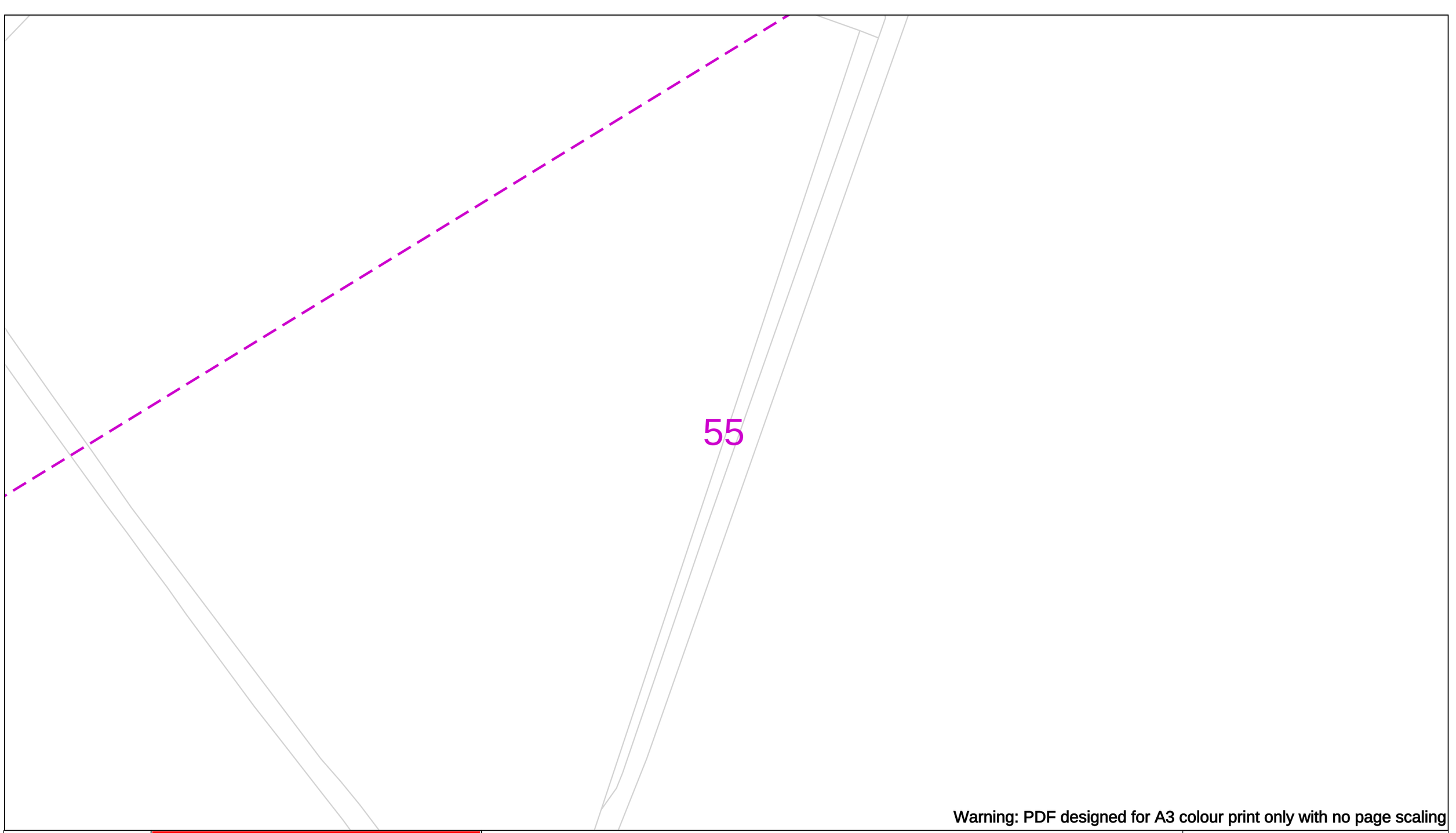



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Requested by:
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Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

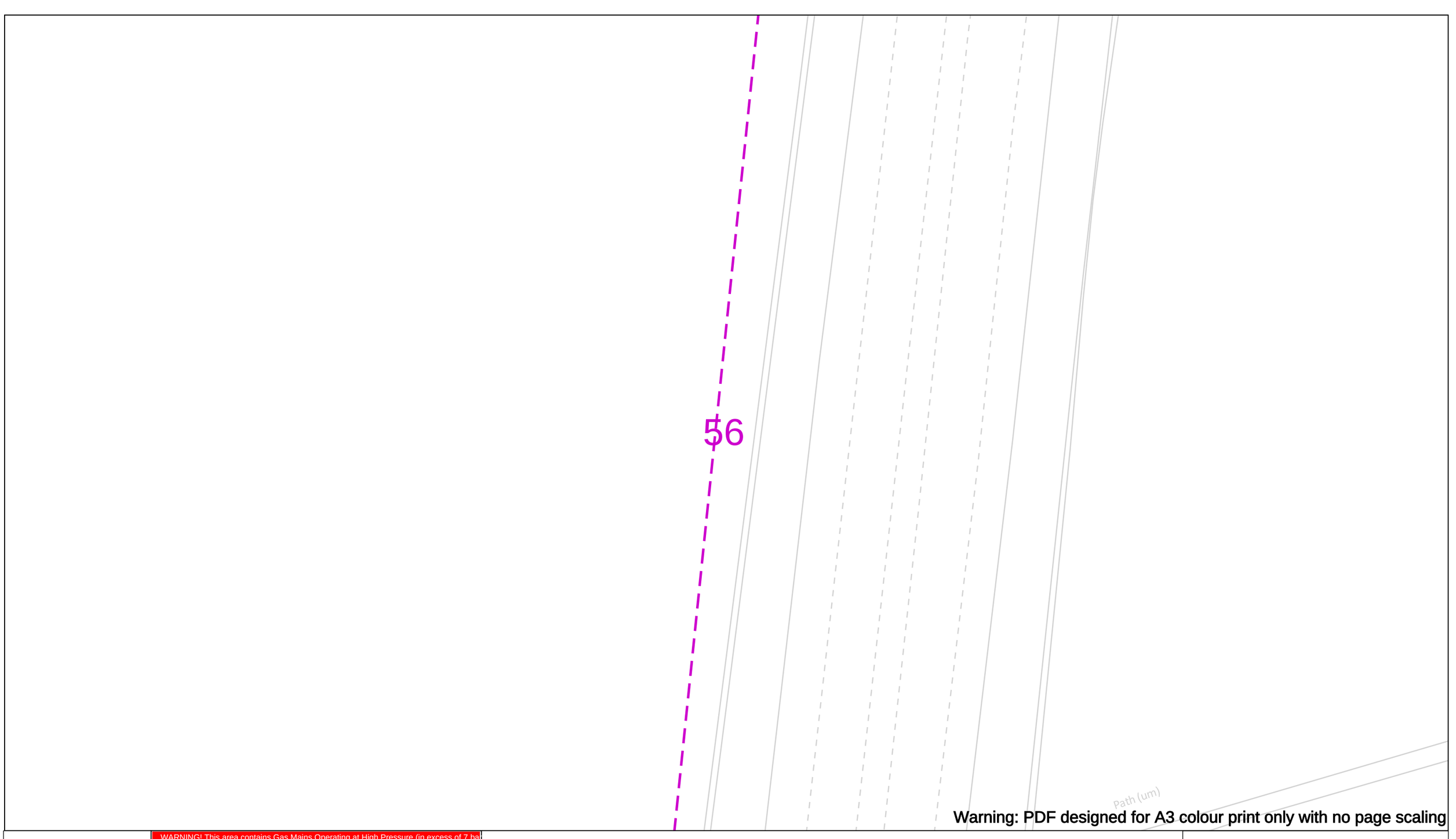
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

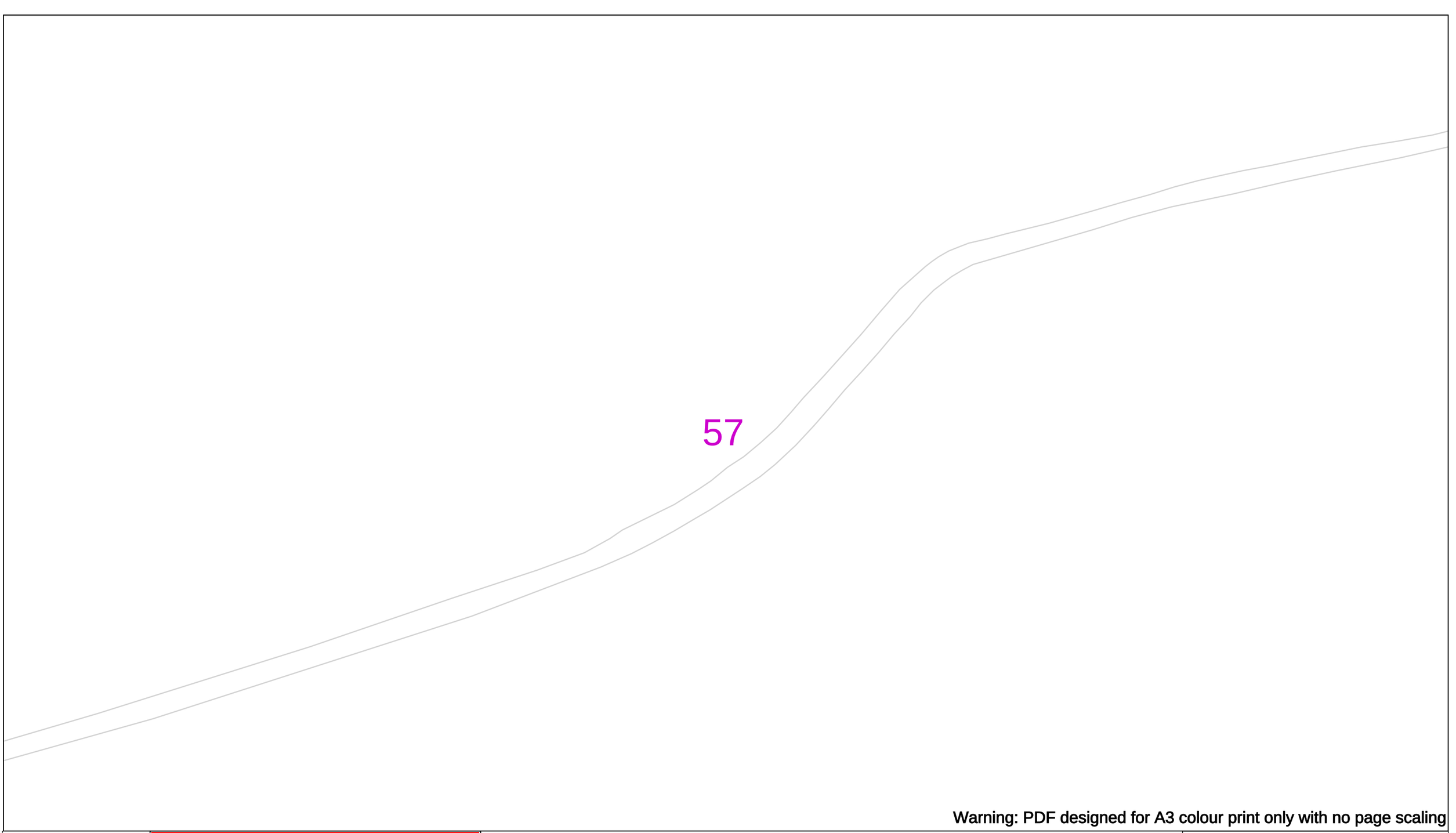
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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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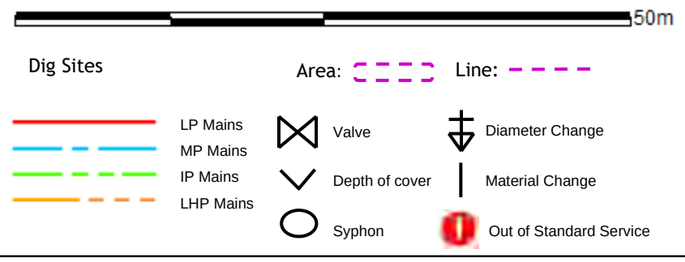
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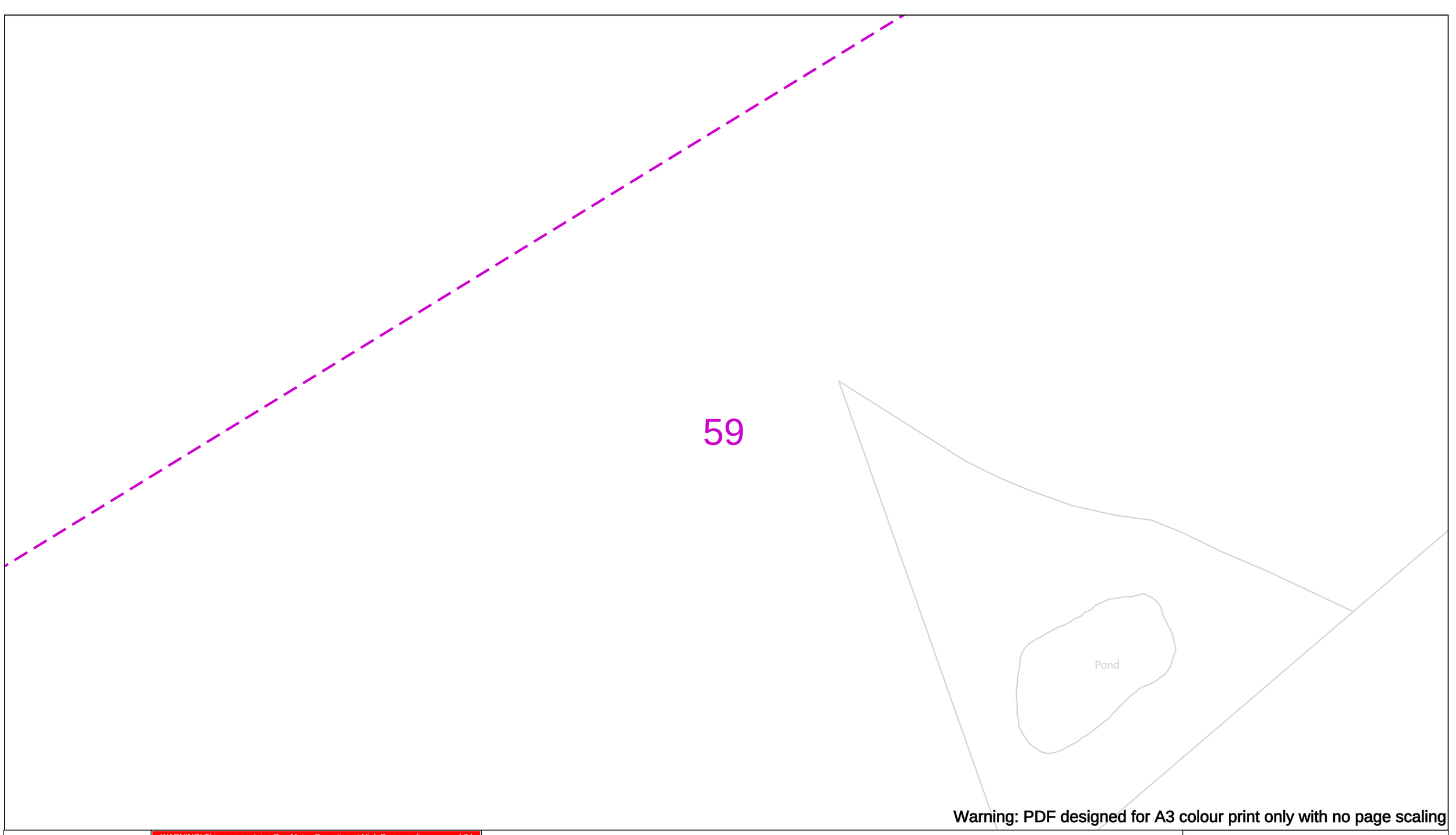

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

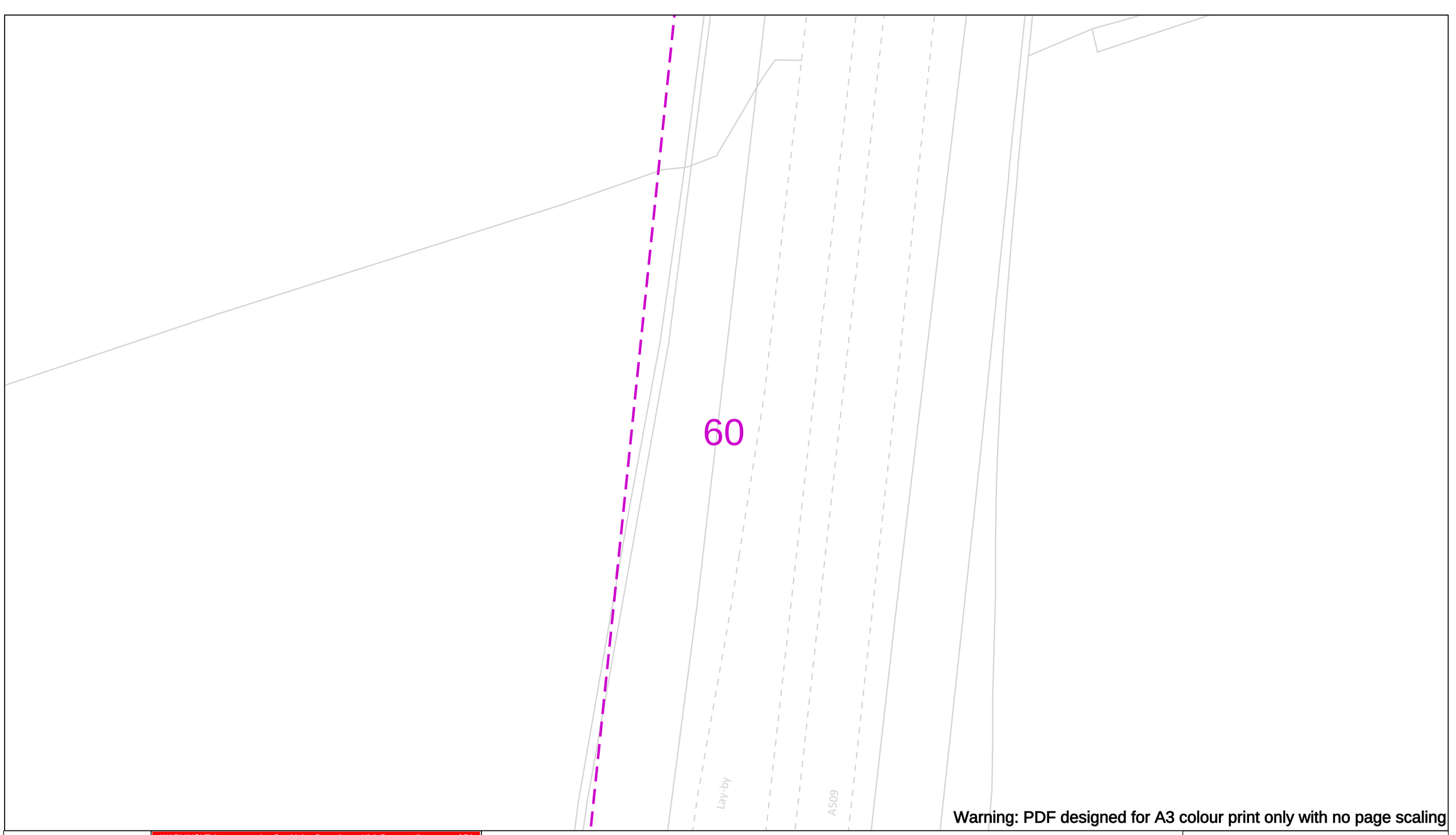
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

