



# RIDGE

**5016449 – 77 ABINGDON ROAD  
AARRHUS DEVELOPMENTS LTD  
SURFACE WATER DRAINAGE  
STRATEGY**

20 October 2021

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AARRHUS DEVELOPMENTS LTD  
SURFACE WATER DRAINAGE STRATEGY**

**5016449-RDG-XX-XX-DOC-C-0520**

20 October 2021

**Prepared for**

Aarrhus Developments Ltd  
Tollesbury  
Deanery Road  
Godalming  
Surrey  
GU7 2PQ

**Prepared by**

Ridge and Partners LLP  
The Cowyards  
Blenheim Park  
Oxford Road  
Woodstock  
OX20 1QR

Tel: 01993815000

**Contact**

Stephen Watts  
Civil Engineer  
swatts@ridge.co.uk  
01993 815000



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## 1. INTRODUCTION

Ridge and Partners have been commissioned to develop a surface water drainage design for Aarrhus Developments Ltd (the client).

The design is in support of the discharge of planning condition 11 associated with the development of 5 residential plots on land to the rear of 77 Abingdon Road, Standlake.

This assessment sets out the proposals for managing surface water run-off from the development and has been prepared in order to address the planning authorities' requirements.

This report should be read in conjunction with the drawings, presented in Appendix A and listed below:

- Surface Water Drainage Layout – 5016449-RDG-XX-ST-PL-C-0501
- Drainage Details Sheet 1– 5016449-RDG-XX-XX -DT-C-0502
- Drainage Details Sheet 2 – 5016449-RDG-XX-XX -DT-C-0503
- Driveway Construction Details – 5016449-RDG-XX-ST-PL-C-0702
- Site Levels – 5016449-RDG-XX-ST-PL-C-0601
- Architect's Layout

## 2. SITE LOCATION

### 2.1. Site Location and Survey

The site is located on the westerly edge of Standlake immediately north of the A415 Abingdon Road, is irregular in shape and is up to 114m long and 39m wide and covers an area of roughly 3,340m<sup>2</sup>. The location of the site is shown in figure 1 below.

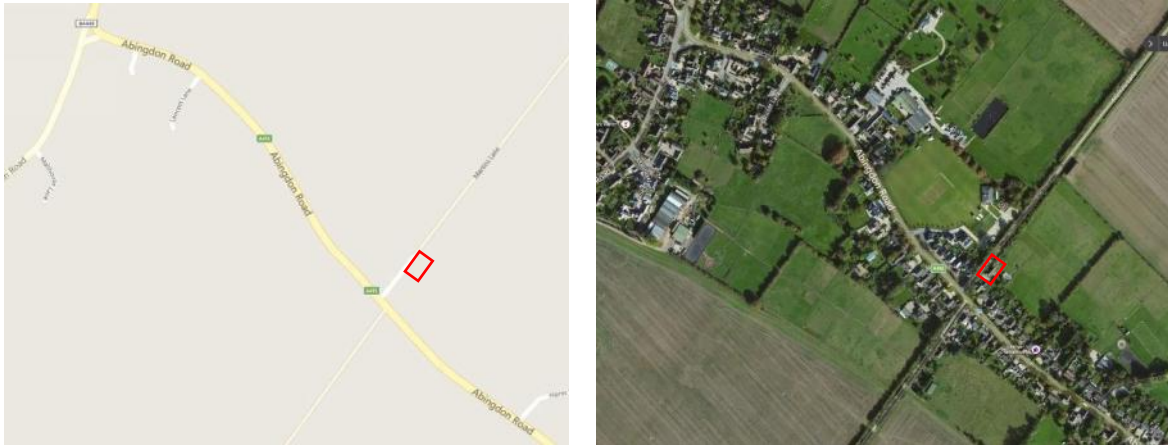


Figure 1 Approximate Site Location

There is a slight fall across the site in an easterly direction. The northern corner of the site, which is the highest part of the site, is approximately 66.32m above Ordnance Survey (OS) datum. The lowest part of the site is along the south-eastern site boundary and is 65.46m above OS datum.

### 2.2. OS Grid Reference

The Ordnance Survey National Grid reference for the centre of the site is 438891mE, 203275mN.

### 2.3. Site Details

The front (southern) part of the site is occupied by a detached house, garage and associated access/hardstanding. The existing roofs and hardstandings on the development cover an area of approximately 600m<sup>2</sup>.

The development will be accessed from Martins Lane along the westerly site boundary. To the west of Martins Lane are open fields, the Oxford Downs cricket club and residential dwellings. To the east of the site are open fields. Existing residential properties are located to the south of the site along Abingdon Road and to the north are open fields. A topographic site survey undertaken by J. Brotherton & Partners is enclosed in Appendix D.

There is also a ditch along the westerly site boundary that drains in a northerly direction parallel with Martins Lane.

### 3. DEVELOPMENT PROPOSALS

The development will comprise of 5 residential plots with associated parking spaces together with an access road to serve the development. The development is located to the rear of 77 Abingdon Road and will be accessed from Martins Lane to the west.

The proposed roofs and hardstandings on the development will cover an area of approximately 1055 m<sup>2</sup>.

Due to the topography of the site, it is proposed to set the floor levels of the building slightly higher than the existing ground floor levels to facilitate the surface water drainage design. Maximum slopes of 1:20 have been proposed for the pathways leading to each property to avoid the need for ramps or steps. Refer to Site Levels – 5016449-RDG-XX-ST-PL-C-0601 – enclosed in Appendix A

The proposed development layout is shown in Appendix A.

## 4. SURFACE WATER DRAINAGE ASSESSMENT

### 4.1. Ground Conditions

Six trial pits were excavated on site in December 2018 by Geo Integrity, the pits ranged in depth from 1.65m to 0.6m. Northmoor sand and gravel member was found in all the trial pits which was overlain by topsoil/made ground up to 0.7m deep. The water table was located at a depth of 1.3m to 1.5m below ground.

In order to comply with planning condition 14, shallow percolation tests (0.6m deep), in accordance with BRE digest 365, were undertaken in two of the trial pits.

Refer to Table 1 below for details and Appendix E for the detailed test results. The most conservative rate of  $2.04 \times 10^{-5}$ m/s has been used for design purposes.

TRIAL PIT	DEPTH	TEST 1	TEST 2	TEST 3
TP4	0.60m	$6.17 \times 10^{-5}$ m/s	$2.85 \times 10^{-5}$ m/s	$2.04 \times 10^{-5}$ m/s
TP6	0.60m	$1.31 \times 10^{-4}$ m/s	$7.66 \times 10^{-5}$ m/s	$7.29 \times 10^{-5}$ m/s
<b>Lowest Value</b>		<b><math>2.04 \times 10^{-5}</math>m/s</b>		

*Table 1 BRE 365 - Infiltration Testing Results*



## 4.2. Surface Water Drainage Proposal

As the development will result in an increase in impermeable area and soakage is available on site, it is proposed to use sustainable drainage systems in the form of permeable paving on the development to manage the surface run-off from the site. It is proposed to drain the roof water from the buildings to the permeable paving.

It is proposed to use permeable paving, which will be designed to cater for a 1 in 100 year storm, including an additional 40% allowance for climate change.

Permeable paving allows rainwater to percolate through the surface and to be stored in the underlying layers (granular sub-base), but at the same time provides a suitable surface for pedestrians and vehicular traffic. It also improves the water quality and enhances the environment by trapping heavy metals in low concentrations whilst allowing hydrocarbons to be broken down naturally in the subbase.

A series of rainwater discharge points will be provided in the granular sub-base, in the form of cellular discharge units. These will allow roof water from the proposed buildings to discharge into permeable paving where required. Catchpits will be provided immediately upstream of the rainwater discharge points to prevent silt and debris entering the soakage systems.

If in the unlikely event the permeable paving system fails due to extreme rainfall or lack of maintenance, then it would surcharge at the lowest point of the site. The flood exceedance flows are shown on drawing 5016449-RDG-XX-ST-PL-C-0501 enclosed in Appendix A.

Regular inspections and maintenance of the surface water drainage systems is essential to ensure the effective operation of the drainage system in perpetuity.

As the proposed surface water drainage system will remain private, a management company will be established on behalf of the homeowners, to ensure that the drainage system is maintained in perpetuity.

The preliminary surface water drainage proposals are shown on the drawing enclosed in Appendix A (Drawing 5016449-RDG-XX-ST-PL-C-0501)

### 4.3. MicroDrainage Simulation

The permeable paving have been modelled using the MicroDrainage Source Control module. The most conservative value of  $2.04 \times 10^{-5}$  m/s was recorded in trial pit was used to inform the hydraulic assessment.

The MicroDrainage model has been simulated for a 1:100+40% climate change return period. The results of the simulation, as shown in Appendix B, confirm that the development will not flood up to the 1:100 + 40% climate change return period.

In the event of a storm event exceeding the 1 in 100 year storm event +40% climate change, there is potential for the proposed drainage network to surcharge and flood. In this case as the entrance to the driveway will be set lower than the surrounding levels. This will channel the overland flows through the site where it will discharge into the existing watercourse (ditch) that runs parallel to Martins Lane.

The exceedance flows are shown on drawing 5016449-RDG-XX-ST-PL-C-0501, Appendix A.

## 5. MAINTENANCE OF SURFACE WATER DRAINAGE SYSTEM

Regular inspections and maintenance of the surface water drainage system is essential to ensure the effective operation of the drainage system.

Outlined below are details of the proposed maintenance regime, which is in accordance with the guidance provided in the SUDS manual, CIRIA publication C753.

### 5.1. Permeable Block Paving

The permeable block paving should be inspected regularly, preferably during and after heavy rainfall, to check for effective operation and identify any areas of surface ponding.

Permeable paving should be regularly cleaned of silt and other sediment to preserve its infiltration capability. A brush and suction cleaner, which can be a lorry mounted device or a smaller precinct sweeper, should be used and the sweeping regime should be as follows:

- End of winter (April) – to collect winter debris.
- Mid-summer (July/August) – to collect dust, flower and grass-type deposits
- After autumn leaf fall (November).

Care should be taken in adjusting the vacuuming equipment to avoid removal of jointing material. Any lost material should be replaced.

It is recommended that approximately every 25 years that the following remedial work is undertaken:

- Lift the existing blocks and retain them for re-use.
- Remove the laying course stone and the geotextile filter layer. These should be disposed of at a suitably licensed tip as they may contain heavy metals and hydrocarbons.
- Inspect the sub-base and remove, wash and replace as necessary.
- Renew the geotextile filter layer and laying course stone.
- Relay the existing block paving replacing any damaged blocks.

Care should be taken to avoid stockpiling any materials, in particular granular material or soil, on the permeable paving to avoid contaminating the underlying granular sub-base and laying course. In the event of a spillage, vacuum sweeping of the affected area should be undertaken immediately.

A summary of the maintenance requirements is provided in the schedule below:

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	Three-monthly, 48 h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

## 5.2. Catchpit and Roof Gutters

Catchpits will be provided immediately upstream of the inlet to the permeable paving to prevent the entry of detritus and silt. They should be inspected on a regular basis and any build-up of detritus or silt should be removed.

House gutters and downpipe filters should be cleaned on a regular basis to prevent leaves and other detritus from entering the drainage system. The use of leaf guards should be considered where the buildings are in close proximity of trees.

## APPENDIX A – DRAWINGS

**NOTES**

- This drawing shall be read in conjunction with the civil engineering specification, and all relevant Architect's and Engineer's drawings.
- This document must not be altered, reproduced or distributed without prior written consent of the originator.
- Do not scale from this document - use figured dimensions only. All dimensions must be checked on site prior to commencement of any related works.
- Contractor to provide and have an approved method statement prior to works.
- All setting out to be in accordance with the Architects drawings. Any discrepancies between Ridge and the Architects drawings to be referred to the Architect before proceeding. Dimensions must not be scaled.
- All levels are in metres above ordnance datum.
- The Contractor is to comply full with CDM regulations in the course of constructing the works.
- At the commencement of the works, the Contractor is to carry out trial pits and liaise with utility companies in order to establish the exact position of all existing utility plant in the vicinity of the works and take adequate precautions for their protection.
- The Contractor is to refer to Health and Safety Executive 'Note 47 - Avoiding Danger from Underground Services' and 'Document C56 - Avoiding Danger from Overhead Electric Lines.'
- Works on or adjacent to existing public highway will be executed in accordance with the Traffic Safety Code for Road Works and Traffic Signs Manual: Chapter 8.
- The Contractor will ascertain the CBR value of the subgrade in order to determine the required sub-base / capping thickness. Prior to laying any material, the subgrade must be inspected and any soft spots removed and filled with 6F2 capping material.
- Prior to the construction of any drainage works, the Contractor is to confirm the invert levels of existing manholes, drains and sewers. Any variations from the designed levels shown on the drawings must be reported to the Drainage Engineer in advance of construction works commencing. All new sewers and drains are to be laid in sequence starting from the outfall location.
- All drainage to be installed in accordance with relevant Building Regulation documents and current Sewers for Adoption. Connections to public sewers are to be agreed and inspected by the Water Authority.
- All drain and sewer pipes are 100mm and laid soffit to soffit, unless shown otherwise.
- Invert to base of soil stack bends to be 450mm below lowest branch connection for up to three storey buildings; for buildings up to five storeys, the invert to the base of soil stack bends should not be less than 750mm. All foul and surface water drainage stacks are to have above ground rodding access. Refer to above ground drainage layout(s) by others.
- All below ground connections are to match above ground outlet size, minimum 100mm. SVPs are to project 100mm above finished floor level.
- All internal manholes and inspection chambers to have double sealed recessed covers to suit floor finishes as defined by the Architect.
- All external covers in non-tarmac areas are to have recessed covers to suit the paving material.
- A CCTV survey and report in WINCAN format for all new drainage will be required prior to 'as built' drawing being issued.
- The Contractor is responsible for the traffic safety and management associated with the construction of the works. Works will not commence on the existing highway until their traffic management proposals have been agreed with Highway Authority.
- Where the works involve the obstruction of a footway, the Contractor will provide an alternative safe footway properly signed, guarded and lit.
- Where one-way traffic is unavoidable, traffic will be controlled by a proper system of vehicle-actuated traffic signals or manual stop / go signs and during the hours of darkness, by a proper system of vehicle-actuated traffic signals, all to the approval of Highway Authority.
- 65mm Minimum thickness tactile paving, coloured buff will be incorporated at all pedestrian crossings in accordance with the Department for Transport and Regions document "Guidance on the Use of Tactile Paving Surfaces." (DETR No. 1998)
- All signs and road markings will be in accordance with the "Traffic Signs Regulations and General Directions 2016". (TSRGD 2016)
- All excavation and backfilling work in the existing highway to be in accordance with the provisions of the New Street Works Act 1991 or that specified on the working drawings.
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- Gullies, gully connections, drains, manholes, catch pit, soakaways, headwalls and other drainage structures intended to convey only highway water are to be constructed in accordance with the specification of Highway Authority and to the satisfaction of the Highway Inspector.
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- Highways in the vicinity of the works must be kept free from mud, debris and dust falling from vehicles or wheels of vehicles connected with the works. Where the deposits of debris and mud are unavoidable, warning signs must be displayed whilst work is in progress and affected carriageways / footways must be regularly cleaned.

