

SuDSmart Design



Sustainable Drainage Assessment

Site Address

Robin Lodge Nursery
Part Lane
Swallowfield
Wokingham
RG7 1TB

Date

10/03/2026

Report Status

FINAL

Site Area

12,673 m²

Report Reference

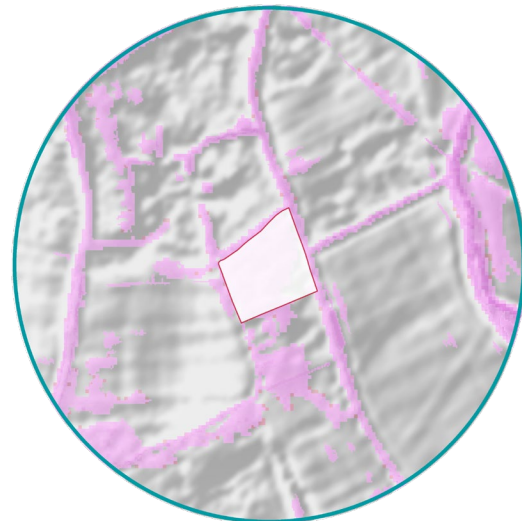
84709.01R1

Grid Reference

472756, 164608

Report Prepared for

Ex-Army Builders Ltd
99 Reading Road
Finchampstead
RG40 4RD



Infiltrate to Ground

The proposed Sustainable Drainage Scheme (SuDS) strategy is comprised of permeable paving to attenuate surface water runoff during the 1 in 100 plus 40% climate change event.

Surface water will discharge to ground subject to confirmation of the infiltration rate in accordance with BRE 365 guidance and the incorporation of SuDS.

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1 Executive summary



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

SuDS suitability

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

Summary of existing and proposed development

The Site is currently occupied by a concrete base, formerly on which was placed a mobile home, and two greenhouses (Units A and B on the current Site plan). Development proposals comprise the demolition of the current structures and the construction of two commercial buildings, an open log store, associated parking and landscaping, plus the construction of an acoustic screen surrounding the Site. Unit A contains an area of warehouse/storage and Unit B contains two offices, a canteen, lockers, a reception area and storage rooms.

National Standard 1: Runoff Destinations

Priority 1: collection for non-potable use

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

Given the use of the Site within a commercial capacity, there is limited scope for the collection and re-use of rainwater within the proposed development. As such, rainwater harvesting is not considered to be feasible.

Priority 2: infiltration to ground

According to GeoSmart's SD50 screening data, the Site has Moderate potential for infiltration. Based on the available hydrogeological information (Section 5) the permeability of the underlying strata cannot be reliably quantified using the available geological information, however, shallow groundwater may be a concern at the Site. Infiltration to ground is therefore likely to be feasible.

Priority 3: discharge to above ground surface water body

OS mapping indicates that a surface water feature (a drainage ditch) is located along the north and western boundaries of the Site. The feature is located within the Site boundary; therefore, it should be considered as a potential discharge destination.

Further discussions should be held with the regulators to agree a suitable discharge route and any easements required.

Priority 4: discharge to surface water sewer

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

Priority 5: discharge to combined sewer

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

Runoff rate and attenuation requirements

Discharging via infiltration requires 141.89 m³ of attenuation to be provided to ensure there is no flooding as a result of the development in all storm events up to and including the 1 in 100 year including a 40% allowance for climate change. This volume has been calculated using Causeway Flow v.10.7 based on an assumed infiltration rate of 1 x 10⁻⁵ m/s taken from Table 25.1 of the CIRIA SuDS (C753) (2015) as the worst case scenario for 'slightly silty slightly clayey sand' soil type. This is subject to the results of infiltration testing and would ensure runoff is not increased above the greenfield scenario.

A detailed drainage layout is included in Appendix B, and the associated calculations and management and maintenance plan are included within Appendices C and D, respectively.

Recommendations / Next steps

A site investigation is required to confirm the infiltration capacity of the ground in line with BRE 365 guidelines to confirm the infiltration rate and the groundwater level.

Where site investigation confirms the underlying ground conditions are not conducive to infiltration, the condition and capacity of the surface watercourse should be confirmed and permission should be obtained from the Environment Agency Local Council for proposed outfalls and any other permits required.

2 National & local policy context



National Guidance

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

Standard 1: runoff destinations

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

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

- priority 1: collected for non-potable use
- priority 2: infiltrated to ground
- priority 3: discharged to an above ground surface water body
- priority 4: discharged to a surface water sewer, or another piped surface water drainage system
- priority 5: discharged to a combined sewer

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

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

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

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

Standard 2: management of everyday rainfall (interception)

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

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

Standard 3: management of extreme rainfall and flooding

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

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

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

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

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

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

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

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

Standard 4: water quality

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

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

Standard 5: amenity

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

Standard 6: biodiversity

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

The surface water drainage system shall add biodiversity value by:

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

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

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

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

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

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

Urban creep

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

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

The Peak rainfall intensity allowances section provides advice on the increased rainfall effects on river levels and land and urban drainage systems. As of May 2022, the applicable climate

change allowance is defined by specific Management Catchment for the 1 in 30 ($\geq 3.3\%$ AEP) and 1 in 100 (< 3.3 to 1% AEP) year event.

As the Site is located within the Loddon and tributaries Management Catchment the following climate change allowances are applicable.

Table 1. Loddon and tributaries Management Catchment peak rainfall allowances

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

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

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

Local policy

Wokingham Borough Council – Wokingham SuDS Strategy – Guidance on the use of sustainable drainage systems (January, 2017):

Geological Suitability for SuDS Figure 2.1 shows the infiltration potential of the geology within the Borough of Wokingham. In order for infiltration SuDS to be used, permeable geology must be present to allow water to infiltrate. Developers should use this map to assess whether their site may be suitable for infiltration SuDS.

All of the bedrock within the Borough has been defined as having mixed ability to infiltrate. The British Geological Survey (BGS) study of the physical properties of major aquifers states that although Chalk is characterised by high porosity characteristics it shows significant regional and stratigraphic variation. This variation is due to dissolution on fracture surfaces causing rubbly materials in some areas, and reworking of chalk causing low permeability chalk in other areas.

Wokingham as Lead Local Authority provide seventy local standards which SuDS strategies should adhere to. The full list of these and additional guidance can be found through the link below:

<https://www.wokingham.gov.uk/community-and-safety/emergencies/drainage-and-flooding/>

Local standards considered to of particular relevance to the Site have been highlighted and are included below:

Local Standards

WokBC-LS11 Long term storage must be provided to limit the volume of runoff from the 1 in 100 year event with an allowance for 40% climate change, unless discharge rates have been restricted to QBar.

WokBC-LS12 All design of volume control must be supported by appropriate calculations and drawings that enable the performance of the drainage system to the required standards to be confirmed.

WokBC-LS13 All surface storage features (ponds, wetlands and basins) must provide a 300mm freeboard above the maximum design water level, unless otherwise agreed.

WokBC-LS14 All surface conveyance features (swales and channels) must provide a 150mm freeboard above the maximum design water level, unless otherwise agreed.

WokBC-LS15 The drainage system must be designed so that the capacity of the drainage system takes account of the likely impacts of climate change and likely changes in impermeable area within the development over the design life of the development. To allow for future urban expansion within the development (urban creep), an increase in paved surface area of 10% should be used, unless this would produce a percentage impermeability greater than 100%.

Further information is provided in Chapter 3 and 4 of the SuDS Manual (CIRIA C697).

3 Site analysis



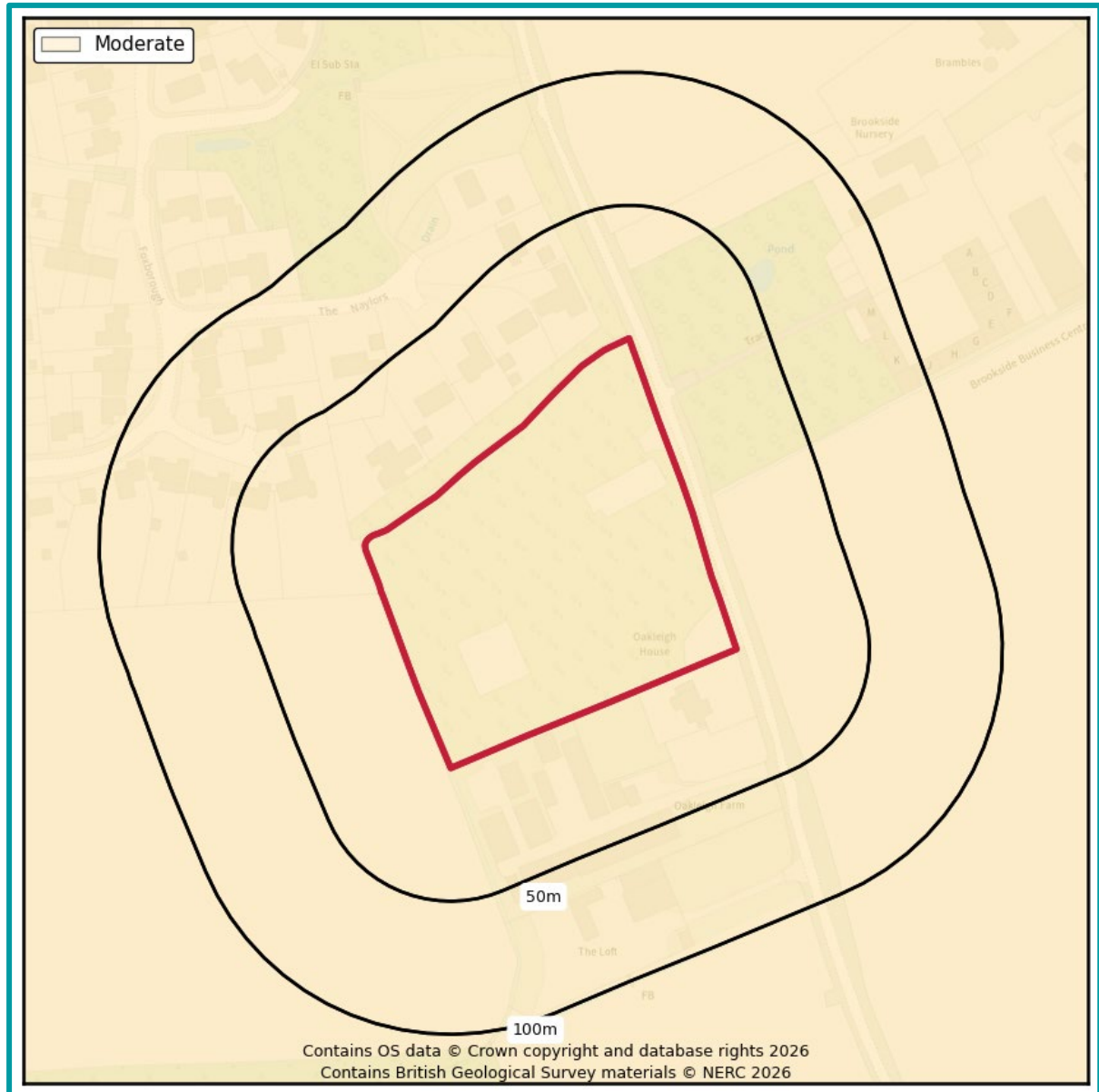
Site location

Figure 1. Aerial Imagery (Bluesky, 2026)



Infiltration suitability

Figure 2. SuDS infiltration suitability (SD50) map (GeoSmart, 2026)

