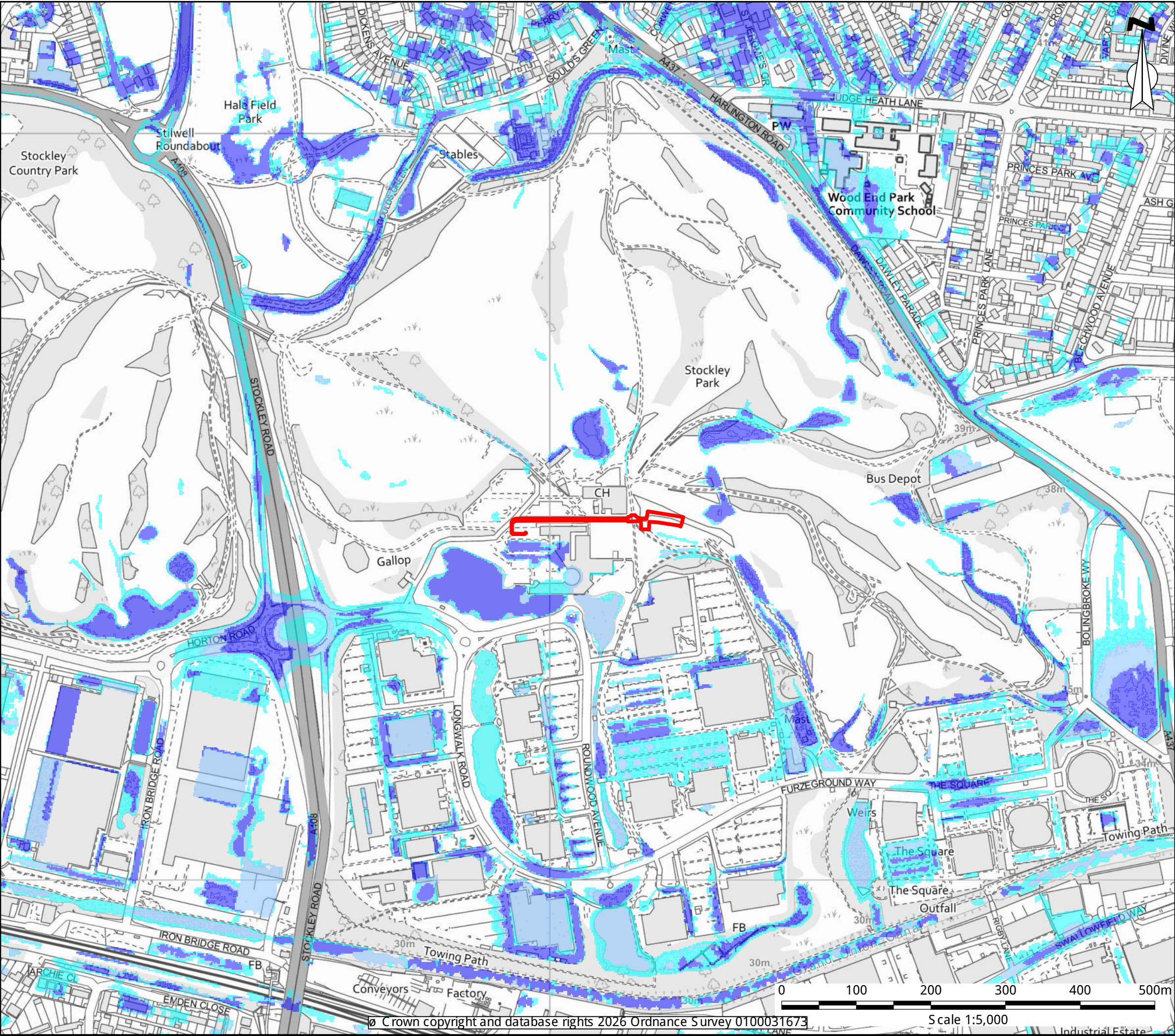




KEY:

- Site Boundary
- High Risk
- Moderate Risk
- Low Risk

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 Risk of Flooding from Surface Water

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

DWG No.
CRM3030031-ENZ-XX-XX-DR-Y-0006.1

Revision
P01

Bristol
01454 269 237

Manchester
0161 413 6444

Sheffield
0114 321 5151

Cardiff
02920 023 700

Cambridge
01799 542 473

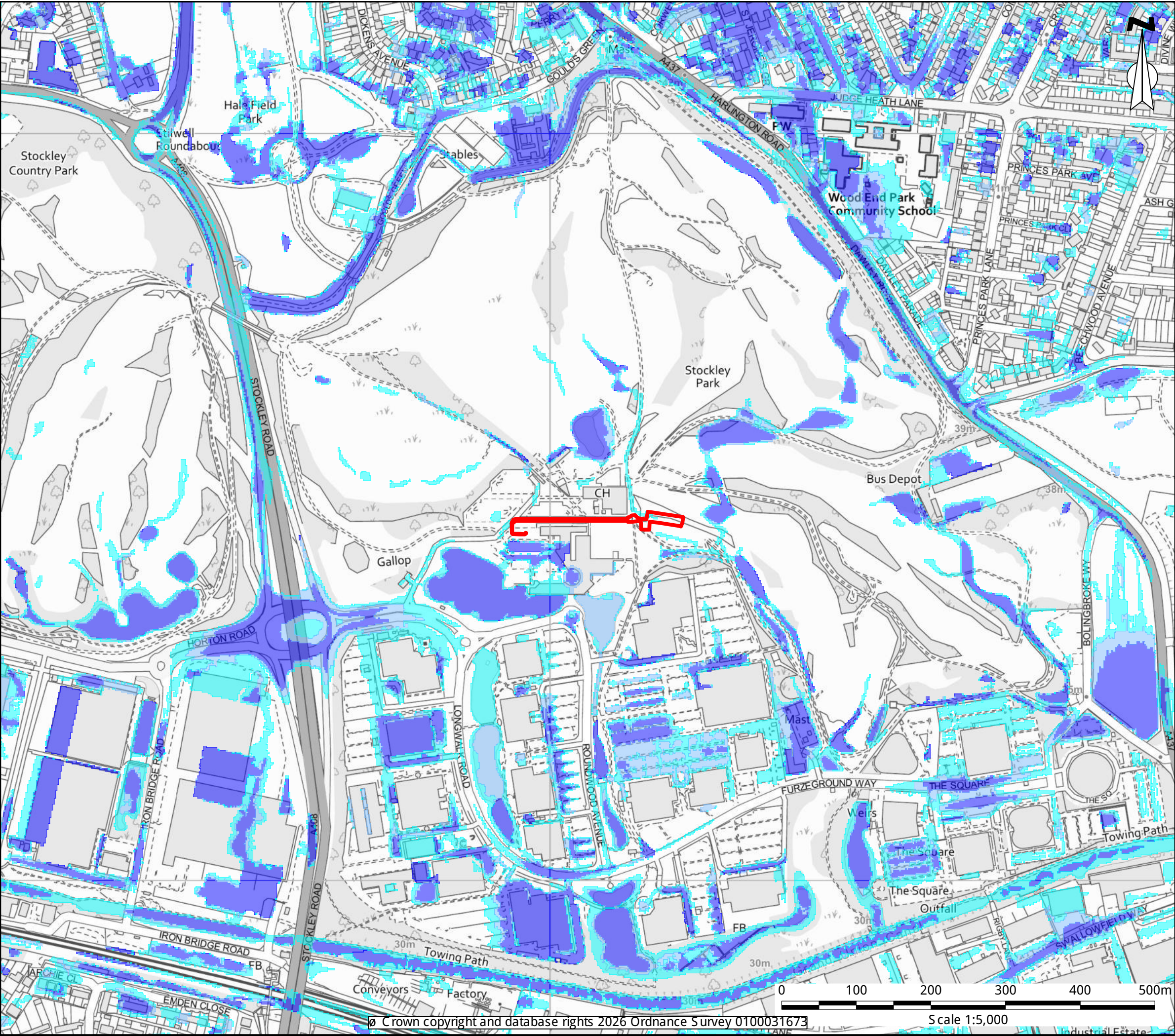
Belfast
07377673948

enzygo

@enzygo
enzygo.com
hello@enzygo.com

© Crown copyright and database rights 2026 Ordnance Survey 0100031673

Scale 1:5,000



KEY:

- Site Boundary
- High Risk
- Moderate Risk
- Low Risk

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 Risk of Flooding from Surface Water (Climate Change)