Source:  
 • Topographical survey by ? Drawing No. ? dated ?  
 • Architect's layout by ? Drawing No. ? dated ?



Proposed permeable paved car park structure  
 total catchment area: 490.00 m2  
 Depth of Paving: 0.58m  
 Maximum water depth for a 1 in 100 +40% climate change event: 0.131m  
 A soakage rate of 0.275m/hr has been used for design purposes. Refer to document 18-11-12 Ground Investigation Report for site investigation dated January 2019.  
 Proposed base of permeable paved area set at minimum 1.0m above recorded ground water level.

**KEY**

- New surface water sewer or drain
- New surface water catchpit
- Flow route
- Permeable Paving Construction
- Permeable Paving Construction Impermeable Membrane
- Permeable Paving Discharge Unit
- Soakage Test Trial Pit Location

**DISCLAIMER NOTES:**

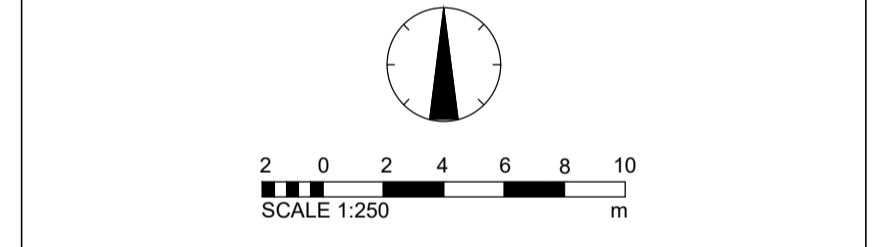
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**Drawing Specific Notes:**

- Location of all rainwater pipes are approximate and subject to confirmation.



P01	Proposed Surface Water Drainage	20/10/2021	MC	SW
REV	DESCRIPTION	DATE	BY	CHKD



THE COWYARDS  
 BLENHEIM PARK  
 OXFORD ROAD  
 WOODSTOCK, OX20 1QR  
 TEL: 01993 815000  
 WWW.RIDGE.CO.UK

CLIENT:  
**Aarrhus Developments Ltd**

IN ASSOCIATION WITH:

PROJECT:  
**77 Abingdon Road - Standlake**

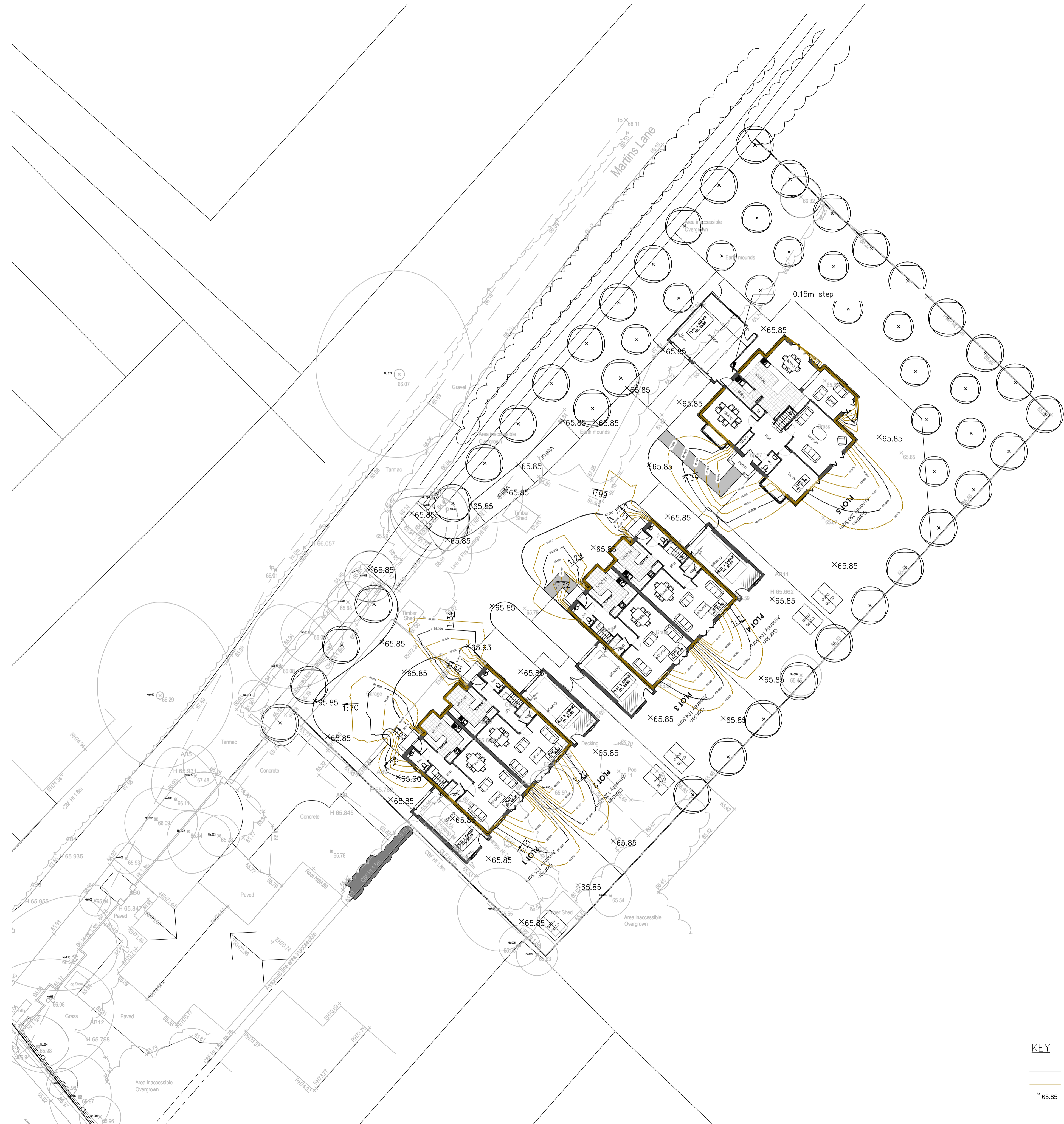
TITLE:  
**Proposed Surface Water Drainage**

ENG/TECH:	CSE:	ICSE:	SCALE:	1:200	@	A1
MC	SW	SW	STATUS ISSUE:	20/10/2021		
<b>PRELIMINARY</b>						
**UNLESS ISSUED FOR CONSTRUCTION - WORKS AT CLIENT/CONTRACTORS RISK**						
ISO 19650 STATUS: S2 - Suitable for Information						
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:
5016449	RDG	XX	XX	DR	C	0501
						P01

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Source:  
 • Topographical survey by J.Brortherton and Partners Drawing No. dated 04/11/16  
 • Architect's layout by Ridge and Partners Drawing No. dated 01/12/17



**KEY**

	Proposed 0.5m major contour
	Proposed 0.025m minor contour
	Proposed Level

**DISCLAIMER NOTES:**

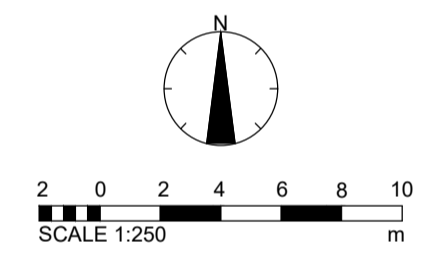
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**Drawing Specific Notes:**

- Levels to rear garden of each plot are indicative and subject to conformation of patio layouts



P01	Proposed site levels	19/10/21	MC	SW
REV	DESCRIPTION	DATE	BY	CHKD



THE COWYARDS  
 BLENHHEIM PARK  
 OXFORD ROAD  
 WOODSTOCK, OX20 1QR  
 TEL: 01993 815000  
 WWW.RIDGE.CO.UK

CLIENT:  
**Aarhus Developments Ltd**

IN ASSOCIATION WITH:

PROJECT:  
**77 Abingdon Road - Standlake**

TITLE:  
**Proposed Site Levels**

ENG/TECH:	CSE:	ICSE:	SCALE:	1:250	@	A1
MC	AP	SW	STATUS ISSUE:	20/10/2021		
STATUS: <b>PRELIMINARY</b>						
**UNLESS ISSUED FOR CONSTRUCTION - WORKS AT CLIENT/CONTRACTORS RISK**						
ISO 19650 STATUS: S0 - Work in Progress						
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:
5016449	RDG	XX	ST	PL	C	0801
						P01

**NOTES**

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- All levels are in metres above ordnance datum.
- The Contractor is to comply full with CDM regulations in the course of constructing the works.
- At the commencement of the works, the Contractor is to carry out trial pits and liaise with utility companies in order to establish the exact position of all existing utility plant in the vicinity of the works and take adequate precautions for their protection.
- The Contractor is to refer to Health and Safety Executive 'Note 47 – Avoiding Danger from Underground Services' and 'Document C56 – Avoiding Danger from Overhead Electric Lines.'
- Works on or adjacent to existing public highway will be executed in accordance with the Traffic Safety Code for Road Works and Traffic Signs Manual: Chapter 8.
- The Contractor will ascertain the CBR value of the subgrade in order to determine the required sub-base / capping thickness. Prior to laying any material, the subgrade must be inspected and any soft spots removed and filled with 6F2 capping material.
- Prior to the construction of any drainage works, the Contractor is to confirm the invert levels of existing manholes, drains and sewers. Any variations from the designed levels shown on the drawings must be reported to the Drainage Engineer in advance of construction works commencing. All new sewers and drains are to be laid in sequence starting from the outfall location.
- All drainage to be installed in accordance with relevant Building Regulation documents and current Sewers for Adoption. Connections to public sewers are to be agreed and inspected by the Water Authority.
- All drain and sewer pipes are Ø100mm and laid soffit to soffit, unless shown otherwise.
- Invert to base of soil stack bends to be 450mm below lowest branch connection for up to three storey buildings; for buildings up to five storeys, the invert to the base of soil stack bends should not be less than 750mm. All foul and surface water drainage stacks are to have above ground rodding access. Refer to above ground drainage layout(s) by others.
- All below ground connections are to match above ground outlet size, minimum Ø100mm. SVPs are to project 100mm above finished floor level.
- All internal manholes and inspection chambers to have double sealed recessed covers to suit floor finishes as defined by the Architect.
- All external covers in non-tarmac areas are to have recessed covers to suit the paving material.
- A CCTV survey and report in WNCAN format for all new drainage will be required prior to 'as built' drawing being issued.
- The Contractor is responsible for the traffic safety and management associated with the construction of the works. Works will not commence on the existing highway until their traffic management proposals have been agreed with Highway Authority.
- Where the works involve the obstruction of a footway, the Contractor will provide an alternative safe footway properly signed, guarded and lit.
- Where one-way traffic is unavoidable, traffic will be controlled by a proper system of vehicle-actuated traffic signals or manual stop / go signs and during the hours of darkness, by a proper system of vehicle-actuated traffic signals, all to the approval of Highway Authority.
- 65mm Minimum thickness tactile paving, coloured buff will be incorporated at all pedestrian crossings in accordance with the Department for Transport and Regions document "Guidance on the Use of Tactile Paving Surfaces." (DETR No. 1998)
- All signs and road markings will be in accordance with the "Traffic Signs Regulations and General Directions 2016", (TSRGD 2016)
- All excavation and backfilling work in the existing highway to be in accordance with the provisions of the New Street Works Act 1991 or that specified on the working drawings.
- All highways works to be carried out in accordance with Highway Authority's highway standards, to the satisfaction of the Highway Authority Section 278 Inspector and in accordance with the Specification for Highway Works.
- Gullies, gully connections, drains, manholes, catch pit, soakaways, headwalls and other drainage structures intended to convey only highway water are to be constructed in accordance with the specification of Highway Authority and to the satisfaction of the Highway Inspector.
- Where existing junctions and accesses are to remain in operation within the works during the construction process, the Contractor will ensure that access to these units remains available at all times.
- Highways in the vicinity of the works must be kept free from mud, debris and dust falling from vehicles or wheels of vehicles connected with the works. Where the deposits of debris and mud are unavoidable, warning signs must be displayed whilst work is in progress and affected carriageways / footways must be regularly cleaned.