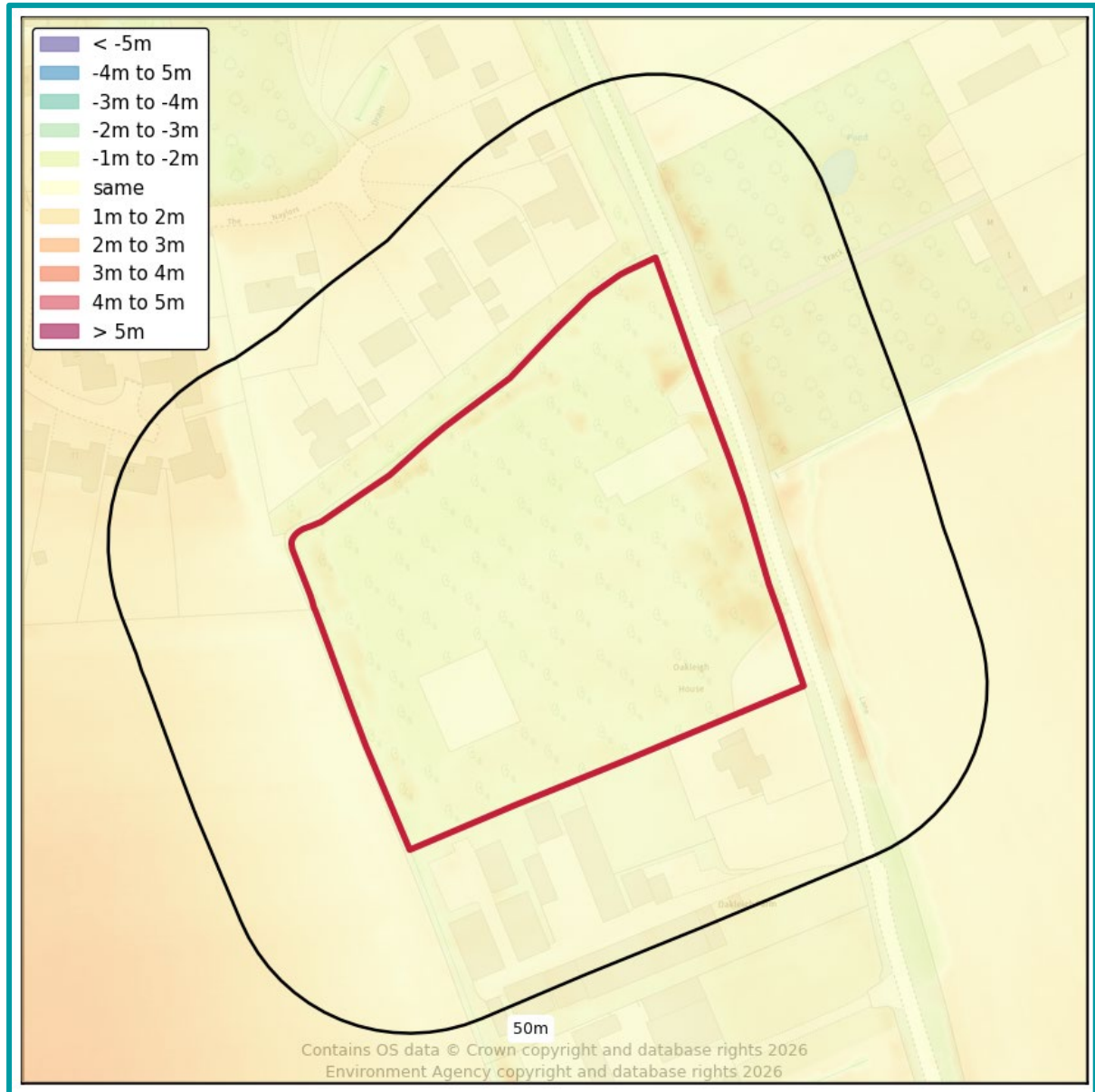


According to GeoSmart's SD50 mapping, there is a Moderate potential for infiltration SuDS across the Site. It is likely that the underlying geology at the Site has modest or variable permeability and an infiltration SuDS scheme may be possible at the Site.

Site Investigation is recommended to confirm the infiltration capacity and the depth to groundwater.

Topography

Figure 3. Site topography (GeoSmart, 2026)

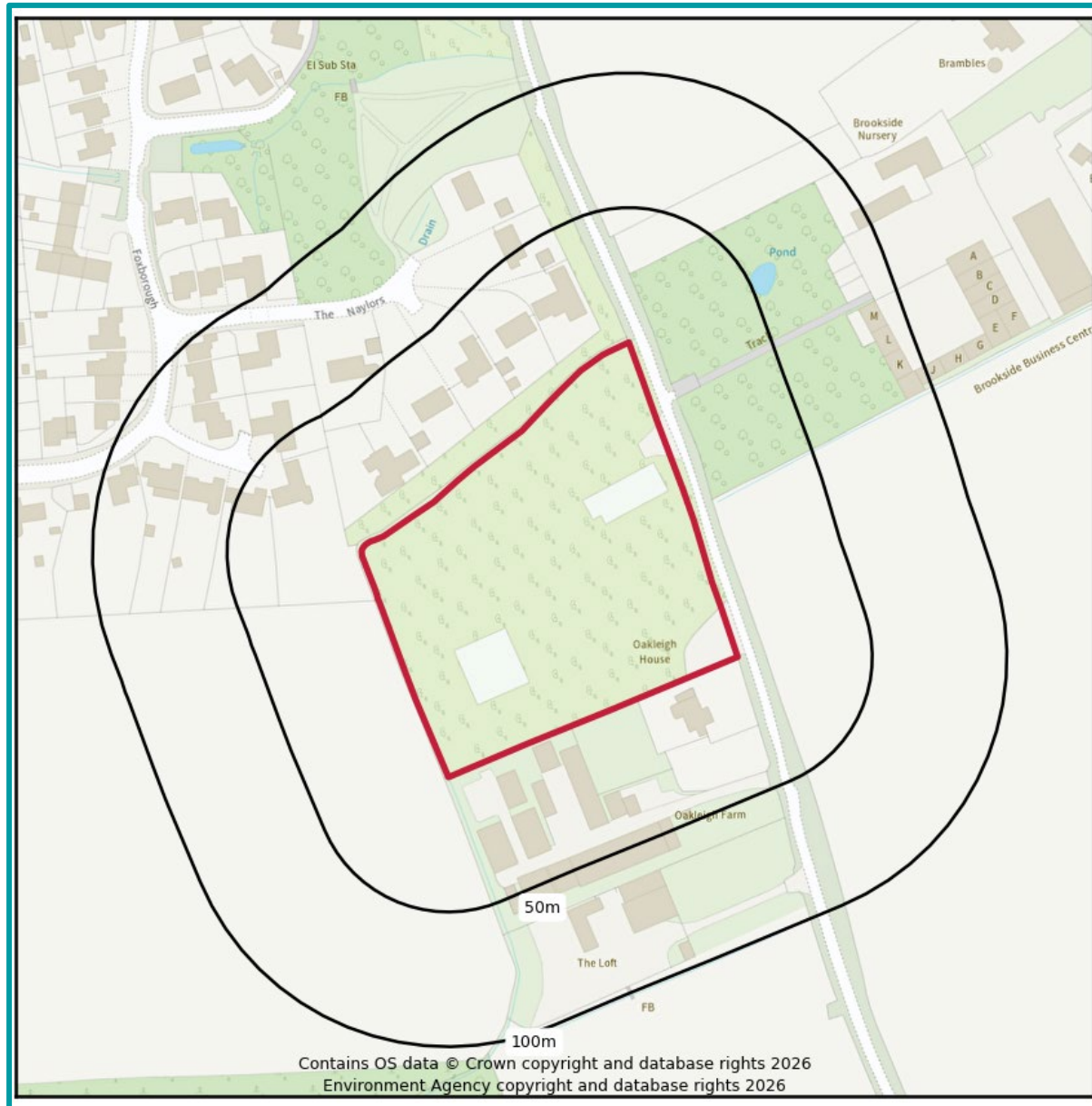


According to a review of the LiDAR DTM5 elevation data for the prevailing area, the ground levels within the vicinity of the Site typically rise to the west.

The topography on-Site typically falls to the center of the Site, with ground levels ranging from 42.86 to 45.63 mAOD. This is based upon a Site specific topographic survey undertaken by Cryfield Surveys in February 2024.

Land designations

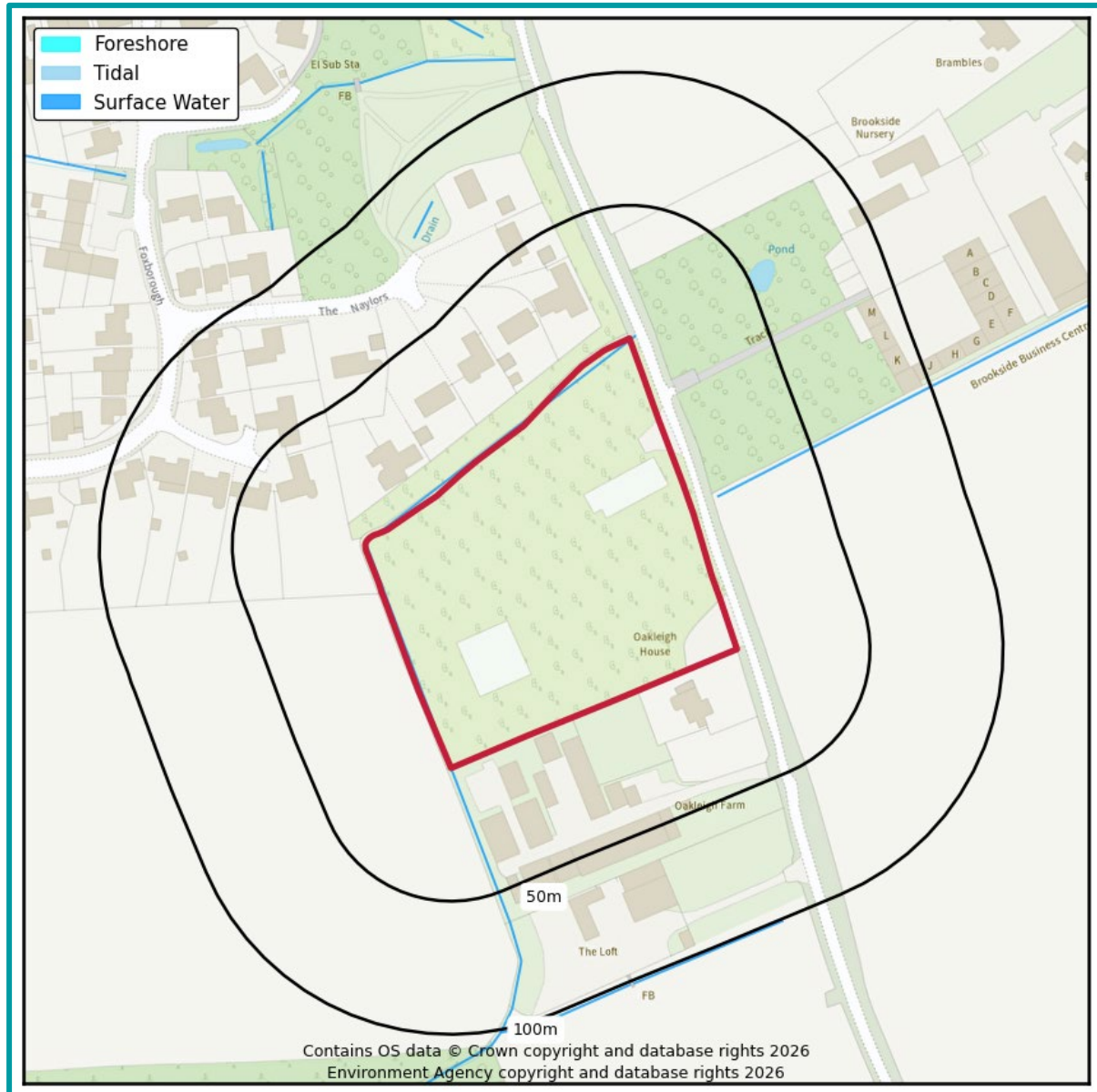
Figure 4. Source protection zone map (EA, 2026)



According to DEFRA's Magic Map, the Site is not located within a groundwater Source Protection Zone (SPZ). The mapping also confirms that the Site is not within 250m of a SSSI or SPA.

