

Stockley Park Golf Club - Flood Risk Scoping and Drainage Strategy

Project:	CRM.3030.031.HY.R.001.B
For:	Tesla Motors Ltd
Status:	Issued
Date:	April 2026
Author:	Emily Ball – Assistant Hydrologist
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1. Introduction

Enzygo Ltd was commissioned by Tesla Motors Ltd to carry out a Flood Risk and Drainage Scoping Technical Note for the proposed development (the 'Site') at Stockley Park Golf Club, Stockley Park, Hayes, Uxbridge, UB11 1AQ (the 'wider Site').

The proposal seeks planning permission for an EV charging development.

2. Scope

This Technical Note addresses the following points:

- Undertake a desktop study to investigate flood risk from all sources to the Site; and
- Undertake a review of the drainage requirements for the Site.

This Technical Note presents a Flood Risk Scoping exercise, which will establish the flood risk to the Site in accordance with NPPF¹ and PPG ID7².

This is a desk-based study of flood risk from all sources. This Technical Note can be presented to the Environment Agency and LLFA, to demonstrate flood risk, appropriate mitigation and a surface water drainage strategy has been considered. This Technical Note does not constitute as a Flood Risk Assessment (FRA), but rather, provides reasoning to demonstrate that an FRA is not required for the Site.

¹ Ministry of Housing, Communities & Local Government (published March 2012 and updated February 2025). National Planning Policy Framework [<https://www.gov.uk/government/publications/national-planning-policy-framework--2>].

² Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (published March 2014 and updated September 2025). Planning Practice Guidance ID7; Flood Risk & Coastal Change [<https://www.gov.uk/guidance/flood-risk-and-coastal-change>].

3. Methodology

Below is our proposed methodology in approach to the flood risk scoping and drainage strategy exercise:

- Undertake a desk-based review of online flood mapping to understand the flood sources and the risk to the Site;
- Obtain detailed flood mapping to understand the flood outlines and associated hazards;
- Use the available information and correspondence with water regulators to assess the risk of flooding at the Site; and
- Assess and scope drainage for the Site.

This Technical Note summarises the findings from the above works and provides guidance for progression with the Site.

4. Site Description

4.1 Site Locations

The Site is shown to be located on land at Stockley Park Golf Club, Stockley Park, Hayes, Uxbridge UB11 1AQ.

The National Grid Reference (NGR) of the Site is 508162, 180488.

The location of the Site is shown in Drawing 0001 and in more detail in Drawing 0002, which shows the red line boundary enclosing a total area of approximately 0.13ha.

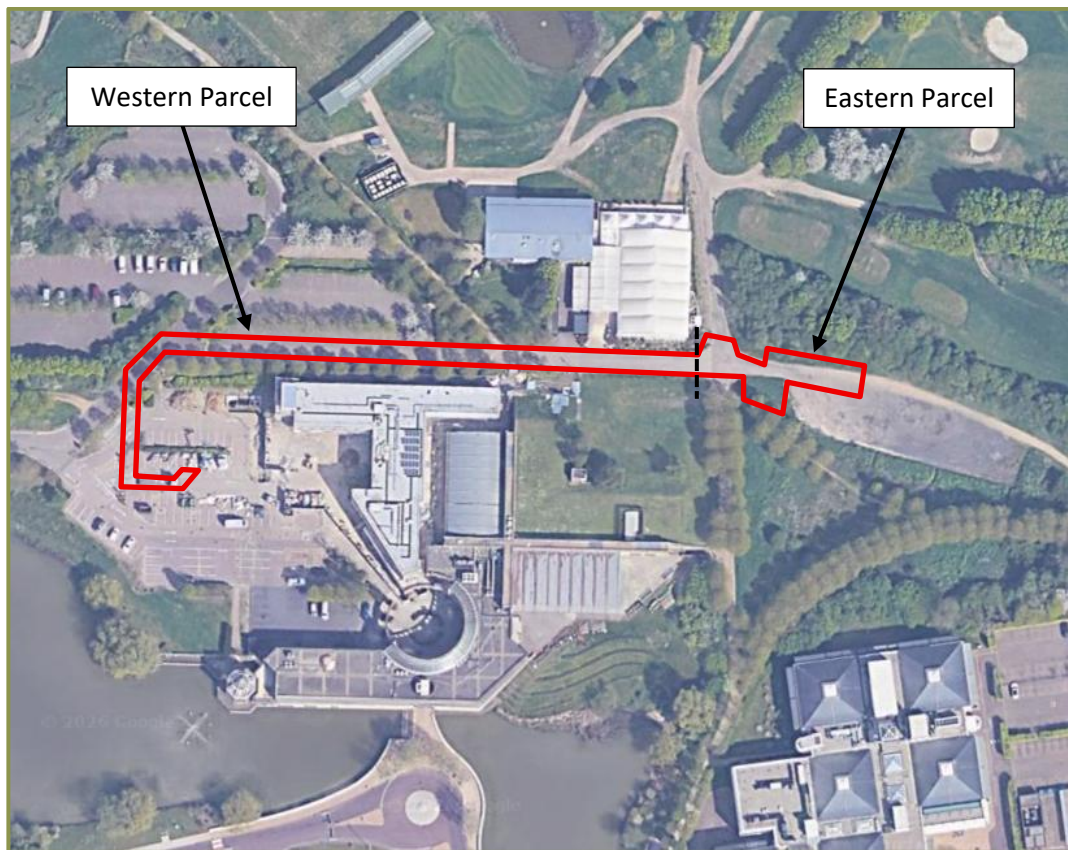
The Site consists of two Parcels, shown below in Figure 4.1:

- Parcel 1: a western parcel consisting of an existing road and car park
- Parcel 2: an eastern parcel consisting of the proposed EV charging development (Appendix 1)

4.2 Existing Site

The current land use consists of existing car park and tarmac road to the west and an area of compacted aggregate to the east. A Site walkover was carried out in January 2026 (Figure 4.2).

Figure 4.1: Aerial Image of the Site



The Site boundary is identifiable by the red line on the above (Image@2026 Digital Globe).

Figure 4.2: Site Photos (continues over page)





Top Left: View east of the eastern parcel of land. **Top Right:** View west of the eastern parcel of land from a pedestrian path. **Middle Left:** View south to the existing car park in the western parcel of land. **Middle Right:** The road between the existing car park looking onto the eastern parcel of land, 'London Loop'. **Bottom Left:** Existing gulley on London Loop. **Bottom Right:** Pond to the south of the Site.

To the north of the Site is the Stockley Park Golf Course with residential housing beyond. East of the Site is the Stockley Park Golf Course with Dawley Road beyond. To the south and west of the Site are commercial buildings with their associated roads and several small lakes. Beyond is Grand Union Canal to the south and Stockley Road to the west.

The Site can be accessed via:

- Pedestrian footpaths to the southeast of the eastern parcel of Site and the south/northwest of the London Loop
- Bennetsfield Road, off the A408, 'Stockley Road'

4.3 Topography

A detailed topographic survey was carried out during January 2026 (Appendix 2).

The eastern parcel of land where the proposed parking will be located falls southeast from 40.21m AOD in the northwestern corner to 39.00m AOD in the southeastern corner. The fall of 1.21m over 277.00m gives a gradient of 1:229.