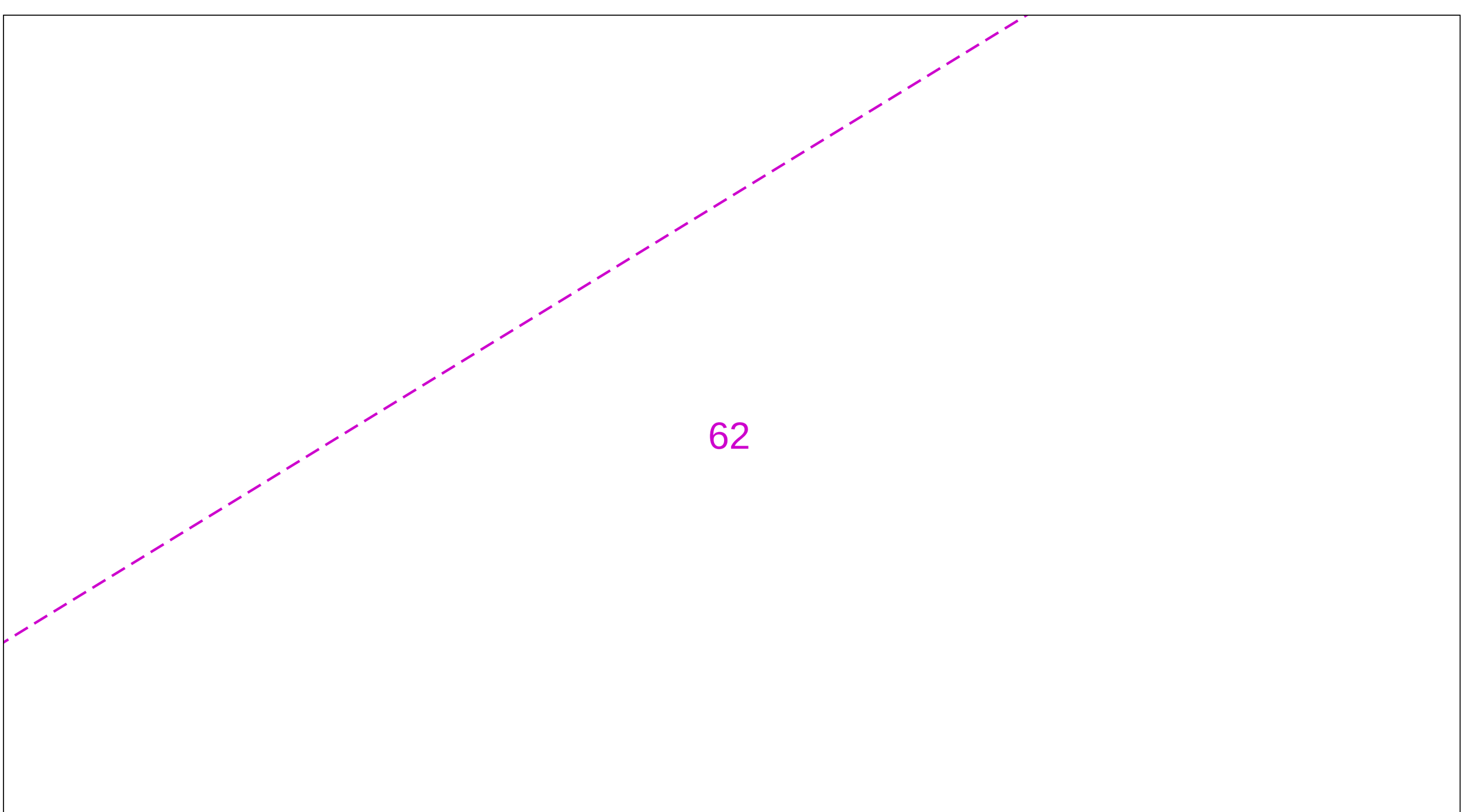
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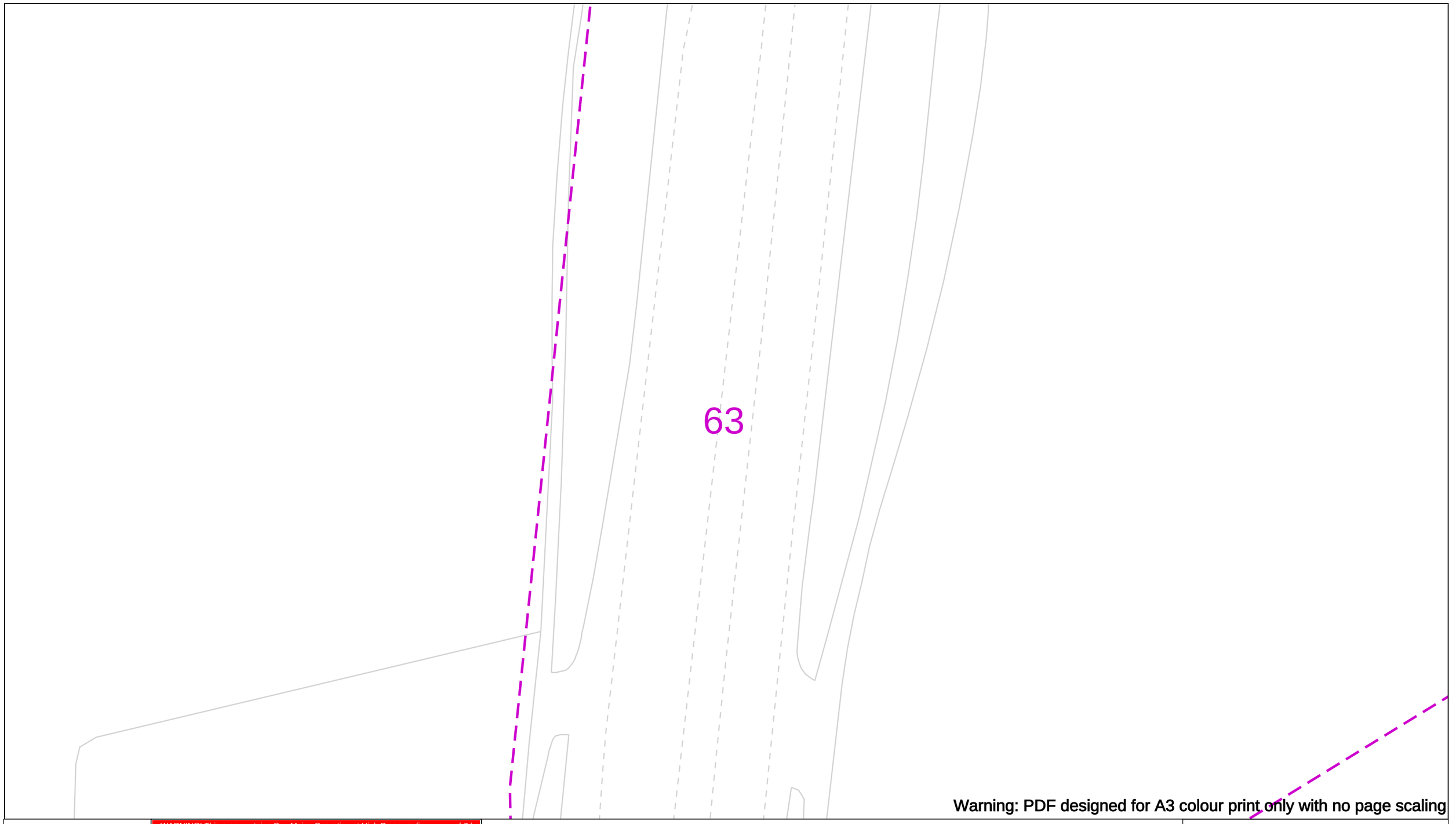
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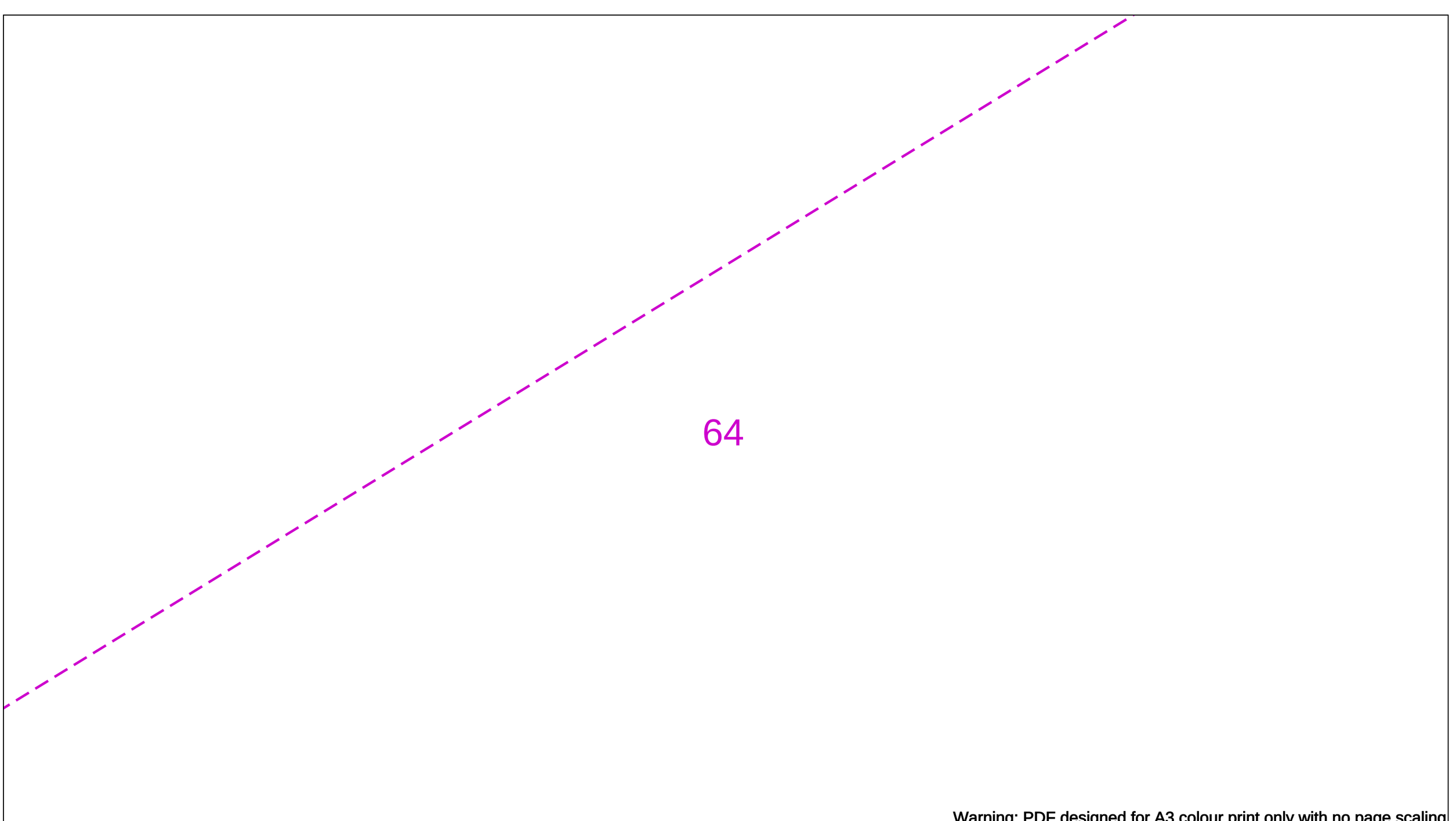
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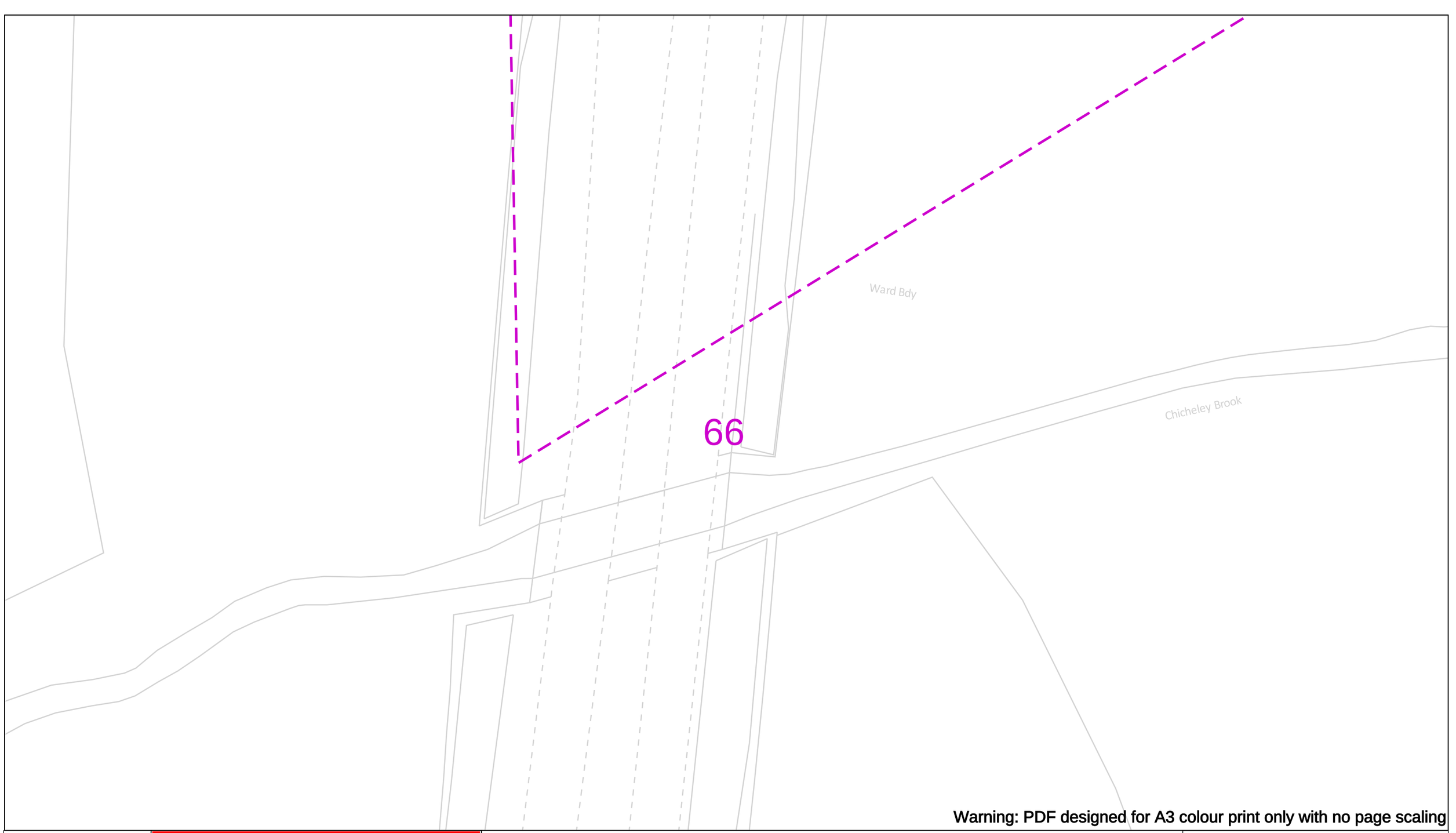
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**In case of an emergency call 0800 111 999**

Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Def

67

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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# Overview Map of Worksite

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | 1 | 2 | |
| | | | | | 3 | 4 | 5 | |
| | | | | | 6 | 7 | 8 | |
| | | | | 9 | 10 | 11 | 12 | |
| | | | 13 | 14 | 15 | 16 | 17 | |
| | | 18 | 19 | 20 | 21 | 22 | | |
| | | 23 | 24 | 25 | 26 | 27 | | |
| | 28 | 29 | 30 | 31 | 32 | 33 | | |
| | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 |
| 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | |
| 59 | 60 | 61 | 62 | 63 | 64 | 65 | | |
| | 66 | 67 | 68 | 69 | 70 | 71 | | |

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Your Scheme/Reference:
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Scale: 1:6663 (When plotted at A3)

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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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1

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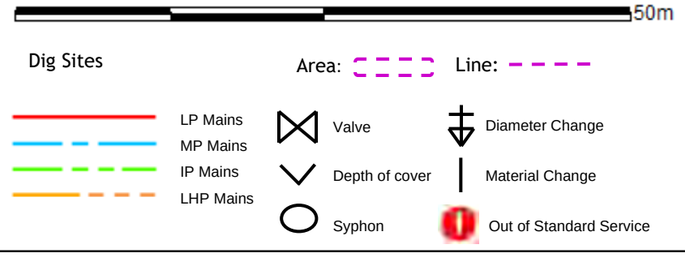
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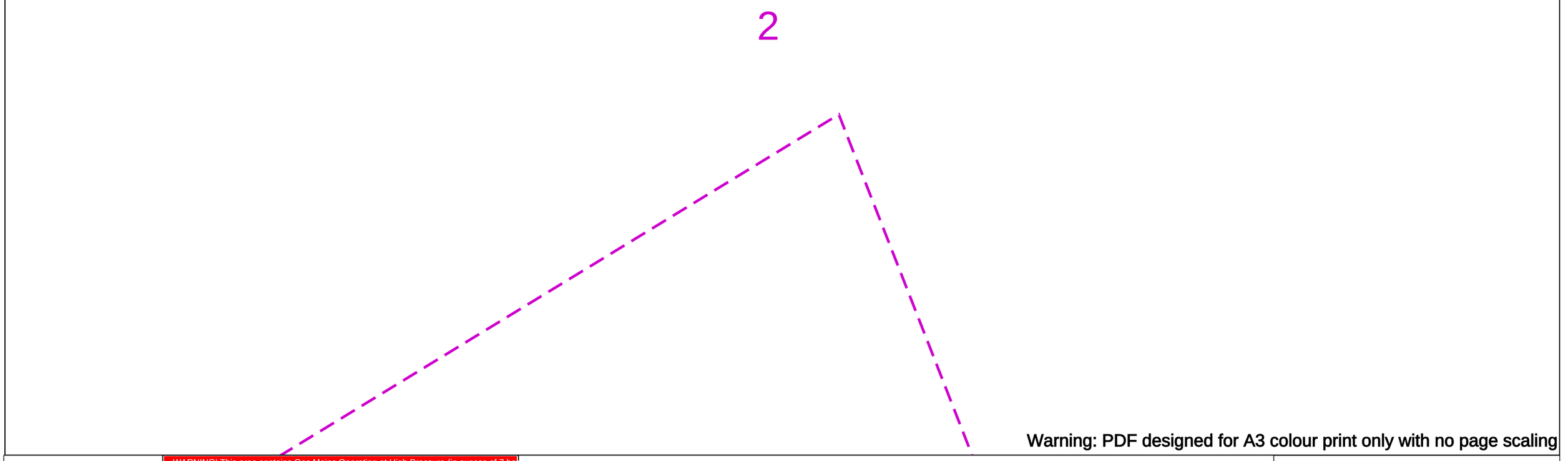

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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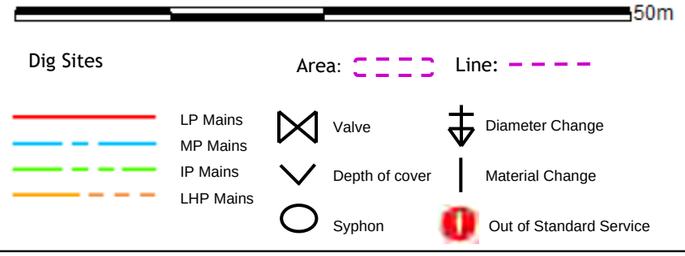
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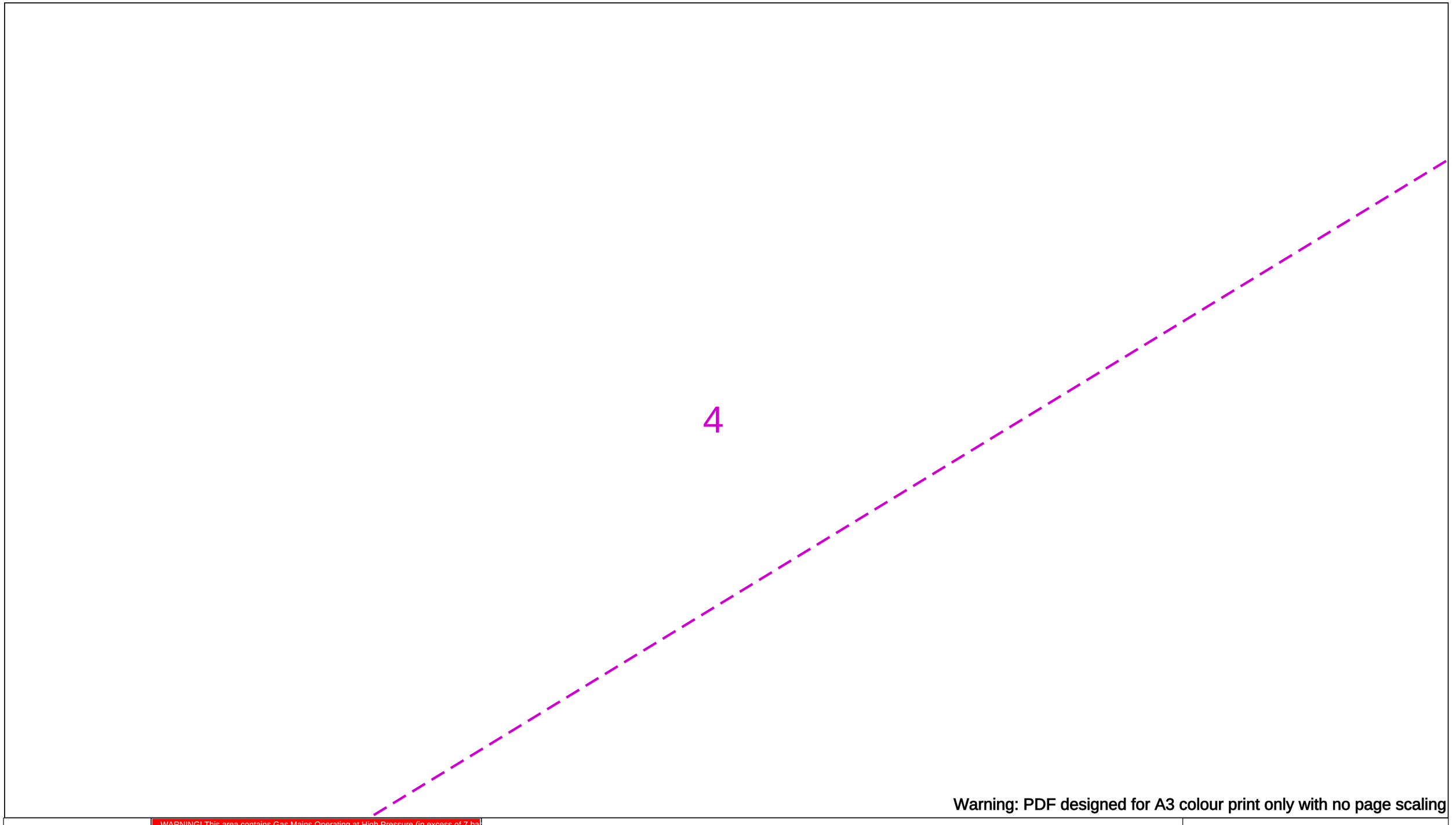