- Source:
- Topographical survey by ? Drawing No. ? dated ?
  - Architect's layout by ? Drawing No. ? dated ?

**DRAINAGE NOTES**

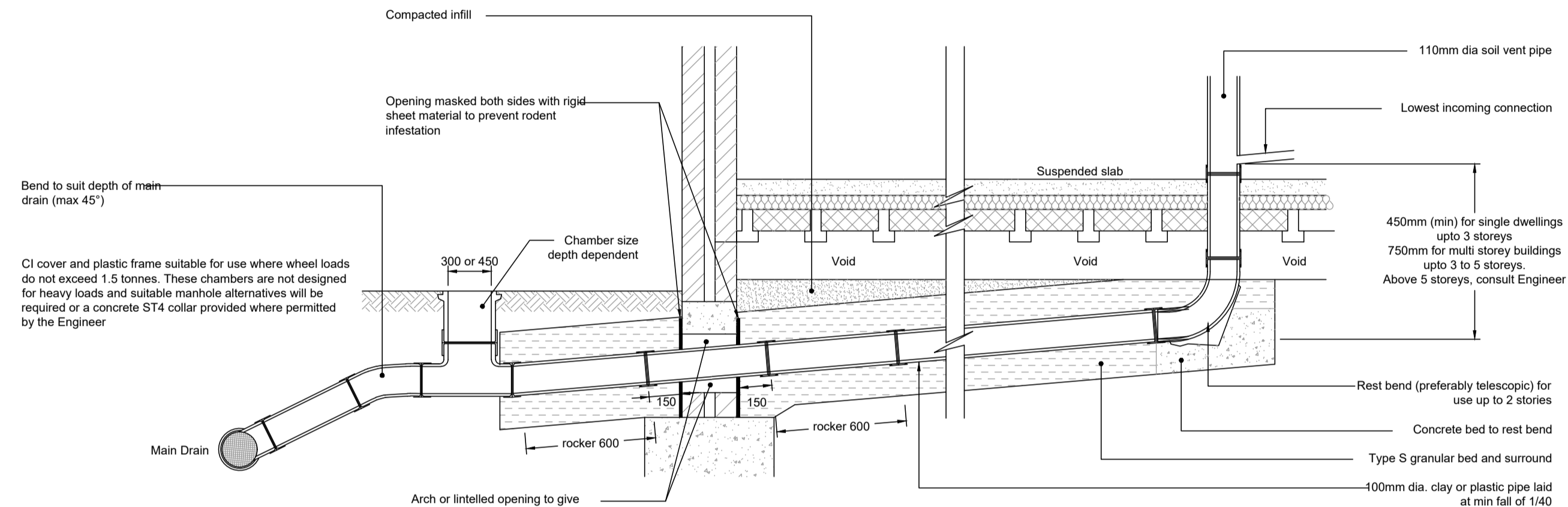
Generally non-adaptable drainage shall comply with the DTLR Building Regulations approved document H (April 2002)

- Any changes made from the drainage design shown on this drawing shall be reported to the Engineer.
- The Contractor must confirm the invert levels and positions of all outfalls/connections to existing drainage prior to commencing work on-site.**
- Non-adaptable chambers shall be :-
 

depth to invert	chamber size and type
0.325m to 0.6m	shallow access chamber 300mmØ
0.4m to 1.25m	Inspection chamber 475mm Ø (polyprop) 600mmx450mm Brick/P.C.C units
1.35 to 1.5	Manhole 1050mmØ P.C.C. ring 1200mmx750mm Brick/P.C.C. units
1.50 to 3.0	Manhole 1200mm Ø P.C.C ring (ring diameter increased if sewer dia greater than 475mm Ø)
- All manholes shall have a flexible joint within 150mm of the face of the structure and a "rocker pipe" which should not exceed 600mm in length.
- Non-adaptable drainage to be either :-
  - concrete to BS 5911-Part 100 and 110 vitrified clayware to BS EN 295
  - Grey Iron to BS 437
  - UPVC to BS EN 1401
  - PP to BS EN 1852
  - Structure wall to BS EN 13476
  - Confirm plastic pipes acceptable to Client.
- For private drains, pipes with less than 0.9m cover beneath carriageways & hardstanding or 600mm in other areas shall have 100mm thick concrete slab with mesh reinforcement and 150mm bearing each side of the trench. Where the depth of cover at any location is less than 450mm it is recommended that a concrete surround with flexible joints is provided.
- Trenches within 1m of load bearing walls should be filled with concrete at least to the underside of the foundation. Where the distance is more than 1m from the foundations the concrete should be taken at least up to a 45degree line from the bottom of the foundations. Alternatively, the foundations could be taken to a deeper level to avoid undermining by the drainage trench (check with the Engineer where this is required).
- Pipe bed and surround to be Type 3 granular unless otherwise noted in item 7.
- Drains passing through walls or foundations should have either an arched or lintelled opening to give 50mm clearance around the pipe. The opening shall be masked both sides with a rigid non permeable material, or alternatively a short length of pipe may be built in solid if it is connected within 150mm to rocker pipes (max 600mm long) with flexible joints.
- Drains under buildings should be surrounded by at least 100mm of granular or other flexible filling.
- Unless otherwise stated all non-adaptable drainage shall be 100mmØ [see drainage schedules].
- Road gully connections to be 150mmØ. Yard gully connections 100mmØ.
- New connections to existing public sewers should be carried out as required and under the supervision of the Water Authority. The appropriate sewer connection notice should be applied for where appropriate.
- Covers shall be to B.S. EN 124:1994 Class A15 access covers and gratings capable of withstanding a 1.5 T load. For use in areas where only pedestrians have access, Class B125 access covers and frames capable of withstanding a 12.5T load. For use in car parks and pedestrian areas where occasional vehicular access is likely, Class C250 access covers and frames capable of withstanding a 25T load. For use in areas where not extending more than 500mm from kerb face into the carriageway Class D400 access covers and gratings capable of withstanding a 40T load. For use in areas where cars and lorries have access including carriageways, hard shoulders and pedestrian areas.
 

Cover and frames to be increased to 150 deep when located within the following areas:

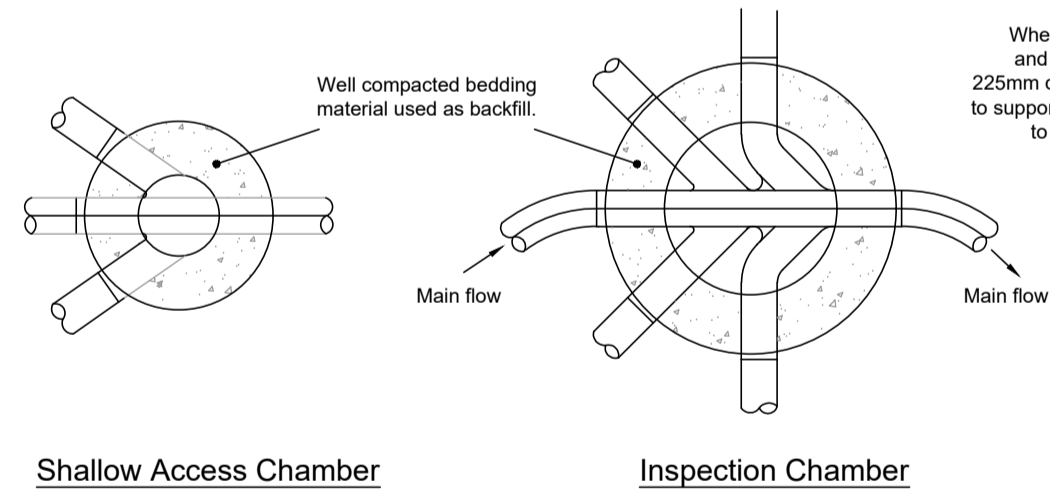
  - Trunk roads and dual carriageways
  - All other A roads
  - Bus Routes
  - All other roads except residential cul-de-sacs
- It is recommended that where possible the Contractor should ensure that all drainage is commenced at the outfall and laid into the site and not vice versa, especially where the outfall depth is shallow.
- Shallow pipelines may need to be protected when laid at an early stage of a contract and are subject to construction traffic loadings.
- In buildings up to 3 storeys the rest bend at the base of the soil stack should be 450mm below the invert of the lowest incoming drain. In buildings over 3 storeys this should be increased to 750mm. In buildings over 5 storeys the ground floor drainage connections should have their own connections to the external drain.



**SOIL PIPE CONNECTION-SUSPENDED SLAB - NEW BUILDINGS**

Chamber Type	Internal Diameter	Max No Inlets	Branch Dia	Min Depth	Max Depth
Polypropylene Mini Access Chamber (PPAC MAC)	300	3	100	325	600
Polypropylene Inspection Chamber (PPIC)	450	5	100	400	1200

- Where chambers are positioned on 90° corners always use the main channel by fitting a 45° angle bend on the inlet and outlet.
- Bends up to a max 45° angle can be used on any inlet
- Heaviest flow should always be directed through the main channel.
- Short steep connections should preferably be connected via a 45° inlet using a bend where necessary.
- In buildings up to 3 storey's the rest bend at the base of the soil stack should be 450mm below the invert of the lowest incoming drain. In buildings over 3 storey's this should be increased to 750mm. In buildings over 5 storey's the ground floor drainage connections should have their own connections to the external drain.



**SOIL PIPE CONNECTION**

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P01	First Issue	21/10/2021	MC	SW
REV	DESCRIPTION	DATE	BY	CHKD



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CLIENT:  
**Aarrhus Developments Ltd**

IN ASSOCIATION WITH:

PROJECT:  
**77 Abingdon Road - Standlake**

TITLE:  
**Drainage Details Sheet 1**

ENG/TECH:	CSE:	ICSE:	SCALE:	NTS	@ A1
MC	SW		STATUS ISSUE:	21/10/21	

STATUS: **PRELIMINARY**

"UNLESS ISSUED FOR CONSTRUCTION - WORKS AT CLIENT/CONTRACTORS RISK"

ISO 19650 STATUS: S2 - Suitable for Information

PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
5016449	RDG	XX	XX	DT	C	0502	P01



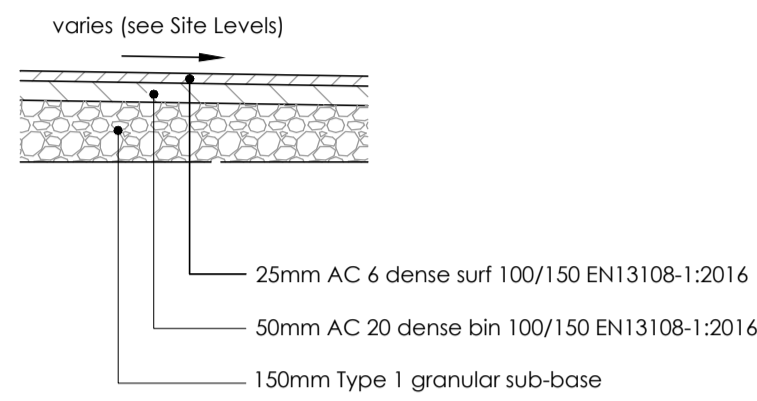


**NOTES**

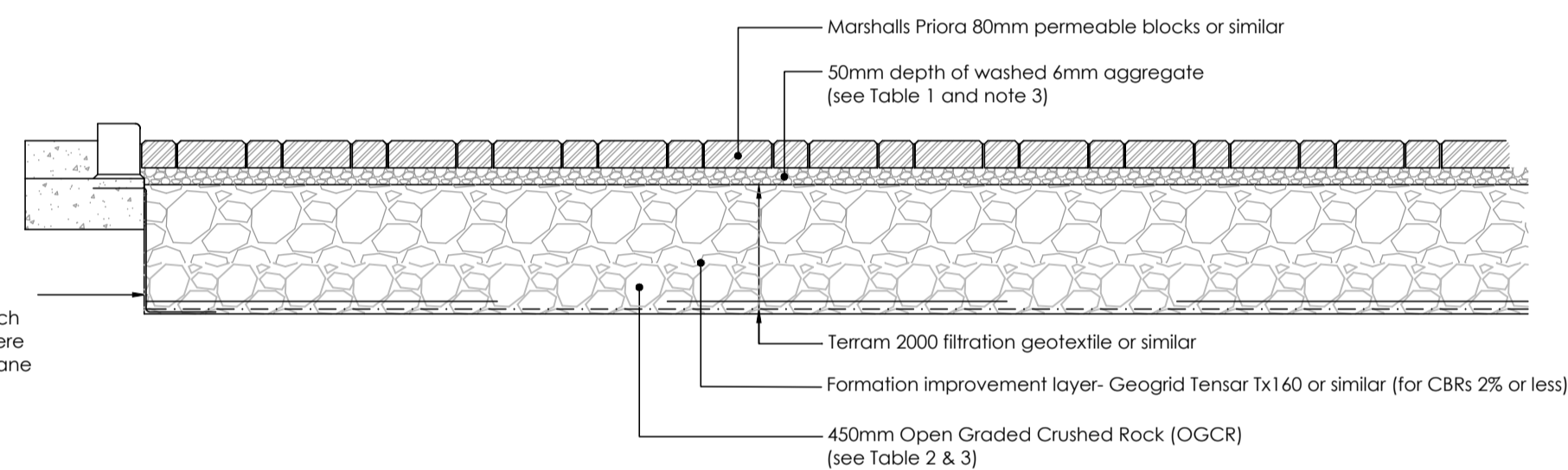
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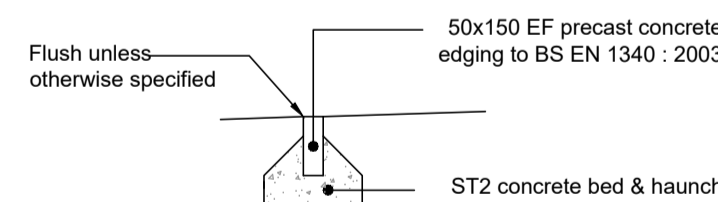
**Private Footpath Construction**



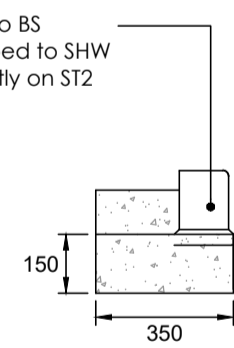
**Permeable Block Paving Construction (Driveway and Parking Courtyards)**

- Notes:**
- For CBR's of <2% incorporation of subgrade improvement layers are required.
  - The Open Graded Crushed Rock shall be in accordance with BS 7533-13:2009
  - Sound clean non friable sub-base material, free from clay or any other deleterious material. Sub-base grading to BS EN 13242:2002 as shown in table 1.
  - Should an alternative material be proposed it is the responsibility of the originator of the alternative material to prove its suitability.
  - The pavement must be protected at all times during and after construction from any activity or material to prove its suitability.