The western parcel of land where there is an existing car park falls southwest from 38.35m AOD in the northwestern corner to 36.53m in the southwestern corner. The fall of 1.82 over approximately 40m gives a gradient of 1:22.

The asphalt road that connects the two areas is largely flat, falling gently south.

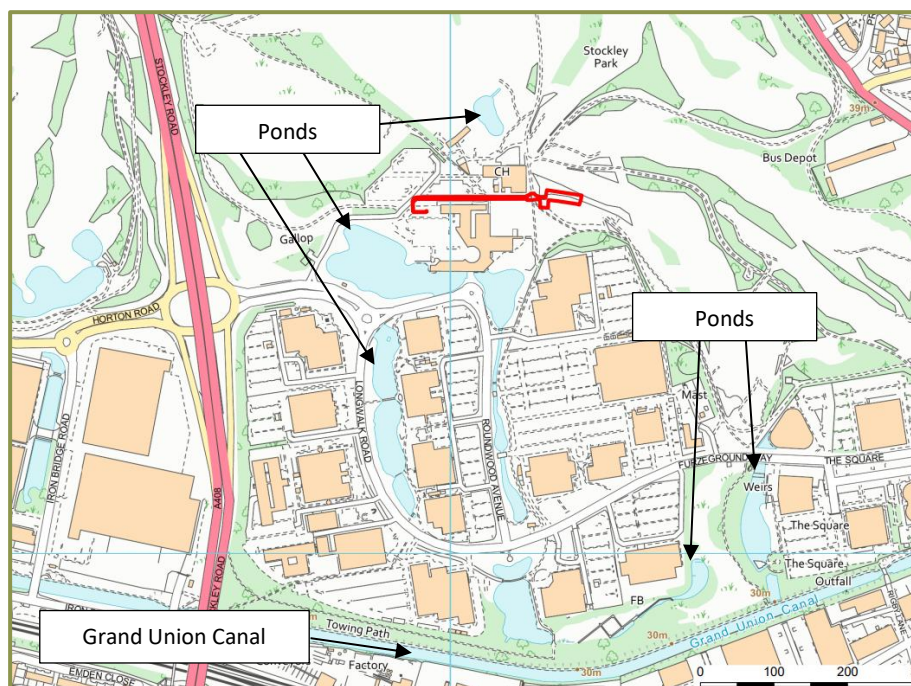
4.4 Catchment Hydrology

OS Mapping

OS mapping shows that there are multiple ponds and a canal, the former maintained by the riparian land owner and the latter maintained by the Canal and Rivers Trust, in the nearby vicinity of the Site (Figure 4.3):

- Several ponds are located approximately 28m from the western parcel of the Site and 79m from the eastern parcel of the Site.
- The Grand Union Canal is located 632m to the South of the Site.

Figure 4.3: OS Mapping – Ponds and Canal



Aquifers

DEFRA Magic Mapping (Figure 4.4) shows the Site is located above a Principal Aquifer (superficial drift). The Site is not located above any bedrock aquifers.

Figure 4.4: DEFRA Magic Mapping – Aquifers (Superficial Drift)



Main River Map

Environment Agency Main River mapping (Figure 4.5) shows 'Frogs Ditch' to be located approximately 2.00km to the south of the Site, and 'Yeading Brook' to be located approximately 2.60m to the southeast of the Site. These watercourses are connected beneath Cranford Lane and are 'Main Rivers'; watercourses where flood risk work is carried out by the EA.

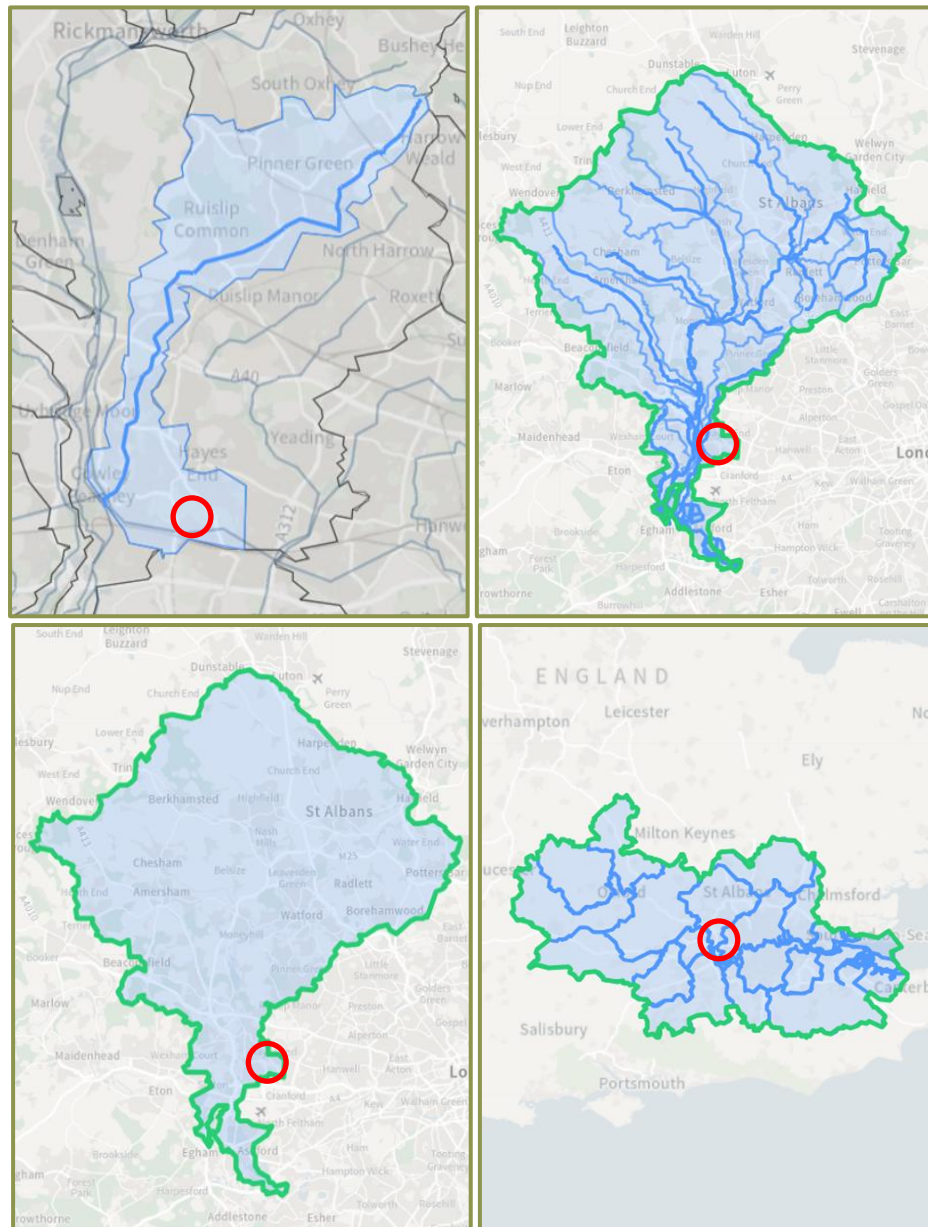
Figure 4.5: EA Main River Mapping - Rivers



Environment Agency Catchment Data Explorer

The Environment Agency Catchment Data Explorer (Figure 4.6) shows that the Site is located in the Pinn Water Body Catchment, Cone Operational Catchment, in the Colne Management Catchment, in the Thames River Basin District.