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

DWG No.	Revision
CRM3030031-ENZ-XX-XX-DR-Y-0006.2	P01

Bristol

01454 269 237

Manchester

0161 413 6444

Sheffield

0114 321 5151

Cardiff

02920 023 700

Cambridge

01799 542 473

Belfast

07377673948

enzygo

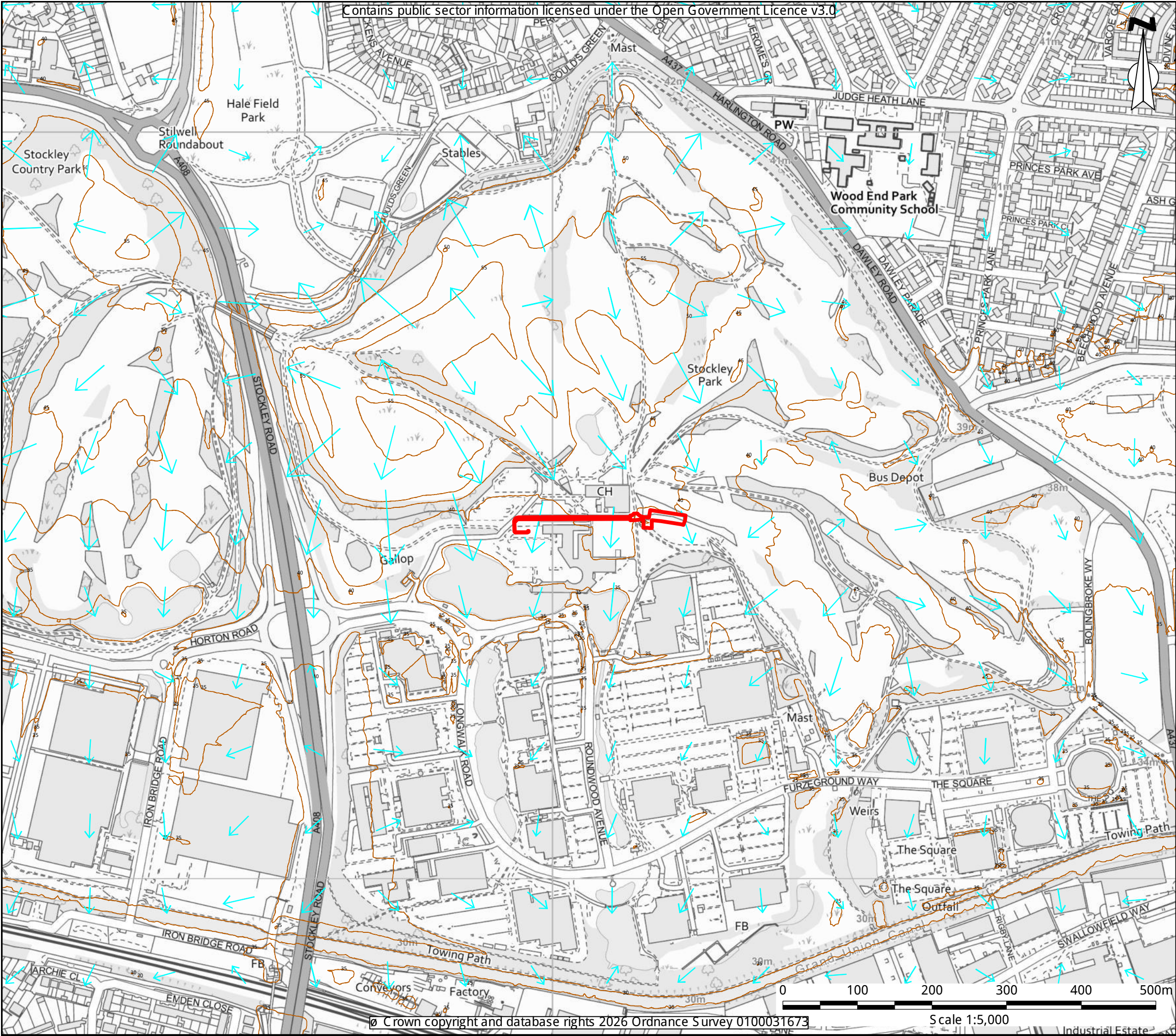
@enzygo

enzygo.com

hello@enzygo.com

© Crown copyright and database rights 2026 Ordnance Survey 0100031673

Scale 1:5,000



KEY:

- Site Boundary
- Contours
- Surface Water Flow Path

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
Flow Pathway Analysis

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

DWG No.	Revision
CRM3030031-ENZ-XX-XX-DR-Y-0007	P01

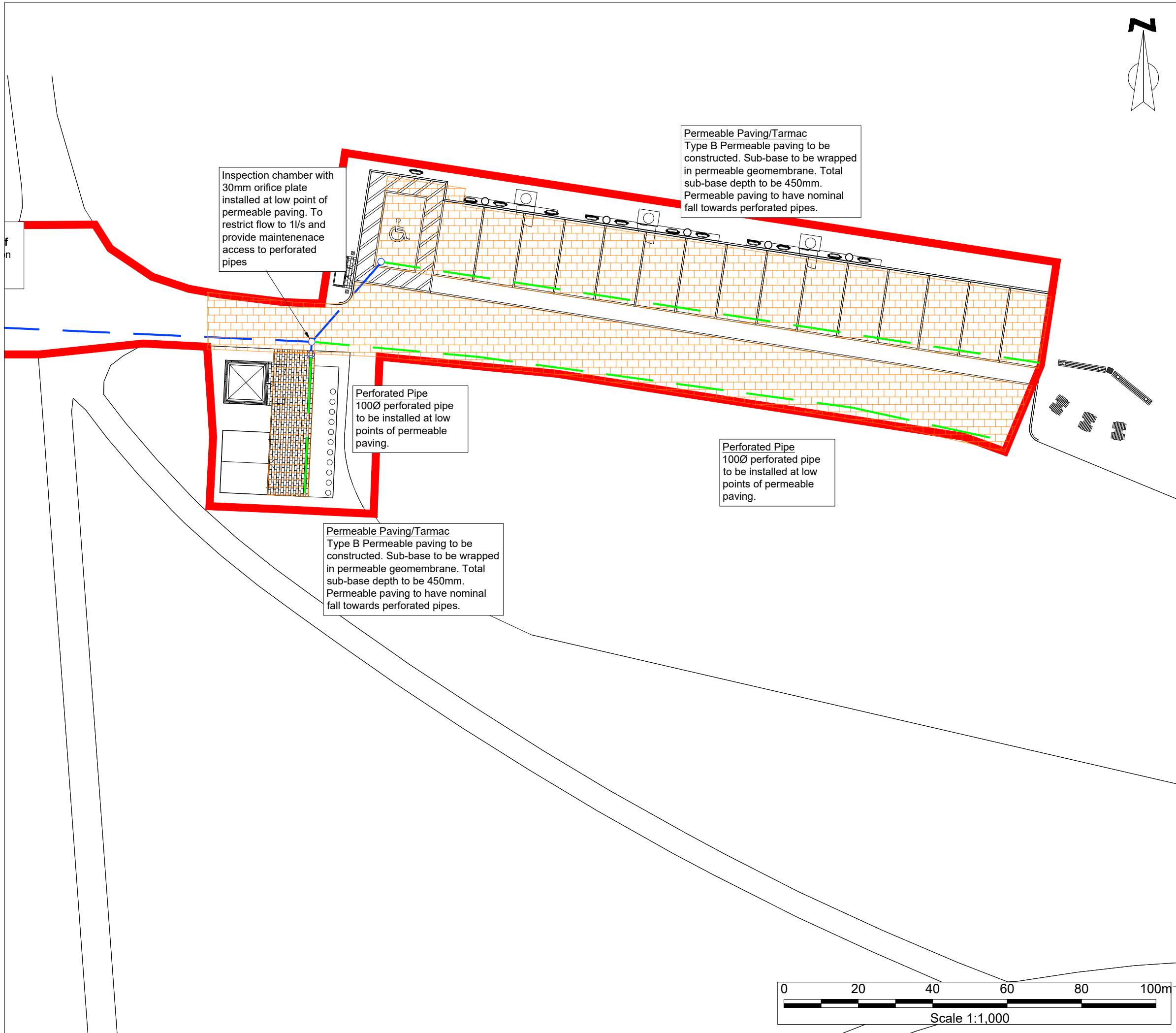
Bristol	Cardiff
01454 269 237	02920 023 700
Manchester	Cambridge
0161 413 6444	01799 542 473
Sheffield	Belfast
0114 321 5151	07377673948

enzygo

@enzygo
enzygo.com
hello@enzygo.com

0 100 200 300 400 500m
Scale 1:5,000

© Crown copyright and database rights 2026 Ordnance Survey 0100031673



KEY:

- Surface Water Sewer
- Surface Water Manhole/Inspection Chamber
- Perforated Pipe
- Permeable Paving/Tarmac

Inspection chamber with 30mm orifice plate installed at low point of permeable paving. To restrict flow to 1l/s and provide maintenance access to perforated pipes

Permeable Paving/Tarmac
Type B Permeable paving to be constructed. Sub-base to be wrapped in permeable geomembrane. Total sub-base depth to be 450mm. Permeable paving to have nominal fall towards perforated pipes.