125x150 BN precast concrete kerb to BS EN1340:2003 laid on 13mm mortar bed to SHW clause 2404 or laid & bedded directly on ST2 concrete foundation whilst plastic



**PATH EDGING 50x150 EF**



**BN KERB CONSTRUCTION**

Laying Course Grading Requirements	
Recommended BS EN 12620 aggregate grading (mm)	2/6.3
Recommended BS EN 12620 grading/tolerance category	Gc80/20
Sieve size (mm)	Percentage by mass passing ISO 565 sieve
31.5	
20	
14	100
10	98 to 100
6.3	80 to 99
4	
2	0 to 20
1	0 to 5
0.063	0 to 2

**Table 1**

OGCR Sub-Base Grading Requirements	
Recommended BS EN 12620 aggregate grading (mm)	4/20
Recommended BS EN 12620 grading/tolerance category	Gc80/20 GtC20/15
Sieve size (mm)	Percentage by mass passing ISO 565 sieve
31.5	98 to 100
20	90-99
14	
10	25 to 70
6.3	
4	0 to 15
3.15	
2	0 to 5

**Table 2**

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P01	First issue	21/10/2021	MC	SW
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TITLE:  
**External Details**

ENG/TECH:	CSE:	ICSE:	SCALE:	NTS	@ A1
MC	SW		STATUS ISSUE: 21/10/2021		

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**UNLESS ISSUED FOR CONSTRUCTION - WORKS AT CLIENT/CONTRACTORS RISK**						
ISO 19650						
STATUS: S2 - Suitable for Information						
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:
5016449	RDG	XX	XX	DT	C	0702
						P01

Proposed Street Elevation 1:200 @ A1



Landscape Buffer



Proposed Site Layout Plan 1:200 @ A1



Rev	Date	Notes
A	03-21	Minor Revisions

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52 Brook Street  
Tring - Hertfordshire  
HP23 5EF  
T: +44(0)7968 031139  
pburman@keylandestates.co.uk  
www.keylandestates.co.uk


Project **Land to rear of 77 Abingdon Road Standlake**

for Chesside Homes

Drawing Title **Proposed Site Layout**

Status	PLANNING	
Scale	1:200 @ A1	Date 23/03/2021
Job No	Drawing No	Revision
KA2007	KA2017 - 201	A

## APPENDIX B – MICRODRAINAGE SIMULATION RESULTS


Ridge and Partners LLP		Page 1
The Cowyards Blenheim Park, Oxford Road Woodstock OX20 1QR	5016449 77 Abingdon road	
Date 10/09/2021 16:29 File 5016449 77 Abingdon roa...	Designed by M Cope Checked by A Purchase	
Innovyze	Source Control 2020.1	

Summary of Results for 100 year Return Period (+40%)

Half Drain Time : 10 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m <sup>3</sup> )	Status
15 min Summer	65.175	0.105	18.8	15.5	O K
30 min Summer	65.188	0.118	18.8	17.4	O K
60 min Summer	65.175	0.105	18.8	15.5	O K
120 min Summer	65.140	0.070	18.8	10.2	O K
180 min Summer	65.119	0.049	18.5	7.2	O K
240 min Summer	65.111	0.041	15.5	6.0	O K
360 min Summer	65.101	0.031	11.7	4.6	O K
480 min Summer	65.096	0.026	9.7	3.8	O K
600 min Summer	65.092	0.022	8.2	3.2	O K
720 min Summer	65.089	0.019	7.2	2.8	O K
960 min Summer	65.085	0.015	5.7	2.2	O K
1440 min Summer	65.081	0.011	4.2	1.6	O K
2160 min Summer	65.078	0.008	3.1	1.2	O K
2880 min Summer	65.077	0.007	2.5	1.0	O K
4320 min Summer	65.075	0.005	1.8	0.7	O K
5760 min Summer	65.074	0.004	1.4	0.5	O K
7200 min Summer	65.073	0.003	1.2	0.5	O K
8640 min Summer	65.073	0.003	1.0	0.4	O K
10080 min Summer	65.072	0.002	0.8	0.3	O K
15 min Winter	65.192	0.122	18.8	17.9	O K


Storm Event	Rain (mm/hr)	Flooded Volume (m <sup>3</sup> )	Time-Peak (mins)
15 min Summer	138.153	0.0	13
30 min Summer	90.705	0.0	22
60 min Summer	56.713	0.0	38
120 min Summer	34.246	0.0	68
180 min Summer	25.149	0.0	96
240 min Summer	20.078	0.0	126
360 min Summer	14.585	0.0	186
480 min Summer	11.622	0.0	246
600 min Summer	9.738	0.0	308
720 min Summer	8.424	0.0	366
960 min Summer	6.697	0.0	490
1440 min Summer	4.839	0.0	726
2160 min Summer	3.490	0.0	1104
2880 min Summer	2.766	0.0	1444
4320 min Summer	1.989	0.0	2196
5760 min Summer	1.573	0.0	2960
7200 min Summer	1.311	0.0	3664
8640 min Summer	1.129	0.0	4272
10080 min Summer	0.994	0.0	4856
15 min Winter	138.153	0.0	14

Ridge and Partners LLP		Page 2
The Cowyards Blenheim Park, Oxford Road Woodstock OX20 1QR	5016449 77 Abingdon road	
Date 10/09/2021 16:29 File 5016449 77 Abingdon roa...	Designed by M Cope Checked by A Purchase	
Innovyze	Source Control 2020.1	

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m <sup>3</sup> )	Status
30 min Winter	65.201	0.131	18.8	19.2	O K
60 min Winter	65.176	0.106	18.8	15.6	O K
120 min Winter	65.124	0.054	18.8	7.9	O K
180 min Winter	65.110	0.040	14.9	5.9	O K
240 min Winter	65.102	0.032	12.1	4.8	O K
360 min Winter	65.094	0.024	8.9	3.5	O K
480 min Winter	65.089	0.019	7.2	2.8	O K
600 min Winter	65.086	0.016	6.1	2.4	O K
720 min Winter	65.084	0.014	5.3	2.1	O K
960 min Winter	65.081	0.011	4.2	1.6	O K
1440 min Winter	65.078	0.008	3.1	1.2	O K
2160 min Winter	65.076	0.006	2.2	0.8	O K
2880 min Winter	65.075	0.005	1.8	0.7	O K
4320 min Winter	65.073	0.003	1.2	0.5	O K
5760 min Winter	65.073	0.003	1.0	0.4	O K
7200 min Winter	65.072	0.002	0.8	0.3	O K
8640 min Winter	65.072	0.002	0.8	0.3	O K
10080 min Winter	65.072	0.002	0.7	0.3	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m <sup>3</sup> )	Time-Peak (mins)
30 min Winter	90.705	0.0	24
60 min Winter	56.713	0.0	42
120 min Winter	34.246	0.0	68
180 min Winter	25.149	0.0	98
240 min Winter	20.078	0.0	128
360 min Winter	14.585	0.0	188
480 min Winter	11.622	0.0	246
600 min Winter	9.738	0.0	304
720 min Winter	8.424	0.0	372
960 min Winter	6.697	0.0	484
1440 min Winter	4.839	0.0	712
2160 min Winter	3.490	0.0	1044
2880 min Winter	2.766	0.0	1444
4320 min Winter	1.989	0.0	2204
5760 min Winter	1.573	0.0	2848
7200 min Winter	1.311	0.0	3704
8640 min Winter	1.129	0.0	4304
10080 min Winter	0.994	0.0	5016

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The Cowyards Blenheim Park, Oxford Road Woodstock OX20 1QR	5016449 77 Abingdon road	
Date 10/09/2021 16:29 File 5016449 77 Abingdon roa...	Designed by M Cope Checked by A Purchase	
Innovyze	Source Control 2020.1	

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.000	Shortest Storm (mins)	15
Ratio R	0.400	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.057

Time (mins)	Area
From:	To: (ha)
0	4 0.057

Time Area Diagram


Total Area (ha) 0.049

Time (mins)	Area
From:	To: (ha)
0	4 0.049

Time Area Diagram

Total Area (ha) 0.000

Time (mins)	Area
From:	To: (ha)
0	4 0.000

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The Cowyards Blenheim Park, Oxford Road Woodstock OX20 1QR	5016449 77 Abingdon road	
Date 10/09/2021 16:29 File 5016449 77 Abingdon roa...	Designed by M Cope Checked by A Purchase	
Innovyze	Source Control 2020.1	

Model Details

Storage is Online Cover Level (m) 65.850

Porous Car Park Structure

Infiltration Coefficient Base (m/hr)	0.27576	Width (m)	3.5
Membrane Percolation (mm/hr)	1000	Length (m)	140.0
Max Percolation (l/s)	136.1	Slope (1:X)	0.0
Safety Factor	2.0	Depression Storage (mm)	5
Porosity	0.30	Evaporation (mm/day)	3
Invert Level (m)	65.070	Cap Volume Depth (m)	0.200



## APPENDIX C – WODC PRE-APP RESPONSE

Mr Alex Cresswell  
JPPC Chartered Town Planners  
Bagley Croft  
Hinksey Hill  
Oxford  
OX1 5BD

Our ref: 21/00622/FUL  
Date Received: 23rd February 2021  
Parish: Standlake

## Town and Country Planning Act

### NOTICE OF DECISION

West Oxfordshire District Council, as Local Planning Authority, hereby **approves** the application, as outlined below.

Proposed: Residential development comprised of the erection of five dwellings together with associated works and construction of new detached garage to serve existing property, no 77 Abingdon Road. Alterations to existing and provision of new vehicular access.

At: Land North East Of 77 Abingdon Road Standlake Oxfordshire

For: Chesside Homes Ltd

#### CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2 That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

- 3 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.

REASON: To safeguard the character and appearance of the area.

- 4 The external walls shall be constructed of either artificial stone or natural stone in accordance with a sample panel which shall be erected on site and approved in writing by the Local Planning Authority before any external walls are commenced and thereafter be retained until the development is completed.

REASON: To safeguard the character and appearance of the area.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, G and H shall be carried out other than that expressly authorised by this permission.

REASON: Control is needed to protect residential amenities of neighbouring properties and the visual amenity of the locality.

- 6 The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the architectural detailing of the building reflects the established character of the locality.

- 7 The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

REASON: To safeguard the recording of archaeological matters within the site.

- 8 Following the approval of the Written Scheme of Investigation referred to above, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication.

REASON: To safeguard the recording of archaeological matters within the site.

- 9 The area of orchard planting shown on the approved landscaping plan shall not be used for any purposes other than as general amenity area thereafter. The orchard area shall be laid out and planted prior to the first occupation of the development.

REASON: To improve the visual amenity of the area.

- 10 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority before occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

REASON: To safeguard the character and landscape of the area.

- 11 That, prior to the first trench being dug, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme, finished floor levels and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (National Planning Policy Framework, The West Oxfordshire Strategic Flood Risk Assessment and Planning Practice Guidance). If the surface water design is not agreed before works commence it could result in abortive works being carried out on site or additional works being required to ensure flooding does not result, which may result in changes to the approved site layout being required.

- 12 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.

REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.

- 13 The garage accommodation hereby approved shall be used for the parking of vehicles ancillary to the residential occupation of the dwelling(s) and for no other purposes.

REASON: In the interest of road safety and convenience and safeguarding the character and appearance of the area.

- 14 Prior to the first trench being dug, a scheme for the improvement of the adjacent bridleway shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved scheme.

REASON: In the interests of highway safety.