Figure 4.6: Environment Agency Catchment Data Explorer



Top Left: Pinn Water Body Catchment. **Top Right:** Colne Operational Catchment. **Bottom Left:** Colne Management Catchment Contains. **Bottom Right:** Thames River Basin District. Environment Agency information © Environment Agency and database rights reserved.

4.5 Sewer Assets

There are sewer assets in the existing paved road; presumably surface water drainage beneath several manhole covers, but they are not marked on public asset plans and as such assumed to be private. The approximate locations are outlined in Figure 4.7 along with images of the related

manholes. Surface water gulleys exist along this paved area also indicating the presence of surface water drainage.

Surface water will continue to be directed to this existing system. The surface water drainage presumably connects south, adjacent to The Arena/Quayside Car Park drainage system, which likely outfalls to the lake to the south.

Figure 4.7: Assets on Site



Public Assets

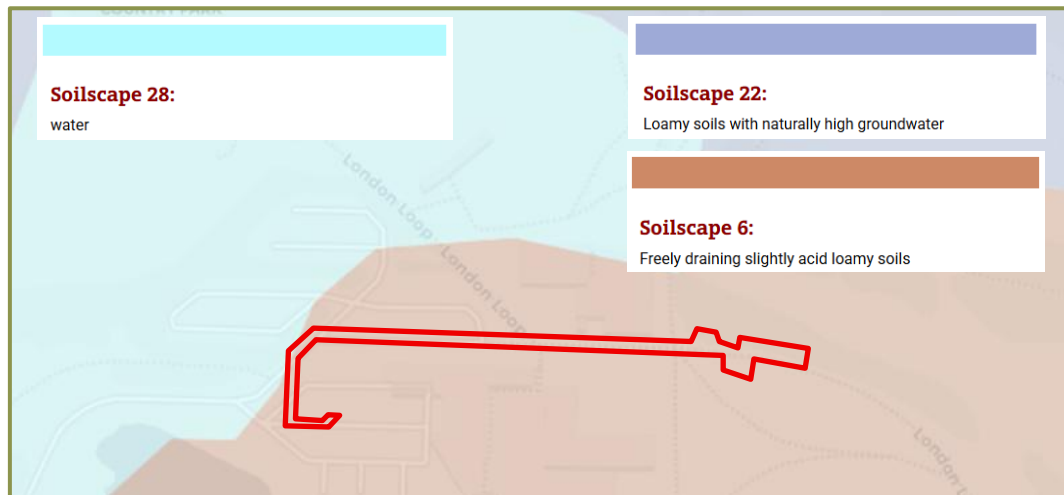
Thames Water asset plans (Appendix 3) show there are no public assets within the vicinity of the Site.

4.6 Soils and Geology.

Soils Mapping

The Soilscape online soils map viewer (Figure 4.8) shows the majority of the Site is underlain by freely draining slightly acid loamy soils, with a small area in the west underlain by water.

Figure 4.8: National Soils Resources Institute Map

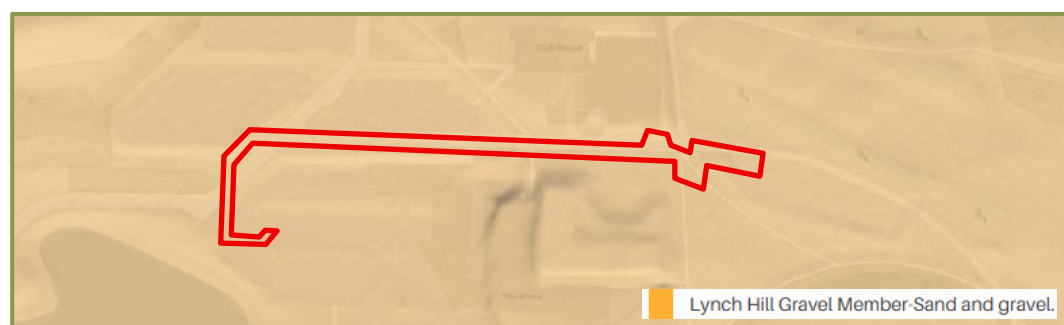


Soils Data © Cranfield University (NSRI) and for the Controller of HMSO [2026].

BGS Geology Mapping

The Geology of Britain online map viewer shows the Site is underlain by Lynch Hill Gravel Member – Sand and gravel superficial deposits (Figure 4.9). The bedrock geology beneath the Site is London Clay Formation – Clay, silt and sand (Figure 4.10).

Figure 4.9: BGS Geology of UK Online Mapping Extract – Superficial Deposits



Contains British Geological Survey materials © NERC [2026].

5. Flood Risk Scoping

Historic Flooding

The West London SFRA⁴ reports show the Site does not fall within the extent of historic flood events.

EA correspondence reported no records of flooding at the Site (Appendix 4).

5.1 Fluvial Flood Mapping

Environment Agency Online Map

The Environment Agency Flood Zones are the current best information on the extent of the extremes of flooding from rivers or the sea that would occur without the presence of flood defences, since these can be breached, overtopped and may not be in existence for the lifetime of a development.

The Environment Agency online flood map (Figure 5.1 and Drawing 0003) shows the Site is in Flood Zone 1; outside the 1 in 1000-year probability of fluvial (river) flooding (0.1% Annual Exceedance Probability [AEP]).

Interactive SFRA Mapping

Interactive SFRA Mapping⁵ agrees with the above that the Site is within Flood Zone 1 and that the Site is not at risk of fluvial flooding.

EA Correspondence

EA Correspondence agrees with the above that the Site is within Flood Zone 1.

Summary Flood Risk

The flood risk from this source is assessed as negligible.

5.3 Tidal Flooding

OS mapping (Drawings 0001 and 0002) shows the Site is not located close to tidally affected flooding sources.

Interactive SFRA Mapping

Interactive SFRA Mapping shows that the Site is not at risk of tidal flooding.

Summary Flood Risk

The flood risk from this source is assessed as negligible.

⁴ <https://westlondonsfra.london/>

⁵ <https://metis.maps.arcgis.com/apps/webappviewer/index.html?id=80305613f5f14835b7fc8891cfaca17a>

5.4 Groundwater Flooding

Groundwater flooding occurs when subsurface water emerges either at surface or in made ground or in subsurface structures such as basements and services ducts. It occurs as diffuse seepage, emergence from new point source springs or an increase in flow from existing springs. It results from aquifer recharge from infiltrating rainfall, from sinking streams entering aquifers from adjacent non-aquifers, or from high river levels or tides driving water through near surface deposits. It tends to occur with a delay following rainfall and can last for several weeks or months. Groundwater flooding or shallow water tables also prevent or reduce infiltration and so can worsen surface water flooding.

Interactive SFRA Mapping

Interactive SFRA Mapping shows that the Site is in an area at $\geq 50\%$ $< 75\%$ susceptibility to groundwater flooding. This may be a result of the inclusion of sand in the Lynch Hill Gravel Member superficial deposits.

