental Consultants Ltd, hereinafter referred to as Consultant, proposes to perform the services for **Alex Locke of Planning Consent UK Ltd**, hereinafter referred to as Client, at the fees and costs set forth in the attached Quotation entitled **Detailed Surface Water Drainage Strategy Quotation at The Borough Sports Ground, Gander Green Ln, Sutton, SM1 2EY dated 25/03/2021**.

GENERAL TERMS AND CONDITIONS

These General Terms and Conditions, including any Supplemental Terms and Conditions, are incorporated by reference into the Proposal (including any separately attached Proposal) of Consultant, for the performance of the Works and Services described in the Scope of Works for the benefit of Client, and together shall constitute the Agreement between Consultant and Client under which the Work and Services are to be performed by Consultant for Client.

SECTION 1: SCOPE OF WORK

- a. The Scope of Work shall include all services provided by Consultant which are reasonably necessary and appropriate for the effective and prompt fulfilment of Consultant’s obligations under the Agreement.
- b. It is understood that the Scope of Work defined in the Proposal is based on the information provided by Client. If this information is incomplete or inaccurate, or if unexpected conditions are discovered, the Scope of Work may change, even as the work is in progress. In addition, Client may request additional services which will constitute a change in Scope of Work. When a change in the Scope of Work is necessary, a written amendment to the Agreement shall be executed by Client and Consultant prior to Consultant commencing the change in the work or services. If Consultant believes an immediate change is necessary to protect human health or the environment, a written amendment incorporating the change shall be made as soon as is practicable, and Client’s consent to such amendments shall not be unreasonably withheld.
- c. Consultant shall obtain and maintain all permits, licenses or other approvals necessary to perform the Scope of Work, and upon request shall furnish copies of the same to Client.
- d. In all matters relating to the performance of this Agreement, Consultant is and shall remain an independent contractor.
- e. Client acknowledges that consultant’s services require decisions, which are based upon judgement rather than scientific certainties, and that there exist inherent risks associated with the assessment of flood risk to Sites. Consultant’s recommendations and conclusions are subject to modifications due to

changes in Site conditions or regulations which may occur after the Services have been performed or during the performance of the services.

SECTION 2: STANDARD OF CARE

Consultant represents and warrants that it possesses the training, education, experience, skill, competence, and resources needed to properly perform the Scope of Work set forth in the Agreement. Consultant further represents and warrants that the work and services performed by Consultant under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of consultant's profession currently practicing in the United Kingdom. No other representation, warranty, or guarantee, express or implied, is intended.

SECTION 3: RIGHT OF ENTRY

a. If the services to be performed under the Scope of Work are to be performed on property controlled by Client, Client hereby grants Consultant and its subcontractors the right to enter from time to time in order for Consultant to fulfil the Scope of Work.

SECTION 4: REPORTS AND OWNERSHIP OF DOCUMENTS

a. Unless otherwise specifically provided, all drawings, reports, calculations, computer data and other documents ("the Documents") prepared or provided by Consultant in the course of providing the Services and ownership of them and of copyright and all other rights in them shall remain vested in Consultant. Client shall have a license to use and copy such documents solely for the purposes outlined in the proposal. Consultant shall furnish a digital copy of the report required by the Proposal to Client. Additional copies shall be furnished at the rates specified in the Proposal.

b. Consultant shall treat its performance of the Scope of Work and all information generated in the performance of the Scope of Work, whether the property of Client or Consultant, as confidential, and shall not release such information to any governmental agency or third party without the written consent of Client, unless the release of such information is necessary to prevent injury to individuals or the environment.

c. Consultant shall not publicize the performance of the Scope of Work for Client in any sales brochure, resume of work, or reference list without Client's written consent.

d. Unless set forth as part of the Scope of Work or otherwise required by law, Consultant does not assume any obligation to and shall not report the results of its sampling, investigation, or analysis to any governmental authority or third party. Determining the need to report and the report of any hazardous substance or condition discovered as a result of Consultant's performance of the Scope of Work shall be the obligation of Client.

SECTION 5: BILLING AND PAYMENTS

a. Unless otherwise specifically provided, invoices will be based on the attached Proposal. Client shall pay Consultant for services performed in U.K. pounds and in accordance with the rates and charges set forth herein. Invoices will be submitted by Consultant as set out in the attached Proposal. If Client objects to all or any portion of an invoice, Client shall nevertheless timely pay the undisputed amount of such invoice and promptly advise Consultant in writing of the reasons for disputing any amount.

b. Client shall pay an additional charge of two (2.0) percent of the invoiced amount per month for any payment received by Consultant more than thirty (30) calendar days from the date of the invoice, excepting any portion of the invoiced amount in dispute and resolved in favour of Client. Payments shall first be applied to accrued interest and then to the unpaid principal amount.