- 15 The development shall be completed in accordance with the recommendations in Section 5 & Appendix 4 of the Preliminary Ecological Appraisal, dated 5th February 2021 prepared by Windrush Ecology, as submitted with the planning application. All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that bats, birds, reptiles, amphibians, badgers and hedgehogs are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 16 Before the erection of any external walls, details of external lighting shall be submitted to and approved in writing by the local planning authority. The details shall show how and where external lighting will be installed (including the type of lighting), so that light spillage into wildlife corridors will be minimised as much as possible.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details, and these shall be maintained thereafter in accordance with these details. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To protect foraging/commuting bats in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 17 Notwithstanding the details of the bird boxes, bat boxes and hedgehog holes/gaps that have already been submitted (Ecology, drawing no. KA2017-206), amended details shall be submitted before the erection of any external walls. The amended details shall include the following:  
The positions of the bird and bat boxes shown on the elevation plans, including amended locations of the integrated (i.e. built-in) bird boxes (including house martin and swallow nest cups, as well as swift bricks, in groups of 3 to suit the colonial nature of the species) on suitable elevations of the buildings; and  
Hedgehog holes/gaps through all fences/walls, including along the eastern and western boundaries if required.  
The amended details shall be submitted to the local planning authority for approval. As specified above, the details shall include a drawing/s showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the buildings hereby approved are first occupied and thereafter permanently retained.

REASON: To provide additional roosting for bats and nesting birds and ensure continued permeability for hedgehogs as biodiversity enhancements in accordance with paragraphs 170, 174 and 175 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.

- 18 Notwithstanding the details of the landscaping that have already been submitted within the Proposed Landscaping Plan (drawing no. 0703.1.IC) and the Landscape Maintenance & Management Plan (prepared by Adams Habermehl Landscape Architects and dated February 2021), amended details of a comprehensive landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority before the occupation of the development hereby approved. This scheme shall include, but not necessarily be limited to, the following biodiversity enhancements:
- o Hedgerow creation using native, locally characteristic species;
  - o Tussock grassland and the details of the specific seed mix to be used;
  - o Tree and shrub planting using native, locally characteristic species;
  - o Lawn grass areas; and
  - o and a 5-year maintenance plan.

The scheme must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

REASON: To provide full details of the landscaping and to enhance the site for biodiversity in accordance with paragraphs 170 and 175 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire Local Plan 2011-2031 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

- 19 If within a period of five years from the date of planting of any tree/hedge/shrub that tree/hedge /shrub, or any replacement, is removed, uprooted or destroyed, or dies, or becomes seriously damaged or defective, another tree/hedge /shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure effective delivery of approved landscaping and to secure enhancements for biodiversity in accordance with paragraphs 170, 174 and 175 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

- 20 A 10-year Landscape and Ecology Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before occupation of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:  
Description and evaluation of features to be managed; including location(s) shown on a site map;  
Landscape and ecological trends and constraints on site that might influence management;  
Aims and objectives of management;  
Appropriate management options for achieving aims and objectives;  
Prescriptions for management actions;  
A work schedule matrix (i.e. an annual work plan) capable of being rolled forward over a 5 or 10 year period);  
Details of the body or organisation responsible for implementation of the plan;  
Ongoing monitoring and remedial measures;  
Timeframe for reviewing the plan; and  
Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: To maintain and enhance biodiversity, and to ensure long-term management in perpetuity, in accordance with the NPPF (in particular Chapter 15), Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 21 Prior to the first trench being dug, detailed specifications of the provision of grey water systems and rainwater recycling provision shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To alleviate the environmental impact of the development.

INFORMATIVES:

I Please note the Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners. For guidance and information on road adoptions etc. please contact the County's Road Agreements Team by email [roadagreements@oxfordshire.gov.uk](mailto:roadagreements@oxfordshire.gov.uk) Prior to the commencement of development, a separate consent must be obtained from Oxfordshire County Council's Road Agreements Team for the proposed access and off site works under Section 278 of the Highway Act 1980. For guidance and information please contact the County Council's Road Agreements Team [roadagreements@oxfordshire.gov.uk](mailto:roadagreements@oxfordshire.gov.uk)

The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;

- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
- Code for sustainable homes - A step-change in sustainable home building practice
- The local flood risk management strategy published by Oxfordshire County Council, as per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
- Version 2.1 of Oxfordshire County Council's SUDs Design Guide (August 2013)
- - CIRIA C753 SuDS Manual 2015

Please note that this consent does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), or any other relevant legislation such as the Wild Mammals Act 1996 and Protection of Badgers Act 1992.

All British birds (while nesting, building nests, sitting on eggs and feeding chicks), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. Works that will impact upon active birds' nests should be undertaken outside the breeding season to ensure their protection, i.e. works should only be undertaken between August and February, or only after the chicks have fledged from the nest.

There is a low risk that great crested newts (GCN) may be present at the application site. West Oxfordshire District Council considers it would be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies within an amber impact zone as per the modelled district licence map, which indicates that there is suitable habitat for GCN within the area surrounding the application site. Therefore, anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence. Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped. Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter. Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

**APPROVED PLANS:**

Reference No:	Version :	Description :
KA2017-200		Location Plan
KA2017-200	Existing	Site plans
KA2017-201	rev A - Proposed	Layout
KA2017-207	Martins lane	Other
ARC 2161		Site plans
KA2017-202	Plot 1 and 2	Floor Plans - Proposed
KA2017-202	Plot 1 and 2	Elevations - Proposed
KA2017-203	Plot 3 and 4	Floor Plans - Proposed
KA2017-203	Plot 3 and 4	Elevations - Proposed
KA2017-204	Plot 5	Floor Plans - Proposed
KA2017-204	Plot 5	Elevations - Proposed
0703.I.IC		Landscape
KA2017-205	rev A -Refuse Collection	Other
KA2017-208		boundary treatments



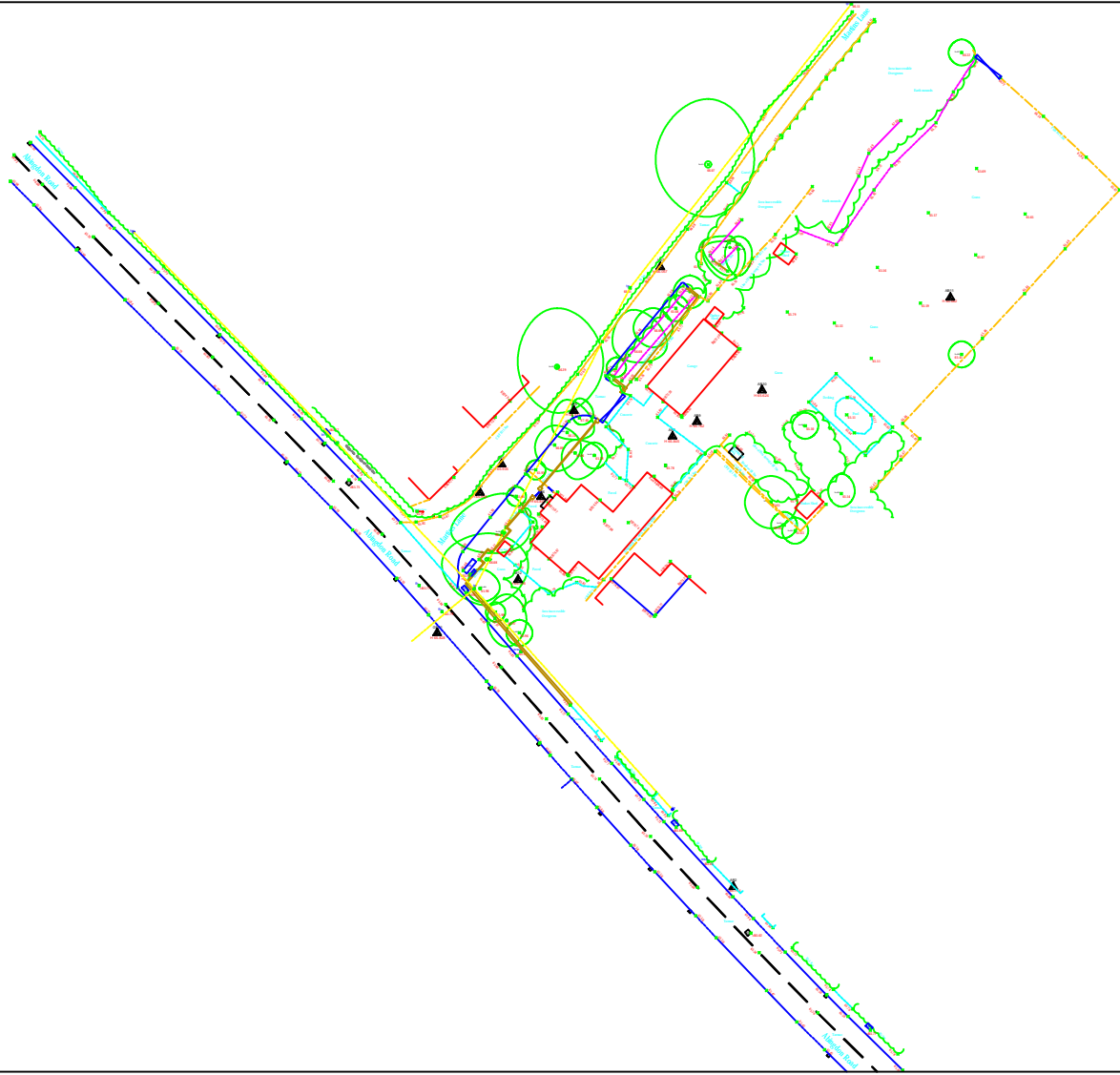
**Giles Hughes**  
**Head of Paid Service**

Dated 1st June 2021



**IT IS IMPORTANT THAT YOU READ THE NOTES ACCOMPANYING THIS NOTICE.  
THESE CAN BE FOUND AT [www.westoxon.gov.uk/decisionnotes](http://www.westoxon.gov.uk/decisionnotes). If you require a hard copy or do not have access to the internet please contact us on 01993 861420 and we will provide you with a paper copy.**

## APPENDIX D – TOPOGRAPHICAL SURVEY



**Stations List**

Station	Description	Station	Description
1+00	Start of Project	1+50	End of Project
1+10	Building Entrance	1+20	Building Entrance
1+20	Building Entrance	1+30	Building Entrance
1+30	Building Entrance	1+40	Building Entrance
1+40	Building Entrance	1+50	End of Project

**Tree List**

Tree ID	Species	Size	Location
T-01	Maple	10'	Building Entrance
T-02	Oak	15'	Building Entrance
T-03	Pine	8'	Building Entrance
T-04	Juniper	6'	Building Entrance
T-05	Redwood	12'	Building Entrance

**Abbreviations**

Symbol	Meaning
△	Survey Point
○	Tree
□	Building
—	Property Line
- - -	Utility Line

**Line types**

Line Style	Description
Solid Blue	Proposed Path
Solid Red	Existing Path
Solid Green	Proposed Boundary
Solid Yellow	Existing Boundary
Dashed Blue	Proposed Utility
Dashed Red	Existing Utility
Dashed Green	Proposed Easement
Dashed Yellow	Existing Easement

**Notes**

1. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).

2. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.

3. The contractor shall maintain access to all existing utilities and structures on the site.

4. The contractor shall be responsible for the protection and preservation of all existing trees and landscaping on the site.

5. The contractor shall be responsible for the removal and disposal of all debris and materials from the site.

6. The contractor shall be responsible for the cleanup and restoration of the site to its original condition.

7. The contractor shall be responsible for the safety of all workers and the public during the construction process.

8. The contractor shall be responsible for the timely completion of the project.

9. The contractor shall be responsible for the quality of the workmanship and materials used in the project.

10. The contractor shall be responsible for the overall cost of the project.



## APPENDIX E – BRE 365 INFILTRATION TESTING RESULTS

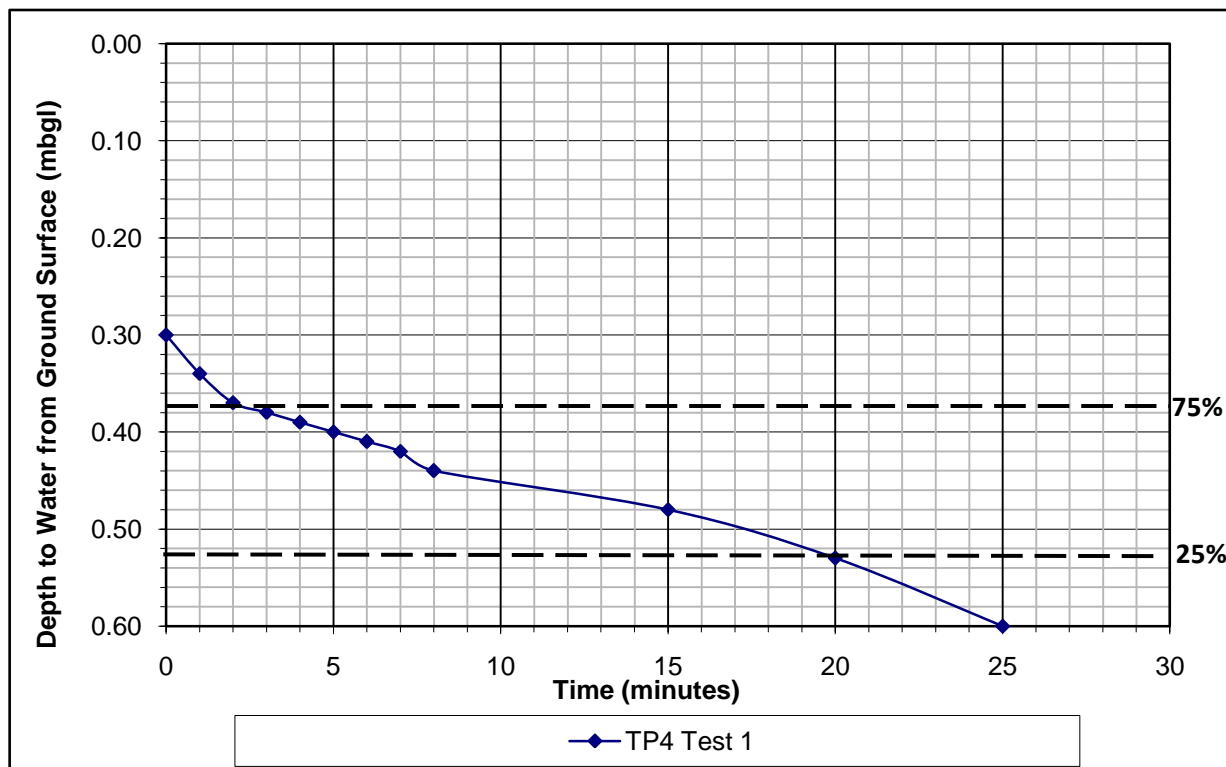
### Trial Pit Infiltration Testing to BRE Digest 365