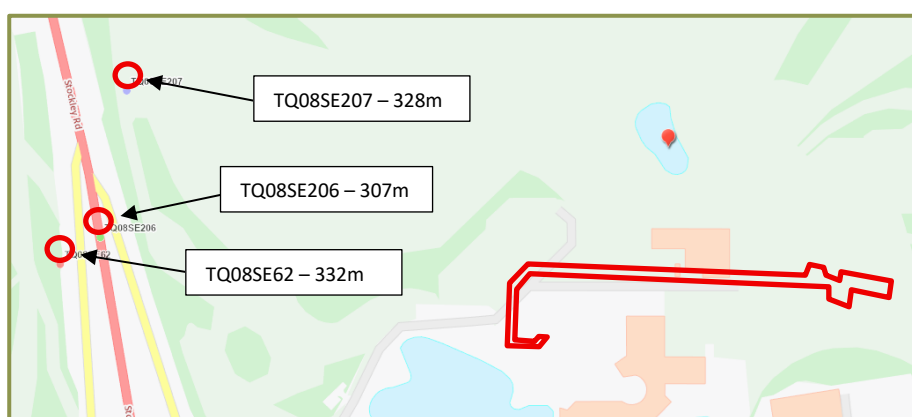
Geosmart Mapping

The Geosmart 1 in 100-year groundwater flood risk map (Drawing 0004) shows that the Site is in Class 4 at a 'negligible' risk of groundwater flooding.

Borehole Records

There are no borehole records located within the Site boundary, but there are several located to the west and northwest (Figure 5.1). These records (Appendix 5) show groundwater ingress in the superficial deposits. There is water inflow between the levels of 0.63m and 6.50m bgl, with one borehole showing a water rest level of 19.10m bgl. These results indicate shallow/perched groundwater in the superficial deposits.

Figure 5.1: GeoIndex British Geological Survey Borehole Records



Contains GeoIndex BGS information © GeoIndex BGS database rights reserved.

Summary Flood Risk

The risk of groundwater flooding is assessed as low in the superficial deposits, but negligible below the superficial deposits.

5.5 Surface Water Flooding

Surface water flooding occurs following rainfall on ground where infiltration rates are less than the rainfall precipitation rate. This can occur when either:

- Soils or ground materials are naturally of low permeability or have been compacted (infiltration excess runoff);
- Soils or ground materials are saturated from previous rainfall either directly or from upslope (saturation excess runoff and return flow).

Environment Agency Mapping

The Environment Agency surface water mapping (Drawings 0006.1 to 0006.2) shows that most of the Site is not affected by surface water flooding. With climate change considerations, a small area at low risk of surface water ponding develops in the eastern parcel of the Site.

Interactive SFRA Mapping

Interactive SFRA Mapping shows the roundabout to the southwest of the Site leading to Bennetsfield Road is at risk of surface water flooding between depths of 0.2m and 1.2m with and without climate change considerations applied. This roundabout is used for Site egress. This mapping does not take into account existing drainage in this area.

The Site is a safe place of refuge if flooding were to inhibit the exit.

Summary Flood Risk

Most of the Site is at negligible risk of surface water flooding, with an area at low risk of ponding in the eastern parcel of Site.

5.6 Sewer Flooding

Public Assets

Thames Water asset plans (Appendix 3) shows there are no public assets within the vicinity of the Site.

Summary Flood Risk

The risk of flooding from sewers is assessed as negligible.

5.7 Infrastructure Failure

Reservoir

Environment Agency online mapping shows that the Site is not affected by reservoir flooding.

Summary Flood Risk

The risk of flooding from infrastructure failure is assessed as negligible.

6. Flood Risk and Mitigation Measures

- Sequentially develop the Site, limiting the built development outside the mapped extent of surface water flooding.
- Adoption of a surface water management strategy.

6.1 Mitigation Measures

Table 6.1 summarises the probability and level of risk, both with and without mitigation measures.

Table 6.1: Probability and consequences of all sources of flooding

Flooding Source	Potential Source	Probability	Consequence & Impact Without Mitigation	Consequence & Impact with Mitigation
Fluvial	None Identified	Negligible	Negligible	Negligible
Tidal	None Identified	Negligible	Negligible	Negligible
Groundwater	Principal Aquifer	Negligible to Low	Negligible to Low	Negligible
Surface Water	Poor Permeability	Mostly at negligible risk, with an area at low risk of ponding in the eastern parcel of Site.	Mostly at negligible risk, with an area at low risk of ponding in the eastern parcel of Site.	Negligible
Sewer	Negligible	Negligible	Negligible	Negligible
Infrastructure Failure	None	Negligible	Negligible	Negligible

Key: Green - Negligible, Yellow - Low, Orange - Moderate and Red - High; based on consequence and impact with mitigation from each flooding source.

Table 2 of PPG ID:7 (not included in this report) classifies the proposed uses as less vulnerable. The Environment Agency Flood Zones and acceptable development types are listed in Table 6.2.

6.2 Flood Guidance and Sequential Test

The EA Flood Zones and acceptable development types are listed in Table 5.2. All development types (including car park uses) are acceptable in Flood Zone 1 (low risk). Subject to the above measures, the Sequential Test would be passed, and the Exception Test would not be required as indicated in Table 5.3.

Table 6.2: Environment Agency Flood Zones and Appropriate Land Use

Flood Zone	Probability	Explanation	Appropriate Land use
Zone 1	Low	Less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).	All development types generally acceptable.
Zone 2	Medium	Between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.	Most development type are generally acceptable.
Zone 3a	High	A 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.	Some development types not acceptable.
Zone 3b	'Functional Floodplain'	Land where water must flow or be stored in times of flood. SFRAs should identify this zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1% flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes).	Some development types not acceptable.

Note: The Flood Zones are the current best information on the extent of the extreme flood from rivers or the sea that would occur without the presence of flood defences, because these can be breached, overtopped and may not be in existence for the lifetime of the development. The identified risk of fluvial flooding is highlighted green.

Table 6.3: Vulnerability and Flood Zone 'Compatibility' as identified in Table 3 of PPG ID: 7

Flood Risk Vulnerability classification (see Table 1 of PPG ID: 7)	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	Yes	Yes	Yes	Yes	Yes
Zone 2	Yes	Yes	Exception test required	Yes	Yes
Zone 3a	Exception test required	Yes	No	Exception test required	Yes
Zone 3b 'Functional Floodplain'	Exception test required	Yes	No	No	No

Key: Yes: Development is appropriate, No: Development should not be permitted.
The identified risk of fluvial flooding is highlighted green.

7. Site Drainage

7.1 Existing Drainage Arrangement

The Site has part of an existing car park in the west with an existing asphalt road connecting it to an area of hardstanding stone/gravel in the east.

The Site is underlain by highly permeable sandy, gravelly soils and low permeable clayey, silty, sandy bedrock. Surface water will flow along the road in the central extent of the Site where there are existing surface water gulleys, with a small amount of infiltration to the gravel in this area.

Any exceedance follows the Site topography (Drawing 0007) and centre of the Site along London Loop, drains into existing gulleys.