Surface water features

Figure 5. Surface water features map (EA, 2026)



OS mapping indicates that a surface water feature (a drainage ditch) is located along the north and western boundaries of the Site.

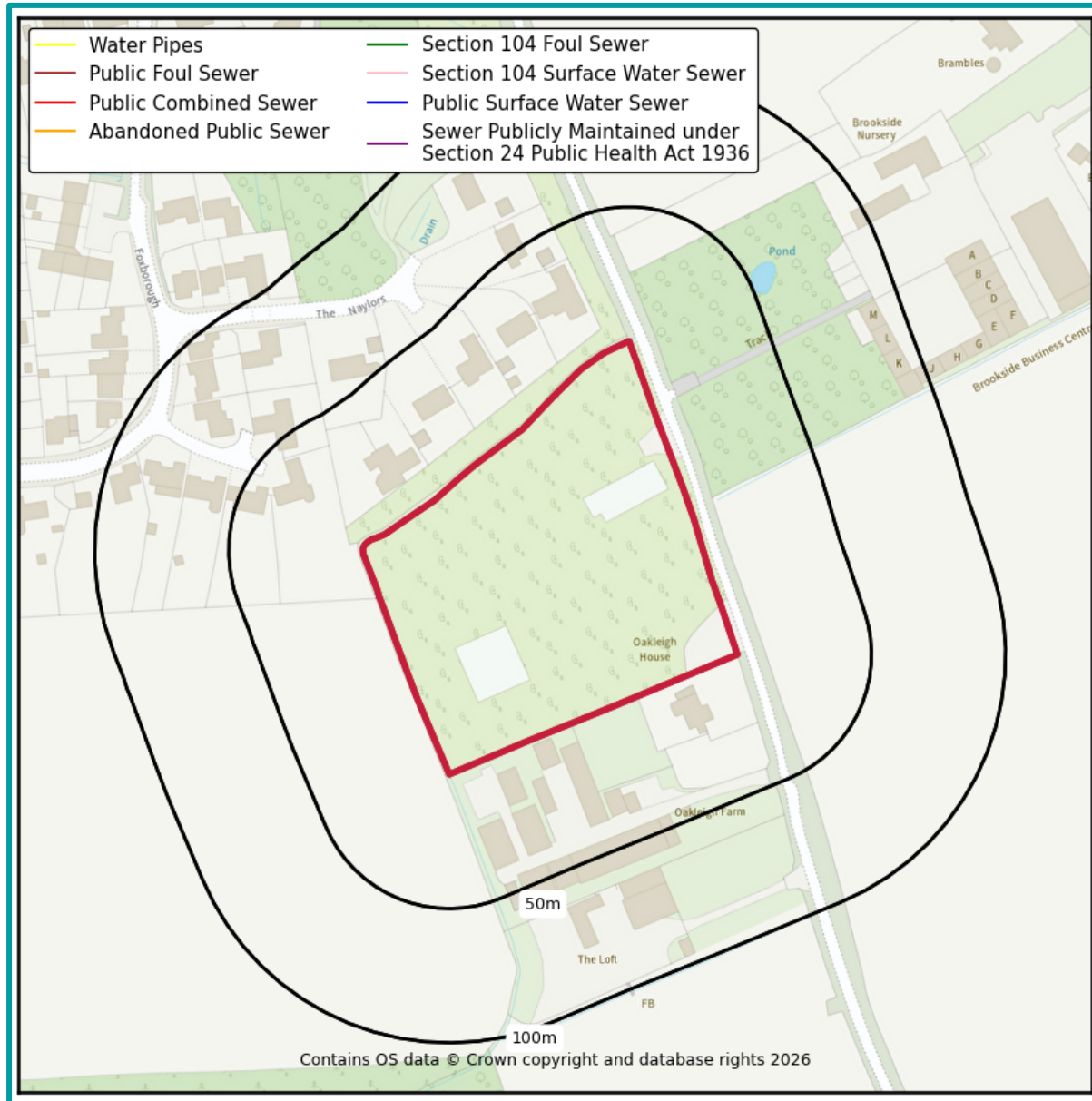
The feature is located within the Site boundary; therefore, it should be considered as a potential discharge destination.

Further discussions should be held with the regulators to agree a suitable discharge route and any easements required.

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

Sewer features

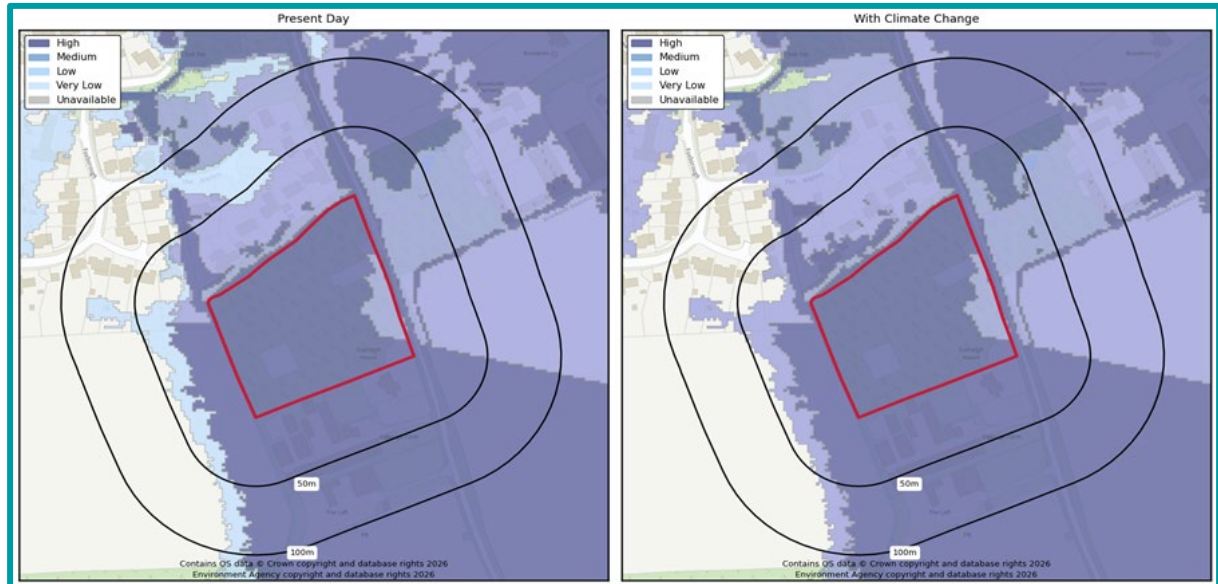
Figure 6. Sewer features map (OS & Thames Water, 2026)



According to the Thames Water asset location plan obtained for the Site (Appendix C), there are no public surface water sewer or combined sewers located within the vicinity of the Site.

Flood risk

Figure 7. Risk of flooding from rivers & sea map (EA, 2026)

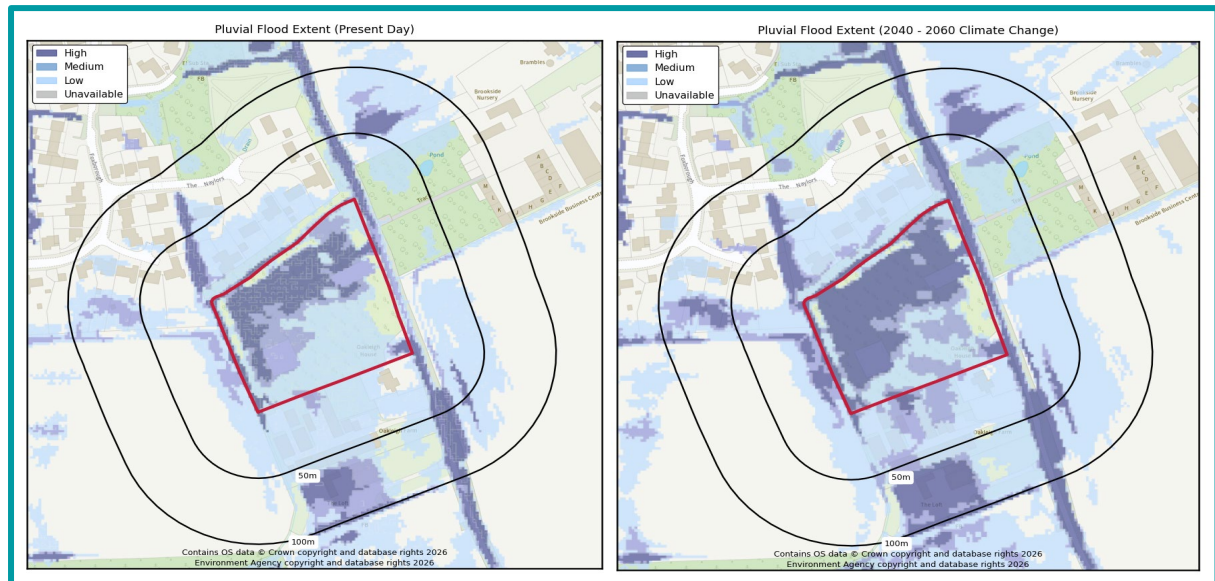


According to the EA's Risk of Flooding from Rivers and the Sea (RoFRS) map, the Site has a variable risk of flooding from Rivers and / or the Sea during both the present day and climate change (2036 to 2069) scenarios, ranging from Medium to High. Therefore, the SuDS design could potentially be affected by flooding in this event.

Further analysis could be undertaken by contacting the Local Council and the EA to confirm the risk and the associated flood depths.

A separate Flood Risk Assessment has been undertaken (ref: 84709), where the potential risks to the development are discussed further.