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

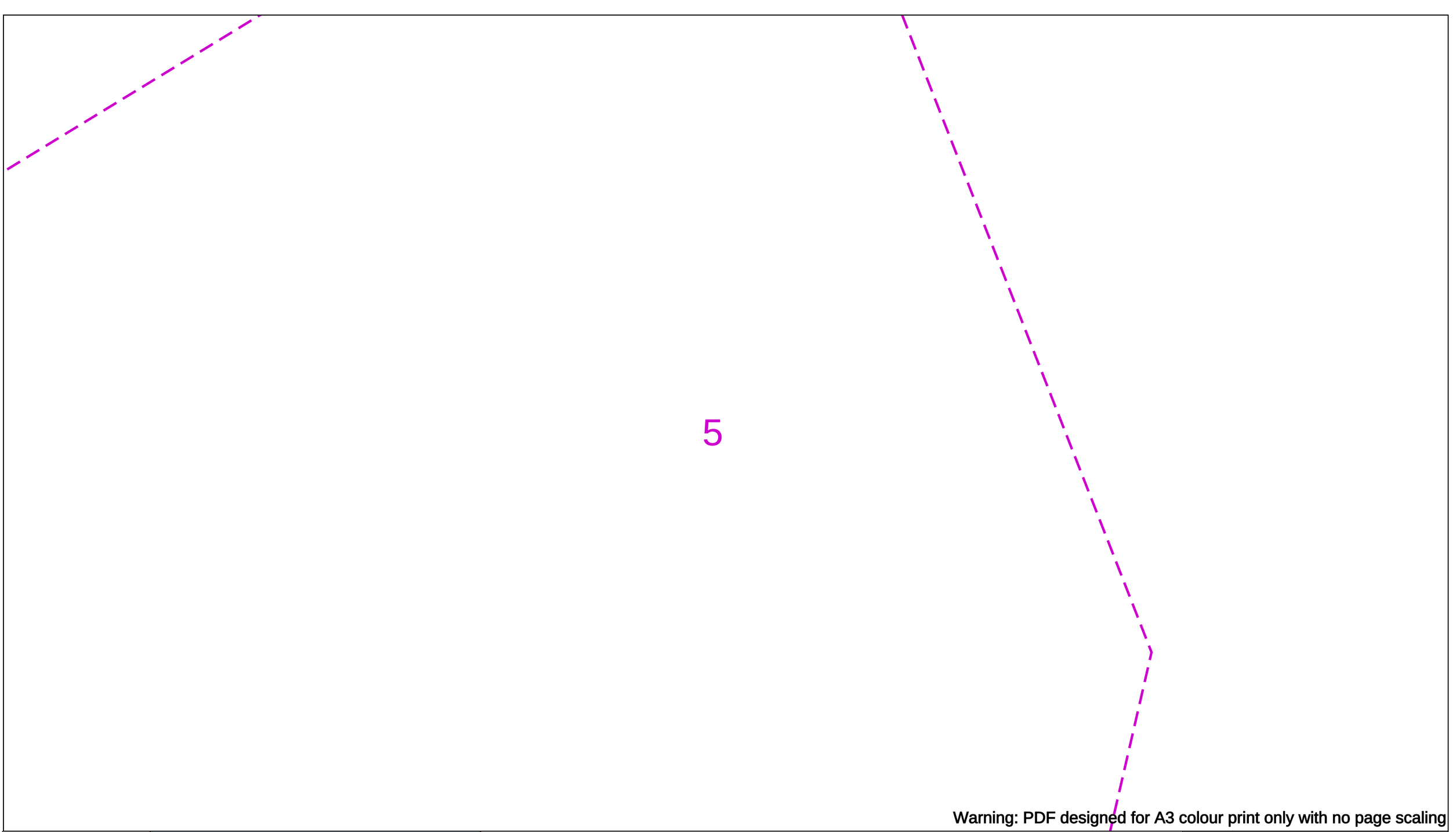
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LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

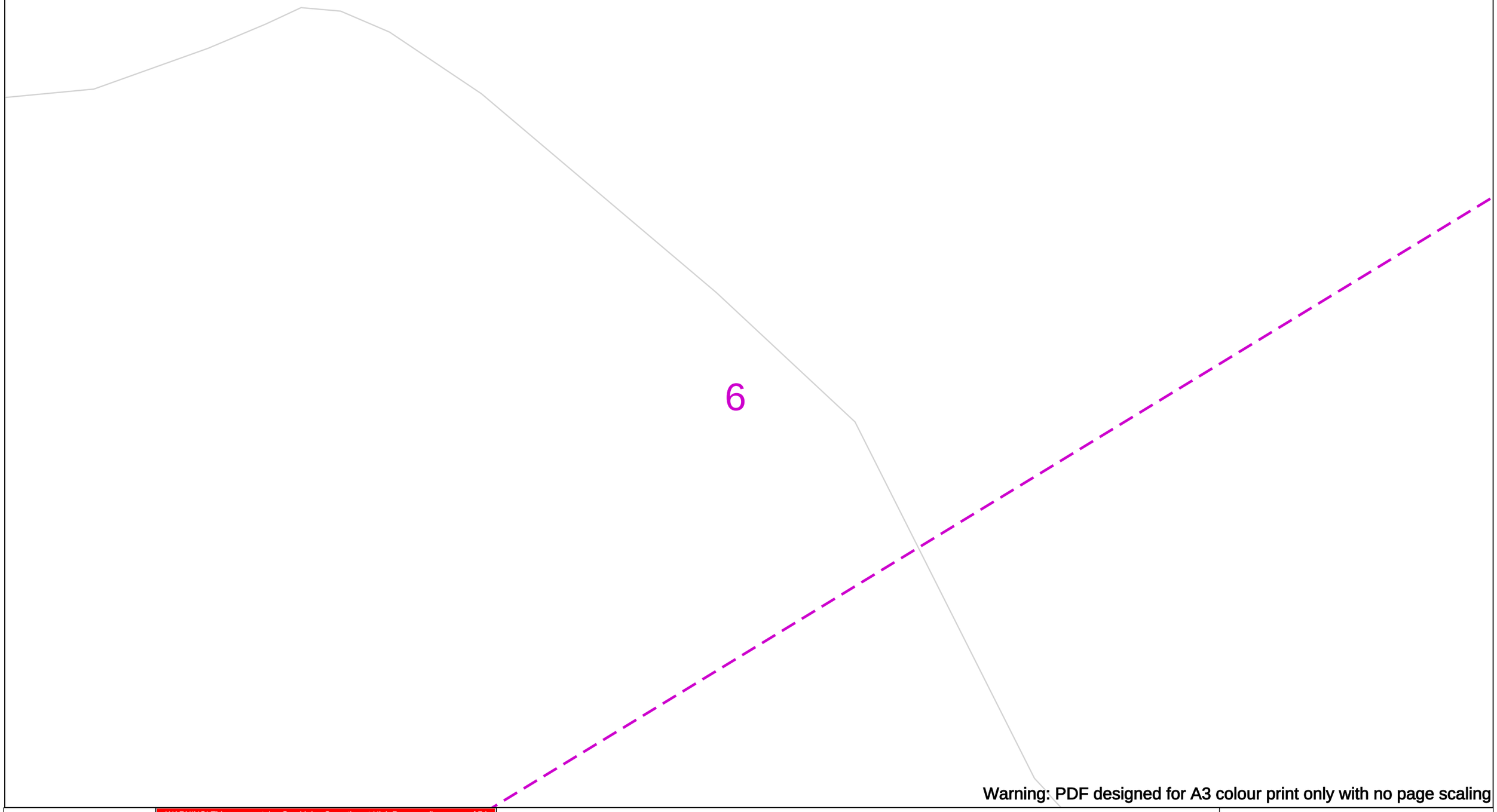
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

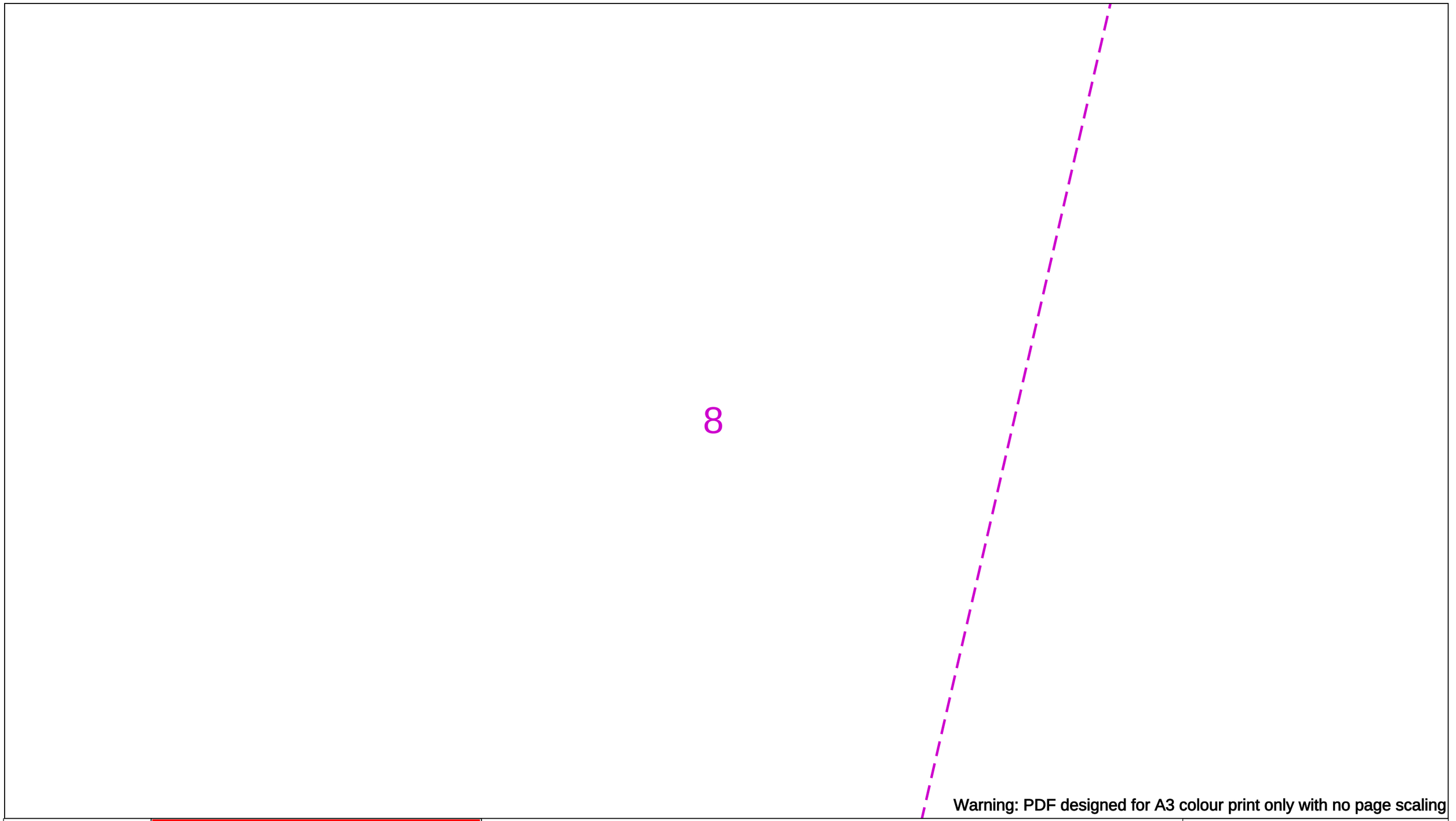
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50m

Dig Sites

Area:

Line:

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MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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- Identification of dual services
- Recording of non-perpendicular services

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Date Requested: 28/08/2024
Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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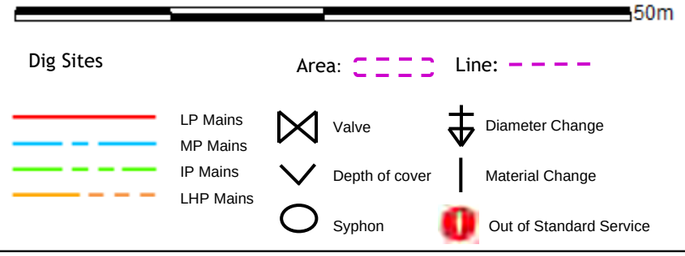
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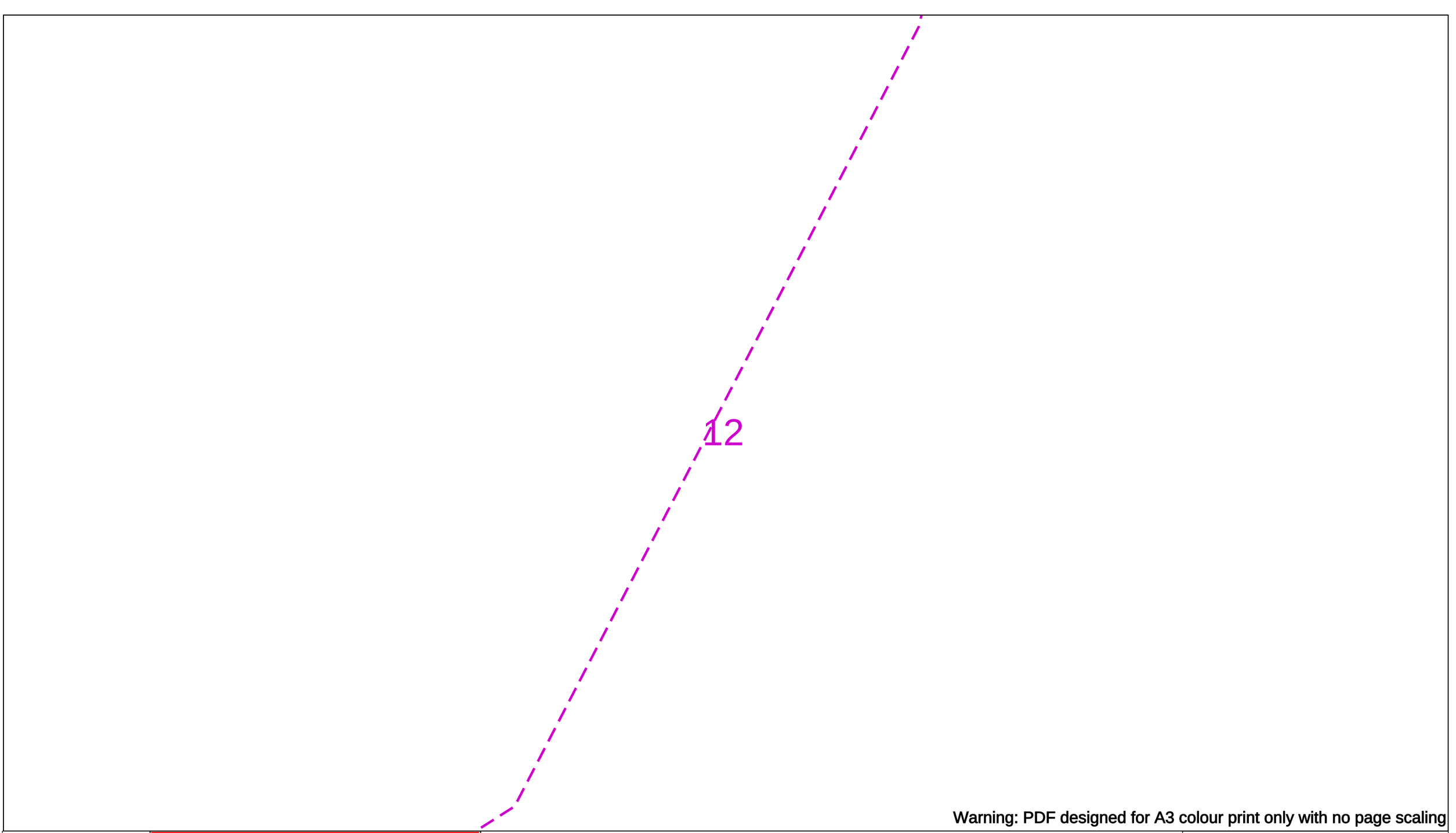

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

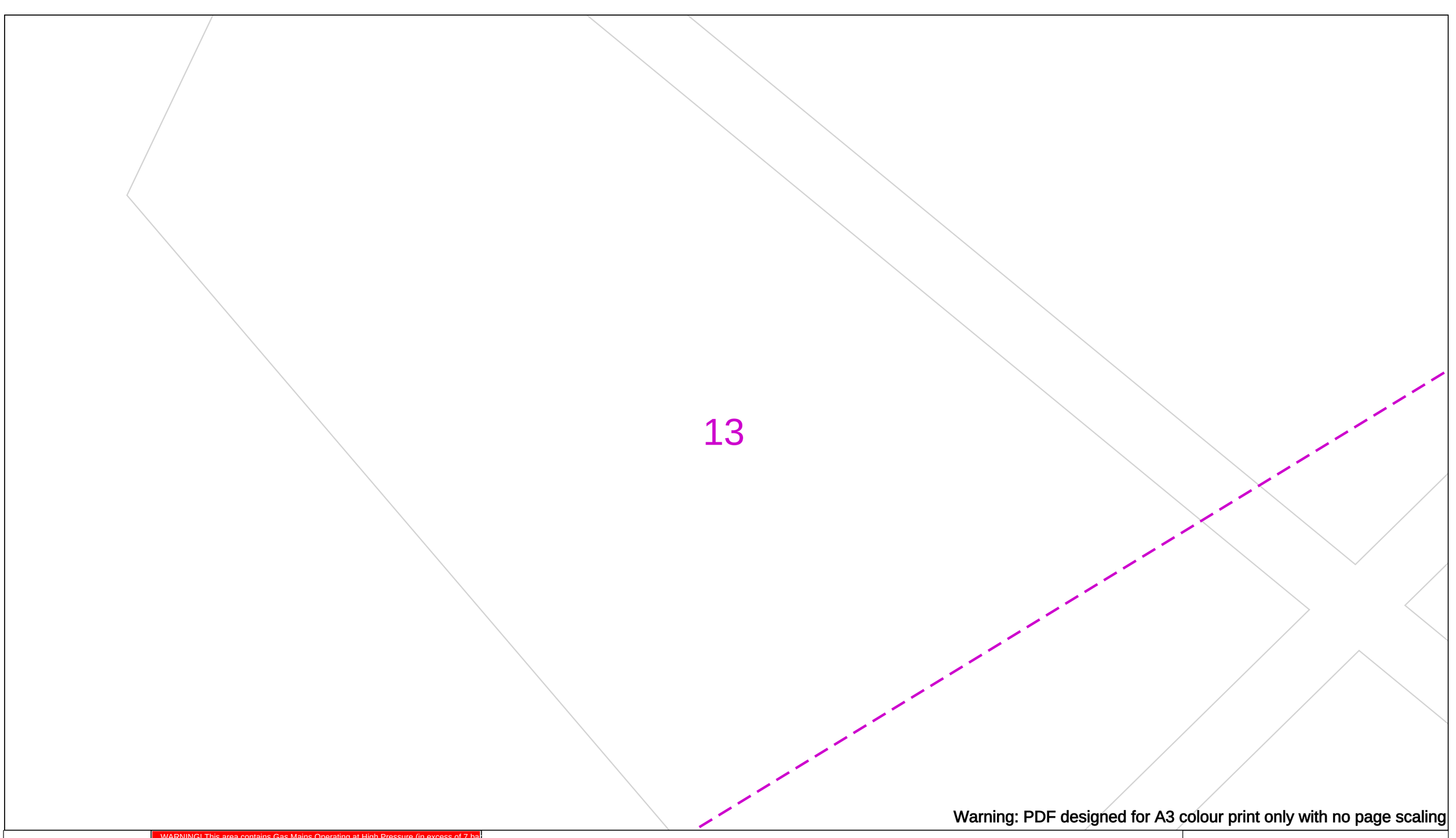
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Valve
Depth of cover
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Diameter Change
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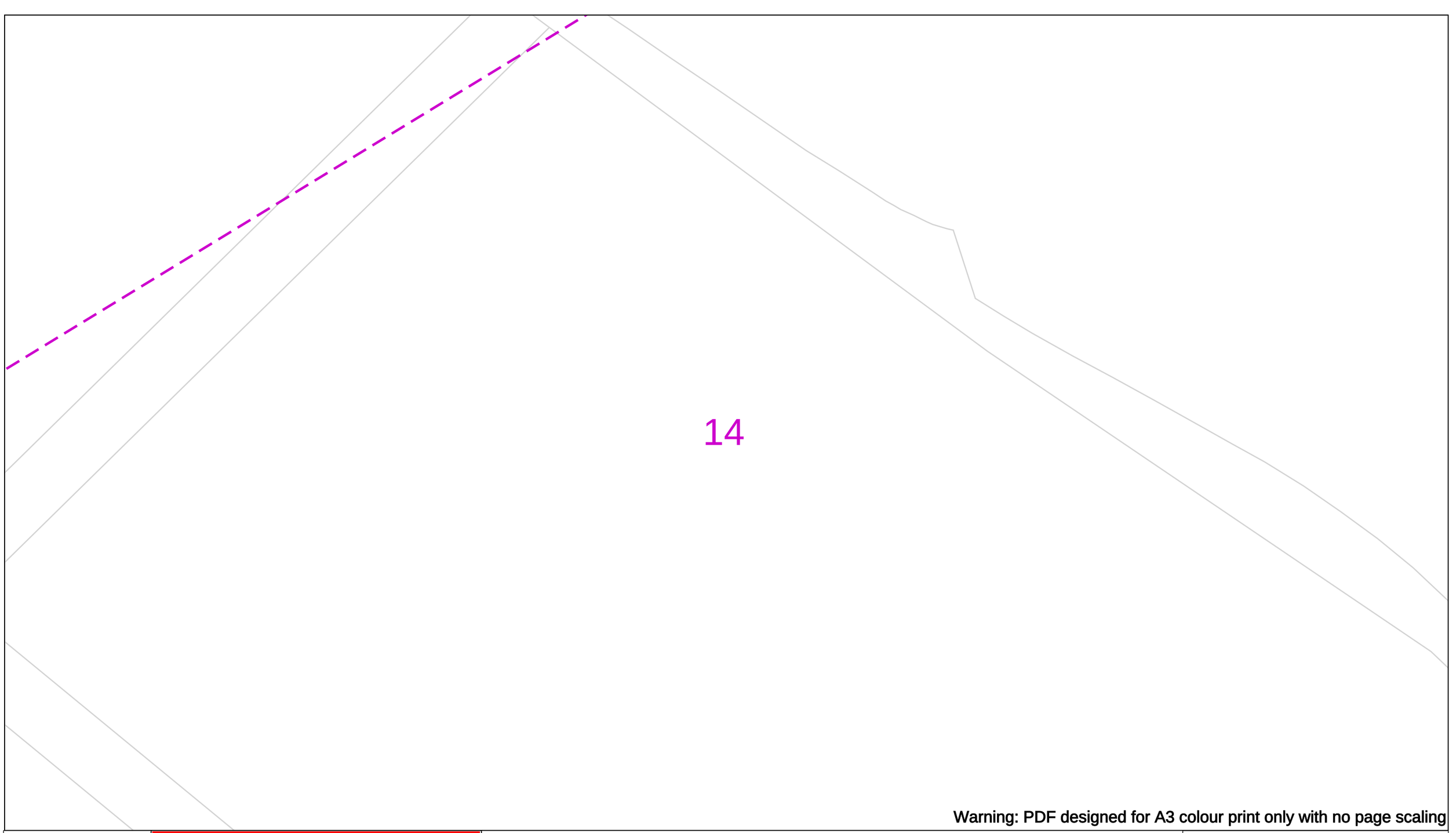
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