Perforated Pipe
100Ø perforated pipe to be installed at low points of permeable paving.

Perforated Pipe
100Ø perforated pipe to be installed at low points of permeable paving.

Permeable Paving/Tarmac
Type B Permeable paving to be constructed. Sub-base to be wrapped in permeable geomembrane. Total sub-base depth to be 450mm. Permeable paving to have nominal fall towards perforated pipes.

P01	04/03/26	Issued for comment / approval	TB	TB	SD
Rev	Date	Description	DRA	CHK	APP

Project
Stockley Park
Hayes

Client
Tesla Motors Ltd

Drawing Title
Preliminary Surface Water Drainage Strategy

Scale 1:250@A3	Date 04/03/26	Status Preliminary
--------------------------	-------------------------	------------------------------

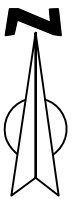
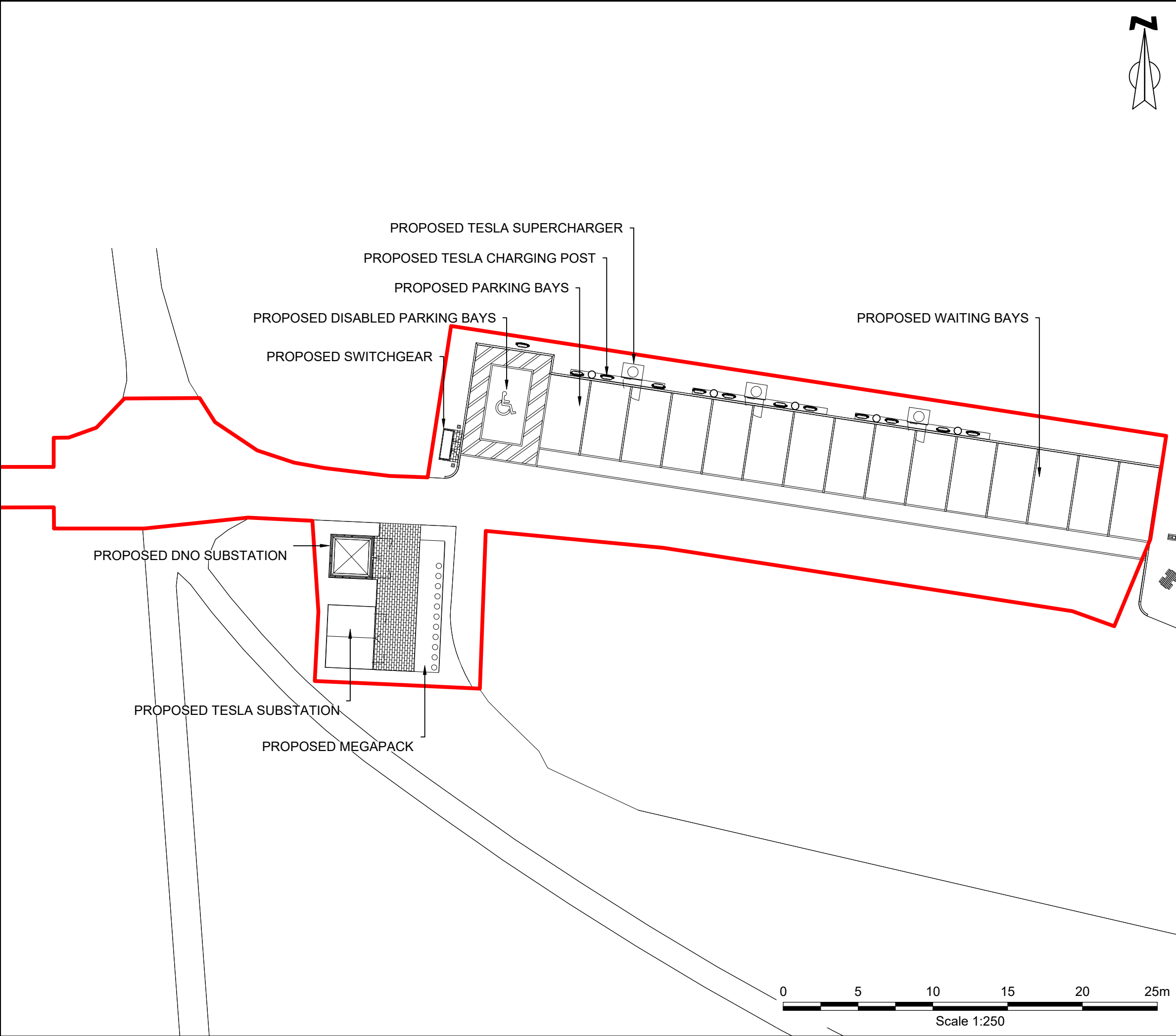
DWG No. CRM3030031-ENZ-XX-XX-DR-D-0001	Revision P01
--	------------------------

Bristol
01454 269 237
Manchester
0161 413 6444
Sheffield
0114 321 5151

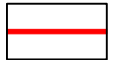
Cardiff
02920 023 700
Cambridge
01799 542 473
Belfast
07377673948



@enzygo
enzygo.com
hello@enzygo.com



KEY:



Site Boundary

Rev	Date	Description	DRA	CHK	APP
P01	11.02.26	Issued for comment / approval	LB	CW	CW

Project
Stockley Park Golf Club

Client
Tesla Motors Ltd

Drawing Title
Site Layout Plan

Scale	Date	Status
1:250 @ A3	11.02.26	Preliminary

DWG No.	Revision
CRM3030031-ENZ-XX-XX-DR-T-0002	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.com
hello@enzygo.com

Appendix 2 – Topographical Survey

DRAINAGE SURVEY
All accessible Manholes and Inspection chambers have had their respective covers lifted with pipe sizes, inverts, chamber sizes/types and service data recorded from ground level. All connections from DPs, Gullies, Drains, VP's, RE's and lampholes have been proven wherever possible using audible connections (AC) and/or sonde instrumentation where applicable. Where these methods have proved unsuccessful then assumed (AR) straight line connections will be shown.

CCTV DRAINAGE SURVEY
All accessible Manholes and Inspection chambers have had their respective covers lifted with pipe sizes, inverts, chamber sizes/type and service data recorded from ground level. Pipework has been traced, accessed and collected for post processing. Drainage layout, including manhole covers not located by topographical survey, may be taken from CCTV chainage and will be shown as indicative only.

Electricity
Elec cables will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required.

British Telecoms
BT cables will have been predominantly located using EMIL methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required. Due to current laws and legislation protecting all BT apparatus, cabling can only be located remotely. We therefore compare all our telecom findings against recent information to produce the final service layout. In some instances, where high amount of cable ducts are present, we may only be able to identify a linear centre peak signal rather than identifying all the individual duct positions. For further information regarding Telecoms apparatus, please contact Openreach directly.

Cable TV & Communications
CTV and/or Com cables will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required.

Fibre Optic
FO cables will have been predominantly located using GPR methodology. This is due to the materials used within fibre optic cabling. In some rare instances, tracer cabling or conductive non fibre optic cabling will be present within some or all ducting. When this is the case, both EML and GPR methodology will be combined to identify service network and achieve greater quality levels.

Lighting, Traffic Signal & Security Cables
LC, TS and/or Sec cables will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required.

Gas & Water Inc. Fuel Pipes and Hot Water Pipes

GM/GS and/or W/MWS pipe work will have been attempted and located using both EML & GPR methodology with electronically derived depths shown for the former and depths to crown levels shown for the latter.

When the Gas/Water pipe work is constructed using conductive materials, then we are able to employ multiple geophysical techniques to identify service network and achieve greater quality levels. When a non conductive material is used, GPR methodology will be employed to locate and plot the final service layout.

Ground Penetrating Radar
GPR methodology is used to identify and locate all non metallic, non conductive piping and cabling. We also employ GPR to obtain a greater accuracy levels on EMI, locate services. The GPR has a greater success rate on pipe or service diameter upward of Ø63mm, C63mm, as size increments increase, so does the chance of detection. The GPR can produces varying results and as such, wouldn't be used as an independent utility surveying instrument.

Unidentified Traces
All UITS will have been predominantly located using EML methodology with electronically derived depths shown. GPR techniques will be employed to achieve greater quality levels as required. Every effort has been made to identify the service but in this instance, is not achievable. We recommend excavation work to determine identity and depth where applicable.

Scarring (QL-C)
Scarring has been identified on site with a potential of an undetectable service present.

Assumed Routes & Taken from Records (GL-84(D))
Assumed routes (AR) are shown if there is evidence that a service exists but we are unable to trace it whilst on site. The surveyor will attempt to locate various risers/valves/meters (service evidence) etc. around site area to successfully determine an assumed route between these points. If there is little evidence on site but they believe a service is still present, then a common sense approach to an assumed route shall be employed.