<b>Client:</b> Key Land Estates	<b>Report No:</b> 18-11-12
<b>Site:</b> Standlake	<b>Date Tested:</b> 10/12/2018
<b>Dimensions:</b> 0.30m x 1.20m x 0.60m (width x length x depth)	<b>Test Location:</b> TP4

**Test Response Zone Description - :** Northmoor Sand And Gravel Member

Time	Depth BGL	Time	Depth BGL	Time	Depth BGL
0	0.30	7	0.42		
1	0.34	8	0.44		
2	0.37	15	0.48		
3	0.38	20	0.53		
4	0.39	25	0.60		
5	0.40				
6	0.41				

**Calculated Soil Infiltration Rate =  $6.17 \times 10^{-5}$  m/s**



### Trial Pit Infiltration Testing to BRE Digest 365

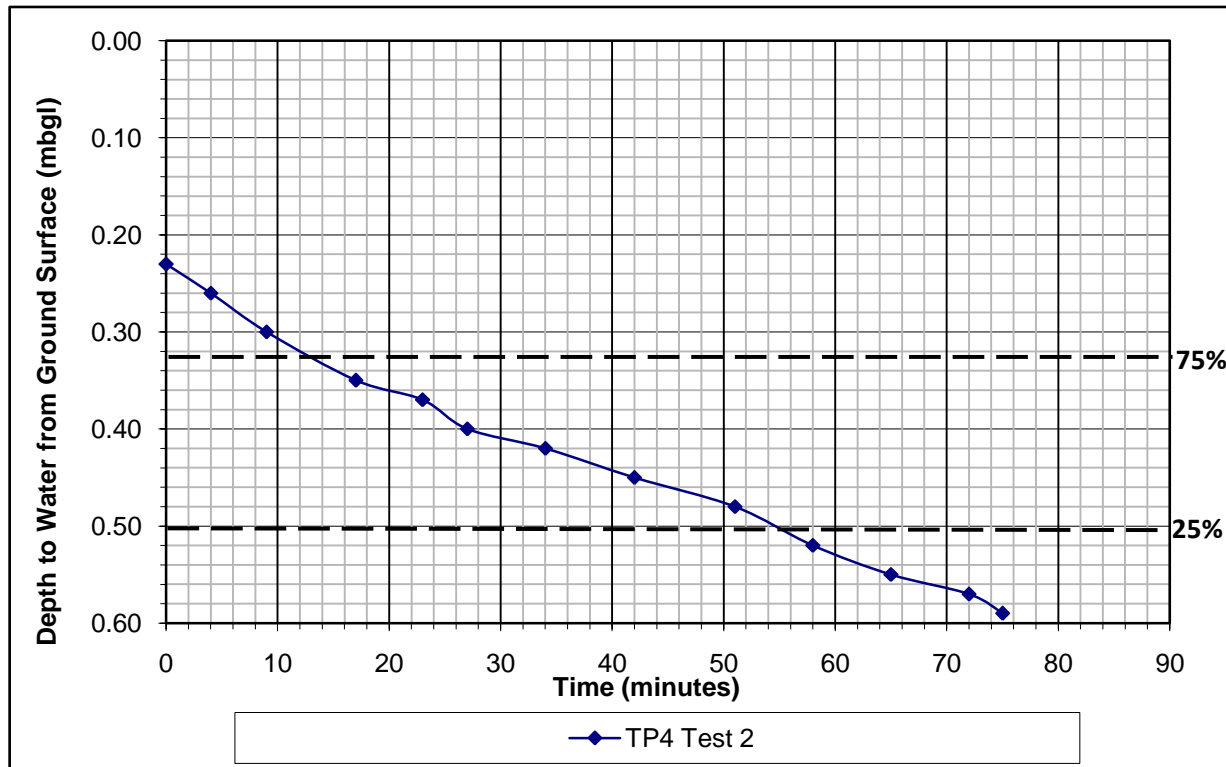
**Client:** Key Land Estates  
**Site:** Standlake  
**Dimensions:** 0.30m x 1.20m x 0.60m  
 (width x length x depth)

**Report No:** 18-11-12  
**Date Tested:** 10/12/2018  
**Test Location:** TP4

**Test Response Zone Description - :** Northmoor Sand And Gravel Member

Time	Depth BGL	Time	Depth BGL	Time	Depth BGL
0	0.23	42	0.45		
4	0.26	51	0.48		
9	0.30	58	0.52		
17	0.35	65	0.55		
23	0.37	72	0.57		
27	0.40	75	0.59		
34	0.42				

**Calculated Soil Infiltration Rate =  $2.85 \times 10^{-5}$  m/s**





Geo-Integrity Ltd.  
www.geo-integrity.co.uk  
murraybateman@geo-integrity.co.uk  
07858 367 125  
01280 816409



### Trial Pit Infiltration Testing to BRE Digest 365

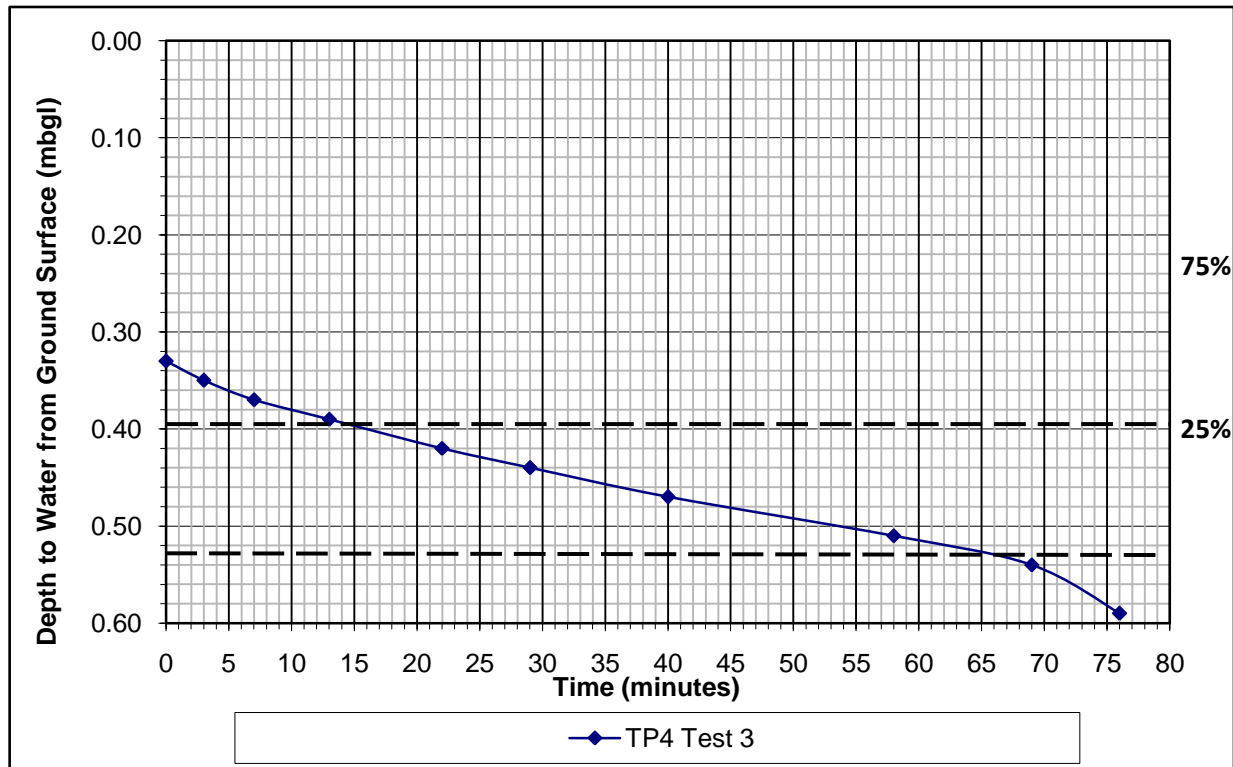
**Client:** Key Land Estates  
**Site:** Standlake  
**Dimensions:** 0.30m x 1.20m x 0.60m  
(width x length x depth)

**Report No:** 18-11-12  
**Date Tested:** 10/12/2018  
**Test Location:** TP4

**Test Response Zone Description - :** Northmoor Sand And Gravel Member

Time	Depth BGL	Time	Depth BGL	Time	Depth BGL
0	0.33	58	0.51		
3	0.35	69	0.54		
7	0.37	76	0.59		
13	0.39				
22	0.42				
29	0.44				
40	0.47				

Calculated Soil Infiltration Rate =  $2.04 \times 10^{-5}$  m/s



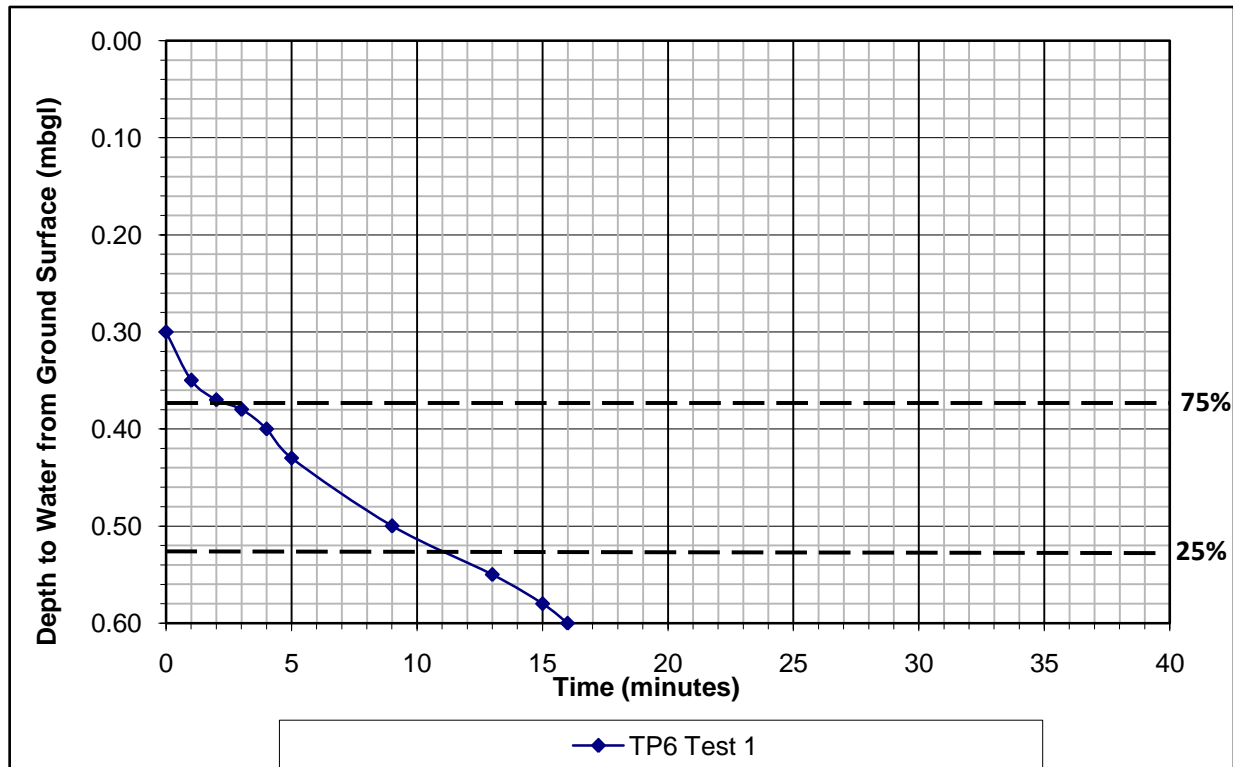
### Trial Pit Infiltration Testing to BRE Digest 365

<b>Client:</b> Key Land Estates	<b>Report No:</b> 18-11-12
<b>Site:</b> Standlake	<b>Date Tested:</b> 10/12/2018
<b>Dimensions:</b> 0.30m x 1.20m x 0.60m (width x length x depth)	<b>Test Location:</b> TP6

**Test Response Zone Description - :** Northmoor Sand And Gravel Member

Time	Depth BGL	Time	Depth BGL	Time	Depth BGL
0	0.30				
1	0.35				
2	0.37				
5	0.43				
9	0.50				
15	0.58				
16	0.60				

**Calculated Soil Infiltration Rate=  $1.31 \times 10^{-4}$  m/s**







Geo-Integrity Ltd.  
www.geo-integrity.co.uk  
murraybateman@geo-integrity.co.uk  
07858 367 125  
01280 816409