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MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

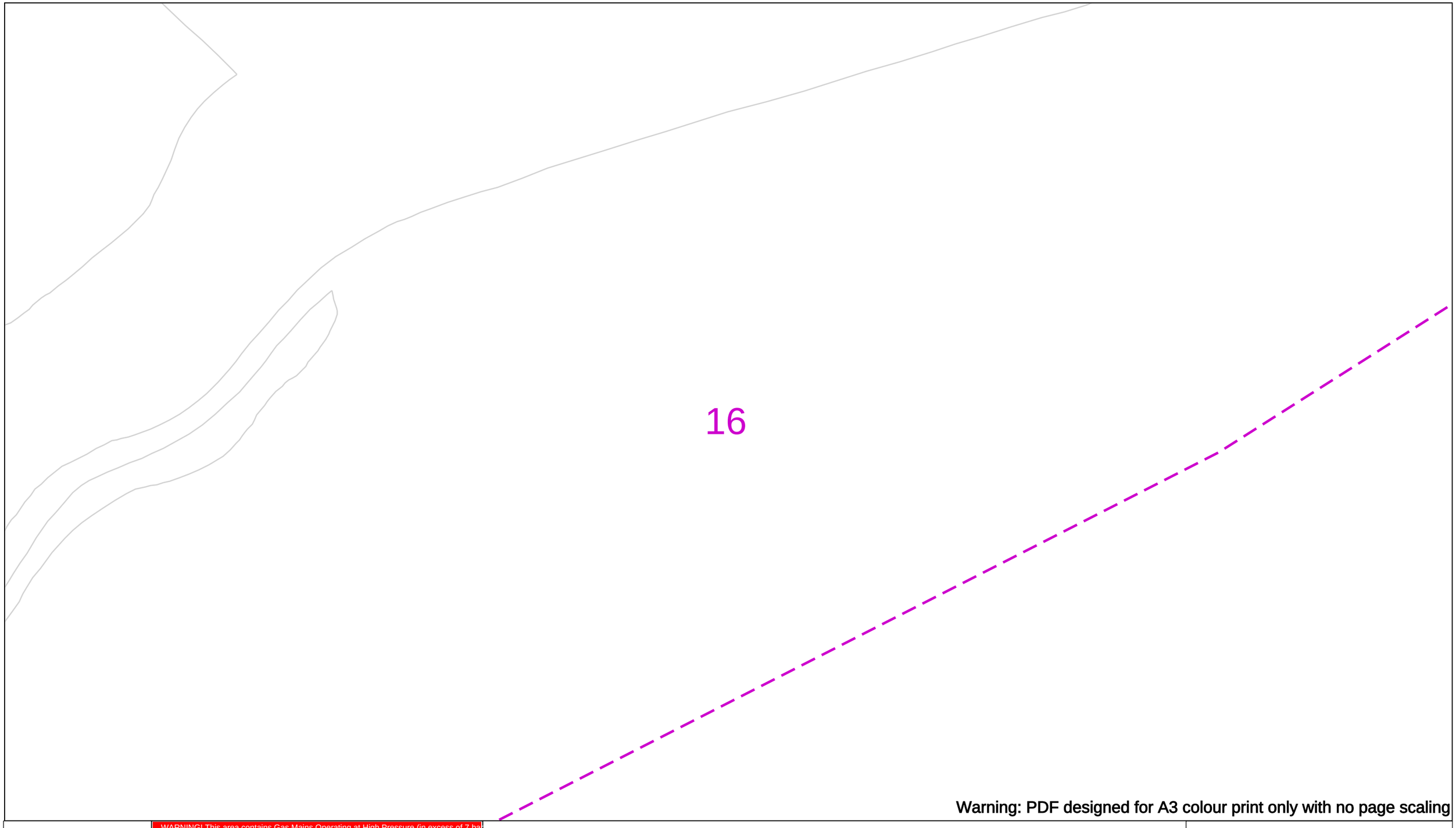
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Valve
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Syphon

Diameter Change
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Diameter Change
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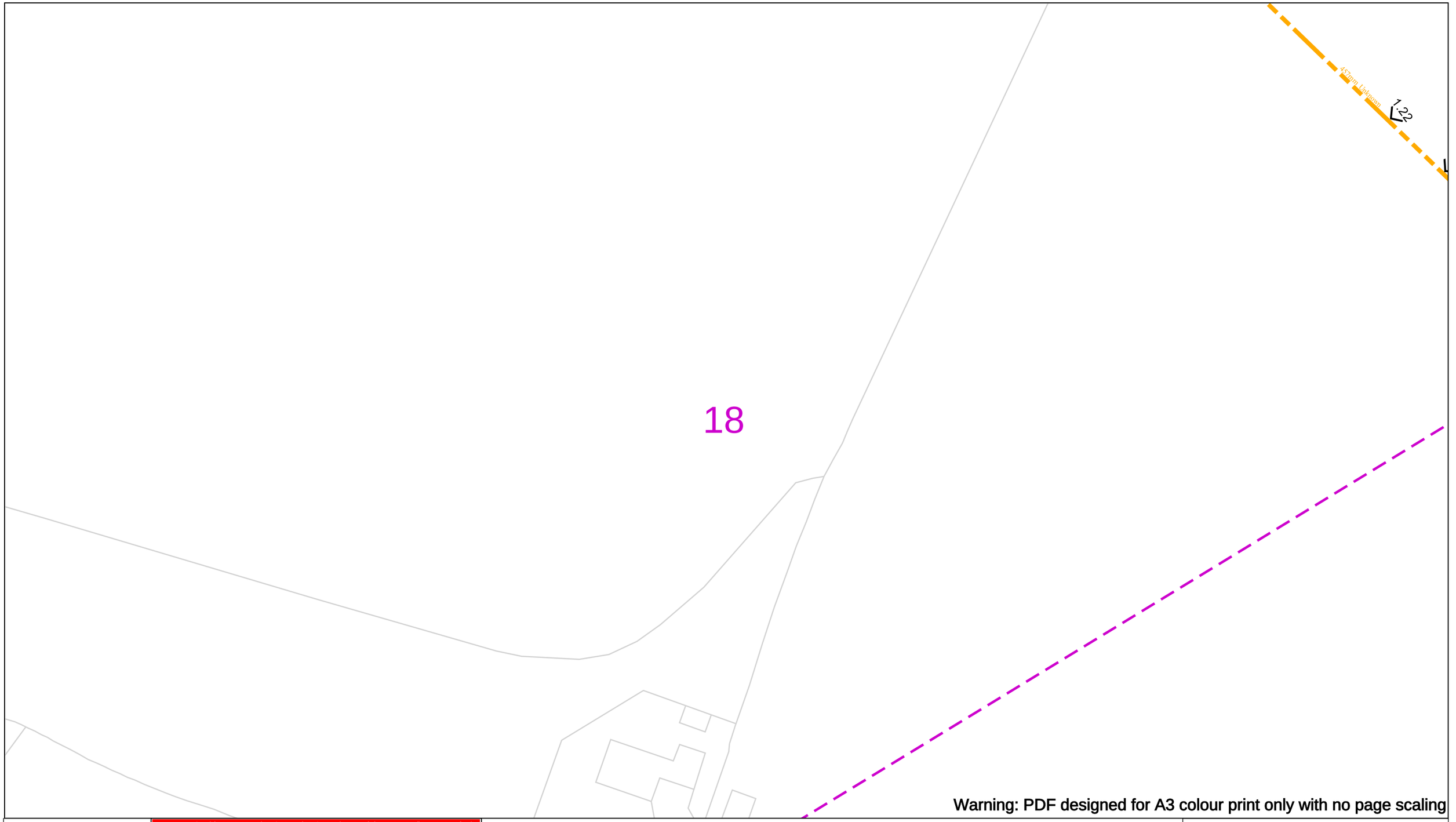
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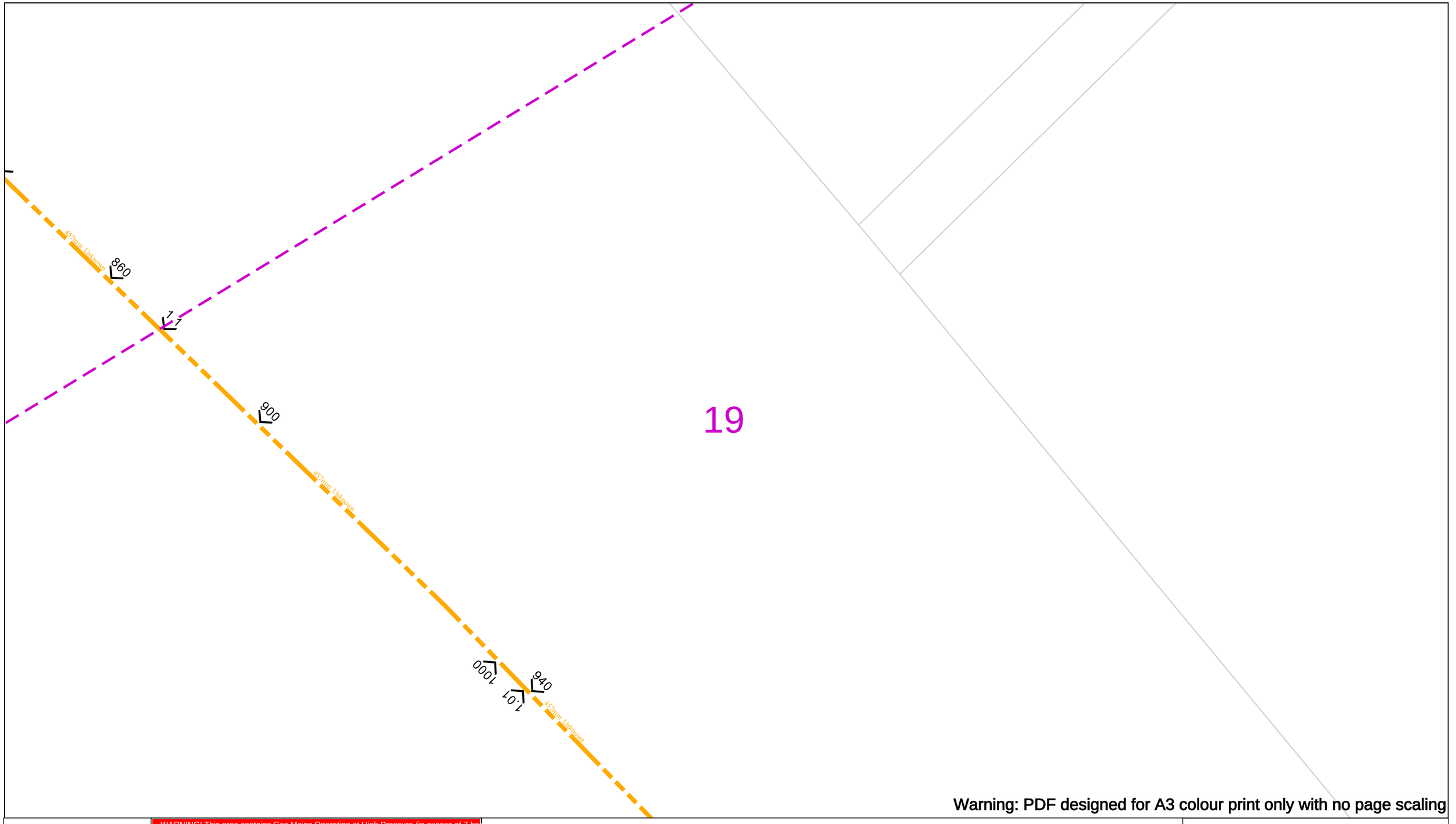
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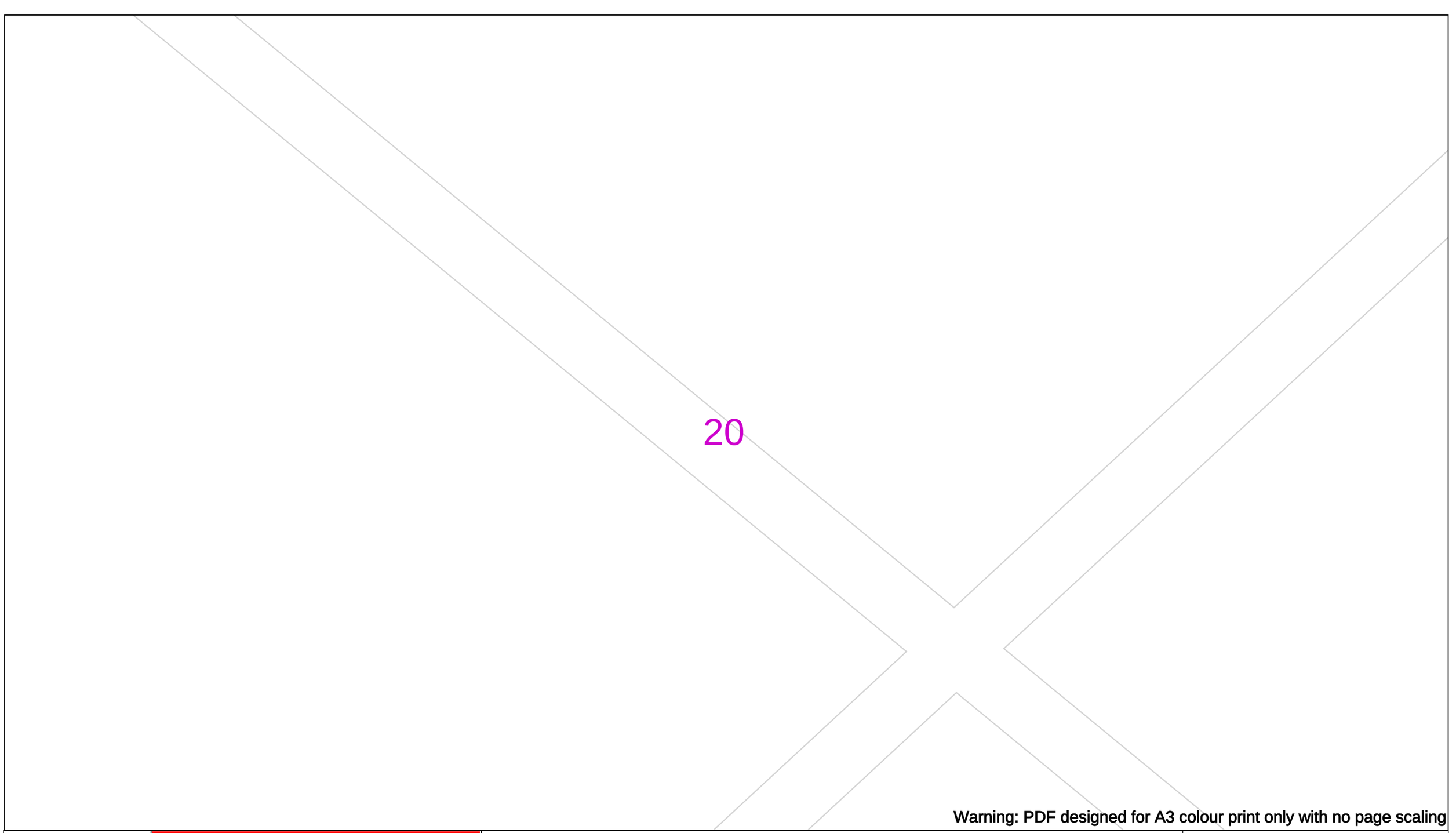
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Your Gas Network

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Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