To undertake a CCTV drainage survey of the entire site area to establish a more comprehensive drainage network, and asset condition of the pipework.

We recommend full statutory record information be obtained to confirm site findings and to position undetectable which may be present.

Due to the geophysical nature of subsurface technology, we always recommend excavation works to be carried out within critical areas for verification and to eliminate the possibility of undetectable services present.

[illegible]

DRAWING NOTES

All below ground details shown have been identified from above ground without excavation. Survey Solution use electro-magnetic and/or ground penetrating radar (GPR) methods to investigate for underground utilities, services and features. Results using these methods are not infallible and we recommend trial excavations are carried out for verification of positions, depths and identification.

Any areas on the drawing where services or features have not been shown are not necessarily clear of services or features but are an indication that no items have been identified during our investigations. All reasonable care and normal good practice should still be employed during design and construction processes.

Certain types of services such as plastic or concrete pipes, some conduit and ducting where direct access can not be achieved for tracing may not be shown and alternative locating methods should be used.

Survey Solutions has used all reasonable care to research available service records but the completeness or use of the service records supplied to or by Survey Solutions cannot be guaranteed. Therefore Survey Solutions cannot be held responsible for any features annotated as 'taken from records' (TFR).

Depths obtained using electro-magnetic or GPR are effected by ground conditions and should be treated as indicative only. Electro-magnetic depths to utilities and services are generally taken to the centre of a feature, GPR depths to the top of a feature and drainage depth shown to inverts, unless otherwise indicated.

Drainage pipe sizes will be obtained without entering the chamber and therefore should be treated as approximate. Pipe dimensions which have not been obtained visually will be taken from records when available.

All services, drainage and utilities routes are assumed straight between access

points, unless otherwise stated. The numbers of cables in runs will not be shown unless specifically requested. All services are below ground unless indicated.

Services, utilities and features may not have been surveyed if obstructed or not reasonably visible or accessible at the time of survey.

Survey Solutions accept no responsibility for the completeness or accuracy of either the topographical survey or base mapping on this project.

All critical dimensions and measurements should be checked and verified with any

The contractor must check and verify all site and building dimensions, levels, utilities

© Land Survey Solutions Limited hold the copyright to all the information contained within this document and their written consent must be obtained before copying or using the data other than for the purpose it was originally supplied.

This Survey has been carried out in accordance with PAS 128: 2014 and our version of the Royal Institution of Chartered Surveyors (RICS) specification for Measured Surveys of Land, Buildings and Utilities. Our survey extents have been agreed and confirmed with formal acceptance of 78380BWUG from TESLA MOTORS LIMITED. If you have any queries regarding the final services layout, please may we ask you to carefully read all the information within this title block in its entirety before continuing to do so.

TOPOGRAPHICAL/DWG DRAWING INFORMATION		
TOPOGRAPHICAL SURVEY DATE 12/06/2025		
SURVEY TYPE	DESCRIPTION	EFFECT ON SURVEY RESULTS
TOPO	SURVEY SOLUTIONS	
OUTDATED		
CG		
NTS		

GENERAL SITE CONDITIONS	
AVERAGE	
ADDITIONAL INFORMATION	EFFECT ON SURVEY RESULTS

DESKTOP UTILITY RECORDS (PAS 128: 2014 SURVEY TYPE D) PREREQUISITE FOR PAS 128: 2014 SURVEY TYPE B COMMISSIONED: NO		
UTILITY	AVAILABILITY	UTILITY COMPANY PROVIDER
SEWER	N/A	N/A
WATER MAIN	N/A	N/A
GAS MAIN	N/A	N/A
TELECOM	N/A	N/A
CABLE TV	N/A	N/A
ELECTRICITY	N/A	N/A
OIL PIPES	N/A	N/A
OTHER	N/A	N/A

REV	DESCRIPTION	DRAWN	CHECKED	APPR	SURVEY DATE

 SURVEY SOLUTIONS			
		0845 404 5969 www.survey-solutions.co.uk	
LAND SURVEYING BUILDING SURVEYING UNDERGROUND SURVEYING SITE ENGINEERING MONITORING			
EPICARD - BEECHDALE BRANDBURG - COUNTRY - DUNDEE - LEAS - LEISSE - LONDON - COLT - LONDON - BUCKINGHAM - WINDSOR - WINDSOR - WINDSOR - WINDSOR - WINDSOR - WINDSOR - WINDSOR - WINDSOR - WINDSOR - WINDSOR - WINDSOR - WINDSOR - WINDSOR - WINDSOR -			
PROJECT TITLE STOCK MARKET GOLF, STOCKLEY PARK, HAYS, UXPBRIDE, UXPBRI 1A0			
DRAWING DETAIL UTILITIES AND DRAINAGE SURVEY SHEET 1 OF 2			
CLIENT TSLA MOTORS LIMITED			SCALE 1:200
SURVEYOR LIMSD	SURVEY DATE 16/08/2025	CHECKED BY LJT	APPROVED BY DA
DRAWING NUMBER 783801BWUG-01			REVISION ISSUE DATE 16/06/2025
     			

Taken from records (TFR) are service routes that are taken from STAT record plans or previous survey information and overlaid onto our drawings.

This drawing should only be scaled using digital methods.

version of the Royal Institution of Chartered Surveyors (RICS) specification for Measured Surveys of Land, Buildings and Utilities. Our survey extents have been agreed and confirmed with formal acceptance of 783808WUG from TESLA MOTORS LIMITED. If you have any queries regarding the final services layout, please may we ask you to carefully read all the information within this title, please refer to the applicable before and after plans as an

GENERAL SITE CONDITIONS	
AVERAGE	
ADDITIONAL INFORMATION	EFFECT ON SURVEY RESULTS

DESKTOP UTILITY RECORDS (PAS 128: 2014 SURVEY TYPE D)
PREREQUISITE FOR PAS 128: 2014 SURVEY TYPE B
COMMISSIONED: NO

UTILITY	AVAILABILITY	UTILITY COMPANY PROVIDER
SEWER	N/A	N/A
WATER MAIN	N/A	N/A
GAS MAIN	N/A	N/A
TELECOM	N/A	N/A
CABLE TV	N/A	N/A
ELECTRICITY	N/A	N/A
OIL PIPES	N/A	N/A
OTHER	N/A	N/A

REV	DESCRIPTION	DRAWN	CHECKED	APPR	SURVEY DATE

Appendix 3 – Thames Water Sewer Assets

Enzygo Ltd
ENZYGO LTD, OFFICES 3-4, SAMUE
SHEFFIELD
S36 2AA

Search address supplied Stockley Park Golf Ltd
The Clubhouse
Stockley Park
Uxbridge
UB11 1AQ

Your reference SHF.3030.031

Our reference ALS/ALS Standard/2026_5272855

Search date 13 January 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: Stockley Park Golf Ltd, The Clubhouse, Stockley Park, Uxbridge, UB11 1AQ

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.

The following quartiles have been printed as they fall within Thames' sewerage area:

TQ0779NE
TQ0780SE
TQ0780NE
TQ0879NW
TQ0880NW

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.

The following quartiles have not been printed as they contain no assets:

TQ0880SW

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.

Following examination of our statutory maps, Thames Water has been unable to find any plans of water mains within this area. If you require a connection to the public water supply system, please write to:

Diversions	Thames Water	New Connections /
Business Centre	Brentford	Network Services
TW8 0EE	Tel: 0845 850 2777	Middlesex
		Email: developer.services@thameswater.co.uk

The following quartiles have not been printed as they are out of Thames' water catchment area. For details of the assets requested please contact the water company indicated below:

TQ0779NE	Affinity Water
TQ0780SE	Affinity Water
TQ0780NE	Affinity Water
TQ0879NW	Affinity Water
TQ0880SW	Affinity Water
TQ0880NW	Affinity Water

Affinity Water Ltd
Tamblin Way
Hatfield
AL10 9EZ

Tel: 0345 3572401

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

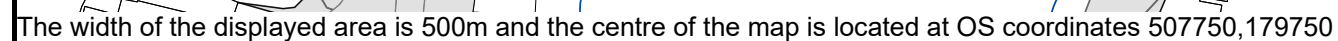
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