7.2 Surface Water Drainage

A surface water management strategy for the development is proposed to manage and reduce the flood risk posed by surface water runoff from the Site. The developer will be required to ensure that any scheme for surface water management should build in enough capacity for the entire Site.

The surface water drainage arrangements for any development Site should be such that the volume and peak flow rates of surface water leaving a developed Site are no greater than the rates prior to the proposed development unless specific off-Site arrangements are made and result in the same net effect.

An assessment of the surface water runoff rates was undertaken to determine the surface water options and attenuation requirements for the Site.

7.3 Impermeable Areas

The proposed development will increase the impermeable area by 0.037ha (370.00m²).

7.4 Greenfield Runoff Rates.

An assessment of greenfield runoff rates was undertaken to determine the attenuation requirements for the proposed development.

The runoff rates were calculated using the HRWallingford UKSuDS online tool, with FEH method inputs (descriptors obtained from the FEH webservice). This is a recommended methodology for Sites up to 50ha in area and the approach is in line with the current 'industry best practice' guidelines as outlined in the Interim Code of Practice for SuDS, and EA Report SC030219 - Rainfall runoff management for developments.

The following parameters were used in the runoff calculations:

- Developable Area: 0.037ha
- Average Annual Rainfall (SAAR): 645mm/year

- Region No.: 6
- BFIHOST19: 0.436

BFIHOST was updated to BFIHOST19 (November 2019) since a number of issues were identified with BFIHOST, which including a tendency to underestimate BFI in clay-dominated catchments.

BFIHOST19 is the baseflow index developed using the Hydrology of Soil Types (HOST) classification and is the baseflow proportion of the flow on average. It is estimated based on the daily mean flow data. Baseflow comprises water entering the watercourse through shallow subsurface flow and groundwater flow (mechanisms other than direct surface runoff); hence permeable soils and geology tend to yield a higher baseflow.

BFIHOST19 value assigned by the FEH webservice is considered to replicate on-site conditions.

Table 7.1 and Appendix 6 shows the calculated greenfield runoff rates.

Table 7.1: Greenfield Runoff Rates

Annual Probability (Return Period, Years)	Greenfield Runoff (l/s)
QBAR	0.1
100% (1)	0.1
3.33% (30)	0.3
1% (100)	0.4
1% Plus Climate Change	0.6

Note: 40% climate change added. The 1 in 1-year, 30-year and 100-year annual probability events are of importance to the Water Companies and the EA when looking at sewage discharge and flood risk.

Due to an unviable existing discharge rate, a minimum discharge rate of 1l/s is to be proposed.

7.5 Surface Water Management Strategy

Hierarchy of Discharge

In accordance with requirement H3 of the Building Regulations 2010⁶ rainwater runoff must discharge to one of the following, listed in order of priority:

- 1. An adequate soakaway or some other adequate infiltration system:** Despite the Site having a high infiltration potential (Drawing 0005), the use of infiltration-based SuDS is not feasible due to shallow/perched groundwater in the superficial deposits.
- 2. A watercourse:** There are no watercourses to discharge to within or in the vicinity of the Site.
- 3. A sewer:** There is an existing private surface water sewer through the central extent of the Site.

⁶ Office of the Deputy Prime Minister, The Building Regulations 2010, amended 2021
[\[https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h\]](https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

The potential route to discharge surface water from the proposed development will be by outfall to the existing surface water sewage system. Surface water will be directed from the Site via permeable paving that will collect in an inspection chamber with a 30mm orifice plate installed at the low point. The orifice plate will restrict flow to 1l/s and provide maintenance to Ø100mm perforated pipes which will carry the water to the surface water sewer. Drainage calculations are included in Appendix 6.

7.6 Sustainable Drainage Options (SuDS)

Choice of SuDS Options

Sustainable water management measures should be used to control the surface water runoff from the proposed development Site, thereby managing the flood risk to the Site and surrounding areas from surface water runoff. These measures will also improve the quality of water discharged from the Site.

Current guidance promotes sustainable water management using SuDS. Options applicable to this Site are identified in Table 7.2.

Table 7.2: SuDS Options

Green roofs	Infiltration basins
Water butts	Detention basins
Permeable paving	Oversized pipes
Rainwater harvesting	Brown roofs
Filter strips	Swales
Wetland Areas	Cellular Storage

Note: SuDS appropriate to the development are highlighted green.

7.7 Drainage Design Summary

Surface water runoff would be directed to the drainage system through contouring of the hardstanding areas.

Landscaped areas should be incorporated into the layout where possible to allow a proportion of the rainfall to infiltrate into the soil substrate.

Surface water will be directed to the existing unknown pipe running along the existing access road, as shown in Drawing CRM3030031-ENZ-XX-XX-DR-D-0001.

Surface water runoff from the Site will be restricted to a minimum rate of 1l/s.

Surface water will be directed towards the permeable paving/tarmac surface where it will filter through into the sub-base. A 450mm minimum sub-base has been proposed. The permeable paving is to be a Type B construction, allowing flows to infiltrate where possible, with an overflow into the existing drainage system.

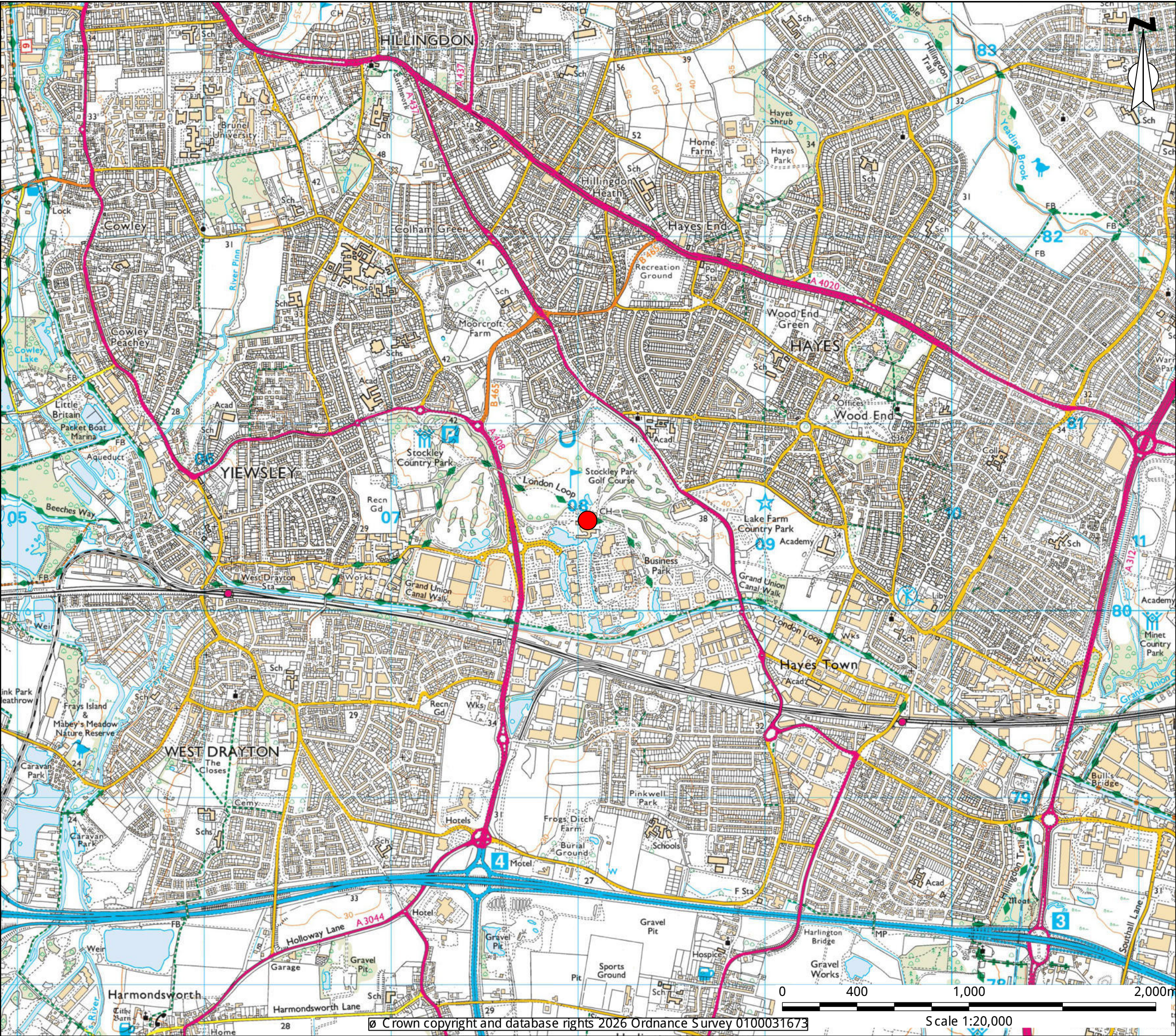
A 30mm orifice plate inspection chamber is proposed at the low point of the permeable structure to restrict flow to 1l/s.