### Trial Pit Infiltration Testing to BRE Digest 365

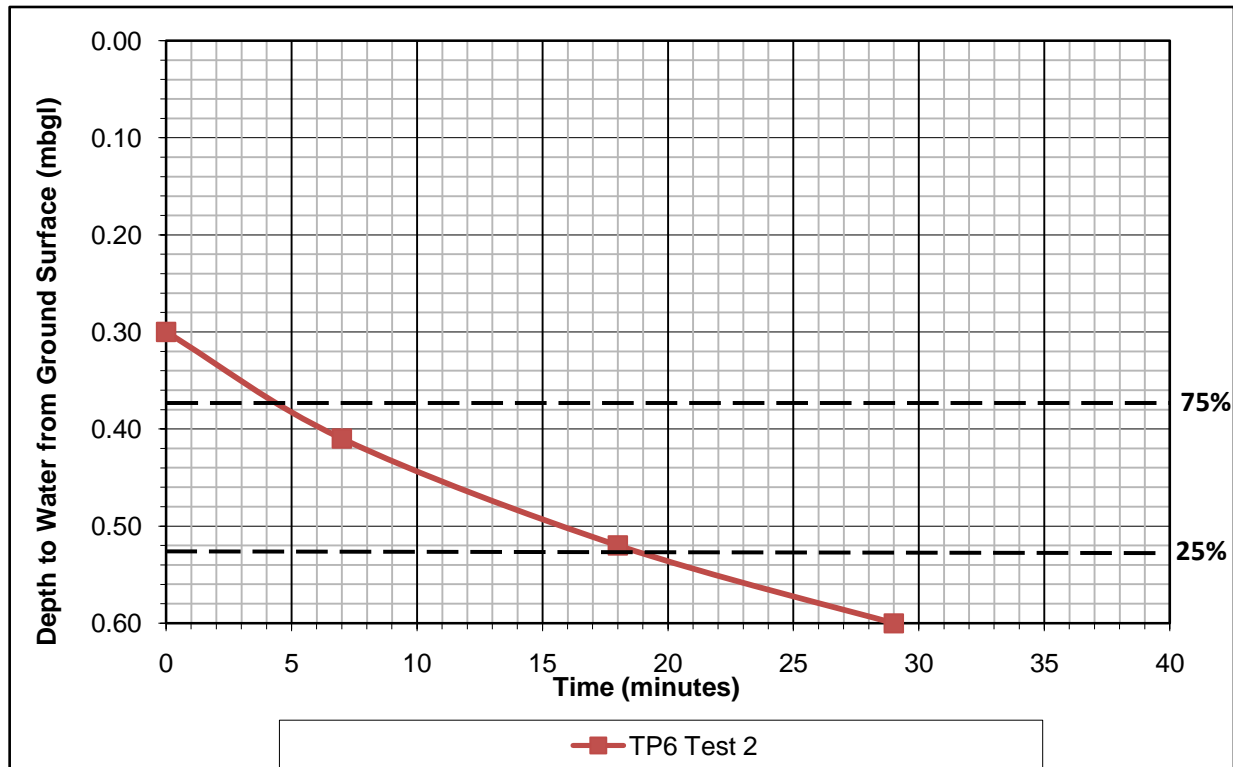
**Client:** Key Land Estates  
**Site:** Standlake  
**Dimensions:** 0.30m x 1.20m x 0.60m  
(width x length x depth)

**Report No:** 18-11-12  
**Date Tested:** 10/12/2018  
**Test Location:** TP6

**Test Response Zone Description - :** Northmoor Sand And Gravel Member

Time	Depth BGL	Time	Depth BGL	Time	Depth BGL
0	0.30				
7	0.41				
18	0.52				
29	0.60				

Calculated Soil Infiltration Rate=  $7.66 \times 10^{-5}$  m/s





Geo-Integrity Ltd.  
 www.geo-integrity.co.uk  
 murraybateman@geo-integrity.co.uk  
 07858 367 125  
 01280 816409



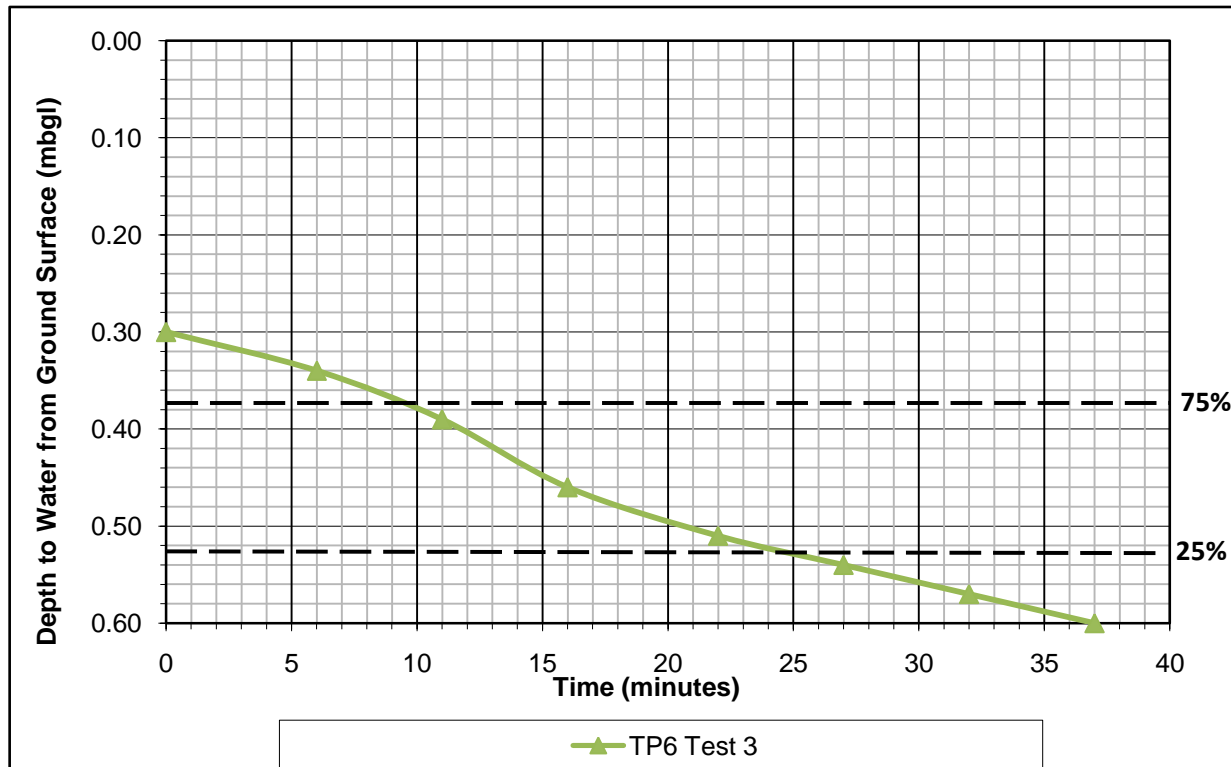
### Trial Pit Infiltration Testing to BRE Digest 365

<b>Client:</b> Key Land Estates	<b>Report No:</b> 18-11-12
<b>Site:</b> Standlake	<b>Date Tested:</b> 10/12/2018
<b>Dimensions:</b> 0.30m x 1.20m x 0.60m (width x length x depth)	<b>Test Location:</b> TP6

**Test Response Zone Description - :** Northmoor Sand And Gravel Member

Time	Depth BGL	Time	Depth BGL	Time	Depth BGL
0	0.30				
6	0.34				
11	0.39				
22	0.51				
27	0.54				
32	0.57				
37	0.60				

**Calculated Soil Infiltration Rate=  $7.29 \times 10^{-5}$  m/s**



## APPENDIX F – THAMES WATER SEWER RECORDS

# Asset Location Search



Gemma Design Ltd  
Lea View House  
Two Rivers Estate  
WITNEY  
OX28 4LD

**Search address supplied**      77  
Abingdon Road  
Standlake  
Witney  
OX29 7QN

**Your reference**                      4269

**Our reference**                        ALS/ALS Standard/2017\_3488385

**Search date**                          16 January 2017

#### **Notification of Price Changes...**

From **1 September 2016** Thames Water Property Searches will be increasing the prices of its Asset Location Searches. This will be the first price rise in three years and is in line with the RPI at 1.84%. The increase follows significant capital investment in improving our systems and infrastructure.

Enquiries received with a higher payment prior to 1 September 2016 will be non-refundable. For further details on the price increase please visit our website at

[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



# Asset Location Search



**Search address supplied:** 77, Abingdon Road, Standlake, Witney, OX29 7QN

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 0845 070 9148, or use the address below:

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

Email: [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)

Web: [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

# Asset Location Search



## Waste Water Services

**Please provide a copy extract from the public sewer map.**

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

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

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.**

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

# Asset Location Search



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**

A charge will be added to your suppliers account.

# Asset Location Search



## 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: 0845 850 2777  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

### Clean Water queries

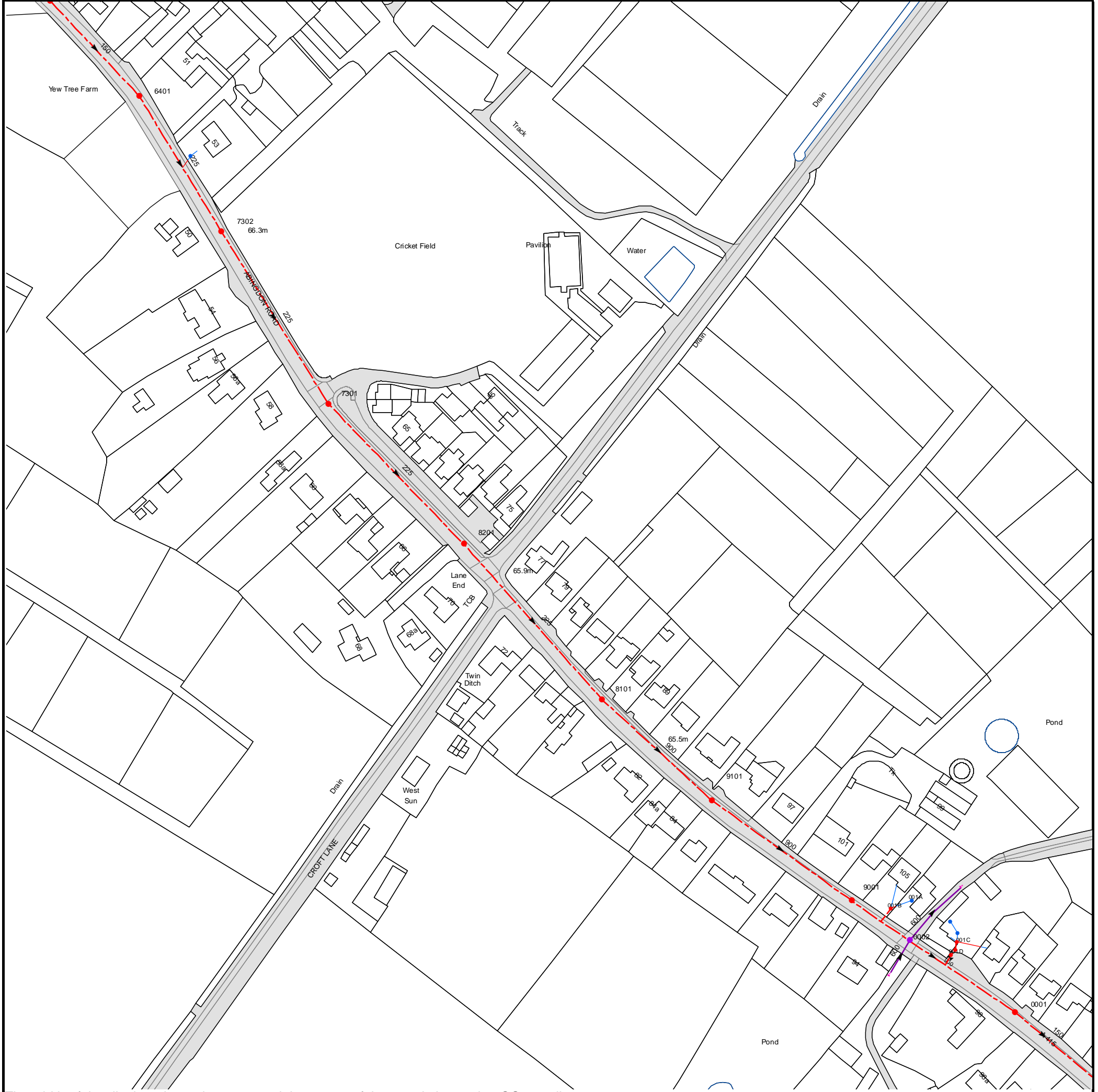
Should you require any advice concerning clean water operational issues or clean water connections, please contact:

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

Tel: 0845 850 2777  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)