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

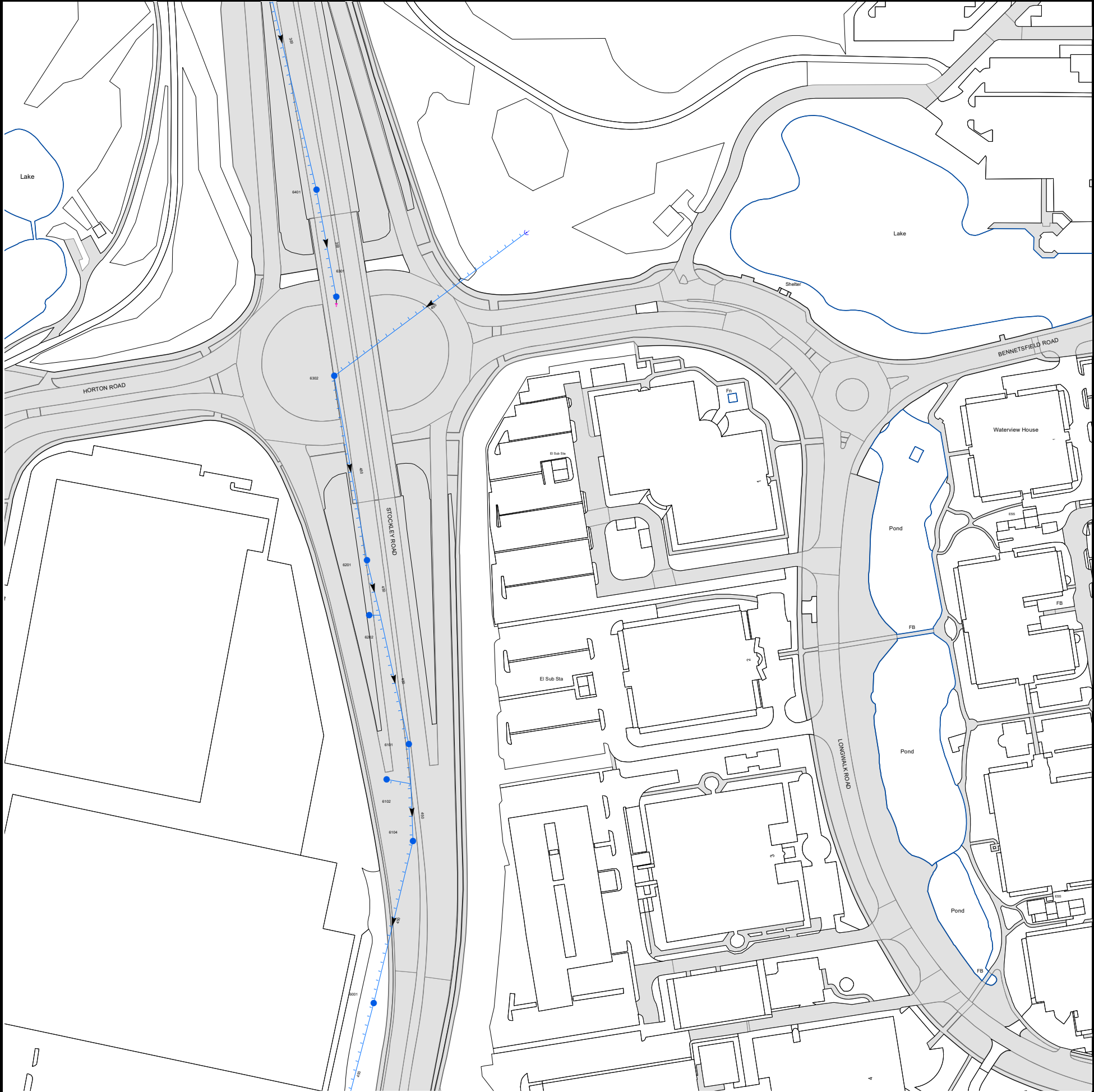
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk



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
5805	n/a	n/a
561A	n/a	n/a
561B	n/a	n/a
561C	n/a	n/a
561D	n/a	n/a
5701	31.97	29.95
5601	32.24	29.89
5802	n/a	n/a
5804	n/a	n/a
5703	32.18	30.06
5603	32.79	30.44
5602	32.69	30.23
5801	n/a	n/a
5803	n/a	n/a
5702	32.2	30.48
581A	n/a	n/a
7601	32.56	31.24
981A	n/a	n/a
981B	n/a	n/a
5609	31.69	30.19
5607	32.82	30.34
5606	31.8	31.09
5605	33.34	30.46
5604	31.99	30.39
5608	33.59	30.78
6601	32.57	31.21
6602	32.57	30.87
6604	32.36	30.8
6603	32.36	31.11
7605	32.44	31.21
7602	32.36	30.86
6902	29.83	29.82
6901	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.		



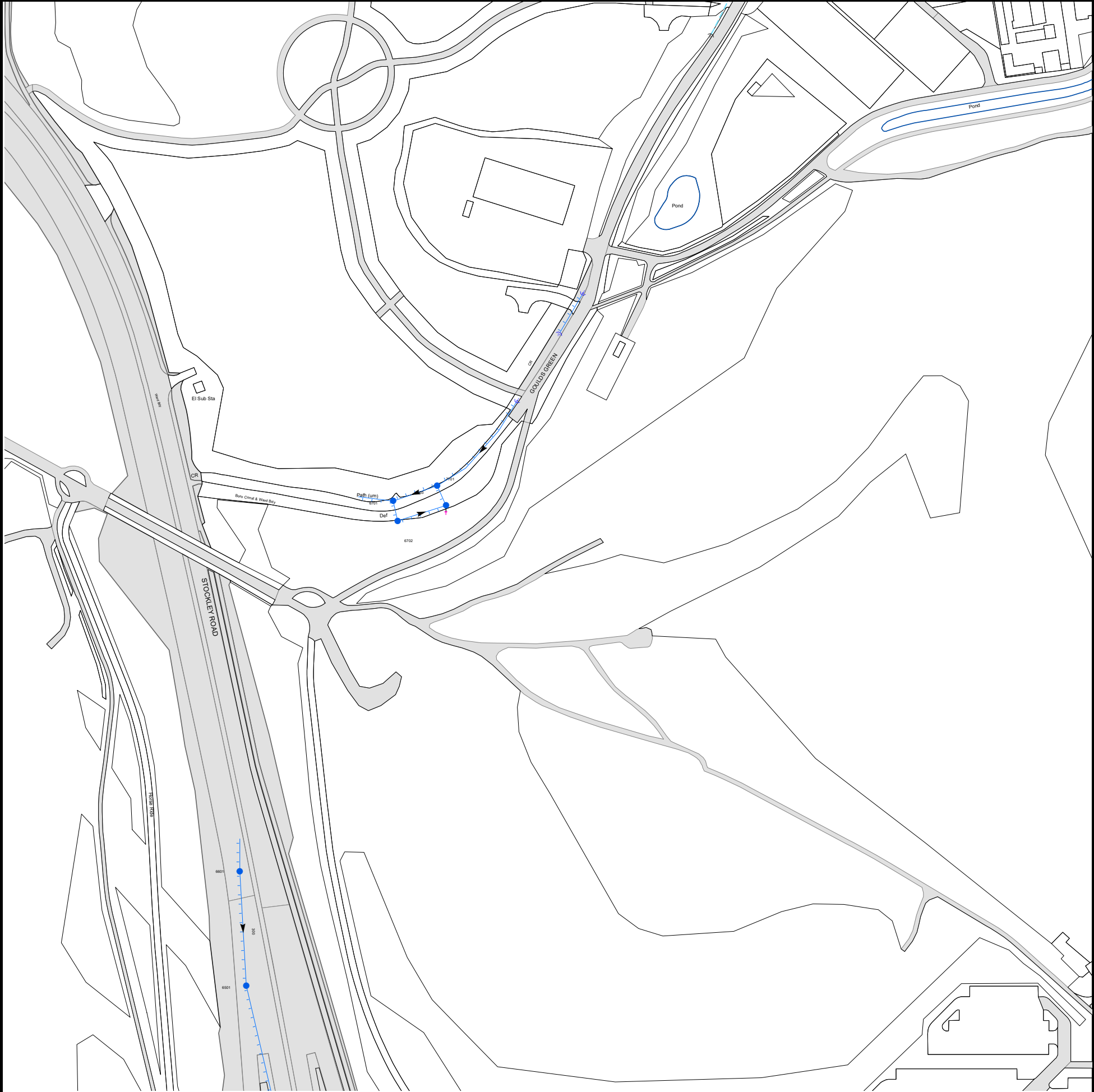
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 507750,180250

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
6001	n/a	n/a
6104	n/a	n/a
6102	n/a	n/a
6101	n/a	n/a
6202	n/a	n/a
6201	n/a	n/a
6302	n/a	n/a
6301	35.4	34.48
6401	35.85	35.05
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 width of the displayed area is 500m and the centre of the map is located at OS coordinates 507750,180750

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.