Any exceedance follows the Site topography (Drawing 0007) and centre of the Site along London Loop, drains into existing gulleys.

8. Summary and Conclusions

The flood risk scoping identifies the following:

- The Site is located in Flood Zone 1, at a negligible risk of fluvial and tidal flooding.
- The risk of groundwater flooding is assessed as low in the superficial deposits, but negligible below the superficial deposits.
- Most of the Site is at negligible risk of surface water flooding, with an area at low risk of ponding in the eastern parcel of Site.
- The Site is at a negligible risk from all remaining sources of flooding.
- Flood risk can be mitigated to a negligible level through the following approach:
 - Sequentially develop the Site, limiting the built development outside the mapped extent of surface water flooding.
 - Adoption of a surface water management strategy.



KEY:

Site Location

P01	12/02/26	Issued for comment / approval	Initial	Check	Approve
Rev	Date	Description	DRA	CHK	APP

Project

Stockley Park Golf Club

Client

Tesla Motors Ltd

Drawing Title

Study Area Location Plan

Scale	Date	Status
1:20,000@A3	12/02/26	Preliminary

DWG No.	Revision
CRM3030031-ENZ-XX-XX-DR-Y-0001	P01

Bristol

01454 269 237

Manchester

0161 413 6444

Sheffield

0114 321 5151

Cardiff

02920 023 700

Cambridge

01799 542 473

Belfast

07377673948

enzygo

@enzygo

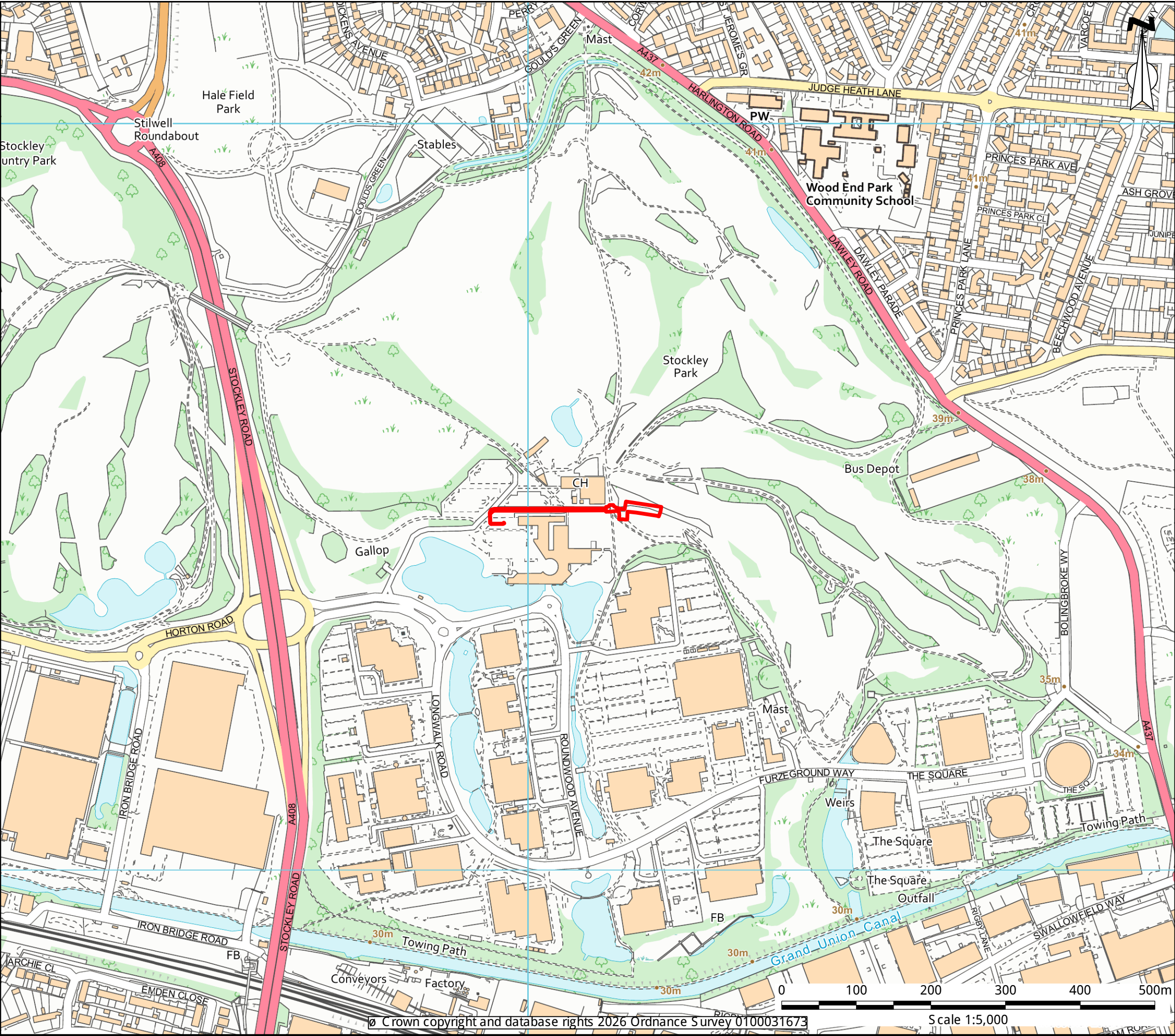
enzygo.com

hello@enzygo.com

0 400 1,000 2,000m

Scale 1:20,000

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KEY:

Site Boundary

Surface Water Features

P01	12/02/26	Issued for comment / approval	Initial	Check	Approve
Rev	Date	Description	DRA	CHK	APP

Project
Stockley Park Golf Club

Client
Tesla Motors Ltd

Drawing Title
Surface Water Features

Scale 1:5000@A3	Date 12/02/26	Status Preliminary
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DWG No. CRM3030031-ENZ-XX-XX-DR-Y-0002	Revision P01
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Manchester

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Sheffield

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Cardiff

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Cambridge

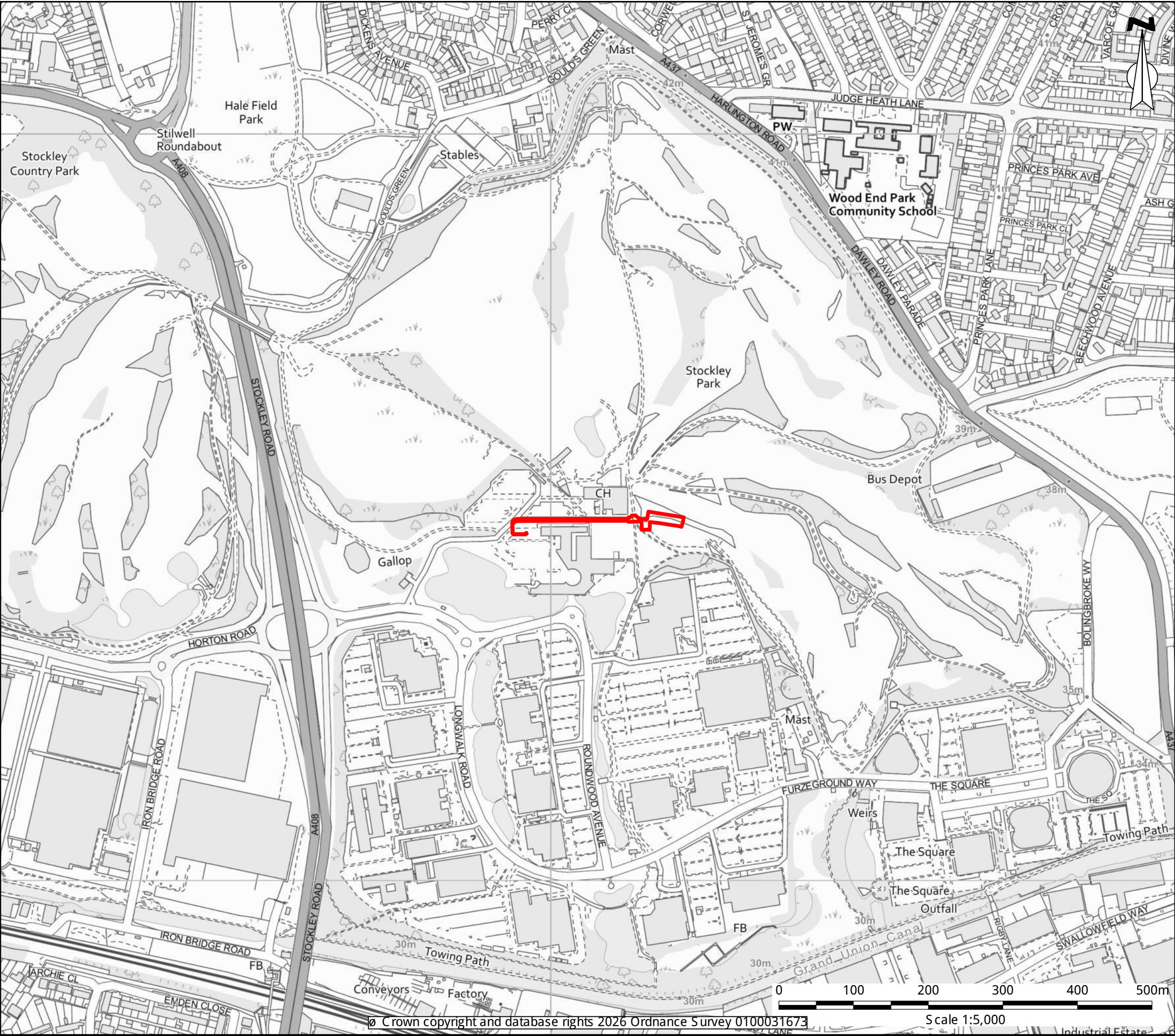
01799 542 473

Belfast

07377673948

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KEY:

- Site Boundary
- Flood Zone 3
- Flood Zone 2
- Flood Zone 1
- Land at Risk of Flooding: Defended (1 in 30 Years)
- Flood Defences
- Water Storage Areas

P01	12/02/26	Issued for comment / approval	Initial	Check	Approve
Rev	Date	Description	DRA	CHK	APP

Project

Stockley Park Golf Club

Client

Tesla Motors Ltd

Drawing Title

EA Flood Zones

Scale	Date	Status
1:5000@A3	12/02/26	Preliminary

DWG No.	Revision
CRM3030031-ENZ-XX-XX-DR-Y-0003	P01

Bristol

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Manchester

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Sheffield

0114 321 5151

Cardiff

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Cambridge

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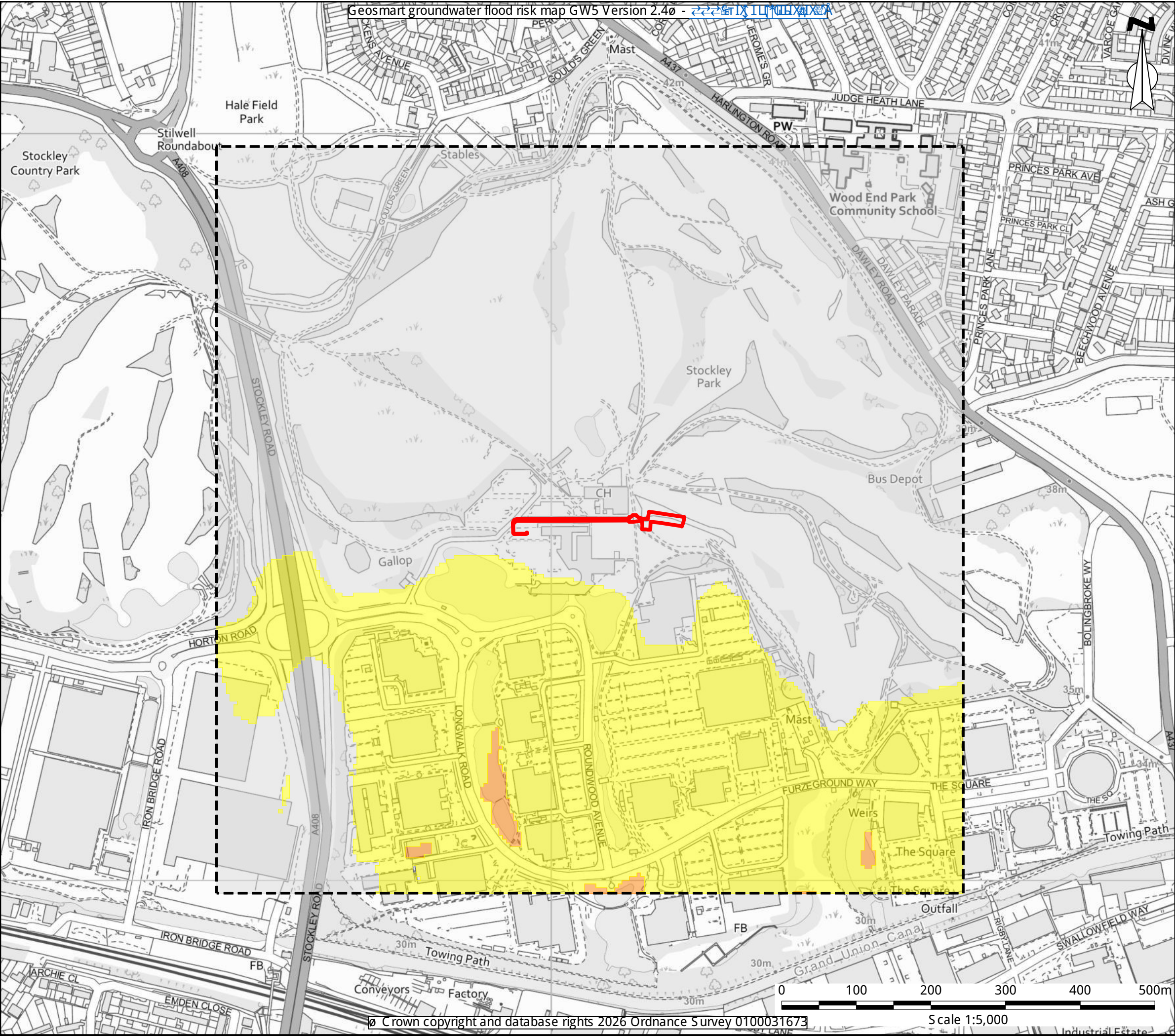
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Scale 1:5,000