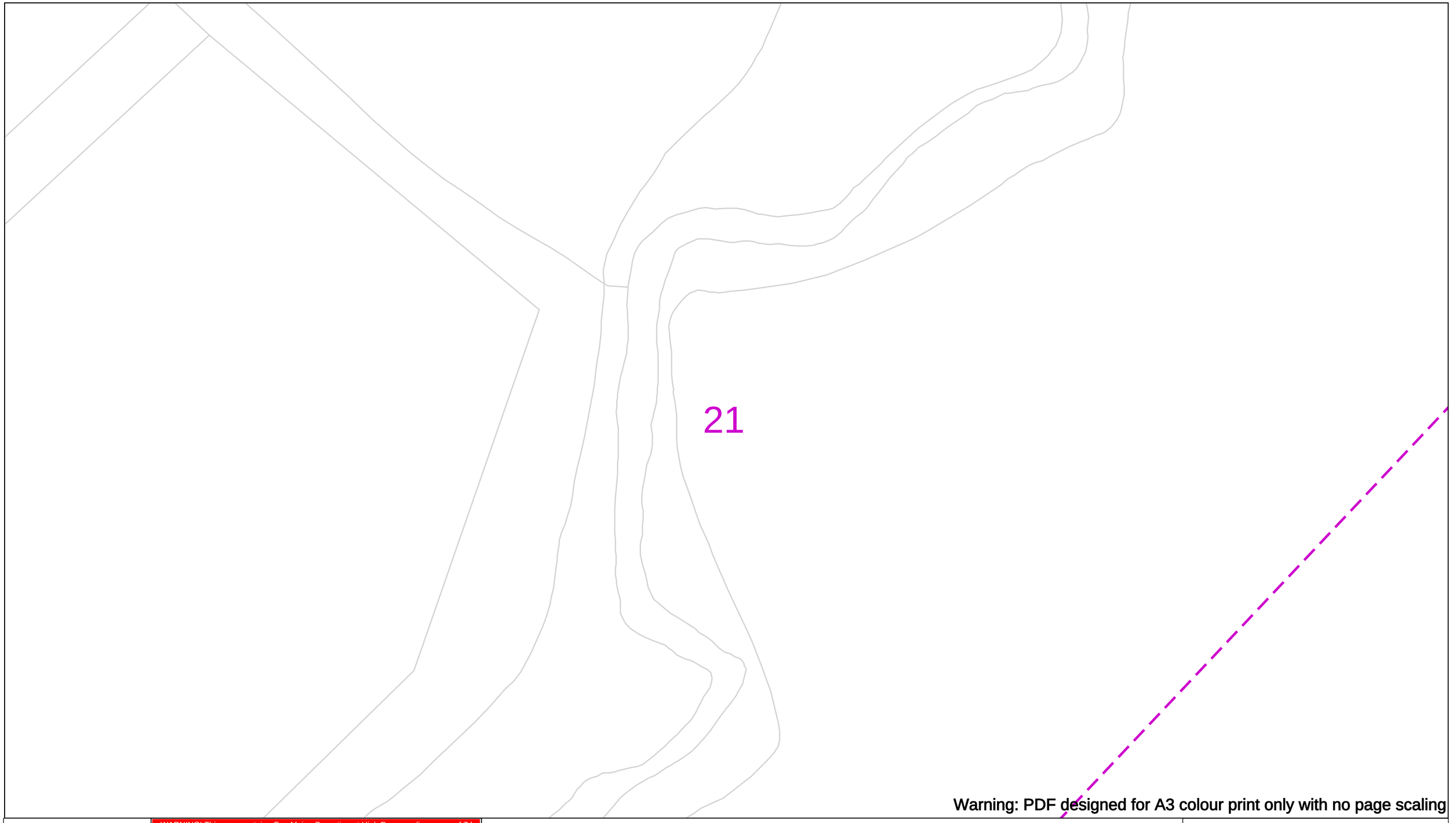
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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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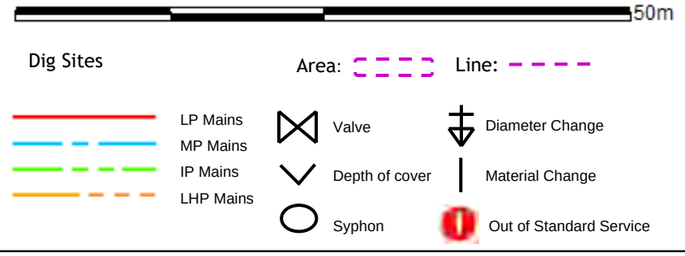
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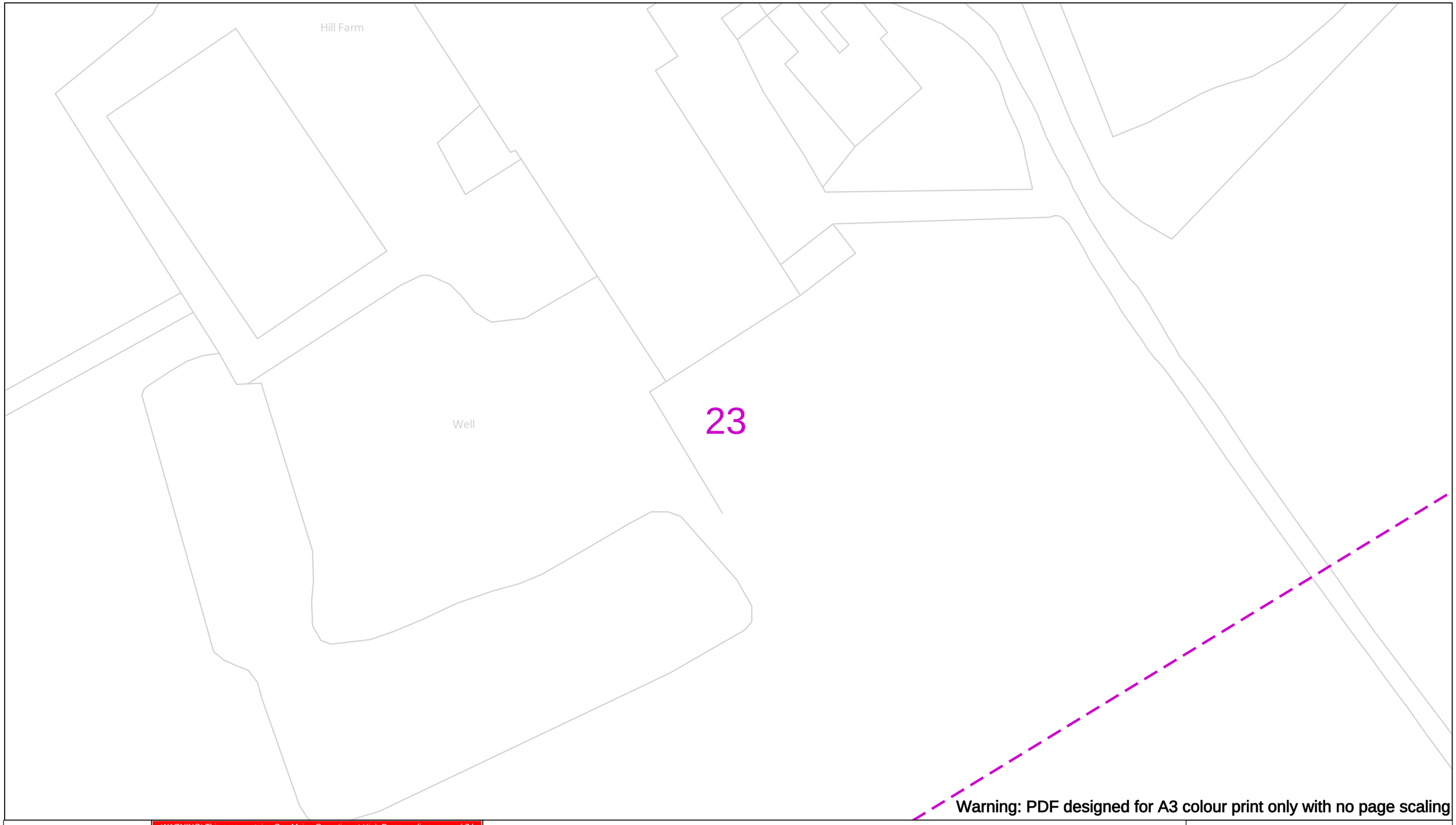

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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

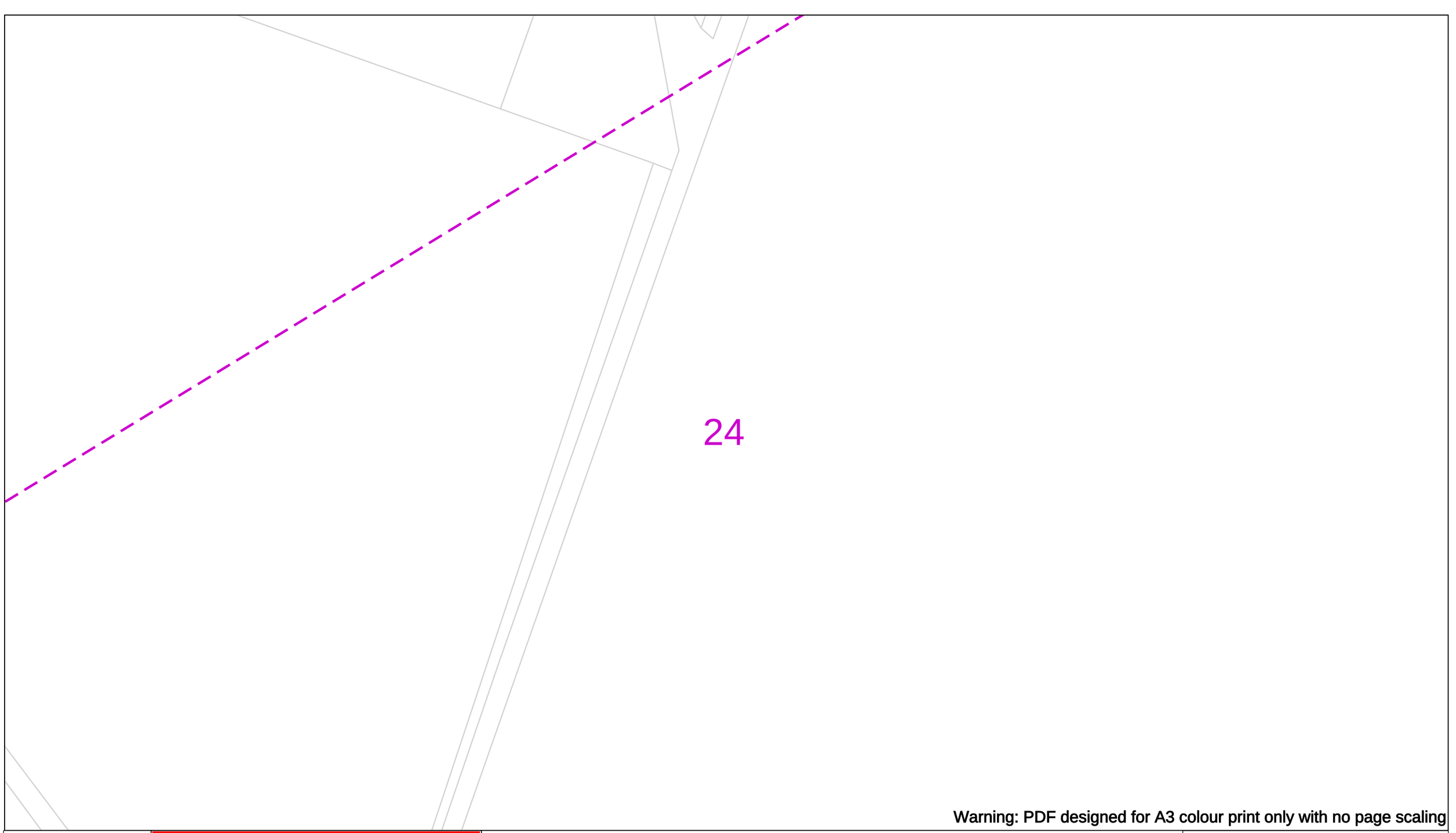
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Valve
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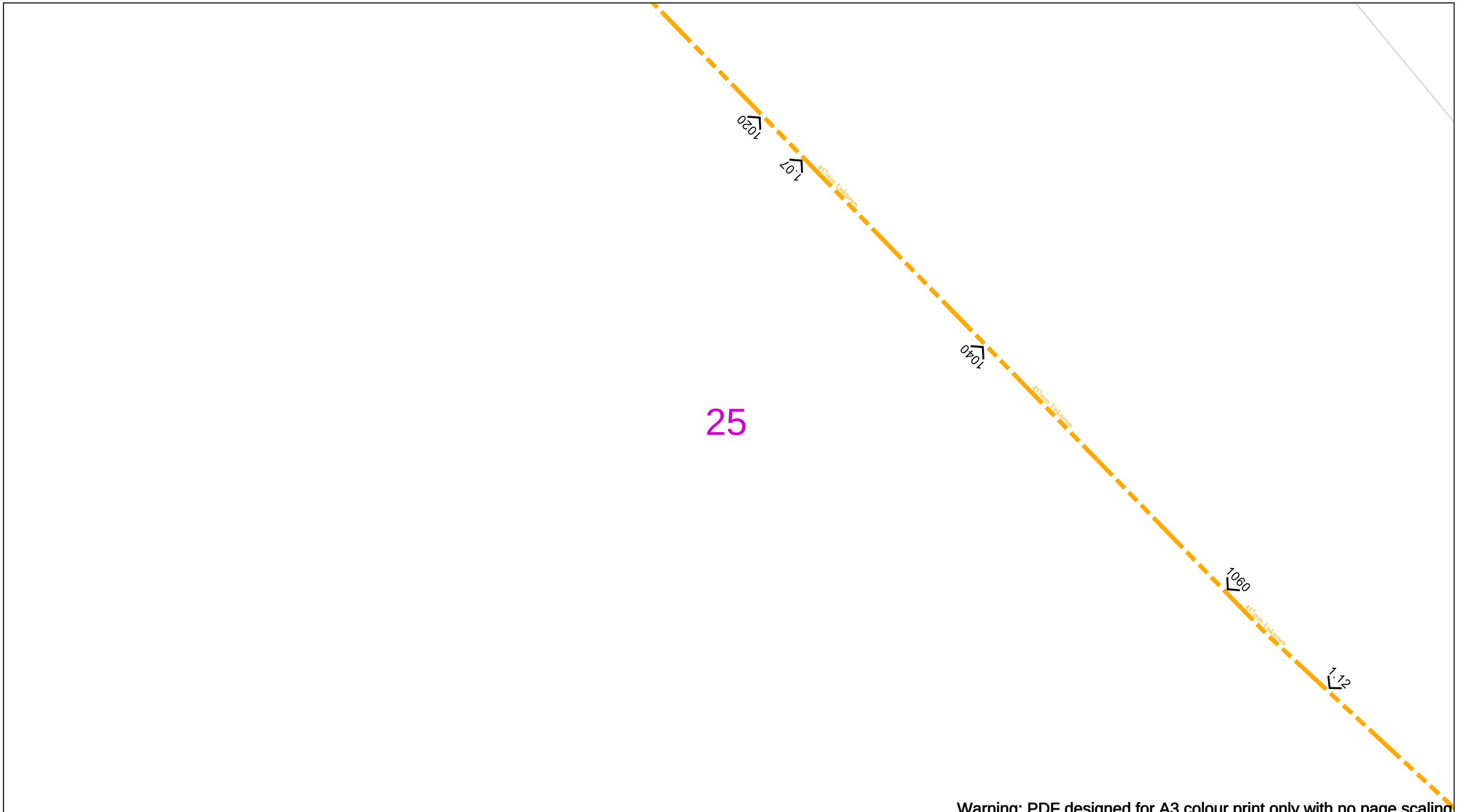
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Valve
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Diameter Change
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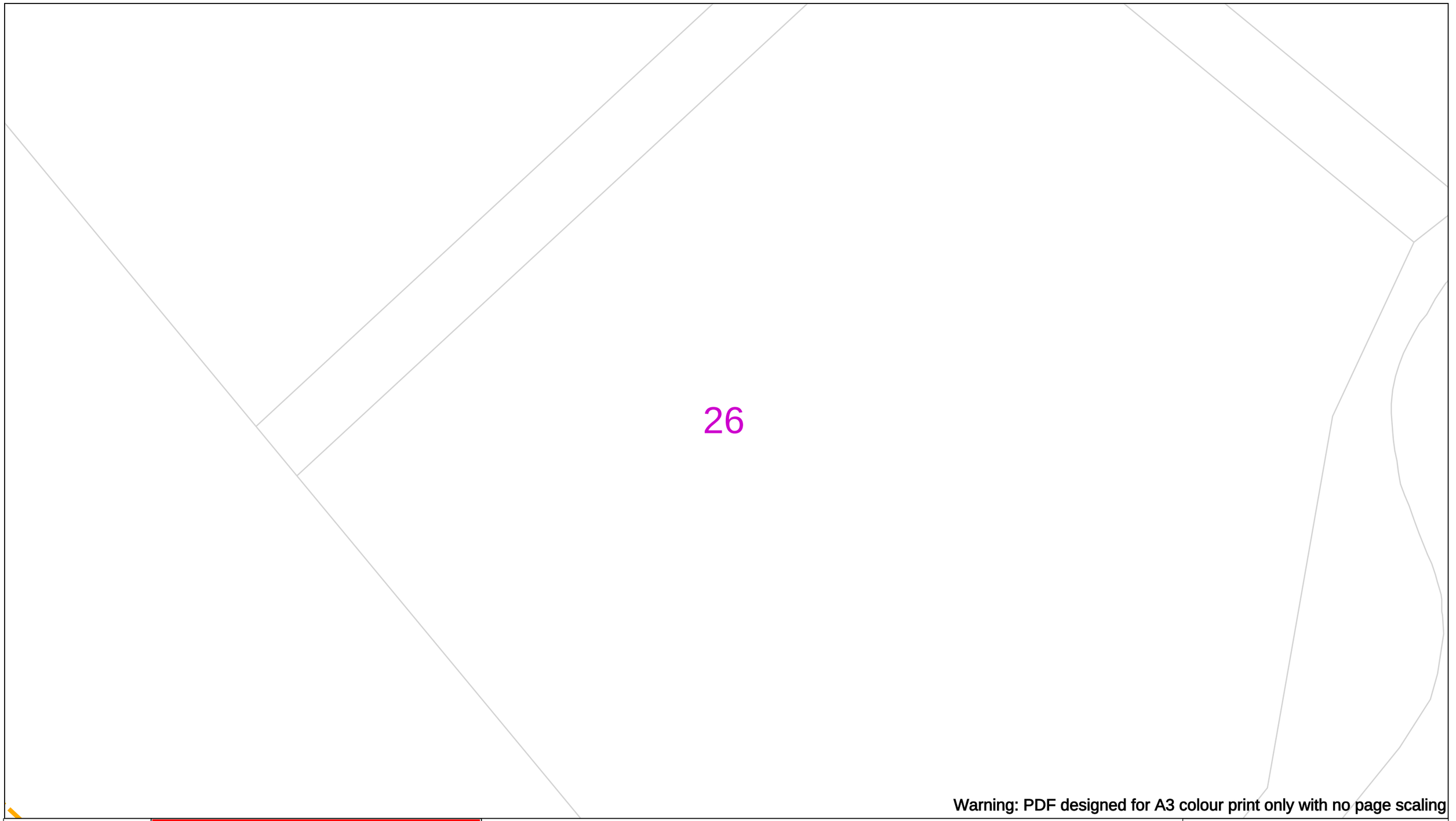
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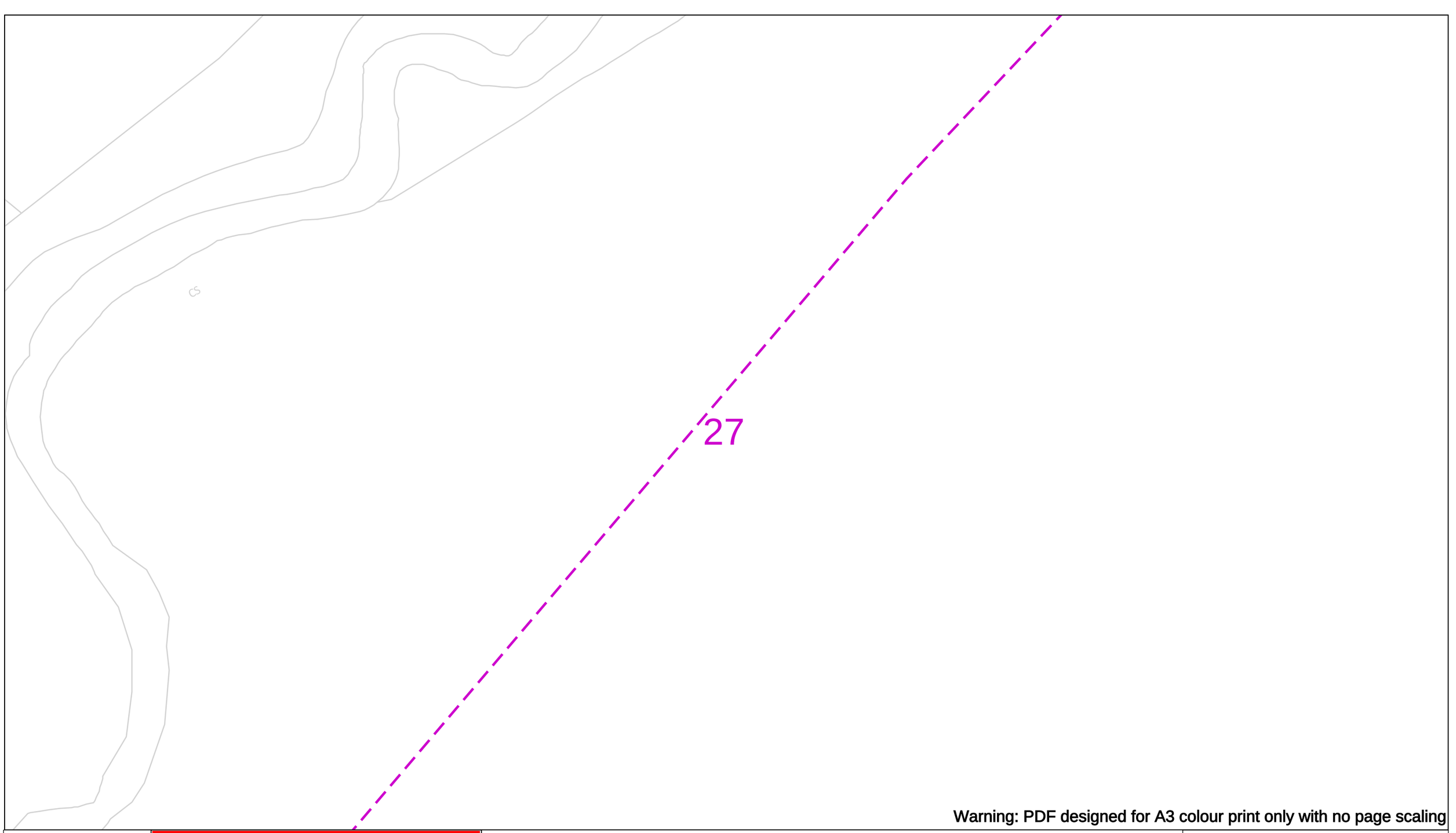
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Valve
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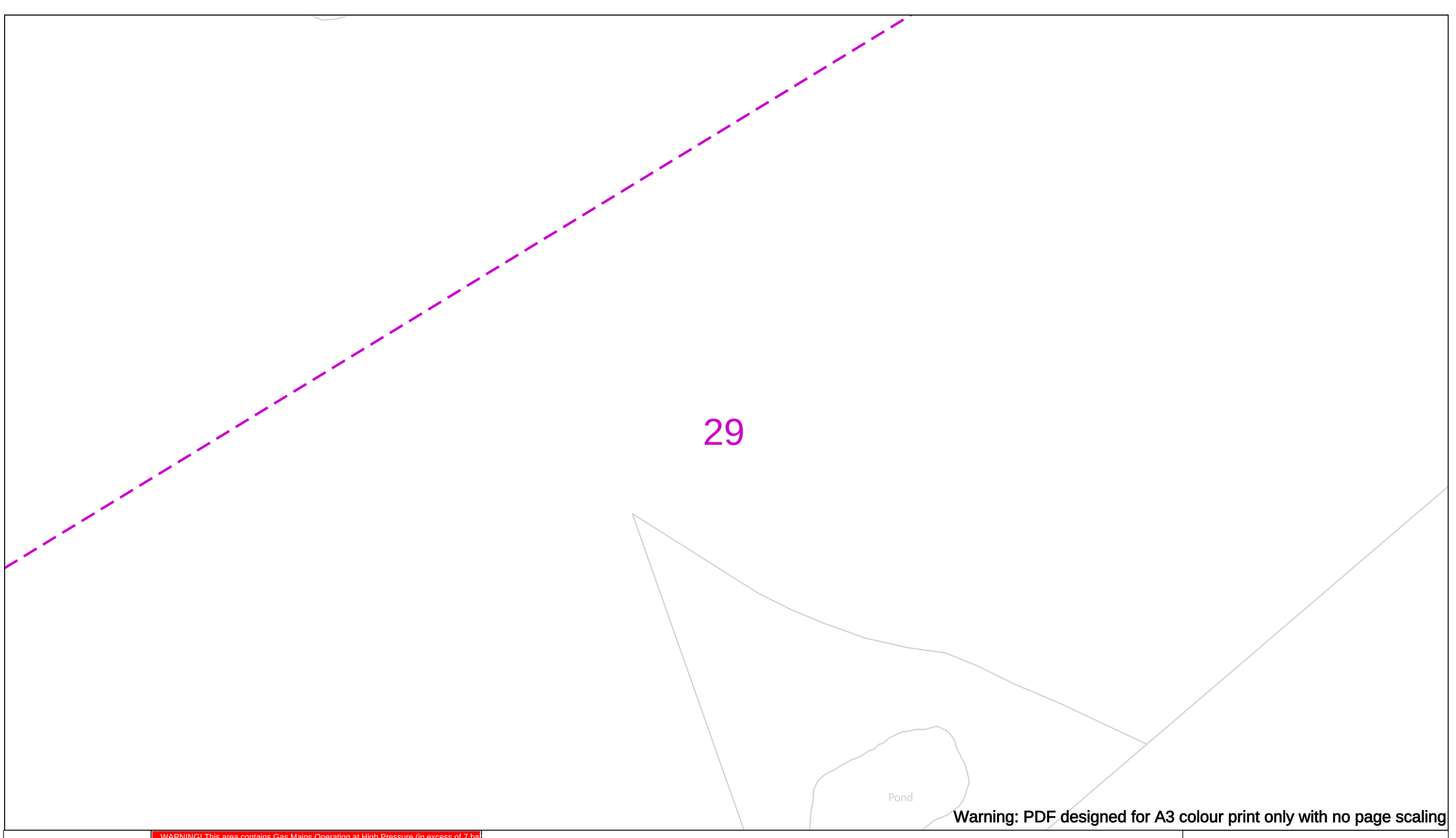
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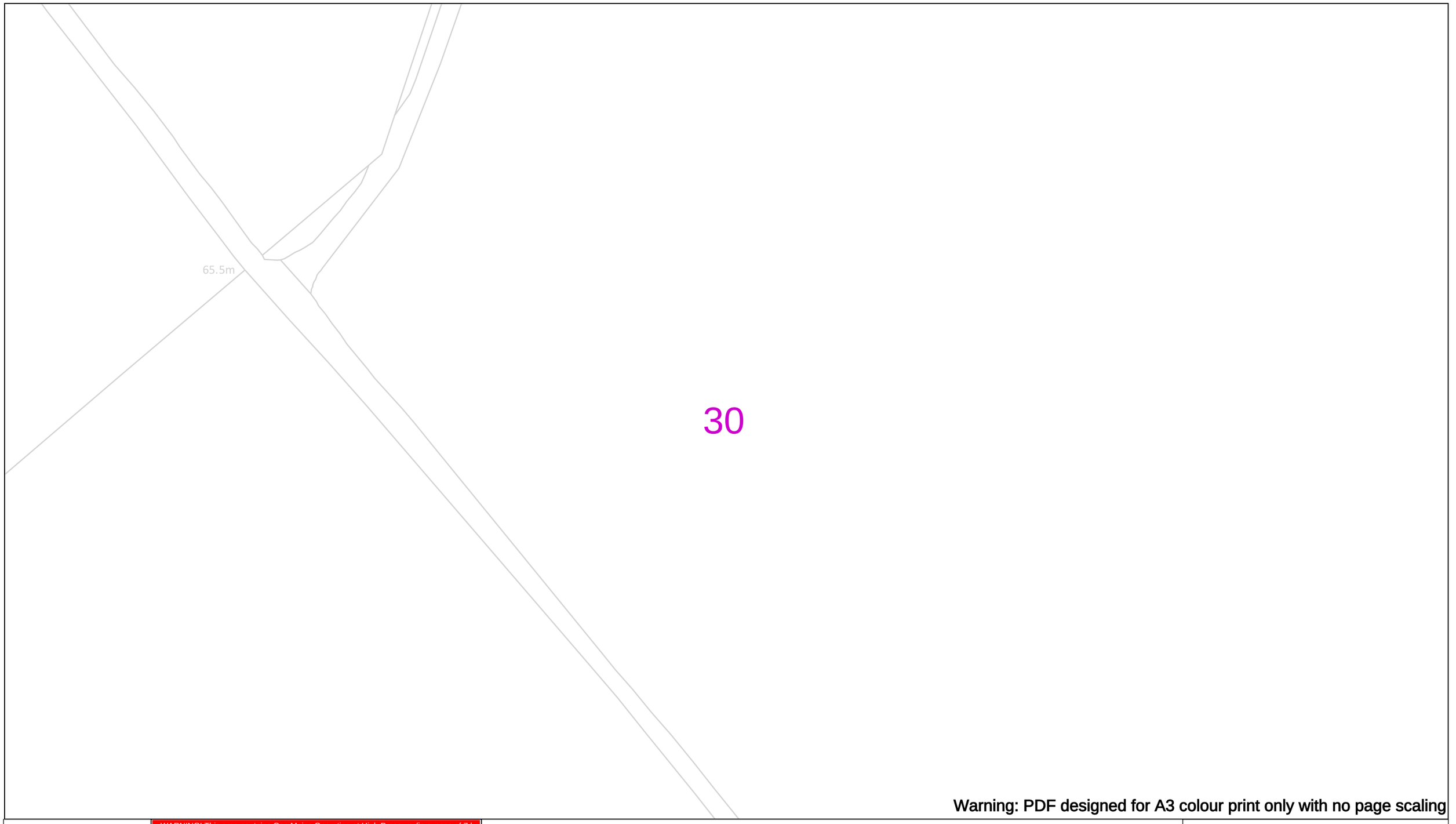
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Date Requested: 28/08/2024
Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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**In case of an emergency call 0800 111 999**