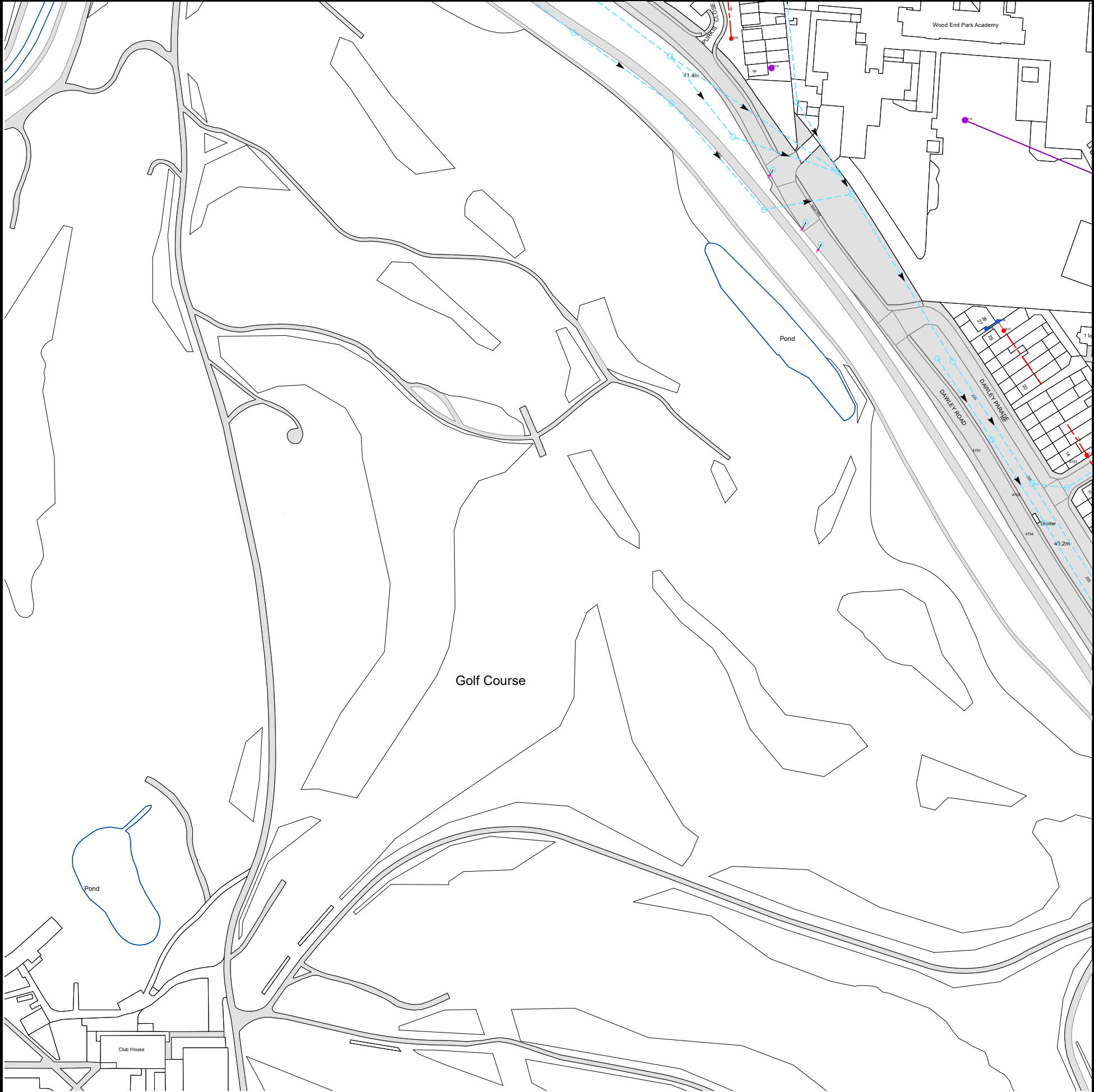
Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.

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
6701	n/a	n/a
6702	n/a	n/a
6703	n/a	n/a
7701	n/a	n/a
6501	38.37	37.52
6601	36.74	35.96
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
4701	33.09	30.44
481E	31.42	30.91
481D	33.09	30.77
481A	33	30.86
481F	33.15	31.64
481B	33.1	31.96
4702	n/a	n/a
4801	n/a	n/a
4802	n/a	n/a
451D	n/a	n/a
4501	32.8	30.88
4502	32.92	31.47
451B	n/a	n/a
451C	n/a	n/a
451G	n/a	n/a
451F	n/a	n/a
451E	n/a	n/a
451A	n/a	n/a
451H	n/a	n/a
351B	n/a	n/a
2504	32.49	30.35
351A	n/a	n/a
2502	32.19	30.77
2503	32.23	30.6
2501	32.11	30.62
1601	31.49	29.96
1602	31.53	29.57
2603	31.98	30.8
2602	32.36	31.06
161A	n/a	n/a
2601	32.67	31.14
3701	32.33	31.48
2703	32.31	31.22
2702	32.35	31.04
1702	32.61	31.4
1703	32.57	30.85
371A	n/a	n/a
371B	n/a	n/a
3704	n/a	n/a
3705	n/a	n/a
2701	32.6	30.58
3702	n/a	n/a
1701	n/a	n/a
3801	n/a	n/a
1801	32.61	31.07
281A	n/a	n/a
281B	n/a	n/a
1704	32.65	30.61
1705	32.66	31.58
081A	n/a	n/a
151A	n/a	n/a
1501	31.4	29.29
251A	n/a	n/a
251B	n/a	n/a
251C	n/a	n/a
2505	32.37	30.51
2506	32.25	30.23
3501	32.59	30.76
351C	n/a	n/a
3502	32.76	31.4
3503	32.74	31.84
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 width of the displayed area is 500m and the centre of the map is located at OS coordinates 508250,180750

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
491B	n/a	n/a
4801	40.97	39.76
4802	41.18	38.15
491A	n/a	n/a
481A	n/a	n/a
4701	41.03	39.59
481B	n/a	n/a
481C	n/a	n/a
4702	41.02	37.65
4704	40.64	39.33
4703	40.85	38.4
471A	n/a	n/a
3802	n/a	n/a
3801	n/a	n/a
391B	41.62	38.678
391C	41.4	38.64
3903	41.45	38.71
3905	n/a	n/a
3904	n/a	n/a
391A	41.93	38.76
3902	40.36	38.07
391D	n/a	n/a
3901	n/a	n/a
391E	n/a	n/a
291A	42.3	38.818

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.



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

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

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

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.

- 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.

Appendix 4 – EA Correspondence

Charlotte Whitham

From: Hertfordshire and North London Enquiries <hnl enquiries@environment-agency.gov.uk>
Sent: 21 January 2026 10:00
To: Charlotte Whitham
Subject: Request for information - Ref: EIR2026/02673AS - land at Stockley Park Golf Club, Hayes.

You don't often get email from hnl enquiries@environment-agency.gov.uk. [Learn why this is important](#)

Our ref: EIR2026/02673

Your ref:

Dear Charlotte Whitham,

I am writing in response to your request for information, received 14 January 2026, regarding 26015/ZI05 CRM.3030.031 – Stockley Park Golf Club (EA).

We respond to requests for information under the Freedom of Information Act 2000 (FOI) and Environmental Information Regulations 2004 (EIR).

Please note that this information is also available via the links below.

The property is in an area located within Flood Zone 1 shown on our Flood Map for Planning (Rivers and Sea).

This is the definition of Flood Zone 1 from [gov.uk](#): Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)

Note - This information relates to the area that the above named site is in and is not specific to the property/proposed development itself.

We have not undertaken detailed flood modelling for the area in question. A link to the updated Flood Zone 2 and 3 data (March 2025) is provided below, but please be advised that flood level and depth information is not currently available for all locations identified as at risk. If you would like to discuss your planning proposal in more detail we recommend requesting a pre-application check from our Sustainable Places team. You can contact them at HNL SustainablePlaces@environment-agency.gov.uk.

We do not hold records of historic flood events from rivers and/or the sea affecting the area local to this site. However, please be aware that this does not necessarily mean that flooding has not occurred here in the past, as our records are not comprehensive.

Please be aware that flooding can come from different sources. Examples of these are:

- from rivers or the sea.
 - surface water (i.e. rainwater flowing over or accumulating on the ground before it is able to enter rivers or the drainage system). Please contact the Lead Local Flood Authority.
 - overflowing or backing up of sewer or drainage systems which have been overwhelmed. Please contact the local water company.
- groundwater (i.e. rising up from underground aquifers). Please contact the Lead Local Flood Authority.

Currently the Environment Agency can only supply flood risk data relating to the chance of flooding from rivers or the sea.

Here is the link to the climate change allowances:

<https://www.gov.uk/government/publications/peak-river-flow-climate-change-allowances-by-management-catchment>

You can look up further information about your risk from flooding using the following link [Check the long term flood risk for an area in England - GOV.UK](#).

The Grand Union Canal is managed by Canal and Rivers Trust. You will need to contact them directly for information about any relevant environmentally sensitive receptors such as aquatic wildlife.