Asset Location Search Sewer Map - ALS/ALS Standard/2017\_3488385



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 438849,203236

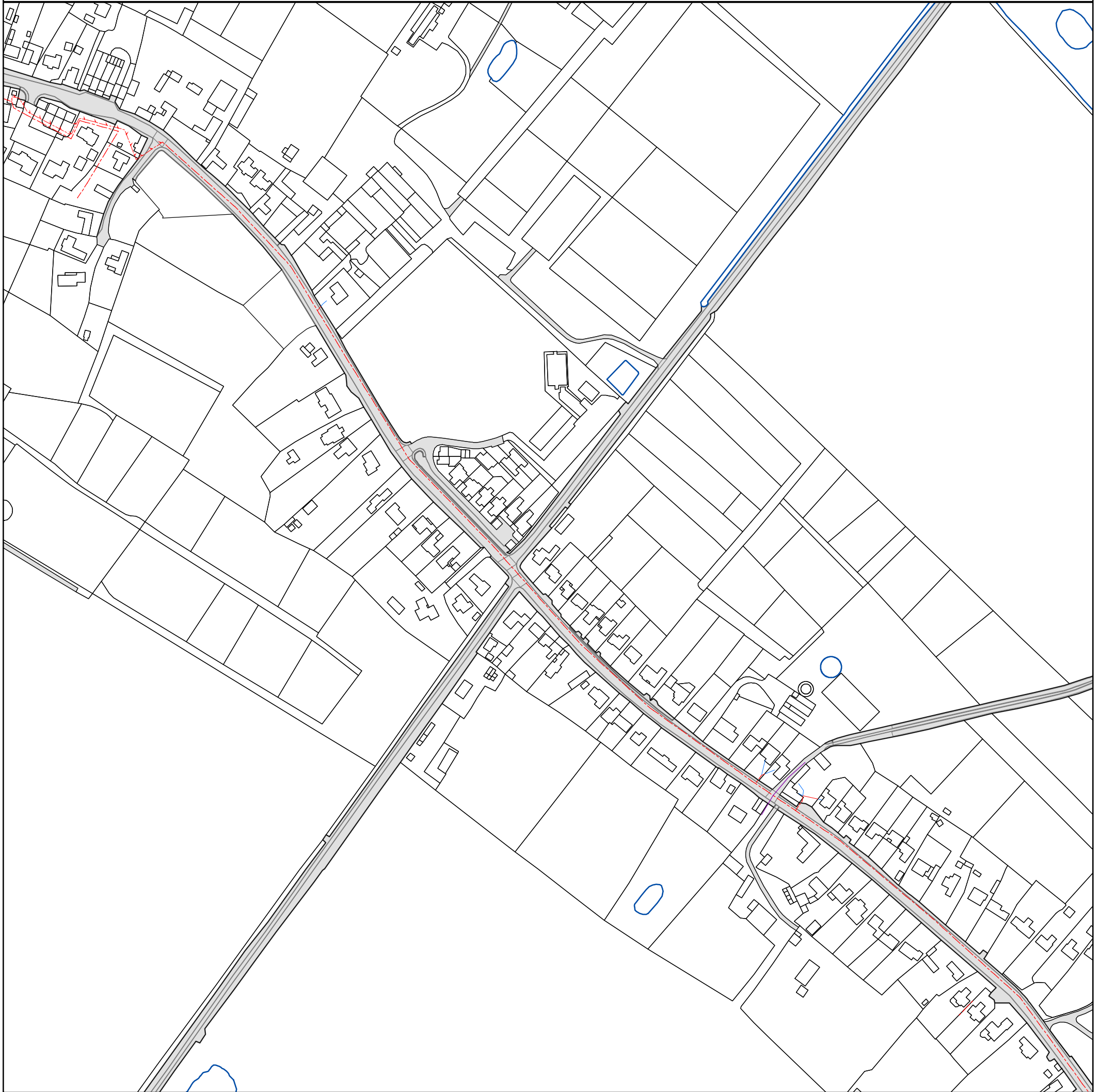
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual 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
6401	67.03	65.56
641A	n/a	n/a
7302	66.35	65.18
7301	66.15	64.72
8201	65.82	64.14
8101	65.67	63.82
9101	65.58	63.38
9001	65.34	63.09
001B	n/a	n/a
0002	65.28	63.8
001A	n/a	n/a
001E	n/a	n/a
001D	n/a	n/a
001G	n/a	n/a
001C	n/a	n/a
001F	n/a	n/a
0001	65.31	62.61

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.



0 15 30 60 90 120  
Meters

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 before any works are undertaken. Crown copyright Reserved



















**Scale:** 1:2863  
**Width:** 800m  
**Printed By:** Vkumar1  
**Print Date:** 16/01/2017  
**Map Centre:** 438849,203236  
**Grid Reference:** SP3803SE

**Comments:**








# ALS Sewer Map Key

## Public Sewer Types (Operated & Maintained by Thames Water)

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





## Sewer Fittings

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

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




## Operational Controls

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

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir






## End Items

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

-  Outfall
-  Undefined End
-  Inlet






## Other Symbols

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








-  /  Public/Private Pumping Station
-  Change of characteristic indicator (C.O.C.I.)
-  Invert Level
-  Summit

### Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

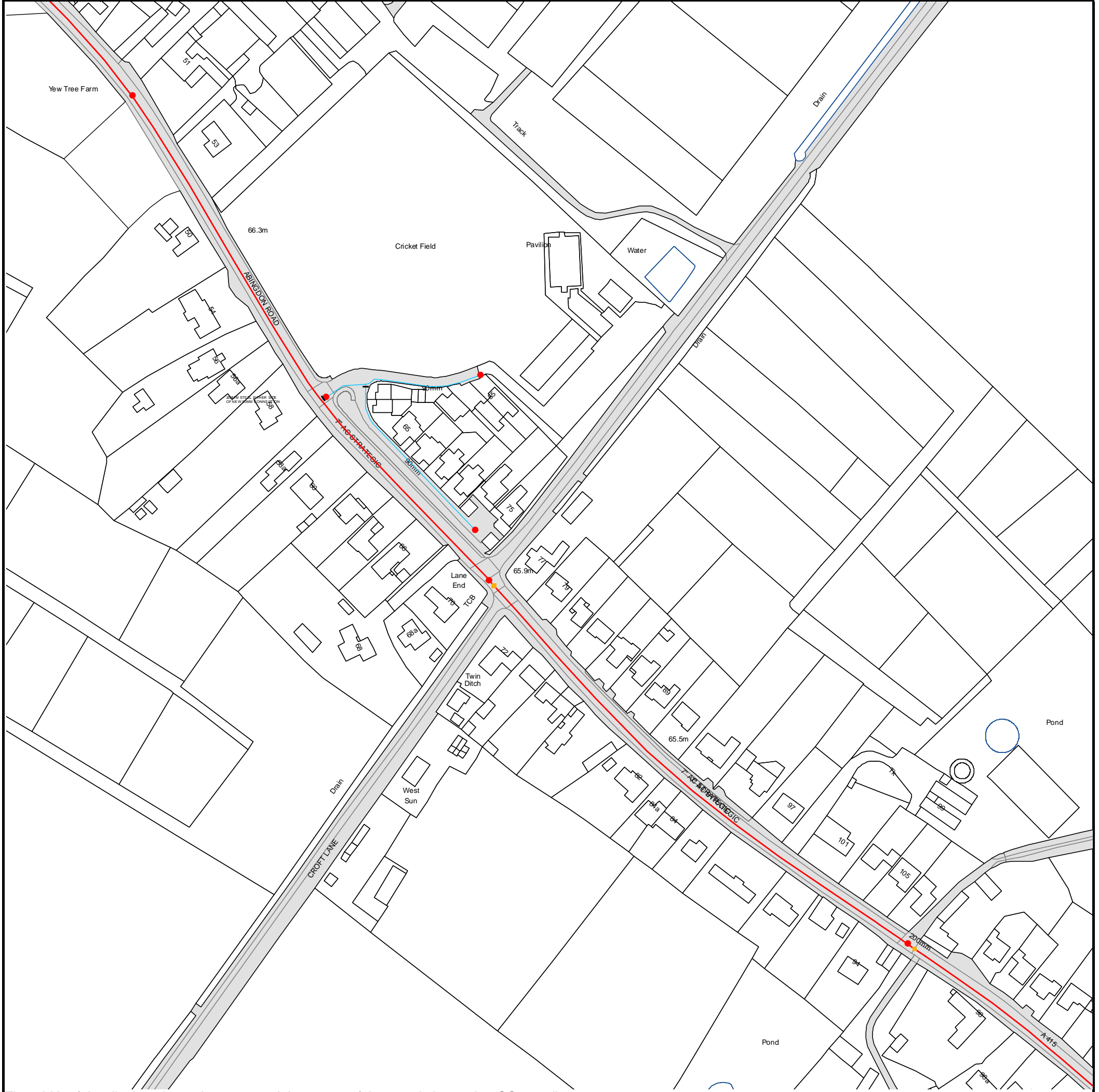
## Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.

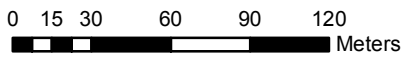
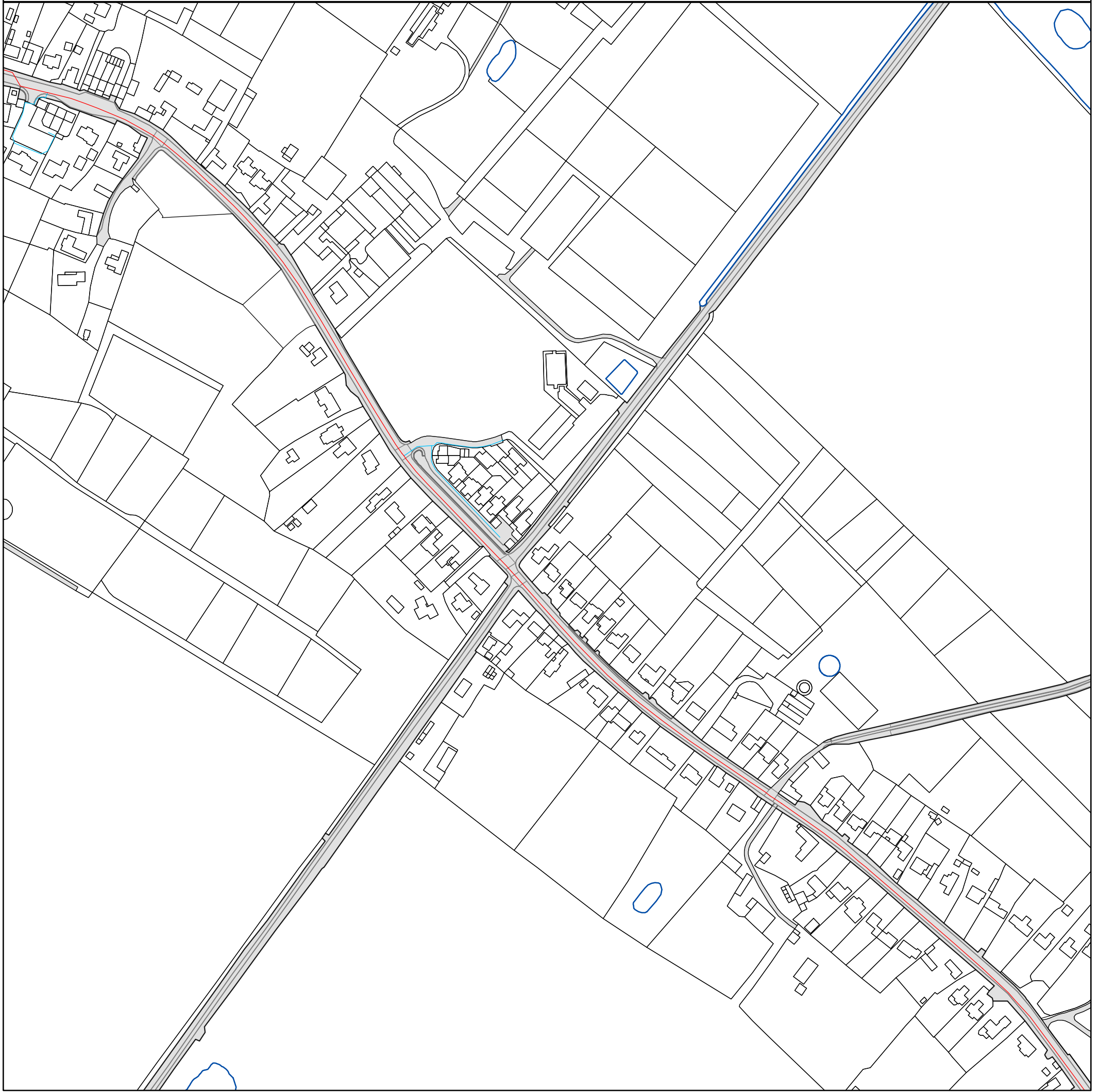
Asset Location Search Water Map - ALS/ALS Standard/2017\_3488385



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 438849, 203236.

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

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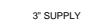




**Scale:** 1:2863  
**Width:** 800m  
**Printed By:** Vkumar1  
**Print Date:** 16/01/2017  
**Map Centre:** 438849,203236  
**Grid Reference:** SP3803SE

**Comments:**







# ALS Water Map Key

## Water Pipes (Operated & Maintained by Thames Water)


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

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

## Valves

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

## Hydrants





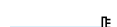


-  Single Hydrant

## Meters










-  Meter

## End Items

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

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



## Operational Sites

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

## Other Symbols

-  Data Logger

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

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

## Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to him at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

### Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call <b>0845 070 9148</b> quoting your invoice number starting CBA or ADS.	Account number <b>90478703</b> Sort code <b>60-00-01</b> A remittance advice must be sent to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.</b> or email <a href="mailto:ps.billing@thameswater.co.uk">ps.billing@thameswater.co.uk</a>	By calling your bank and quoting: Account number <b>90478703</b> Sort code <b>60-00-01</b> and your invoice number	Made payable to ' <b>Thames Water Utilities Ltd</b> ' Write your Thames Water account number on the back. Send to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW</b> or by DX to <b>151280 Slough 13</b>

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.





## Search Code

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

#### **The Search Code:**

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

#### **The Code's core principles**

Firms which subscribe to the Search Code will:

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

#### **Complaints**

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

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

#### **TPOs Contact Details**

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

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**



# RIDGE



[www.ridge.co.uk](http://www.ridge.co.uk)