Figure 8. Risk of surface water flooding map (EA, 2026)



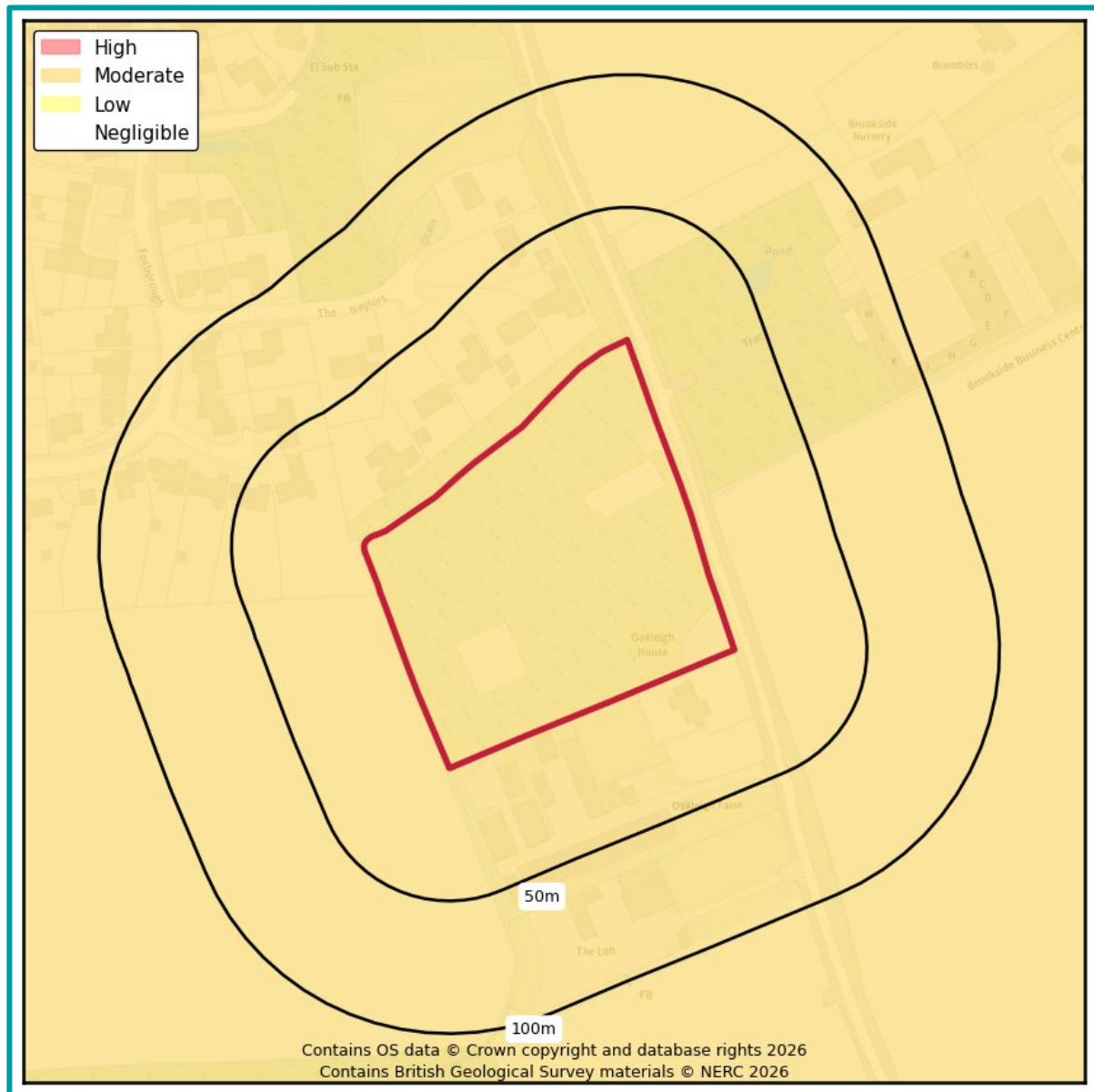
The EA's Risk of Flooding from Surface Water (RoFSW) mapping confirms the Site is considered to be at Very Low to High risk of surface water flooding during both the present day and climate change (2050s) scenarios.

The above map shows the extent of flooding during the >3.3% annual probability (AEP) (1 in 30 year – High risk), 3.3 – 1% AEP (1 in 100 year – Medium risk) and 1 – 0.1% AEP (1 in 1000 year – Low risk) events. This confirms there are areas where flooding could occur in the 1 in 30 year, 1 in 100 year and 1 in 1000 year events during the present day and climate change scenarios. Flooding in these areas may constrain certain types of SuDS features being used.

Further analysis could be undertaken by contacting the Local Council and the Environment Agency to confirm the pluvial flood risk, flood depths and velocities where applicable.

A separate Flood Risk Assessment has been undertaken (ref: 84709), where the potential risks to the development are discussed further.

Figure 9. Groundwater flood risk (GW5) map (GeoSmart, 2026)



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

The Moderate risk indicates the groundwater table may be particularly shallow in these areas and further investigation may be required.

The use of SuDS features may be constrained in areas where there is a High or Moderate risk of groundwater emergence.

A separate Flood Risk Assessment has been undertaken (ref: 84709), where the potential risks to the development are discussed further.

4 Site context



Site information

The purpose of this report is to assess the potential for disposing of surface water through a Sustainable Drainage System (SuDS) for the site of Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB ('the Site'). The Site is located within a setting of predominantly mixed rural and residential land use.

Development

The Site is currently occupied by a concrete base, formerly on which was placed a mobile home, and two greenhouses (Units A and B on the current Site plan).

Development proposals comprise the demolition of the current structures and the construction of two commercial buildings, an open log store, associated parking and landscaping, plus the construction of an acoustic screen surrounding the Site. Unit A contains an area of warehouse/storage and Unit B contains two offices, a canteen, lockers, a reception area and storage rooms. Site plans and drawings are provided in Appendix A.

Geology, permeability, and thickness

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

Table 2. Site Geology

Geology present on-Site		Likely to be permeable?
Superficial geology (Figure 10)	River Terrace Deposits, 2 (RTD2) - sand and gravel	✓
Bedrock geology (Figure 11)	London Clay Formation (LC) - Clay, silt and sand	X

According to a review of the BGS borehole database (BGS, 2026), the nearest available borehole records mapped within the same geological strata as the Site (ref: SU76SW62 and SU76SW155) are located c. 20 m to the west and c. 10 m to the east, respectively, at elevations of 44.38 and 45.03 mAOD (taken from the borehole record).

A summary of the geological strata encountered by the boreholes is provided within the table below:

Table 3. Summary of BGS borehole information

Strata encountered	BGS borehole SU76SW62		BGS borehole SU76SW155	
	Depth to base of stratum (m bgl)	Strata composition	Depth to base of stratum (m bgl)	Strata composition
Top Soil	0.30	Top Soil	0.61	Topsoil and clay – dark brown, loose then firm.
Gravel and clay (assumed RTD2)	0.61	Clay	2.44	Mixed with some clay in first 0.07 m then clean, 60% stone content, 0.61 m down, some larger.
Clay (assumed LC)	1.83	Sandy Clay	-	-
			-	-
	>1.83 (base of borehole)	Blue Clay	>3.05 (base of borehole)	Blue grey, stiff.

Figure 10. Superficial Geology (BGS, 2026)

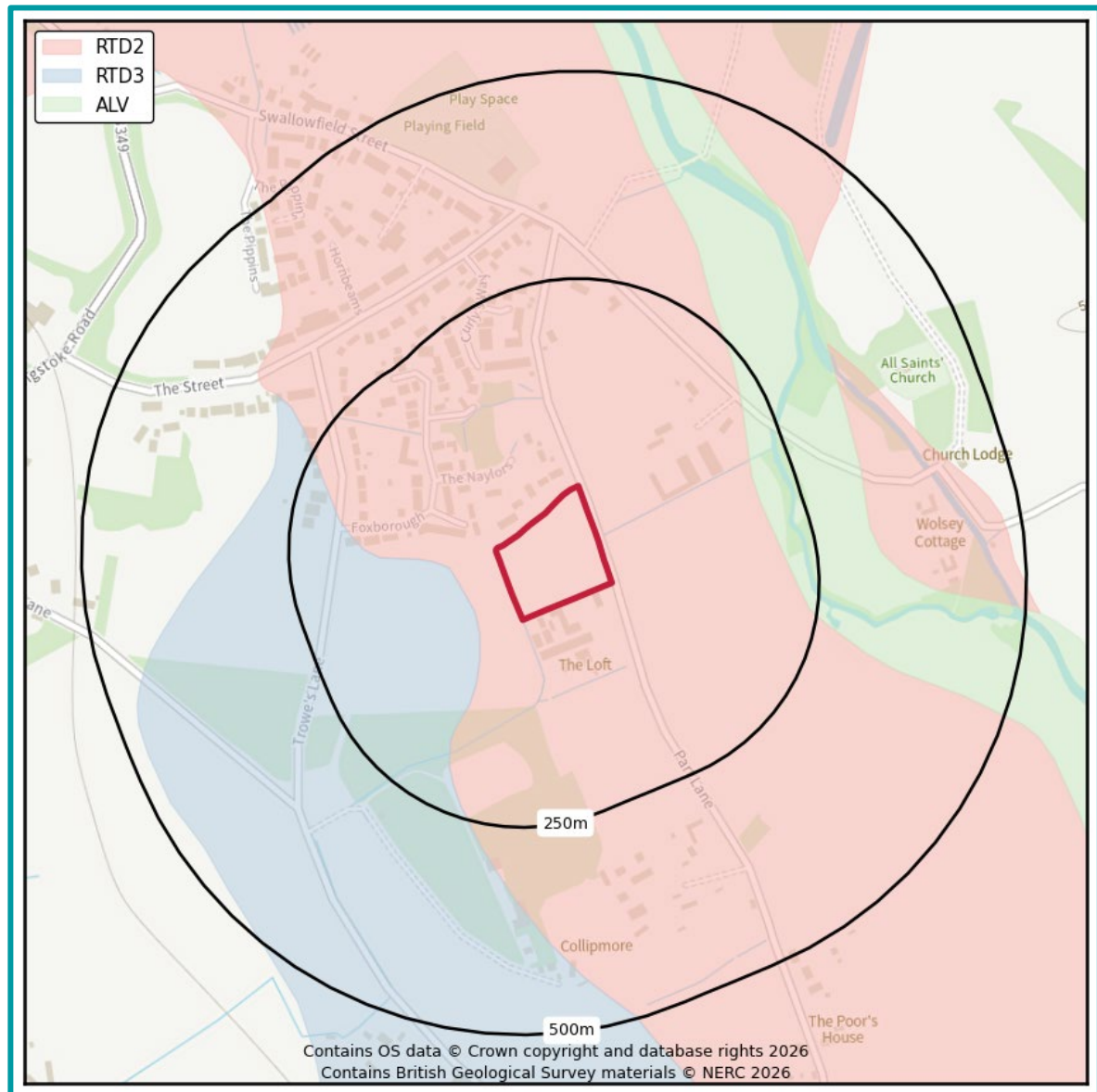
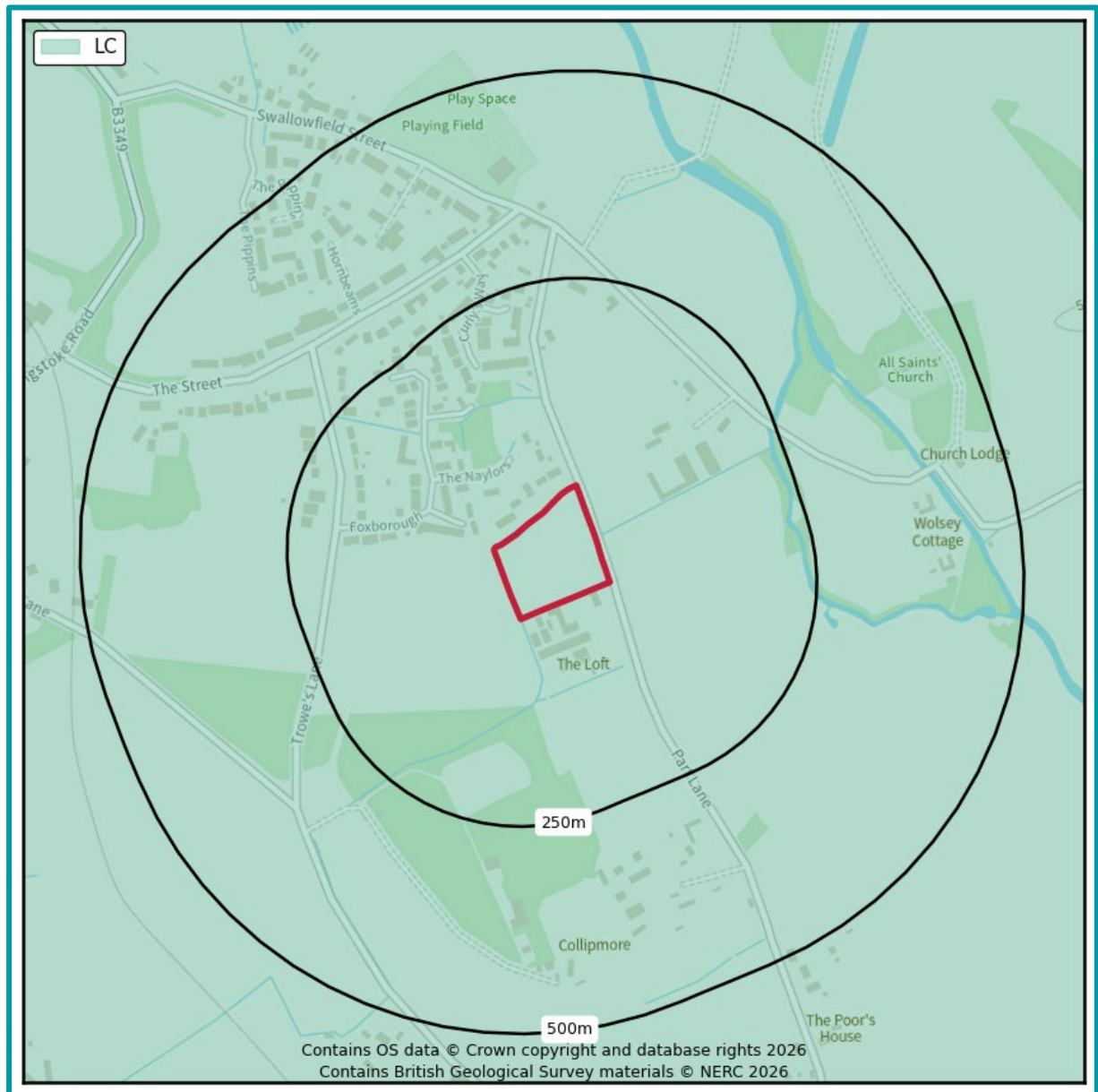