If you have requested this information to help inform a development proposal, then you should note the information on [GOV.UK](#) on the use of Environment Agency Information for Flood Risk Assessments

<https://www.gov.uk/planning-applications-assessing-flood-risk>

If you are looking at producing a flood risk assessment then please see: [Flood Risk Assessment template](#) and [guidance note](#) (available from the Planning Portal page - [What to include in your flood risk assessment](#))

-

You can view groundwater flooding issues here

<https://www.gov.uk/government/collections/groundwater-current-status-and-flood-risk>

You can also view and print surface water flood maps online at: [Technical map - Check your long term flood risk - GOV.UK](#)

This information is provided subject to the [Open Government Licence](#), which you should read.

Data Available Online

Many of our flood datasets are available online:

- [Flood Map for Planning - Flood Zones](#) , [AIMS Spatial Flood Defences \(inc. standardised attributes\)](#)

- Risk of flooding from rivers and sea and surface water - [Check the long term flood risk for an area in England - GOV.UK](#)
- To request products for planning purposes - [Flood map for planning - GOV.UK](#)
- Download the risk of flooding from surface water [Technical map - Check your long term flood risk - GOV.UK](#)
- [Flood risk management: information for flood risk management authorities, asset owners and local authorities - GOV.UK](#)
- Download the data for the risk of flooding from rivers and sea (RoFRS) [Risk of Flooding from Rivers and Sea](#)
- [Historic Flood Map](#) and [Recorded Flood Outlines - data.gov.uk](#)
- View details on projects/schemes, maintenance, [Assets and Defences](#)
- [Current Flood Warnings](#)
- [Sign up for flood warnings - GOV.UK](#)
- [Open data](#)

Rights of appeal

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for the Environmental Information Regulations 2004 and the Freedom of Information Act 2000. Please follow this link to the [ICO online complaints portal](#). The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510 Email: icocasework@ico.org.uk | Website: www.ico.org.uk

Yours sincerely,

Annette Smith

HNL Area Customers and Engagement Team

Environment Agency

Please tell us how we did

To help improve your experience as a customer we are currently gathering feedback. If you would like to take part in a short customer satisfaction survey, please click the link below:

[Environment Agency FOI Customer Satisfaction Survey](#)

Appendix 5 – BGS Borehole Records



NRA
LSU Edition

RECORD OF WELL

For Institute use only Licence No.

N

At Stockley Park
Town or Village West Drayton
County Middlesex

TQ08/107 TQ08SE 62
0760-8050
ERST

255

TQ08SE

EXACT SITE
OF WELL

Six-inch National Grid sheet and reference TQ 0760 8050
For Schal International Ltd.
State whether owner, tenant, builder, contractor, consultant, etc.:
Address (if different from above) Richmond, Surrey

*DELETE

AS

NECESSARY

Level of ground surface above sea level (O.D.) ft (100.37) m
If well top is not at ground level state how far above* below* ft (.....) m

SHAFT ft (.....) m; diameter ft (.....) m;

HEADINGS (please attach details—dimensions and directions)

BORE ft (110) m; diameter at top in (250) mm;
at bottom in (150) mm N.B. There are I.D. stabilizer liners.

Full details of permanent lining tubes (position, length, inner and outer diameters, plain slotted etc.):
73.1 m x 250 mm plain steel from 0.6 m above ground surface;
6.0 m x 150 mm plain steel from 62.0 m down; 30.0 m slotted
steel x 150 mm from 75.0 m down

Slotted lining is Hagusta screen with gravel around, 200 m OD, 12/24 stabilizer
paths outside.

Water struck at depths of ft (100.37) m below well top

Rest level of water ft (19.10) m above* below well top. Suction at ft (.....) m

Yield on 4 hours test pumping at 12.700 galls per hour (16.00 l/s) with

depression to ft (35.0) m below well top. Recovery to 19.76 m test level in 96 mins hours

Capacity of pump g.p.h. (.....) l/s

Date of measurements 11/1989

DESCRIPTION OF PERMANENT PUMPING EQUIPMENT:

Make and/or type Motive power

Capacity galls (.....) m³ per hour. Suction at ft (.....) m

below well top. Amount pumped galls (.....) m³ per day. Estimated

consumption galls (.....) m³ per week

Well made by George Stow & Co. Ltd. Date of sinking November 1989

ADDITIONAL NOTES ANALYSIS (please attach copy if available)

Recovery; to 20.62 m in 24 hrs; to 20.04 m in 48 hrs;
to 19.80 m in 72 hrs; to 19.76 m in 96 hrs.

Hagusta screen inserted because of influx of sand from
behind main lining tubes.

2-26
SSC 200 m/d

INSTITUTE OF GEOLOGICAL SCIENCES
HYDROGEOLOGY UNIT
EXHIBITION ROAD
LONDON SW7 2DE

SGS 2491 10 000 7-79

Received from Philip York and
Partners
Date 16 October 1990
Observation well
Recorder
ER log
Site marked on
1" map
6" map—Grid Sheet
(use symbol)
Copy to
Date

GEOLOGICAL CLASSIFICATION

If measurements start below ground surface, state how far.

DEPTH

Metres

6287
1/91

110-0



Norwest Holst Soil Engineering Ltd.						Borehole No. 10	
Contract No. F4202		BOREHOLE LOG		Sheet 1 of 2			
Location Viewsley Bypass				Chainage			
Client London Borough of Hillingdon				Ground Level 38.937 m.A.O.D.			
Method of Boring Percussion		TQ08SE-206		Date 15.5.79 - 16.5.79			
Diameter of Borehole 150mm		C163, 8052					
Description of Strata	Legend	Depth Below G.L. (m)	O.D. Level (m)	Casing Depth	Sampling and Coring	"N"/R.Q.D.%	Daily Progress
MADEGROUND: Dark brown sand and fine gravel sized pieces of clinker, flints and brick. Becoming predominantly soft to firm brown silty clay fill below 2.00m with small pieces of coal, brick and stones.		2.90	36.04		2.00 2.50 3.00	(33)	
Firm light brown silty CLAY with frequent small pieces of black organic matter. Occasional fine gravel.		4.50	34.33		4.50	29	15/5
Medium dense light brown fine medium and coarse flint GRAVEL and coarse SAND.		6.00	32.94		6.00 6.50 7.50 9.00	58 for 150mm 50 58	
Very dense grey sub-angular sub-rounded fine medium and coarse flint GRAVEL and coarse SAND.							
Type of Sample		Remarks (Observations of Ground Water etc.)					
S.P.T. Undisturbed		Water added during penetration of gravel.					
C.P.T. X Vane		Water inflow at 6.50m. rate fast - not sealed. casing to 10.50-standing level 4.50m					
Jar Δ Water		Water blowing from 7.50 - 9.75 in sand and gravel.					
Bulk Piezometer		Hand excavated to 1.50m. No services located.					
		Blows required to drive U4 samples given in brackets under "N".					
		Water levels are subject to seasonal or tidal variations and should not be taken as constant					



Norwest Holst Soil Engineering Ltd.						Borehole No. 10	
Contract No. F4202		BOREHOLE LOG		Sheet 2 of 2			
Location Viewsley Bypass				Chainage			
Client London Borough of Hillingdon				Ground Level 38.937		m.A.O.D.	
Method of Boring Percussion		TQ08SE-206		Date 15.5.29			
Diameter of Borehole 150mm		0763, 8052					
Description of Strata	Legend	Depth Below G.L. (m)	O.D. Level (m)	Casing Depth	Sampling and Coring	"N"/ R.Q.D. %	Daily Progress
Grey GRAVEL Continued.		10.30	28.64	150mm	10.35	(40)	
Stiff dark brown fissured silty CLAY.		10.60	28.34	10.50			
Stiff to very stiff blue grey fissured silty CLAY with silt dustings along fissures. (London Clay).		12.50	26.44		12.00		16/5

Type of Sample

S.P.T. Undisturbed

C.P.T. Vane

Jar Water

Bulk Piezometer

Remarks (Observations of Ground Water etc.)

Blows required to drive U4 samples given in brackets under "N".