c. Application of the percentage rate indicated above as a consequence of Client's late payments does not constitute any willingness on Consultant's part to finance Client's operation, and no such willingness should be inferred. If Client fails to pay invoiced amounts within thirty (30) calendar days of the date of the invoice, Consultant may at any time, without waiving any other claim against Client and without thereby incurring any liability to Client, suspend or terminate performance under this Agreement. Termination shall not relieve Client of its obligation to pay amounts incurred up to termination.

d. Client's obligation to pay for the services performed under this Agreement is in no way contingent upon Client's ability to obtain financing, zoning, approval of governmental or regulatory agencies, final

adjudication of a lawsuit in which Consultant is not involved, or upon Client's successful completion of the project.

e. The fees quoted on the Proposal shall remain valid for a period of 1 month from the date of the Proposal.

f. If Consultant determines during the performance of the Scope of Work that the cost of completing the Scope of Work or the time of completing the Scope of Work will be substantially more than any estimate made by Consultant in the Proposal, then Consultant shall promptly notify Client in writing of the reason for the increase and allow Client an opportunity to evaluate proceeding with the Scope of Work.

g. Client will pay at the quoted standing time rate for any delay to Consultants operations due to circumstances beyond Consultants control including awaiting instructions and in respect of any conditions which are the Client's responsibility

SECTION 6: INFORMATION TO BE SUPPLIED BY CLIENT

a. Client shall supply to Consultant without charge and within a reasonable time all necessary and relevant data and information in the possession of Client and shall give such assistance as shall reasonably be required in the performance of the Services.

b. Client shall provide to Consultant any information in Client's possession regarding the existence of hazardous materials or wastes at or under the Site, and all pertinent documents regarding handling practices, environmental permits, records of compliance or non-compliance, or other matters affecting the performance of the Services.

c. Consultant will not be responsible for damages, claims or liabilities resulting from inaccurate or incomplete documents or information provided by Client.

d. Consultant acknowledges that Client may not be the Site owner or operator and therefore may need to request all necessary and relevant data and information from a third party. All such data and information is deemed to be supplied directly from Client for the purpose of this Agreement.

SECTION 7: FORCE MAJEURE

a. Client shall not hold Consultant liable for delays or failures caused by circumstances beyond Consultant's reasonable control, including without limitation, acts of God, acts and/or omissions of national, regional and/or local governmental authorities and regulatory agencies, storms, floods, epidemics, strikes, riots, civil unrest, and war. For delays caused by Client or circumstances beyond the reasonable control of Consultant, Consultant shall be given a reasonable time extension.

SECTION 8: LIMITATION OF PROFESSIONAL LIABILITY

a. Client acknowledges that Consultant's Services as described in the Proposal will be performed solely for the use of Client and to the standards outlined in Conditions above and will not be disclosed or used or relied upon in any way by any third party unless stated otherwise in the Proposal. No warranty, indemnity or guarantee either expressed or implied, is given or intended by Consultant in either this Agreement or in Consultant's report(s).

b. Consultant's aggregate liability to Client arising out of the performance of Services for injury, loss or damages, whether in contract or otherwise, is limited to the fees paid under this Agreement. Consultant shall not be liable for delays, loss of profits, incidental or consequential damages of any type.

c. Client acknowledges that the findings and recommendations of Consultant relate only to the Conditions at the site at the time Consultant undertakes the Services.

e. Client acknowledges that it will place no reliance on information, data or any other matter other than that contained within a final report prepared and provided by Consultant, and Client acknowledges that Consultant has no liability for any loss, damage or injury caused by Client's reliance upon information, data or other matters not so presented to Client.

SECTION 9: TERMINATION

a. Client or Consultant may immediately terminate this Agreement for breach of this Agreement or when it is determined that the work or services being performed is contrary to existing law.

- b. Client may terminate this Agreement for any reason. In the event of such termination for convenience, Client shall give Consultant seven (7) calendar days' notice of the effective date of termination.
- c. Consultant shall promptly render to Client a final invoice and Client shall pay Consultant for services rendered and costs incurred up to the effective date of termination, unless the termination was by Client for breach of Consultant's obligations under the Agreement (cause) and a dispute exists as to amounts due Consultant. If the termination is by Client in the absence of a breach (without cause), Consultant may include the reasonable costs of demobilizing, modifying schedules and reassigning personnel. Upon such termination, Consultant shall deliver to Client all reports and documents pertaining to services performed up to termination.

SECTION 10: SEVERABILITY

Any provision of this Agreement later held to be unenforceable shall be deemed void, but all remaining provisions shall continue in force and shall be construed as a whole.

SECTION 11: CHOICE OF LAW

This Agreement shall be interpreted according to the laws of the United Kingdom.