Figure 11. Bedrock Geology (BGS, 2026)



Depth to groundwater

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

Borehole ref: SU76SW62 and SU76SW155 did not encounter groundwater within their 1.83 m depth and 3.05 m depth respectively, in October 1965 and May 1975, subject to seasonal variations.

According to borehole data, shallow groundwater is unlikely to be an issue at the Site. However, GeoSmart's Groundwater Flood Risk (GW5) map shows shallow groundwater is potentially a problem at the Site.

The soil infiltration coefficient must be sufficient to accommodate the constraints on the dimensions of the soakaway and its emptying time.

Ground conditions

A Site specific review of underlying ground conditions is recommended to ensure focused infiltration does not cause ground instability as a result of landslide or collapse associated with dissolution or shallow mining. Hazards that should be considered include soluble rocks, landslides, compressible ground, collapsible ground, shrink-swell clays, running sand and shallow mining.

Soakaways should be a minimum of 5m away from the foundations of a building and local guidance may recommend a greater distance, such as 10m on some areas of the Chalk. A detailed ground assessment is recommended: on steep slopes where infiltrating water would produce saturation and instability downslope; or within layered geology, where infiltrating water would produce springs down gradient.

Water quality

The Site does not lie within an SPZ. The infiltrated water quality should be of sufficient quality that it does not give rise to pollution of the underlying groundwater. Further consultation with the water company is unlikely to be required.

Infiltration systems should not be used where there is a risk of contaminating groundwater by infiltrating polluted runoff or where receiving groundwater is particularly sensitive.

The influence of surface runoff on water quality will depend on whether there is a source of contamination on-Site and the sensitivity of the receiving environment, either groundwater or surface water. The intervening pathway from source to receptor including mitigation and natural attenuation will determine the final impact.

The impact of contaminants on the groundwater will be reduced by travel and natural attenuation through the unsaturated soil zone. A greater depth of unsaturated zone and the presence of significant clay and organic material will provide greater protection for the underlying groundwater. Rapid flow through fractures will provide less protection than intergranular flow around soil and rock particles.

5 Runoff destination



National Standard 1: runoff destinations

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

Priority 1: Collection for non-potable use

An assessment of the potential for rainwater collection and re-use across the proposed development has been undertaken, which confirms that there is the potential for the provision of rainwater harvesting measures at the Site. Captured water could be used to water vegetation in order to provide additional amenity and biodiversity benefits.

Priority 2: Discharge to ground

There are no known issues identified relating to Site contamination or the presence of a SPZ. According to GeoSmart's SD50 screening data, the Site has Moderate potential for infiltration. Based on the available hydrogeological information (Section 5) the permeability of the underlying strata cannot be reliably quantified using the available geological information, however, shallow groundwater may be a concern at the Site.

A site investigation comprising trial pits is recommended to confirm the depth to groundwater and allow infiltration tests to be undertaken to confirm the feasibility of an infiltration SuDS scheme.

Priority 3: Discharge to above ground surface water body

OS mapping indicates that a surface water feature (a drainage ditch) is located along the north and western boundaries of the Site.

The feature is located within the Site boundary; therefore, it should be considered as a potential discharge destination.

If Site investigation proves on-Site infiltration is not possible, then off-Site discharge with flow attenuation and storage may be a suitable alternative option.

Access would need to be arranged, and the outfall would be subject to river level and flood conditions. The Site is partly located within the EA's fluvial Flood Zone 3 with the risk of flooding originating from the River Blackwater. Additionally, outfall should consider the risk of pluvial flooding within the Site. According to the RoFSW mapping provided by the EA, the risk at the Site is Very Low to High. Therefore, it is advisable that discharge to the nearest surface watercourse is carefully considered. A flow control device would be required to limit peak discharge rates to the maximum selected rate as indicated in Section 7, along with the appropriate attenuation storage volume.

Priority 4: Discharge to surface water sewer

According to the Thames Water asset location plan obtained for the Site (Appendix C), there are no public surface water sewers within the vicinity of the Site.

Priority 5: Discharge to combined sewer

According to the Thames Water asset location plan obtained for the Site (Appendix C), there are no public combined sewers within the vicinity of the Site.

6 Storage, volume and peak flow rate



Surface water runoff

An increase in impermeable areas on-Site will result in greater rainfall runoff. A reduction in runoff will help mitigate flood risk both on and off-Site.

Table 4. Change in impermeable area associated with the development

Total Site area	12,673 m ²
Impermeable area	
Pre-development	Post-development
1358 m ² (11%)	3209 m ² (25%)
Impermeable land use: 942 m ² greenhouse buildings, 416 m ² hardstanding Permeable land use: 11,315 m ² landscaped areas	New impermeable land use: 2938 m ² permeable paving*, 271 m ² commercial buildings New permeable land use: 9464 m ² landscaped areas

*Please note, while these areas will be utilised for SuDS, for the calculations these areas will be classed as impermeable in order to assess the potential run-off volumes and rates for the Site post- development and the potential holding capability of the proposed SuDS features.

Storage requirements for an infiltration SuDS scheme for the development footprint are set out below.

Table 5. Storage requirements for the proposed development

Attenuation scenario	Attenuation required (m ³)	Explanation
1 in 100 year including 40% CC	141.89*	Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 100 year event including a 40% allowance for climate change. Calculations are based on an assumed infiltration rate of 1x 10 ⁻⁵ m/s (0.036 m/hr) (the worst-case infiltration rate for 'slightly silty, slightly clayey sand' soil types, taken from Table 25.1 of the CIRIA SuDS manual (C753) (2015) – to be confirmed via infiltration testing).

*Subject to confirmation through infiltration testing.

Peak discharge rates

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

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

Table 6. Peak discharge rates associated with the development

Rainfall event	Greenfield runoff rates (l/s)	Existing runoff rates ¹ (l/s)	Potential runoff rates without attenuation (l/s)	Potential minus existing (l/s)
QBAR	2.21	N/A	N/A	N/A
6 hour 1 in 1 year	1.87	5.36	6.82	1.46
6 hour 1 in 10 year	3.57	9.31	11.77	2.46
6 hour 1 in 30 year	4.94	11.96	15.22	3.26
6 hour 1 in 100 year	7.04	14.99	19.08	4.09
6 hour 1 in 100 year + 20% CC	N/A	N/A	22.90	7.90
6 hour 1 in 100 year + 40% CC	N/A	N/A	26.72	11.72

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

Total discharge volumes

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

Table 7. Total discharge volumes associated with the development

Rainfall event	Greenfield runoff volume (m ³)	Existing runoff volume ² (m ³)	Potential runoff volume without attenuation (m ³)	Potential minus existing (m ³)
QBAR	99.61	N/A	N/A	N/A
6 hour 1 in 1 year	92.58	115.72	147.27	31.55
6 hour 1 in 10 year	162.15	201.16	254.33	53.17
6 hour 1 in 30 year	206.60	258.25	328.66	70.41
6 hour 1 in 100 year	259.10	323.88	412.18	88.30
6 hour 1 in 100 year + 20% CC	N/A	N/A	494.62	170.74
6 hour 1 in 100 year + 40% CC	N/A	N/A	577.06	253.18

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

7 Water quality



A key requirement of any SuDS system is that it protects the receiving water body from the risk of pollution. This can be effectively managed by an appropriate “train” or sequence of SuDS components that are connected in series. The frequent and short duration rainfall events are those that are most loaded with potential contaminants (silts, fines, heavy metals and various organic and inorganic contaminants). Therefore, the first 5-10 mm of rainfall (first flush) should be adequately treated with SuDS.

The minimum number of treatment stages will depend on the sensitivity of the receiving water body and the potential hazard associated with the proposed development SuDS Manual (CIRIA, 2015). The proposed development is a combination of Low (other roof water) to Medium hazard (runoff from non-residential car parking, commercial yard areas). The Site does not lie within an SPZ and therefore additional treatment stages are not required.

Table 8. Pollution hazard indices for different land use classifications

Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Residential roofs	Very Low	0.2	0.2	0.05
Other roofs (typically commercial/industrial roofs)	Low	0.3	0.2 (up to 0.8 where there is potential for metals to leach from the roof)	0.05
Individual property driveways, residential car parks, low traffic roads and non-residential car parking within infrequent change (i.e. less than 300 traffic movements/day)	Low	0.5	0.4	0.4
Commercial yard and delivery areas, non-residential car parking with frequent change (e.g. hospitals, retail), all roads except low traffic roads and trunk roads/motorways	Medium	0.7	0.6	0.7
Sites with heavy pollution (e.g. haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, waste sites), sites where chemicals and fuels (other	High	0.8	0.8	0.9

than domestic fuel oil) are to be delivered, handled, storage, used or manufactured: industrial sites; trunk roads and motorways				
--	--	--	--	--

Table 9. Indicative SuDS mitigation indices for discharges to groundwater

Characteristics of the material overlying the proposed infiltration surface, through which the runoff percolates	TSS	Metals	Hydrocarbons
A layer of dense vegetation underlain by a soil with good contaminant attenuation potential of at least 300 mm in depth	0.6	0.5	0.6
A soil with good contaminant attenuation potential of at least 300 mm in depth	0.4	0.3	0.3
Infiltration trench (where a suitable depth of filtration material is included that provides treatment, i.e. graded gravel with sufficient smaller particles but not single size coarse aggregate such as 20 mm gravel) underlain by a soil with good contaminant attenuation potential of at least 300 mm in depth	0.4	0.4	0.4
Constructed permeable pavement (where a suitable filtration layer is included that provides treatment, and including a geotextile at the base separating the foundation from the subgrade) underlain by a soil with good contaminant attenuation potential of at least 300 mm in depth	0.7	0.6	0.7
Bioretention underlain by a soil with good contaminant attenuation potential of at least 300 mm in depth	0.8	0.8	0.8
Proprietary treatment systems	These must demonstrate that they can address each of the contaminant types to acceptable levels for inflow concentrations relevant to the contributing drainage area		

As indicated within Tables 8 and 9, the proposed permeable paving would provide sufficient mitigation indices to treat the Low to Medium pollution hazard associated with the Site use.