Water levels are subject to seasonal or tidal variations and should not be taken as constant



Norwest Holst Soil Engineering Ltd.						Borehole No. 11	
Contract No. F4202		BOREHOLE LOG		Sheet <u>1</u> of <u>1</u>			
Location Viewsley By Pass				Chainage.....			
Client London Borough of Hillingdon		TQ08SE-207		Ground Level 35.930 m.A.O.D.			
Method of Boring Percussion		0765, 8062		Date 25.4.79			
Diameter of Borehole 150mm							
Description of Strata	Legend	Depth Below G.L.(m)	O.D. Level (m)	Casing Depth	Sampling and Coring	"N"/ R.Q.D. %	Daily Progress
Dark brown sandy TOPSOIL		0.10	35.83				
MADEGROUND: soft brown silty clay with small stones		1.00	34.93		1.00		
MADEGROUND: Dark mainly stone fill with sand including concrete fragments and some wood and straw in fresh state. Organic content overall low mainly rubble fill					1.50		
					2.00		
					2.50	41	
					3.50	26	
MADEGROUND: Soft dark grey and brown predominantly clay and stone fill. Including some wood, straw and roots but overall organic content low. General rubble waste.		4.00	31.93				
					4.50	(34)	
					5.50		
					6.50	(34)	
Firm orange brown mottled silty CLAY		7.50	28.43	150mm to 7.50	7.50		
Stiff blue grey fissured silty CLAY with silt along fissures (London Clay)		8.00	27.93		8.50	(37)	
		9.00	26.93		9.00		25/4

Type of Sample

Is S.P.T. ☐ Undisturbed

Ic. C.P.T. ☐ Vane

O Jar ☐ Water

● Bulk ☐ Piezometer

Remarks (Observations of Ground Water etc.)

Water inflow fast at 2.00m. Overnight standing level 2.00m.

Blows required to drive U4 samples given in brackets under 'N'.

Appendix 6 – Drainage Calculations

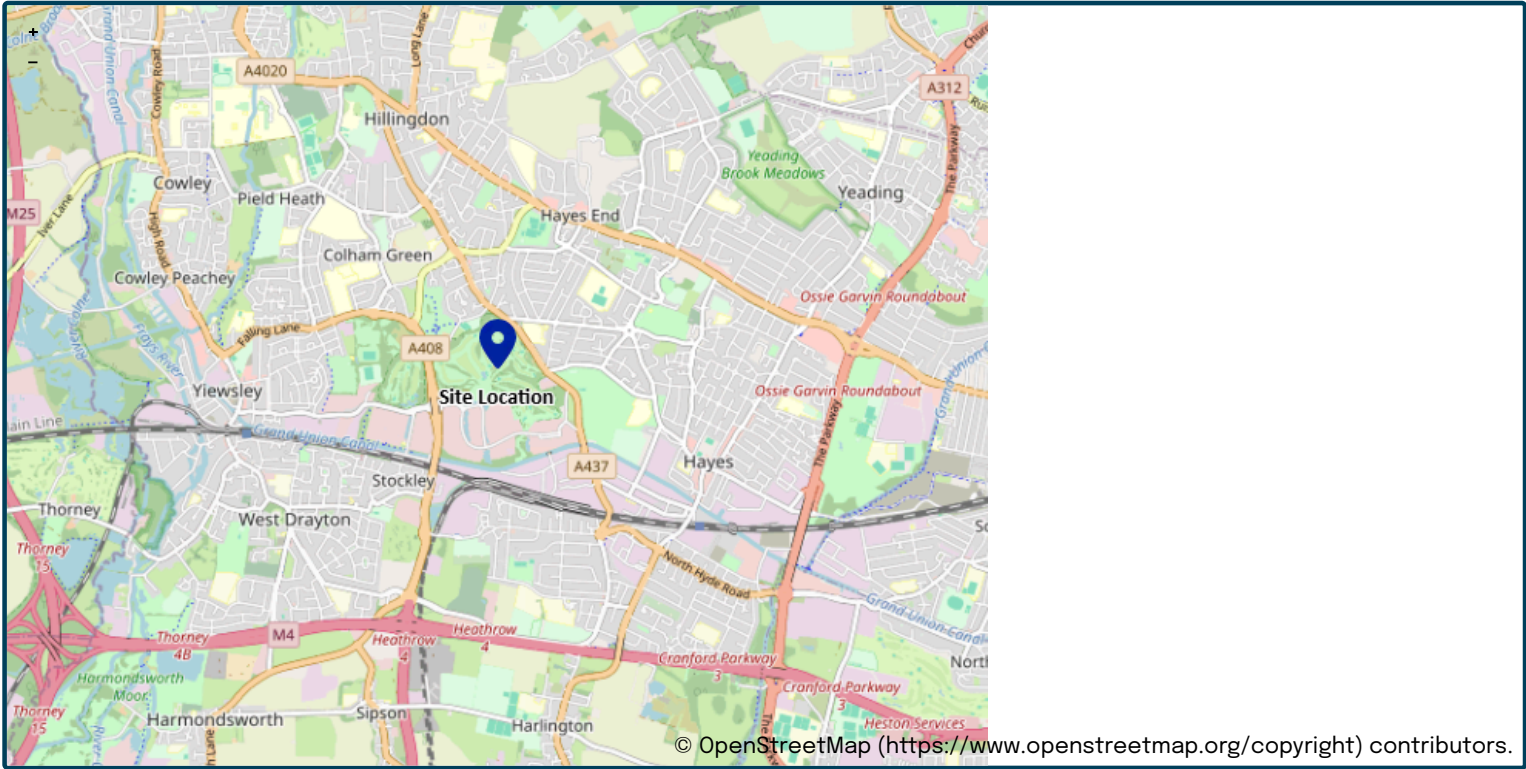
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	04/03/2026
Calculated by	Enzygo
Reference	CRM.3030.031
Model version	2.2.3

Location

Site name	Stockley Park
Site location	Hayes



Site easting (British National Grid)	508158
Site northing (British National Grid)	180474

Site details

Total site area (ha)	0.037	ha
----------------------	------------------------------------	----

Greenfield runoff

Method

Method	FEH statistical (2025)
--------	-----------------------------------

FEH statistical (2025)

	<u>My value</u>	<u>Map value</u>
SAAR9120 (mm)	645	mm
BFIHOST19scaled	0.436	
QMed-QBar conversion	1.136	1.136
QMed (l/s)	0.1	l/s
QBar (FEH statistical 2025) (l/s)	0.1	l/s

Growth curve factors

	<u>My value</u>	<u>Map value</u>
Hydrological region	6	6
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

Method	FEH statistical (2025)	
Flow rate 1 year (l/s)	0.1	l/s
Flow rate 2 year (l/s)	0.1	l/s
Flow rate 10 years (l/s)	0.2	l/s
Flow rate 30 years (l/s)	0.3	l/s
Flow rate 100 years (l/s)	0.4	l/s
Flow rate 200 years (l/s)	0.4	l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.3) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at uksuds.com/terms-conditions (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	1	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	1.000	Preferred Cover Depth (m)	1.200
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)	T of E (mins)	Cover Level (m)	Diameter (mm)	Depth (m)
Perm Paving	0.062	5.00	39.500	1200	0.600
Flow Control			39.500	1200	0.650

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	T of C (mins)	Rain (mm/hr)
1.000	Perm Paving	Flow Control	5.000	0.600	38.900	38.850	0.050	100.0	150	5.08	31.6

Name	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)	Pro Depth (mm)	Pro Velocity (m/s)
1.000	1.005	17.8	7.1	0.450	0.500	0.062	0.0	66	0.949

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	1.000	Drain Down Time (mins)	240	Check Discharge Volume	x
Winter CV	1.000	Additional Storage (m³/ha)	0.0		

Storm Durations

15	60	180	360	600	960	2160	4320	7200	10080
30	120	240	480	720	1440	2880	5760	8640	

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
1	0	0	0
30	0	0	0
100	40	0	0

Node Flow Control Online Orifice Control

Flap Valve	x	Design Depth (m)	0.300	Discharge Coefficient	0.600
Replaces Downstream Link	x	Design Flow (l/s)	1.1		
Invert Level (m)	38.850	Diameter (m)	0.031		

Node Perm Paving Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	38.900
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.30	Time to half empty (mins)	

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	481.0	0.0	0.450	481.0	0.0	0.451	0.0	0.0

Results for 1 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
240 minute summer	Perm Paving	168	38.940	0.040	2.7	5.8314	0.0000	OK
240 minute summer	Flow Control	164	38.948	0.098	1.5	0.1106	0.0000	OK

Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
360 minute winter	Perm Paving	1.000	Flow Control	1.6	0.253	0.092	0.0387	
240 minute summer	Flow Control	Orifice		0.6				8.6

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
240 minute winter	Perm Paving	228	39.063	0.163	5.7	23.7424	0.0000	SURCHARGED
240 minute winter	Flow Control	228	39.063	0.213	1.7	0.2410	0.0000	OK

Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute winter	Perm Paving	1.000	Flow Control	2.4	0.425	0.134	0.0701	
240 minute winter	Flow Control	Orifice		0.9				20.0

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 (m³)	Flood (m³)	Status
240 minute winter	Perm Paving	236	39.222	0.322	10.3	46.8670	0.0000	FLOOD RISK
240 minute winter	Flow Control	236	39.222	0.372	1.6	0.4206	0.0000	OK
Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	Perm Paving	1.000	Flow Control	3.2	0.427	0.183	0.0880	
240 minute winter	Flow Control	Orifice		1.2				27.2