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

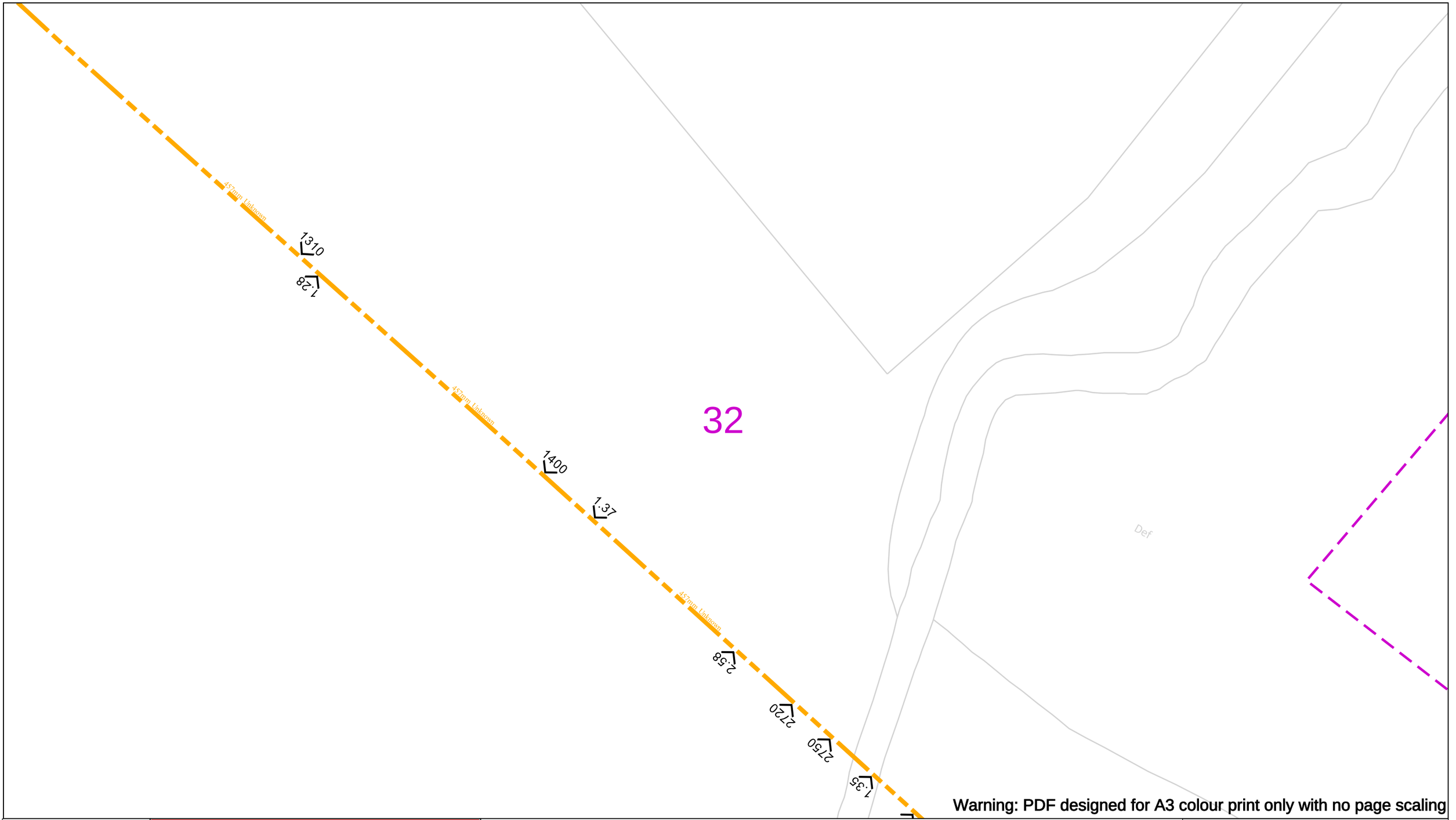
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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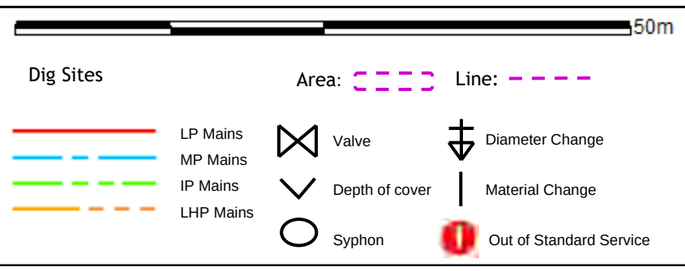
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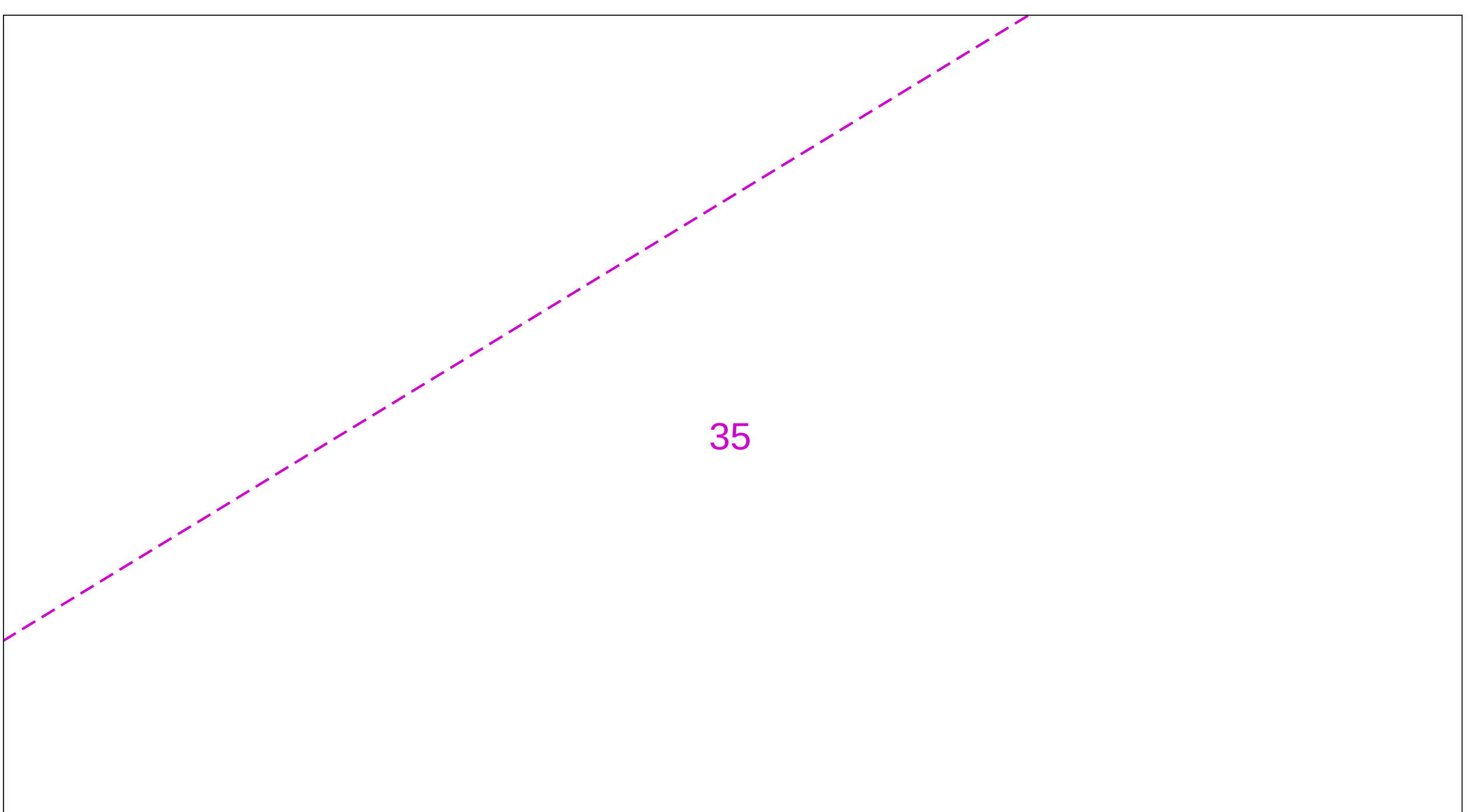

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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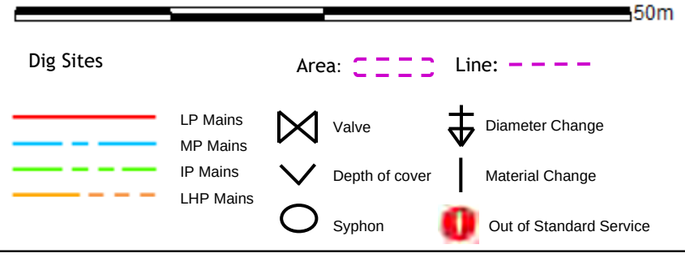
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
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LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