8 Background information



Health and safety considerations for SuDS

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

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

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

GeoSmart SuDS Infiltration Suitability Map (SD50)

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

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

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

How was surface water runoff estimated from the Site?

In accordance with the SuDS Manual (C753) (CIRIA, 2015), the Greenfield runoff from the Site has been calculated using the IoH124 method and is assumed representative of the runoff generated on the undeveloped surfaces that are affected by the proposed development. The

method used for calculating the runoff complies with the NPPF (2024). For the impermeable surfaces, it has been assumed that 100% runoff will occur (calculations provided in Appendix C). Rainfall data is derived from the Flood Estimation Handbook (FEH), developed by NERC (2009). Only areas affected by the proposed development are considered in the flow and volume calculations. Permeable areas that remain unchanged are not included in the calculations as it is assumed these will not be actively drained and attenuated.

What is the peak discharge rate?

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

What is the total discharge volume?

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

9 Additional Products



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

Additional GeoSmart Products			
	Additional assessment: EnviroSmart Report		Provides a robust desk-based assessment of potential contaminated land issues, taking into account the regulatory perspective. Our EnviroSmart reports are designed to be the most cost effective solution for planning conditions. Each report is individually prepared by a highly experienced consultant conversant with Local Authority requirements. Ideal for pre-planning or for addressing planning conditions for small developments. Can also be used for land transactions. Please contact info@geosmartinfo.co.uk for further information.

10 References and glossary



- British Geological Survey [BGS] (2026). GeoIndex Onshore. Accessed from: <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/> on 09/03/26.
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- Ministry of Housing, Communities & Local Government (2024). National Planning Policy Framework (NPPF).
- Ministry of Housing, Communities & Local Government (2025). National Planning Policy Guidance (NPPG).
- Thames Water (2026). Asset Location Plan. Ref: ALS/ALS Standard/2026_5288866
- Wokingham Borough Council (2017). Wokingham SuDS Strategy Guidance on the use of sustainable drainage systems. Accessed from: <https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Sustainable%20drainage%20systems%20%28SuDS%29%20strategy.pdf> on 09/03/26.

Glossary

General terms

Attenuation	Reduction of peak flow and increased duration of a flow event.
Combined sewer	A sewer designed to carry foul sewage and surface water in the same pipe.
Detention basin	A vegetated depression, normally is dry except after storm events, constructed to store water temporarily to attenuate flows. May allow infiltration of water to the ground.
Evapotranspiration	The process by which the Earth's surface or soil loses moisture by evaporation of water and by uptake and then transpiration from plants.
FEH	Flood Estimation Handbook, produced by Centre for Ecology and Hydrology, Wallingford (formerly the Institute of Hydrology).
Filter drain or trench	A linear drain consisting of a trench filled with a permeable material, often with a perforated pipe in the base of the trench to assist drainage, to store and conduct water, but may also be designed to permit infiltration.
First flush	The initial runoff from a site or catchment following the start of a rainfall event. As runoff travels over a catchment it will collect or dissolve pollutants, and the "first flush" portion of the flow may be the most contaminated as a result. This is especially the case for intense storms and in small or more uniform catchments. In larger or more complex catchments pollution.
Flood plain	Land adjacent to a watercourse that would be subject to repeated flooding under natural conditions (see Environment Agency's Policy and practice for the protection of flood plains for a fuller definition).
Greenfield runoff	This is the surface water runoff regime from a site before development, or the existing site conditions for brownfield redevelopment sites.
Impermeable surface	An artificial non-porous surface that generates a surface water runoff after rainfall.
Permeability	A measure of the ease with which a fluid can flow through a porous medium. It depends on the physical properties of the medium, for example grain size, porosity and pore shape.

Runoff	Water flow over the ground surface to the drainage system. This occurs if the ground is impermeable, is saturated or if rainfall is particularly intense.
Sewerage undertaker	This is a collective term relating to the statutory undertaking of water companies that are responsible for sewerage and sewage disposal including surface water from roofs and yards of premises.
Soakaway	A subsurface structure into which surface water is conveyed to allow infiltration into the ground.
Source Protection Zone (SPZ)	Areas where groundwater supplies are at risk from potentially polluting activities and accidental releases of pollutants. They are a policy tool used to control activities close to water supplies intended for human consumption.
Treatment	Improving the quality of water by physical, chemical and/or biological means.

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

Data sources

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

11 Appendices

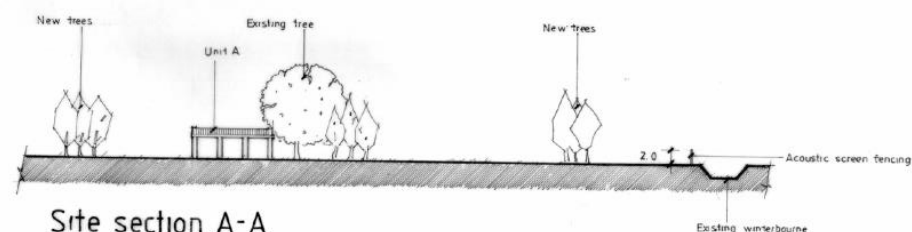
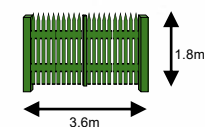
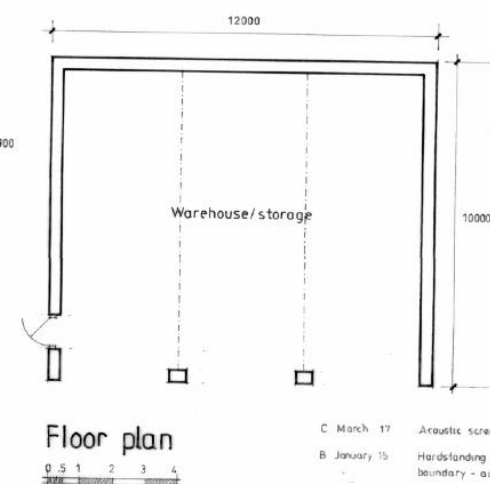
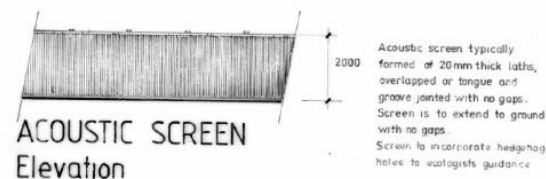
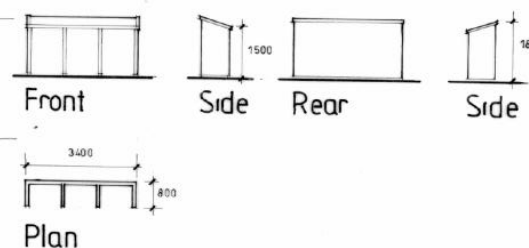
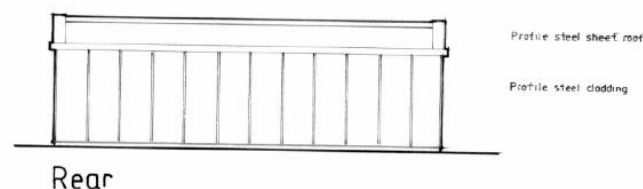
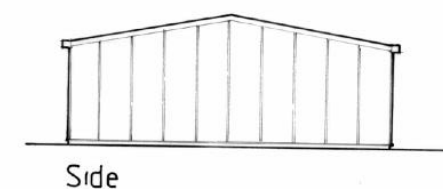
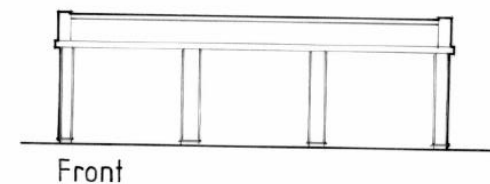
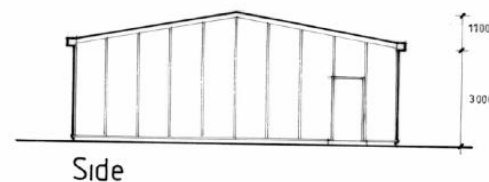
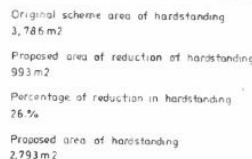


Appendix A



Site plans

- 6ft Security Gates
- Site Entrances



C March 17	Acoustic screen relocated
B January 15	Hardstanding area reduced by 25%, bund removed from west/north boundary - acoustic screen indicated to west/north boundary
A April	Bund adjusted so no impingement on existing r.p.d. of trees. Acoustic screen indicated and detailed. Landscaping reduced to bund.

project	Change of use/redevelopment
location	Robin Lodge Nursery, Part Lane, Swatfield
drawing	Revised proposal (1 of 2)
drawing no.	979/11 XX D
scale	1 : 100 1 : 500
date	October 2025

Appendix B



Detailed surface water drainage layout



Notes:				
1.	Do not scale from this drawing.			
2.	All dimensions are in meters unless otherwise stated.			
3.	This drawing to be read in conjunction with all other relevant drawings and documents.			
4.	All drainage to be constructed to SSG Design and Construction Guidance, current British standards and building regulations and other relevant standards.			
5.	Exact locations of rain water downpipes and other internal drainage down pipes to be confirmed by architect / M&E engineer. Rain water pipes to discharge directly to permeable paving surface.			
6.	Contractor to confirm locations of existing services prior to commencement on site and to arrange for any necessary diversions, lowering or protection works as required.			
7.	All specialist drainage components such as permeable paving to be designed and installed as per manufacturers requirements.			
8.	All levels based on LiDAR data, to be confirmed following topographical survey. Cover levels to be confirmed by landscape architect. Cover levels and invert levels are in meters unless otherwise stated.			
9.	Infiltration features to be positioned at least 1m above ground water table and focused infiltration features to be positioned 5m from buildings and 10m from other infiltration systems unless otherwise specified by a structural / geotechnical engineer.			
10.	Private surface water pipes to be 1000Ø with minimum fall of 1:100 unless otherwise stated.			
11.	Permeable paving and outlets to be as manufacturer design and recommendations.			
12.	Proposed ground levels will influence the storage capacity of the permeable paving and the position of the drainage pick up features. When proposed ground levels are complete the permeable paving design should be reviewed to ensure sufficient storage is provided and that the drainage pick up features are positioned correctly.			
13.	Minimum cover to thermoplastic pipes in garden or patio areas 0.6m, in driveway 0.9m, in road 1.2m, otherwise concrete protection will be required.			
14.	Access chamber cover class A15 for garden and patio, B125 for driveway, C250 for lightly trafficked roads or small private car parks.			
15.	Design is for planning purposes only and not for construction. Design should be confirmed prior to construction to ensure all available information is considered and any assumed information should be verified.			
16.	Design is based on pdf print. Design should be verified and checked once accurate digital information is available.			
17.	Design should be reviewed in light of any additional information or on validation or otherwise of any assumptions.			
Drainage Strategy:				
• Drainage strategy for new development consists of infiltration via permeable paving.				
• Runoff from building roofs to spill to permeable paving.				
• Infiltration rate assumed to be 1.0x10 ⁻⁵ m/s (0.036 m/hr), to be confirmed by infiltration testing to BRE365. Soakaway to manufacturer's design.				
• Depth to seasonal high ground water to be determined to ensure sufficient distance between base of soakaway and ground water of at least 1.0m.				
P01	10.03.26	Initial issue	DS	MG
Rev	Date	Detail	Drwn	Chkd
Client:				
Ex-Army Builders Ltd				
Project:				
Robin Lodge Nursery Part Lane, Swallowfield				
Drawing Title:				
Proposed Surface Water Drainage Layout				
GeoSmart Information				
Suite 9-11, 1st Floor, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU				
Drawn by:	Checked by:	Date:		
DS	MG	March 2026		
Scale:	1:250 @ A1		Status:	
			Planning	
Drawing No:	84709-500-001		Issue:	
			PL01	