KEY:

- Site Boundary
- Class 1 - High Risk
- Class 2 - Moderate Risk
- Class 3 - Low Risk
- Class 4 - Negligible Risk
- Search Extent

Rev	Date	Description	DRA	CHK	APP
P01	12/02/26	Issued for comment / approval	Initial	Check	Approve

Project
Stockley Park Golf Club

Client
Tesla Motors Ltd

Drawing Title
Groundwater Flood Risk

Scale	Date	Status
1:5000@A3	12/02/26	Preliminary

DWG No.	Revision
CRM3030031-ENZ-XX-XX-DR-Y-0004	P01

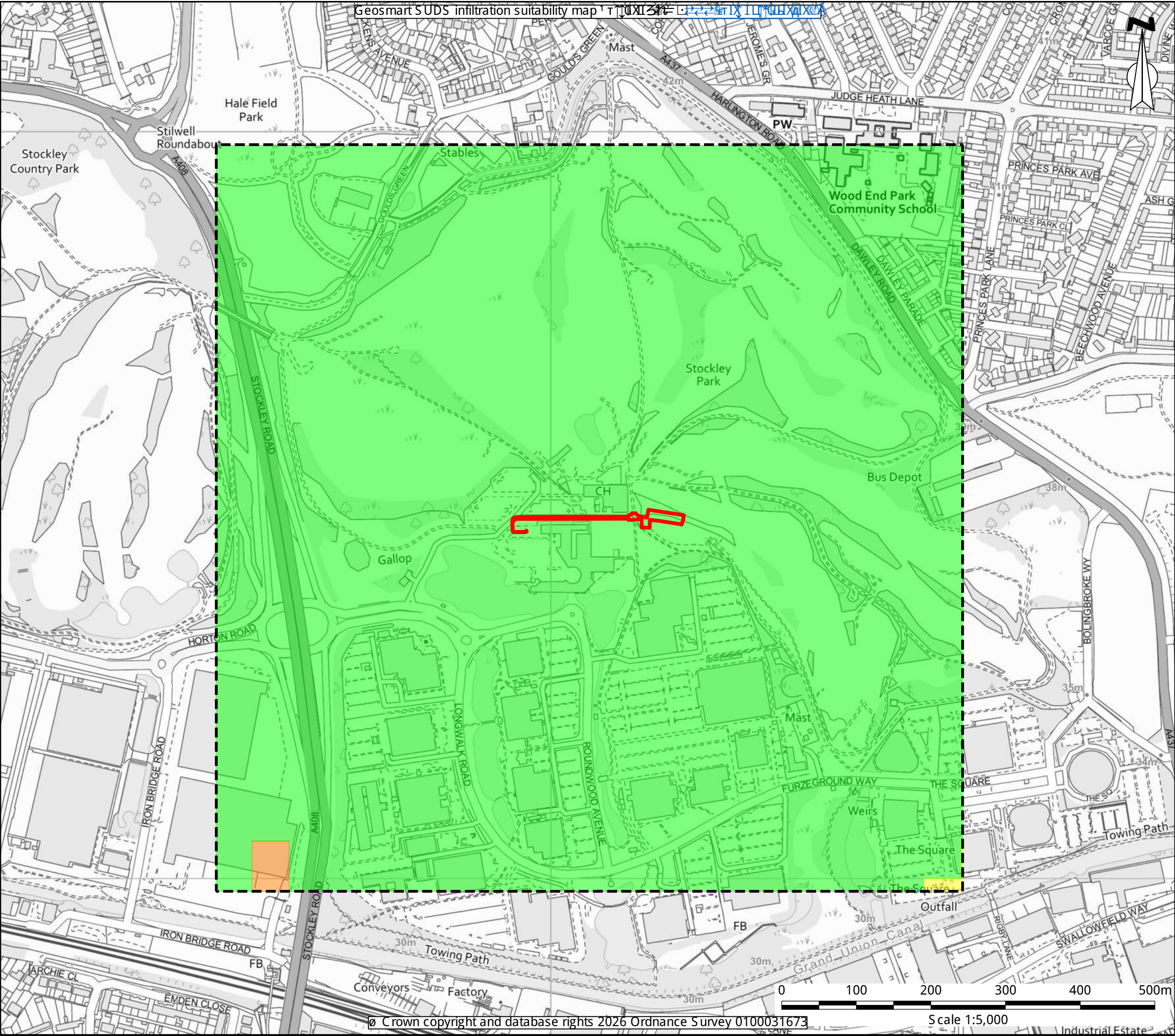
Bristol
01454 269 237
Manchester
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Sheffield
0114 321 5151

Cardiff
02920 023 700
Cambridge
01799 542 473
Belfast
07377673948

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Scale 1:5,000



KEY:

- Site Boundary
- High Potential
- Moderate Potential
- Low Potential
- Search Extent

P01	12/02/26	Issued for comment / approval	Initial	Check	Approve
Rev	Date	Description	DRA	CHK	APP

Project

Stockley Park Golf Club

Client

Tesla Motors Ltd

Drawing Title

SuDS Infiltration Potential

Scale	Date	Status
1:5000@A3	12/02/26	Preliminary

DWG No.	Revision
CRM3030031-ENZ-XX-XX-DR-Y-0005	P01

Bristol

01454 269 237

Manchester

0161 413 6444

Sheffield

0114 321 5151

Cardiff

02920 023 700

Cambridge

01799 542 473

Belfast

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Scale 1:5,000