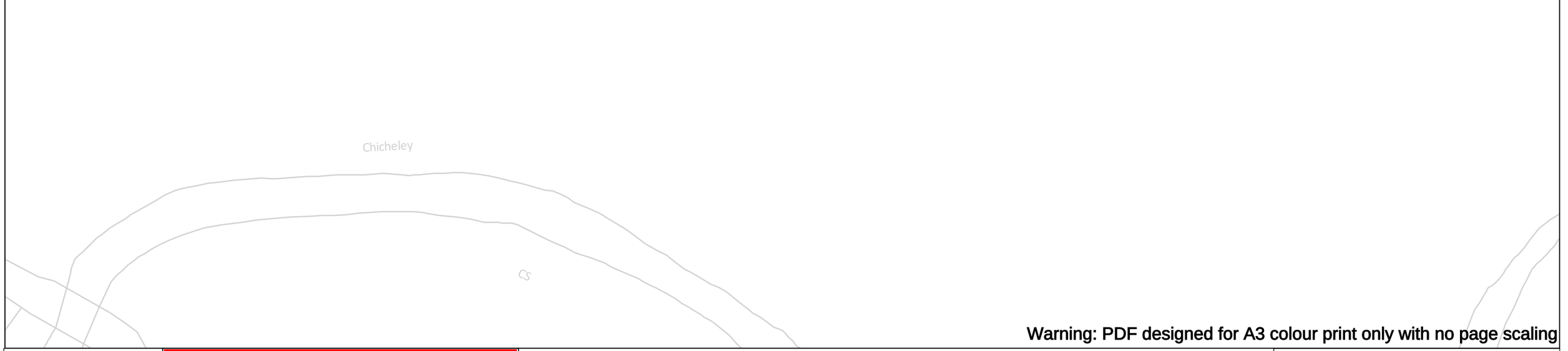
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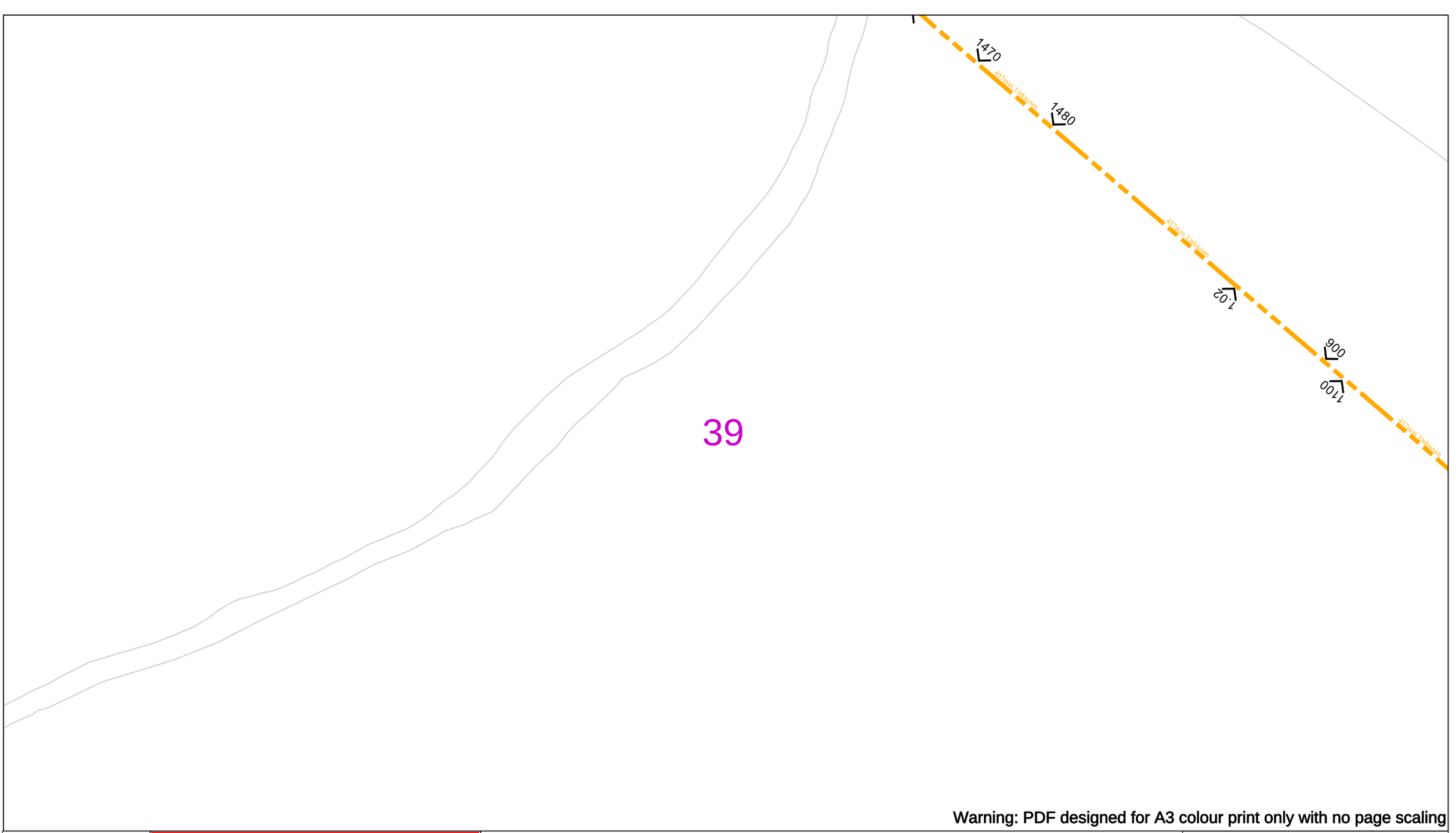
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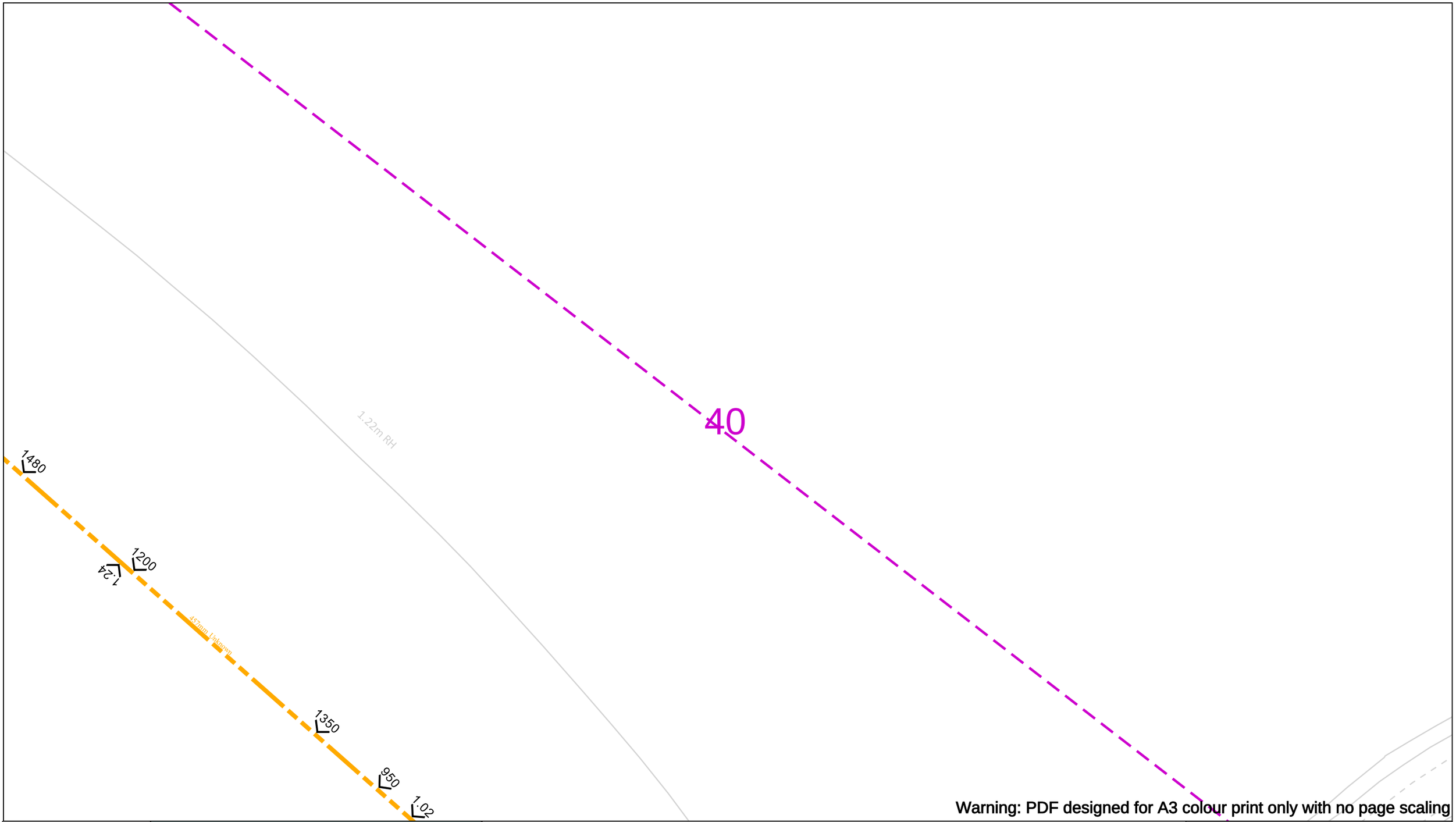
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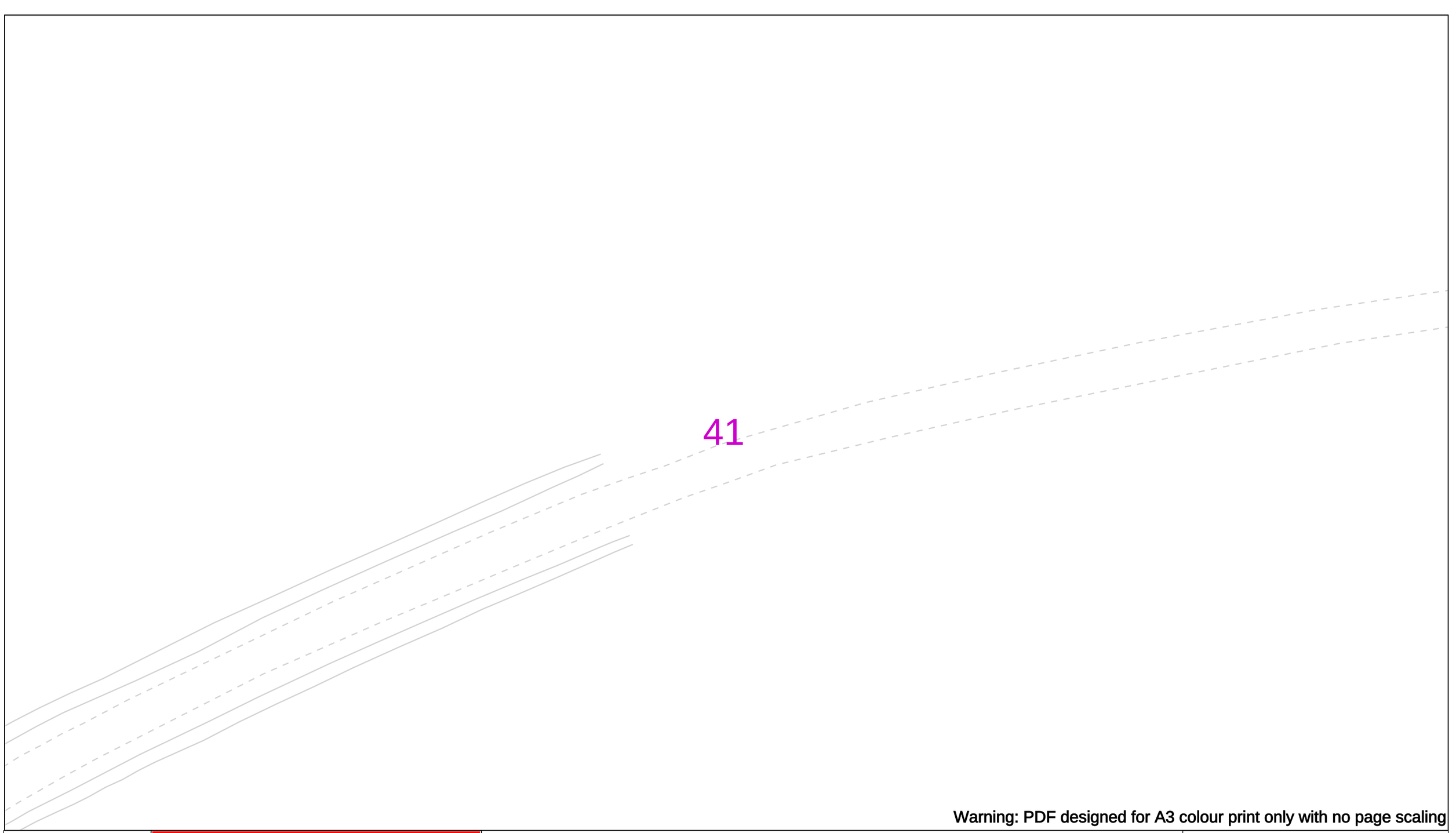
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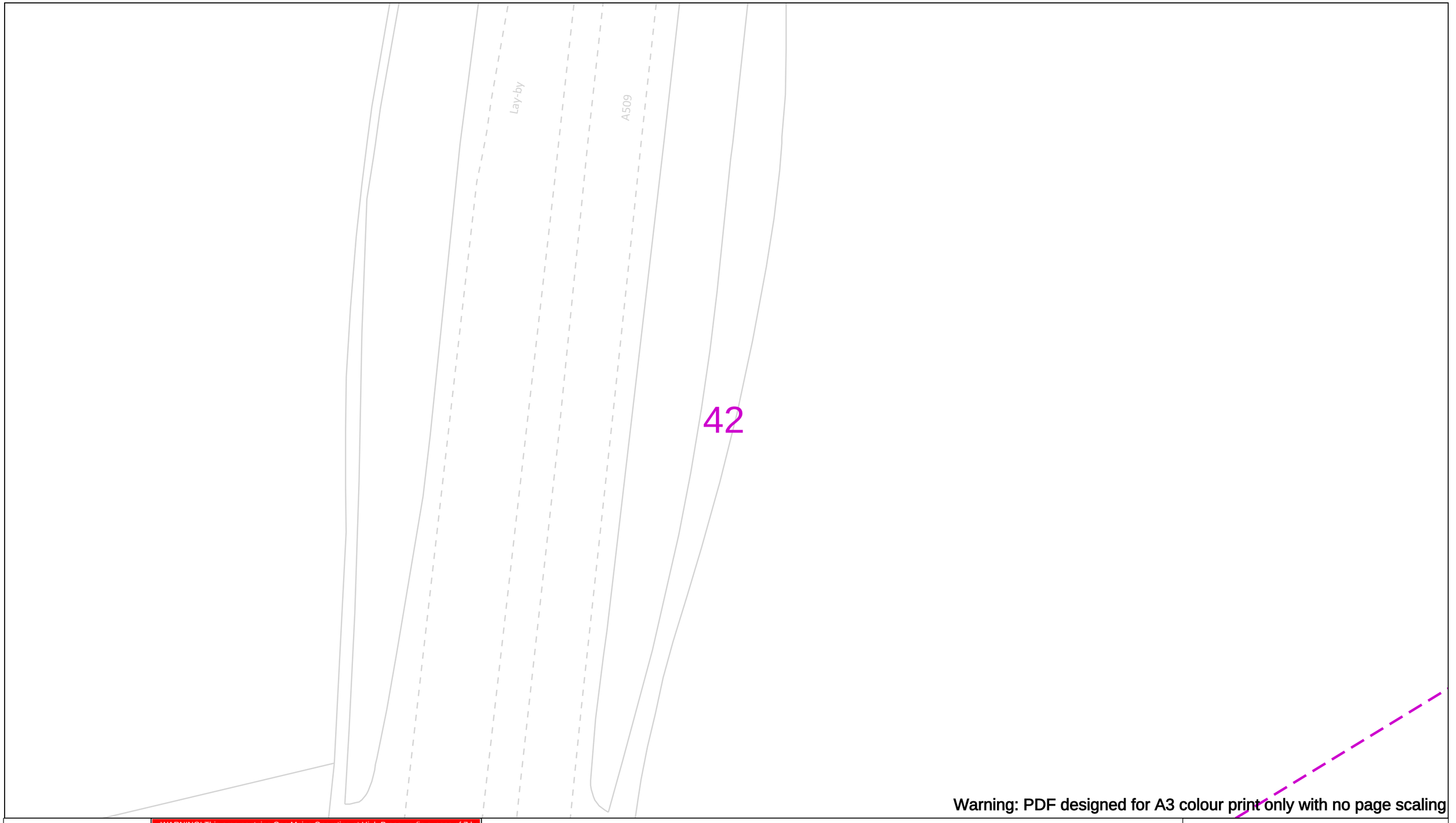
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**In case of an emergency call 0800 111 999**

Date Requested: 28/08/2024
Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

IMPORTANT NOTICES

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

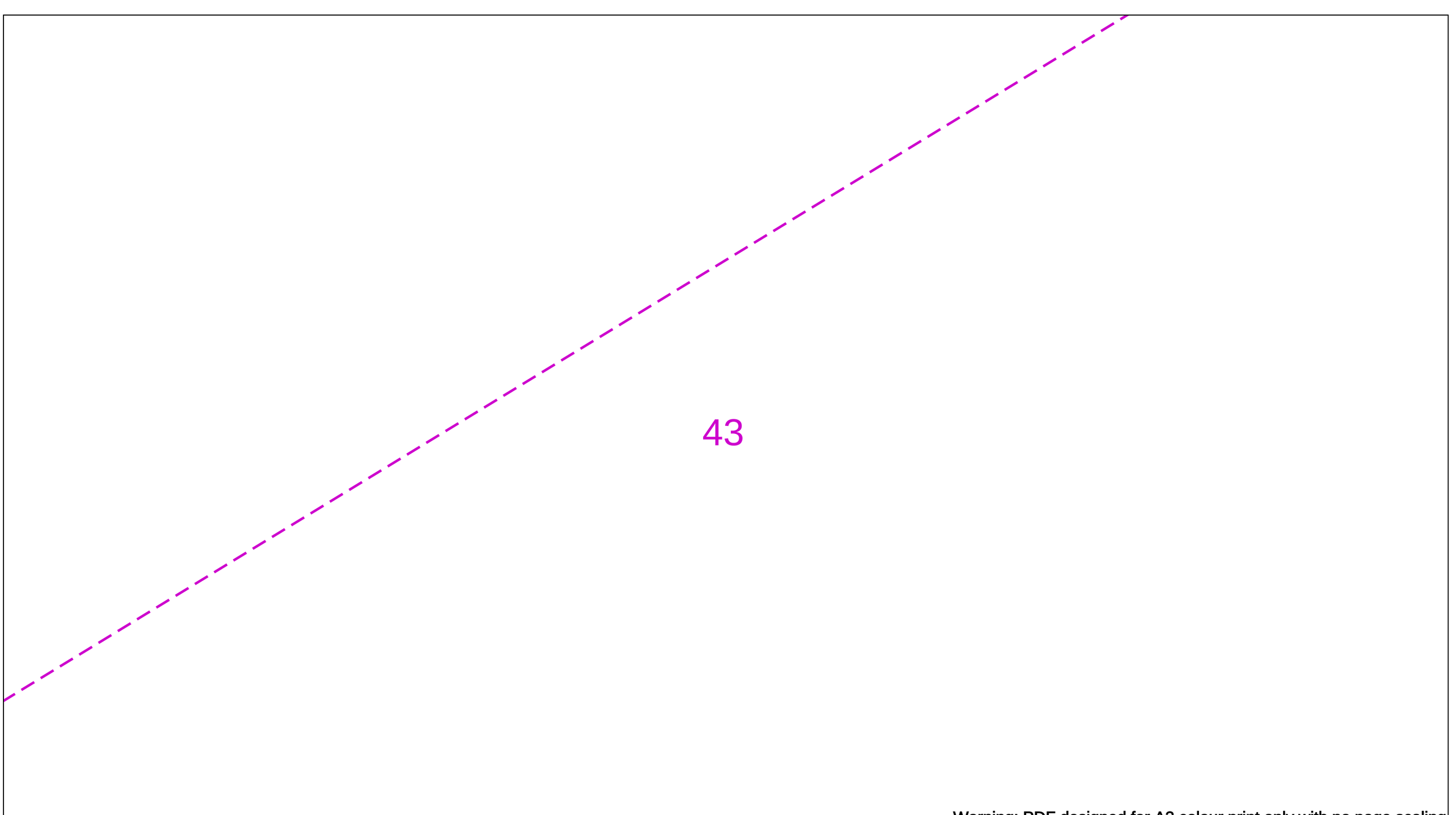
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- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

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Line:

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MP Mains
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Valve
Depth of cover
Syphon

Diameter Change
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Valve
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

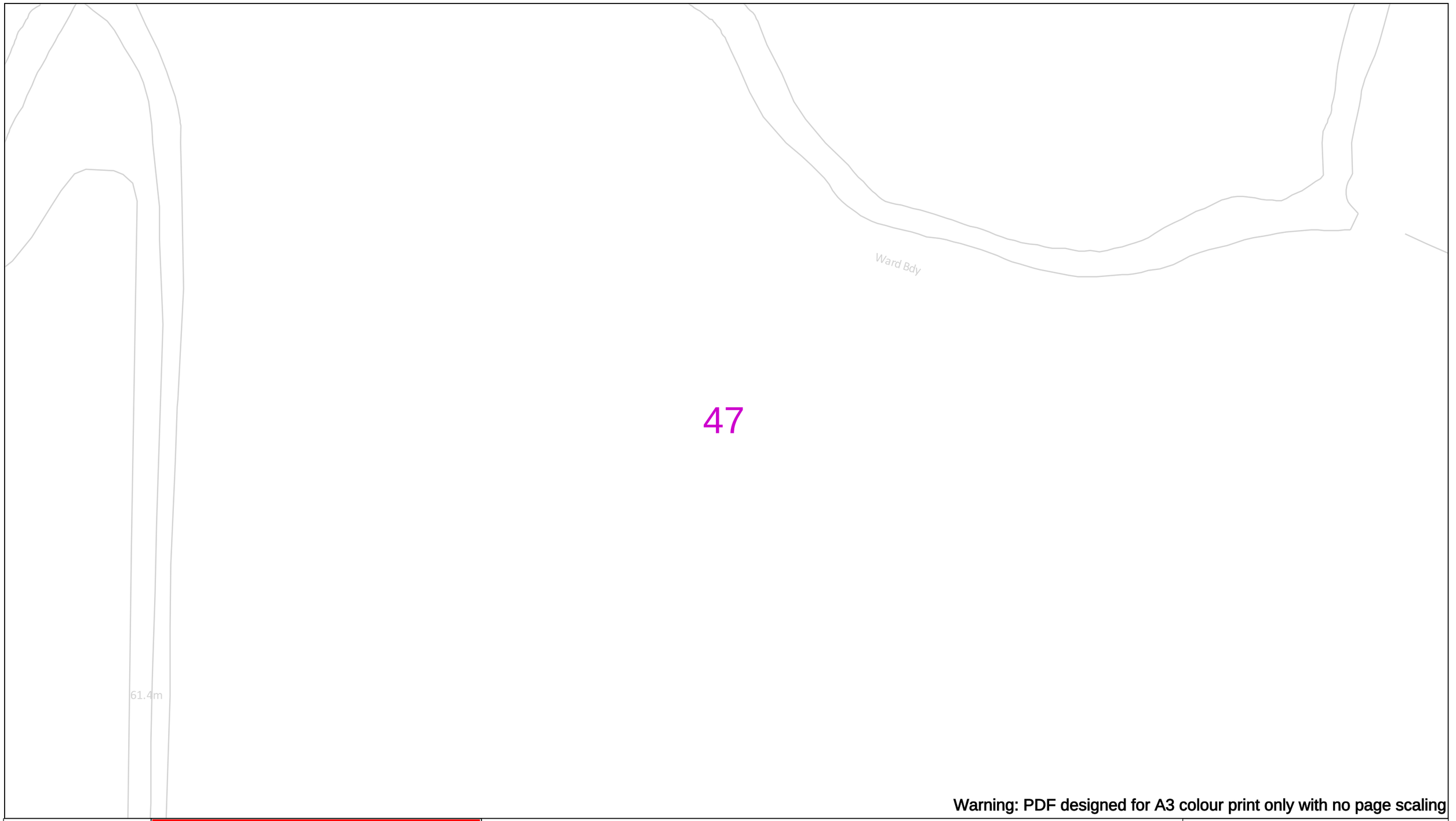
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Dig Sites

Area:

Line:

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MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
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Syphon