Appendix C



Causeway Flow surface water and foul drainage calculations

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	2	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	0.750	Preferred Cover Depth (m)	0.600
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	✓
Maximum Rainfall (mm/hr)	50.0		

Nodes

Name	Area (ha)	Cover Level (m)	Depth (m)
1	0.225	44.000	0.450

Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Normal	Starting Level (m)	
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	x
Summer CV	0.750	Drain Down Time (mins)	240	Check Discharge Volume	x
Winter CV	0.840	Additional Storage (m³/ha)	20.0		

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440
----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	------

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
2	0	0	0
30	0	0	0
100	0	0	0
100	40	0	0

Node 1 Carpark Storage Structure

Base Inf Coefficient (m/hr)	0.03600	Invert Level (m)	43.550	Slope (1:X)	300.0
Side Inf Coefficient (m/hr)	0.00000	Time to half empty (mins)	68	Depth (m)	0.300
Safety Factor	2.0	Width (m)	20.000	Inf Depth (m)	
Porosity	0.30	Length (m)	100.000		

Results for 2 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
120 minute winter	1	86	43.686	0.136	10.8	16.2787	0.0000	OK

Link Event (Velocity)	US Node	Link	Outflow (l/s)
120 minute winter	1	Infiltration	4.1

Results for 30 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
120 minute winter	1	92	43.795	0.245	28.1	51.0859	0.0000	OK
Link Event (Velocity)		US Node	Link	Outflow (l/s)				
120 minute winter		1	Infiltration	7.4				

Results for 100 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
60 minute winter	1	59	43.834	0.284	59.8	68.3543	0.0000	OK
Link Event (Velocity)	US Node	Link	Outflow (l/s)					
60 minute winter	1	Infiltration	8.5					

Results for 100 year +40% CC Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
120 minute winter	1	98	43.896	0.346	50.3	100.4522	0.0000	OK
Link Event (Velocity)		US Node	Link	Outflow (l/s)				
120 minute winter		1	Infiltration	10.0				

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	2	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	0.750	Preferred Cover Depth (m)	0.600
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	✓
Maximum Rainfall (mm/hr)	50.0		

Nodes

Name	Area (ha)	Cover Level (m)	Depth (m)
1	0.096	43.800	0.450

Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Normal	Starting Level (m)	
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	x
Summer CV	0.750	Drain Down Time (mins)	240	Check Discharge Volume	x
Winter CV	0.840	Additional Storage (m³/ha)	20.0		

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440
----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	------

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
2	0	0	0
30	0	0	0
100	0	0	0
100	40	0	0

Node 1 Carpark Storage Structure

Base Inf Coefficient (m/hr)	0.03600	Invert Level (m)	43.350	Slope (1:X)	300.0
Side Inf Coefficient (m/hr)	0.00000	Time to half empty (mins)	75	Depth (m)	0.300
Safety Factor	2.0	Width (m)	20.000	Inf Depth (m)	
Porosity	0.30	Length (m)	40.000		

Results for 2 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
120 minute winter	1	82	43.425	0.075	4.6	5.4349	0.0000	OK
Link Event (Velocity)		US Node	Link	Outflow (l/s)				
120 minute winter		1	Infiltration	2.3				

Results for 30 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
60 minute winter	1	50	43.495	0.145	19.4	19.3777	0.0000	OK
Link Event (Velocity)		US Node	Link	Outflow (l/s)				
60 minute winter		1	Infiltration	4.0				

Results for 100 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
60 minute winter	1	58	43.527	0.177	25.5	27.2966	0.0000	OK
Link Event (Velocity)	US Node	Link	Outflow (l/s)					
60 minute winter	1	Infiltration	4.0					

Results for 100 year +40% CC Critical Storm Duration. Lowest mass balance: 100.00%

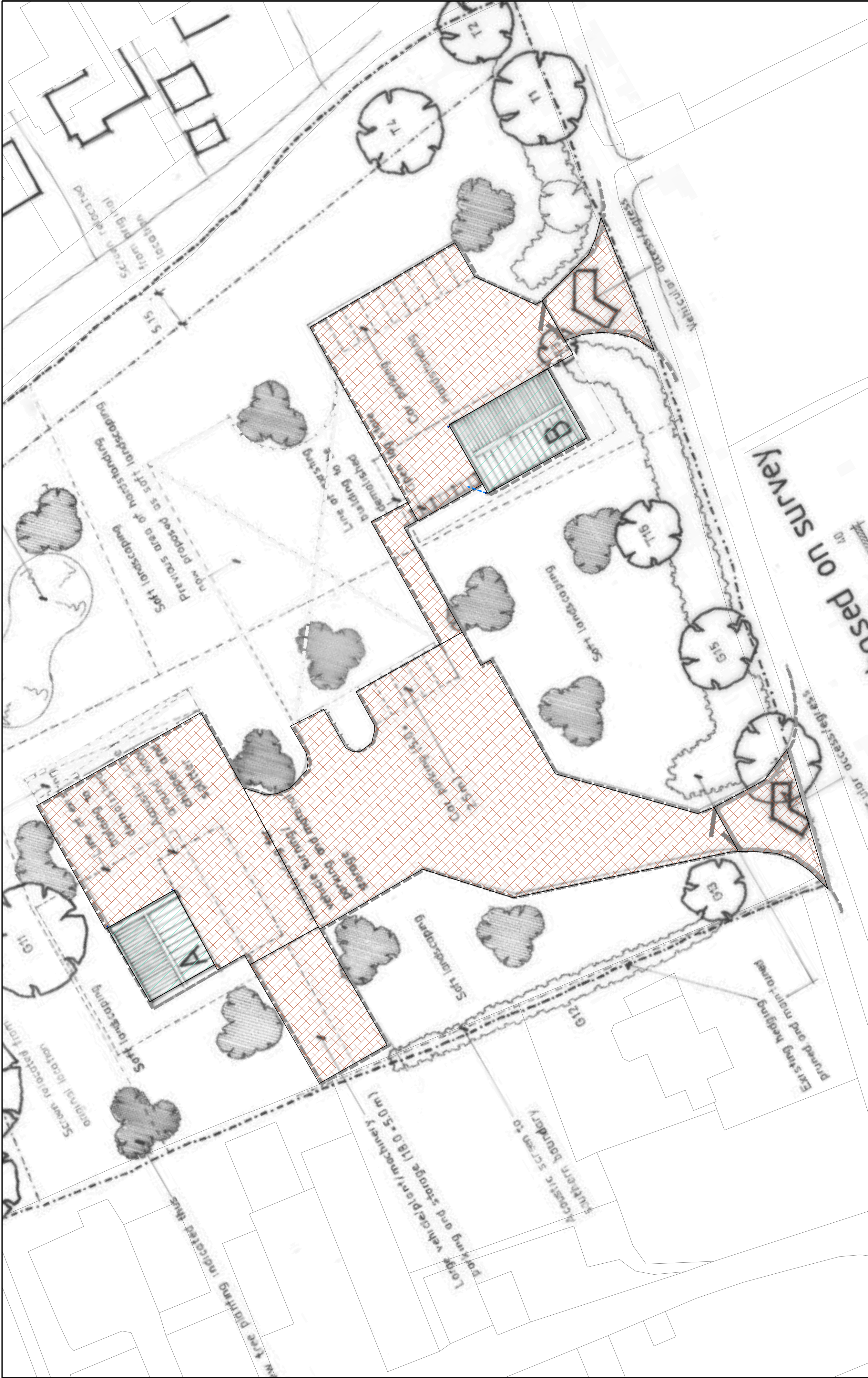
Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m ³)	Flood (m ³)	Status
60 minute winter	1	60	43.585	0.235	35.7	41.4361	0.0000	OK

Link Event (Velocity)	US Node	Link	Outflow (l/s)
60 minute winter	1	Infiltration	4.0

Appendix D



Management & maintenance plan



	Asset Type	Maintenance Schedule (and Frequency)	Party Responsible
	Permeable pavements	Regular maintenance: - Brushing and vacuuming (three time per year) - Trimming any roots and surrounding grass and weeds that may be causing blockages (annually or as required) Monitoring: - Initial inspection (monthly) - Inspect surface for poor performance or ponding (annually or after large storm events)	Privately owned and maintained by site owners or specialist asset management company as agreed / appointed by site owners.
	Underground drainage pipe network and manholes / catchpits	Regular maintenance: - Remove sediment and debris from pre-treatment devices and floor of inspection tube or chamber (annually) - Cleaning of gutters and any filters on downpipes (annually) - Trimming any roots that may be causing blockages (annually or as required) Monitoring: - Inspect silt traps and note rate of sediment accumulation (monthly in the first year and then annually)	
	Rain water pipe	Regular maintenance: - Remove sediment and debris from grating, channel and sump (monthly or as required) - Trimming any roots and surrounding grass blockages (as required) Monitoring: - Inspect inlets and outlets for blockages or silt accumulation (monthly or after a heavy storm)	

Notes:

- Do not scale from this drawing.
- All dimensions are in meters unless otherwise stated.
- This drawing to be read in conjunction with all other relevant drawings and documents.
- All drainage to be constructed to SSG Design and Construction Guidance, current British standards and building regulations and other relevant standards.
- Exact locations of rain water downpipes and other internal drainage down pipes to be confirmed by architect / M&E engineer. Rain water pipes to discharge directly to permeable paving surface.
- Contractor to confirm locations of existing services prior to commencement on site and to arrange for any necessary diversions, lowering or protection works as required.
- All specialist drainage components such as permeable paving to be designed and installed as per manufacturers requirements.
- All levels based on LIDAR data, to be confirmed following topographical survey. Cover levels to be confirmed by landscape architect. Cover levels and invert levels are in meters unless otherwise stated.
- Infiltration features to be positioned at least 1m above ground water table and focused infiltration features to be positioned 5m from buildings and 10m from other infiltration systems unless otherwise specified by a structural / geotechnical engineer.
- Private surface water pipes to be 100Ø with minimum fall of 1:100 unless otherwise stated.
- Permeable paving and outlets to be as manufacturer design and recommendations.
- Proposed ground levels will influence the storage capacity of the permeable paving and the position of the drainage pick up features. When proposed ground levels are complete the permeable paving design should be reviewed to ensure sufficient storage is provided and that the drainage pick up features are positioned correctly.
- Minimum cover to thermoplastic pipes in garden or patio areas 0.6m, in driveway 0.9m, in road 1.2m, otherwise concrete protection will be required.
- Access chamber cover class A15 for garden and patio, B125 for driveway, C250 for lightly trafficked roads or small private carparks.
- Design is for planning purposes only and not for construction. Design should be confirmed prior to construction to ensure all available information is considered and any assumed information should be verified.
- Design is based on pdf print. Design should be verified and checked once accurate digital information is available.
- Design should be reviewed in light of any additional information or on validation or otherwise of any assumptions.

Drainage Strategy:

- Drainage strategy for new development consists of infiltration via permeable paving.
- Runoff from building roofs to spill to permeable paving.
- Infiltration rate assumed to be 1.0x10⁻⁵ m/s (0.036 m/hr), to be confirmed by infiltration testing to BRE365. Soakaway to manufacturer's design.
- Depth to seasonal high ground water to be determined to ensure sufficient distance between base of soakaway and ground water of at least 1.0m.

P01	10.03.26	Initial issue	DS	MG
Rev	Date	Detail	Drwn	Chkd

Client:

Ex-Army Builders Ltd

Project:

Robin Lodge Nursery
Part Lane, Swallowfield

Drawing Title:

Management and
Maintenance Plan

Suite 9-11, 1st Floor, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU

Drawn by:	Checked by:	Date:
DS	MG	March 2026
Scale:	Status:	
1:250 @ A1	Planning	
Drawing No:	Issue:	
84709-500-002	PL01	

Appendix E



Thames Water Asset Location Plan

Geosmart Information Ltd
Suite 9-111st FloorOld Bank Bu
SHREWSBURY
SY1 1HU

Search address supplied Robin Lodge Nursery
Part Lane
Wokingham
RG7 1TB

Your reference 84709.01

Our reference ALS/ALS Standard/2026_5288866

Search date 17 February 2026

Keeping you up-to-date

Notification of price changes

We're changing our report prices from 4th June 2025. The price will increase by 3.5% based on Retail Price Index (RPI).

Find our new prices on our website thameswater.co.uk/property-searches

Any Questions? We're happy to talk through the changes with you – give our Property Searches team a call on 0800 009 4540 .



Thames Water Utilities Ltd
Property Searches,
Clearwater Court, Vastern Road, Reading RG1 8DB



property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches



0800 009 4540

Search address supplied: Robin Lodge Nursery, Part Lane, Wokingham, RG7 1TB

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

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

Thames Water Utilities Ltd
Property Searches
Clearwater Court
Vastern Road
Reading
RG1 8DB

Email: property.searches@thameswater.co.uk

Web: thameswater.co.uk/propertysearches

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority. Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners. The public sewer map relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus. The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

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

Clean Water Services

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

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies. For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.



For your guidance:

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

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. You can do this by emailing customer.feedback@thameswater.co.uk with the email subject header 'Enquiry – TWOSA', along with details of the request.

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

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

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

Clean Water queries

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

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

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



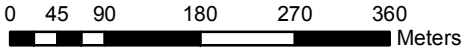
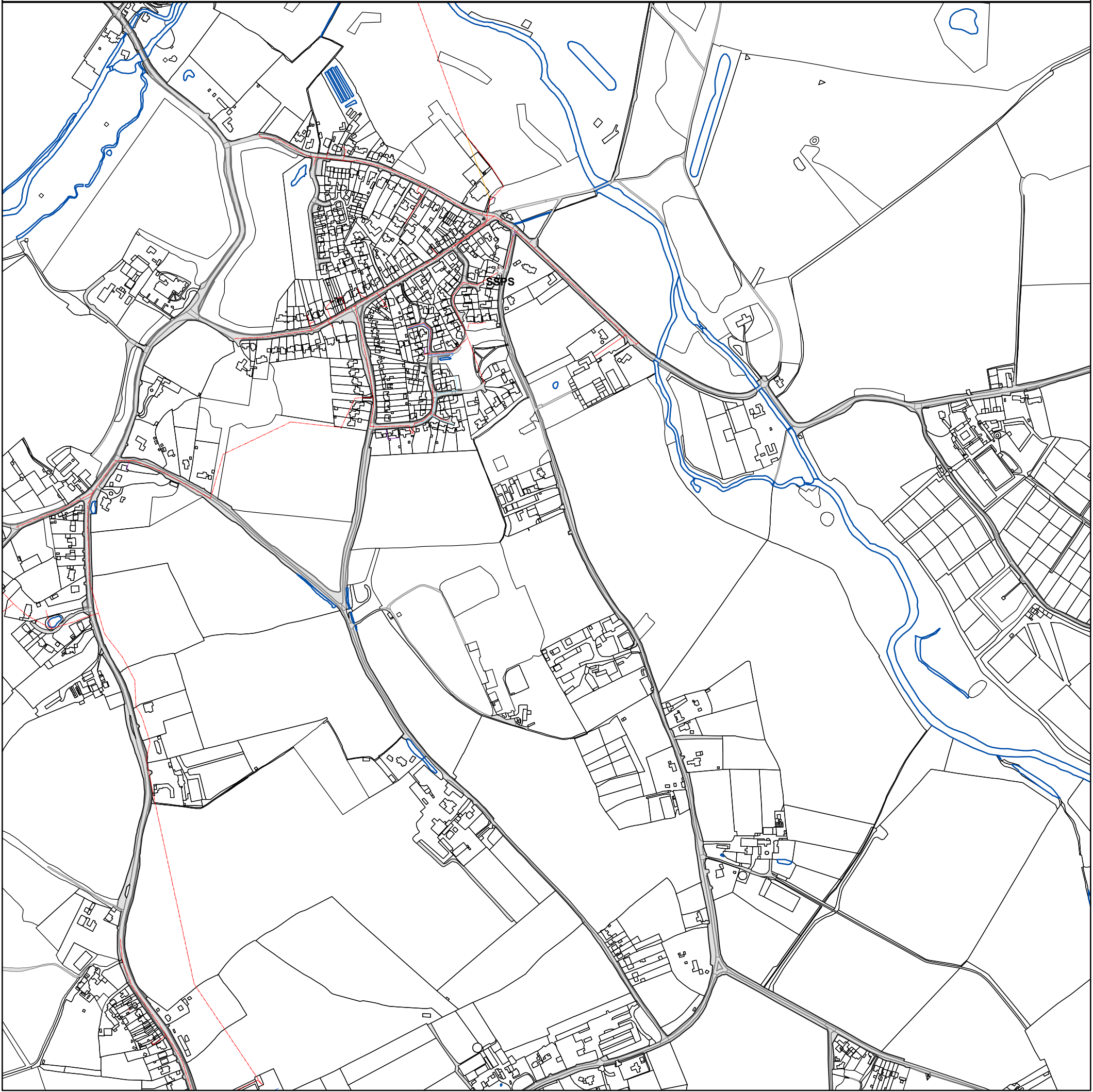
The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 472811,164382

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

Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.

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

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



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: 1:7161
Width: 2000m
Printed By: ASuji
Print Date: 18/02/2026
Map Centre: 472811,164382
Grid Reference: SU7264SE

Comments:

ALS/ALS Standard/2026_5288866

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
5705		
6704		
5709		
5707		
5602	45.28	44.24
9403	56.45	
8402	56.53	54.83
7902	43.66	40.6
8801	43.69	41.59
5604	45.3	42.97
9404	55.72	53.39
6653	45.1	43.81
0601	61.83	61.09
6601	45.2	43.38
6655	44.85	43.68
2701	47.21	44.96
0602	61.87	
1402	60.68	58.99
0501	54.23	52.58
1401	60.69	
0002		
5603	45.3	42.96
6604	45.18	43.47
4605	45	43.59
1501	61.1	59.63
4603	45.51	43.18
0101		
0001		
9401		
821B		
821A		
2303	57.4	56.1
6650	45.17	43.96
2502	48.84	
6702		
6801		
7802		
5703		
5701		
051A		
411A		
411C		
581B		
591A		
371A		
3701	45	43.48
481B		
481D		
481E		
481G		
9702	43.57	42.34
6002	43.603	40.403
4801	43.812	42.002
7901	43.818	40.26
6001	43.54	40.82
4802	43.75	41.7
5001	43.376	41.066
791B		
6906	43.817	40.237
6904	43.885	40.955
921A		
671B		
671A		
971A		
971D		
5704		
601A		
601C		
481H		
691A		
591B		
501C		
831A		
041B		
041D		
9201	57.77	54.62
0003		
0901	58.51	
381A		
821D		
411D		

REFERENCE	COVER LEVEL	INVERT LEVEL
6703		
5706		
5708		
1401	48.74	47.4
5502	45.4	44.33
9402	55.99	53.62
7907		
4606	45.42	43.76
1501	50.92	49.61
5651	45.3	44.09
2702	47.99	45.81
9301	57.15	54.15
6651	45.2	44.08
5601	45.4	43.91
6654	45	43.73
5650	45.37	44.13
3101	43.89	42
0501	61.64	
8401	56.88	55.27
0502	53	51.48
5503	45.45	42.81
5605	45.19	43.11
6603	45	44.24
4604	44.32	43.07
7903	43.66	41.03
4601	46.29	44.72
2501	49.26	46.97
3601	47.16	45.85
6602	45.2	43.54
921C		
6652	45.2	44.15
4607	44.18	42.77
2102	44.28	42.28
6803		
6701		
7801		
6804		
5702		
6802		
3102	43.38	41.72
411B		
4602	45.77	43.49
591D		
591E		
371B		
481A		
481C		
471A		
481F		
581C		
871A		
6902	43.77	41.29
4001	43.365	41.325
7904	43.93	40.12
9701	43.466	42.106
4701	43.894	42.514
791A		
6905	43.785	40.625
904A	43.841	40.201
5803	43.804	41.354
921B		
771A		
971C		
971B		
581A		
571A		
601B		
481J		
481I		
691B		
501B		
501A		
041A		
041C		
0902		
0102		
9302		
301A		
821C		
411E		
661A		

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

ALS/ALS Standard/2026_5288866

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
041E		

REFERENCE	COVER LEVEL	INVERT LEVEL
041F		



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

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

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer		Culverted Watercourse
	Proposed		Decommissioned Sewer
	Content of this drainage network is currently unknown		Ownership of this drainage network is currently unknown

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

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		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

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

	Ancillary		Drop Pipe
	Control Valve		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.

	Inlet		Outfall
	Undefined End		

Other Symbols

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

	Change of Characteristic Indicator		Public / Private Pumping Station
	Invert Level		Summit

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Chamber
	Operational Site

Ducts or Crossings

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

	Casement
	Conduit Bridge
	Subway
	Tunnel

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 472811, 164382.

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

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Asset Location Search - Water Key

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

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.

Disclaimer

This report has been prepared by GeoSmart in its professional capacity as soil, groundwater, flood risk and drainage specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by GeoSmart solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to GeoSmart at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, GeoSmart may, by prior written agreement, agree to such release, provided that it is acknowledged that GeoSmart accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. GeoSmart accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against GeoSmart except as expressly agreed with GeoSmart in writing.

For full T&Cs see <http://geosmartinfo.co.uk/terms-conditions>

Further information

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

Important consumer protection information

This search has been produced by GeoSmart Information Limited, Suite 9-11, 1st Floor, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU.

Tel: 01743 298 100

Email: info@geosmartinfo.co.uk

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

The Search Code:

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

TPOs contact details:

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

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

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

Complaints procedure

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

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

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

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

Liz Lloyd

Finance Manager

GeoSmart Information Limited

Suite 9-11, 1st Floor,

Old Bank Buildings,

Bellstone, Shrewsbury, SY1 1HU

Tel: 01743 298 100

support@geosmartinfo.co.uk

12 Terms and conditions, CDM regulations and data limitations



Terms and conditions can be found on our website:

<http://geosmartinfo.co.uk/terms-conditions/>

CDM regulations can be found on our website:

<http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/>

Data use and limitations can be found on our website:

<http://geosmartinfo.co.uk/data-limitations/>