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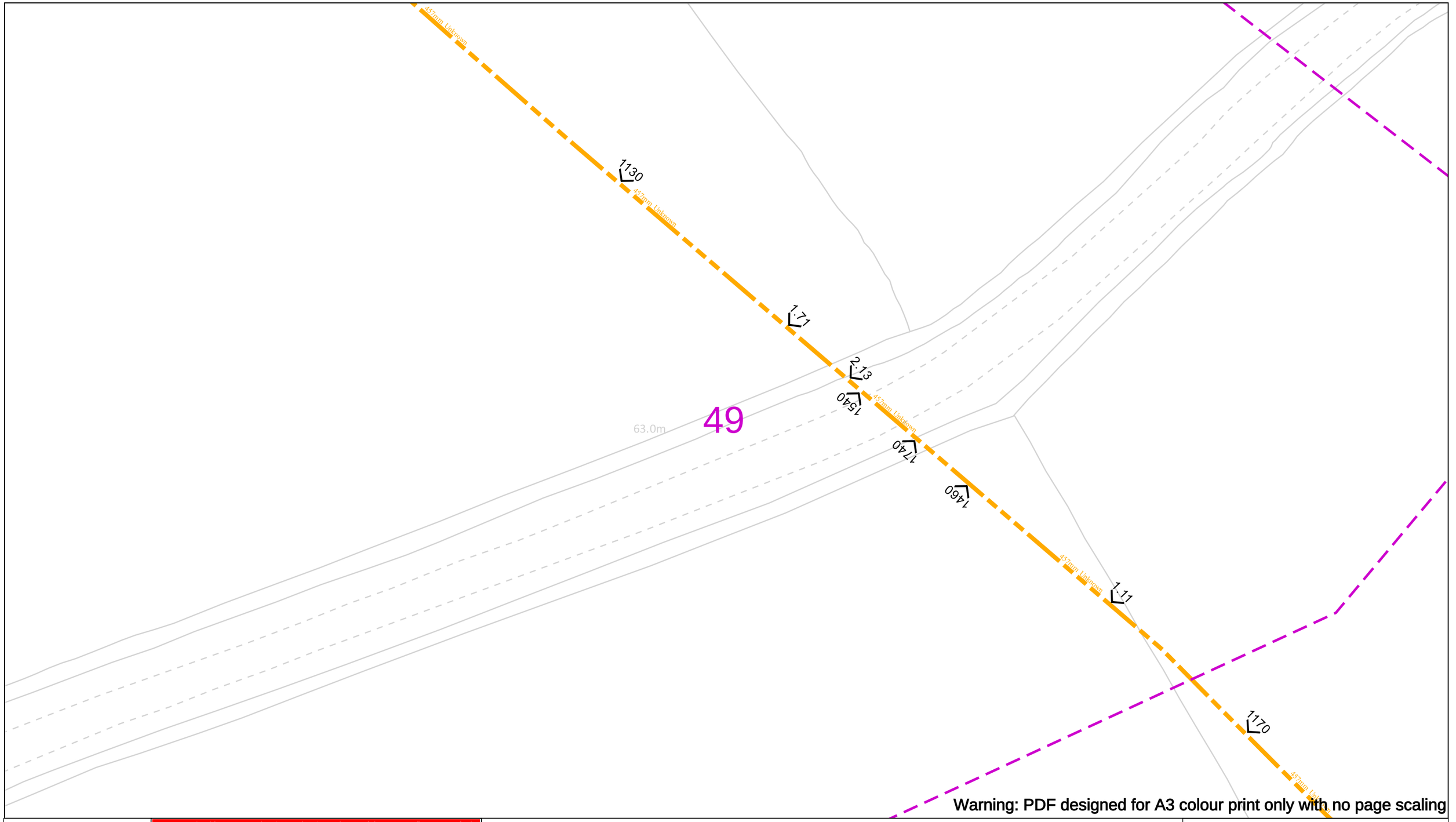
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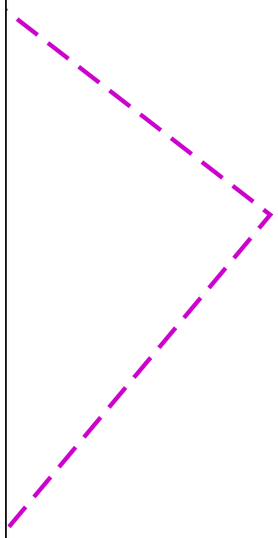
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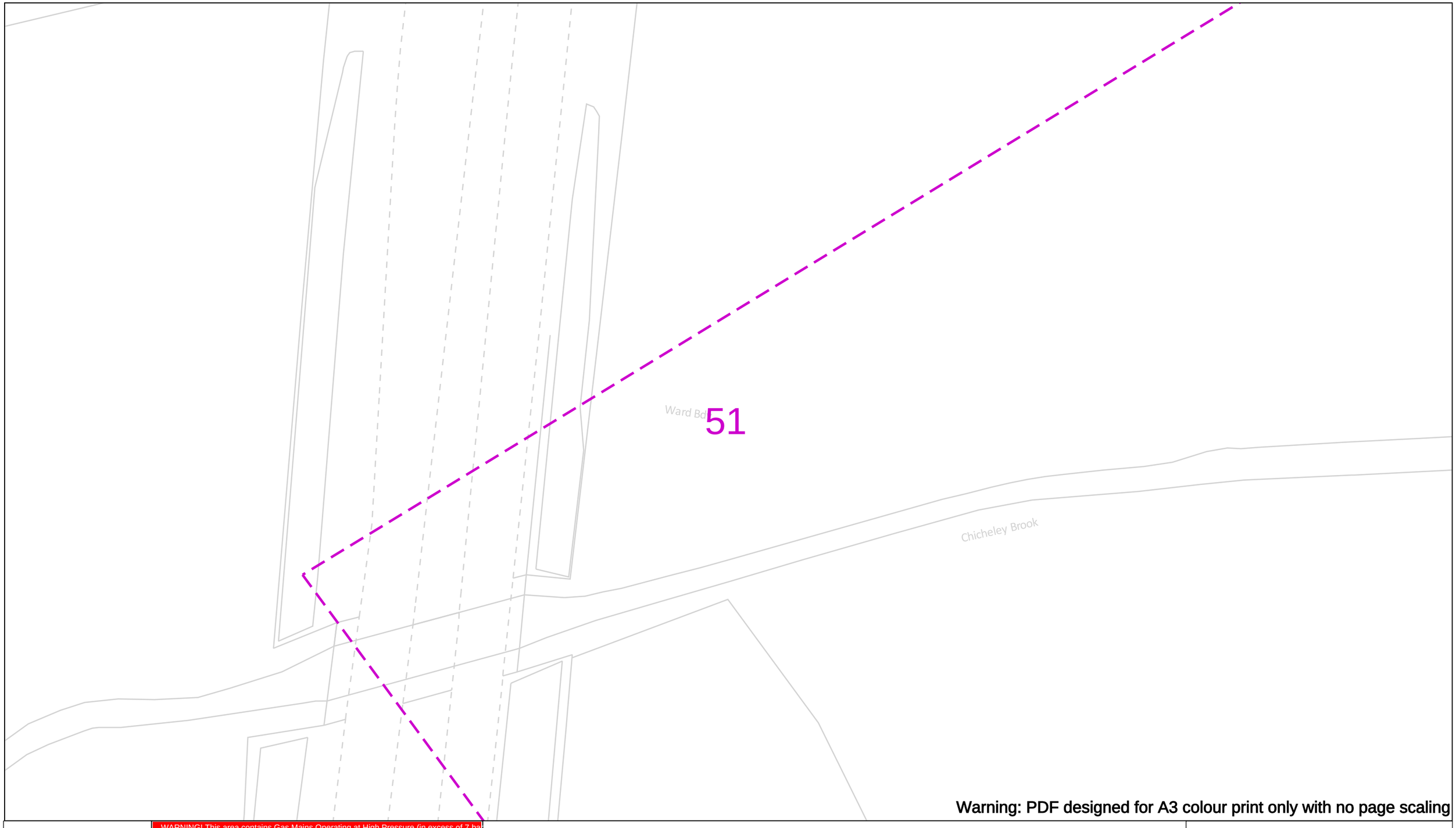
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Valve
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Valve
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Syphon

Diameter Change
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Out of Standard Service

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Your Gas Network

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Requested by:
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Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

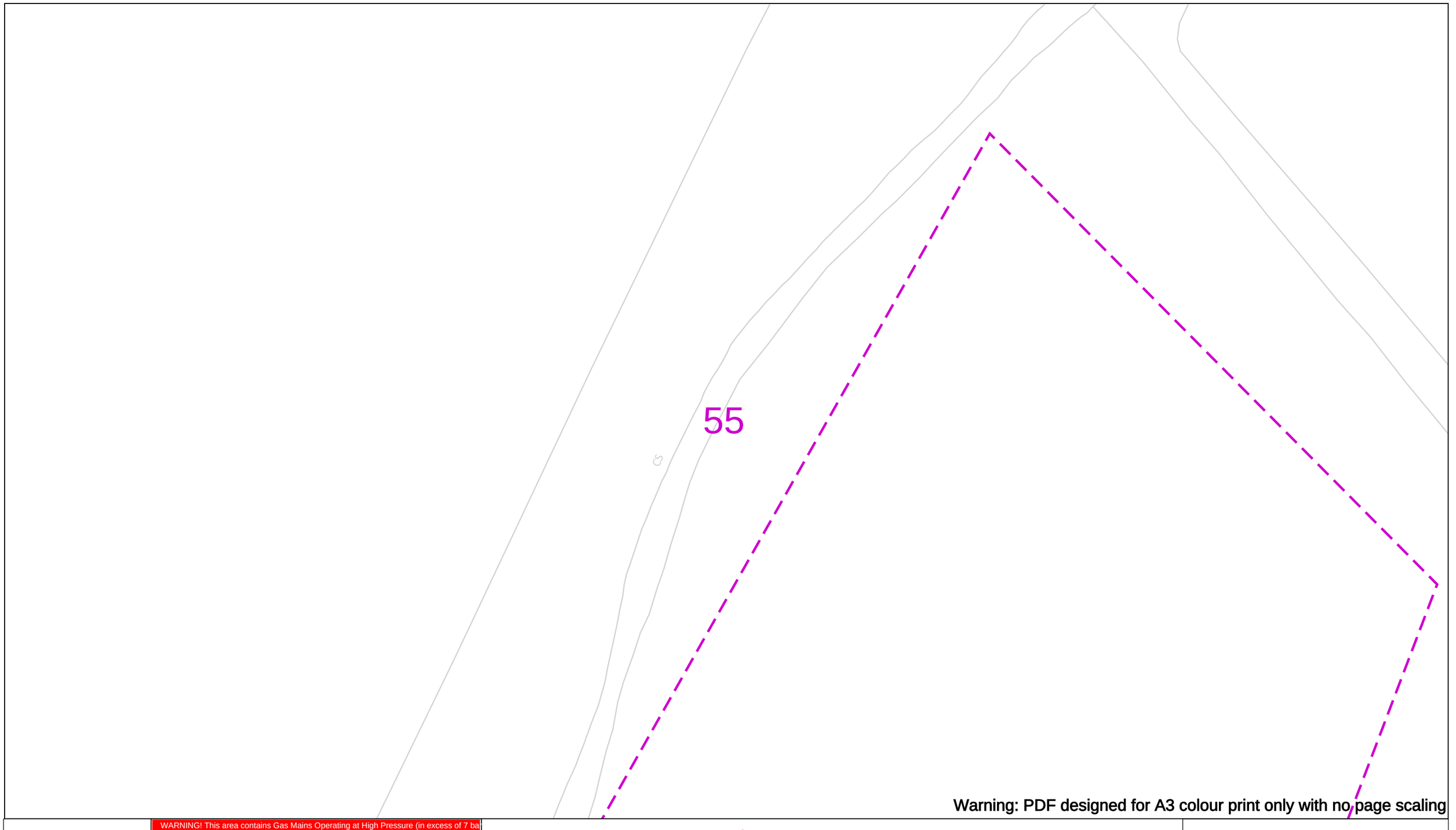
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Valve
Depth of cover
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Diameter Change
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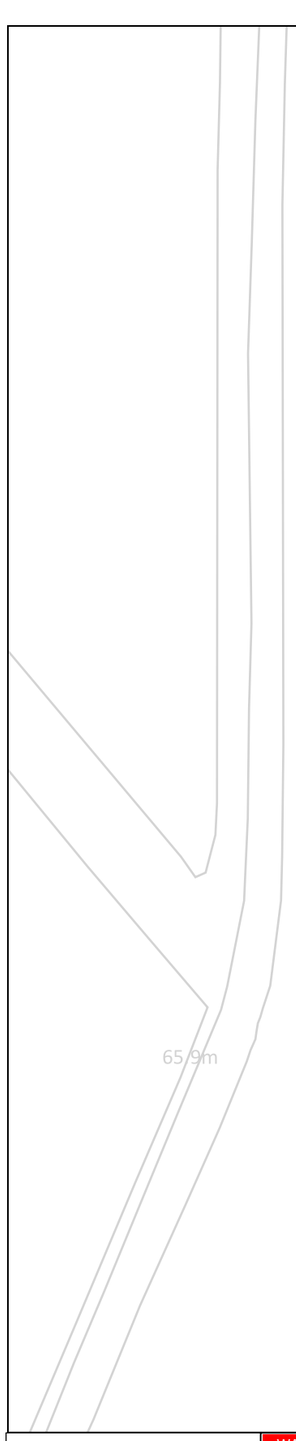
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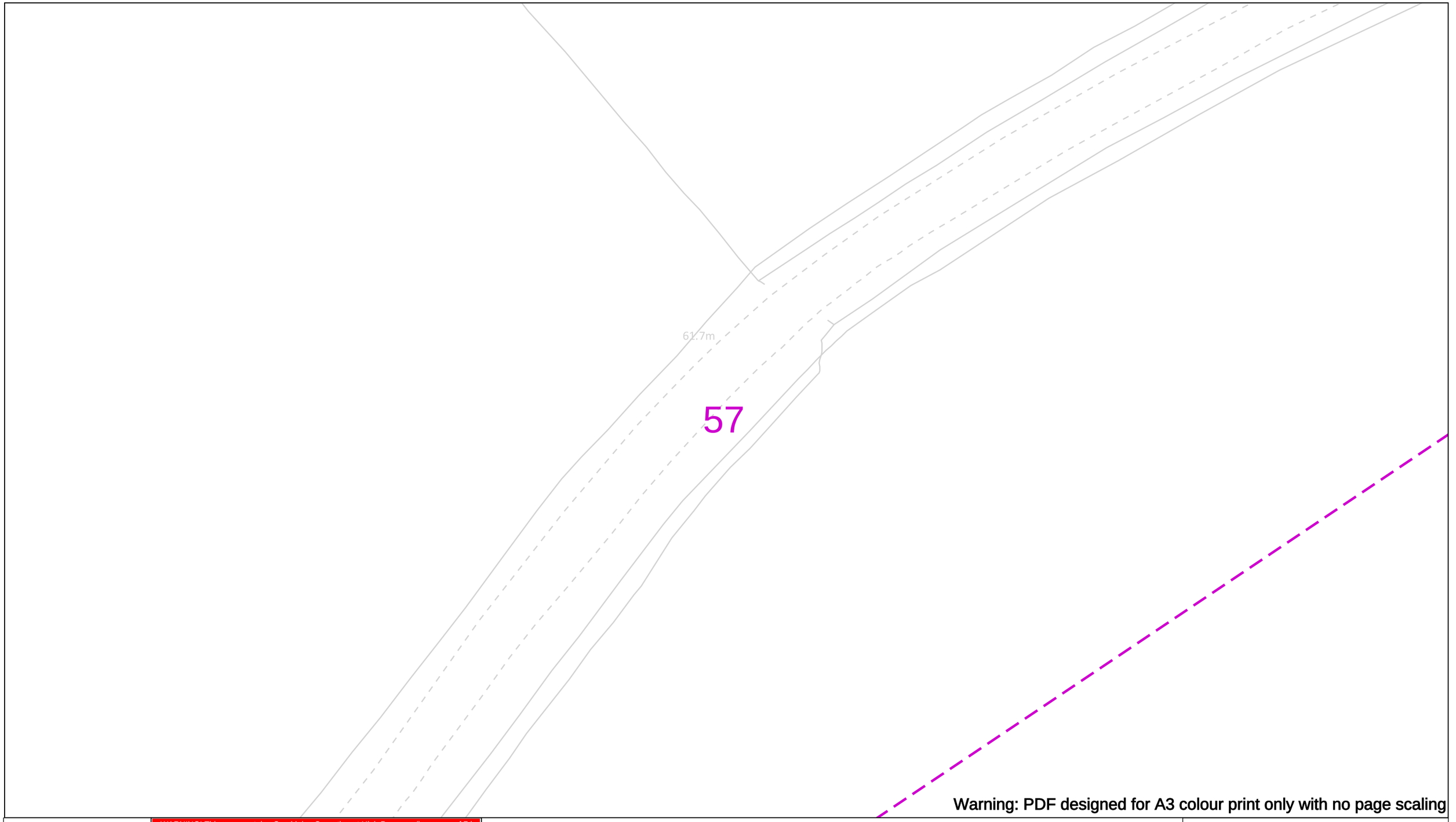
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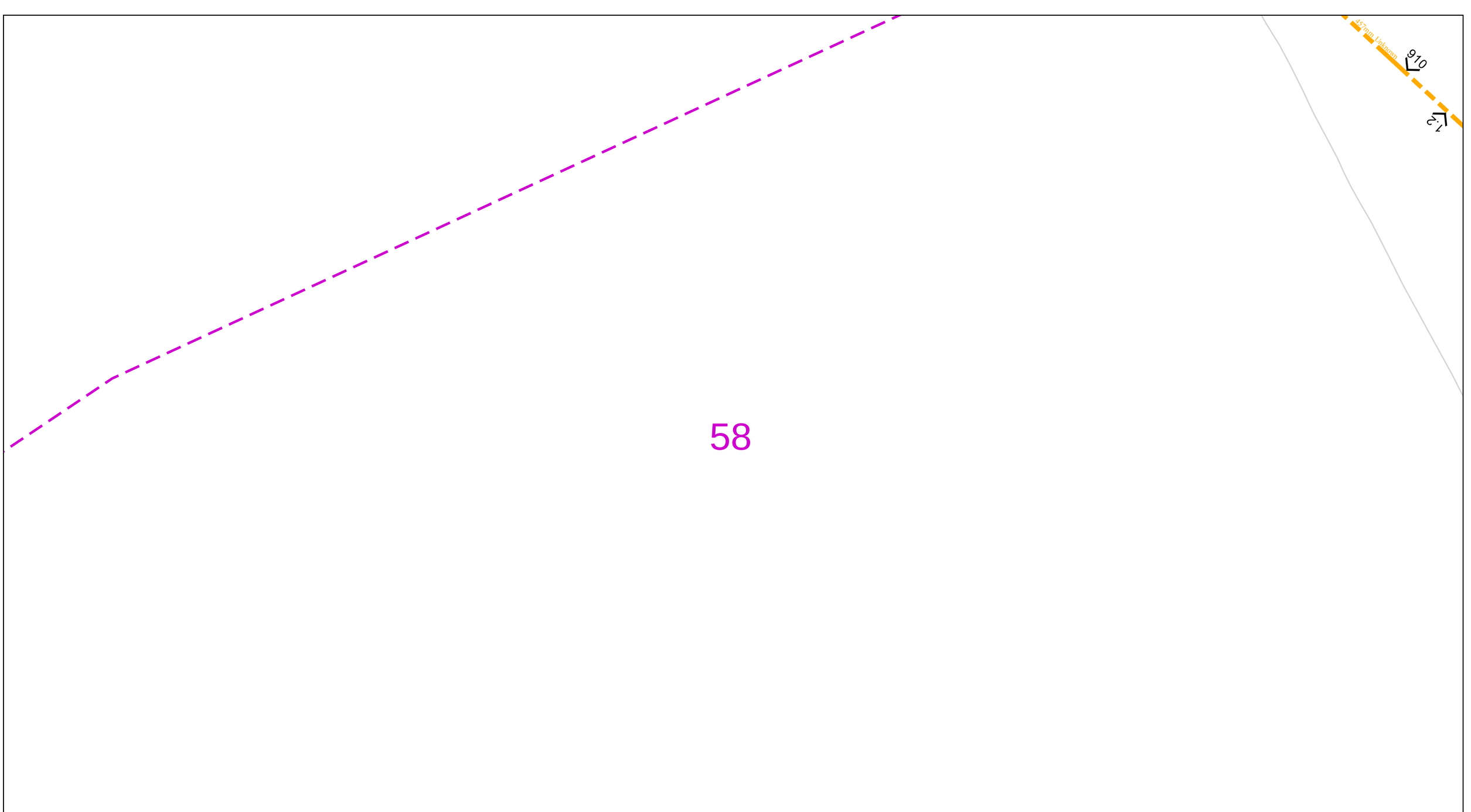
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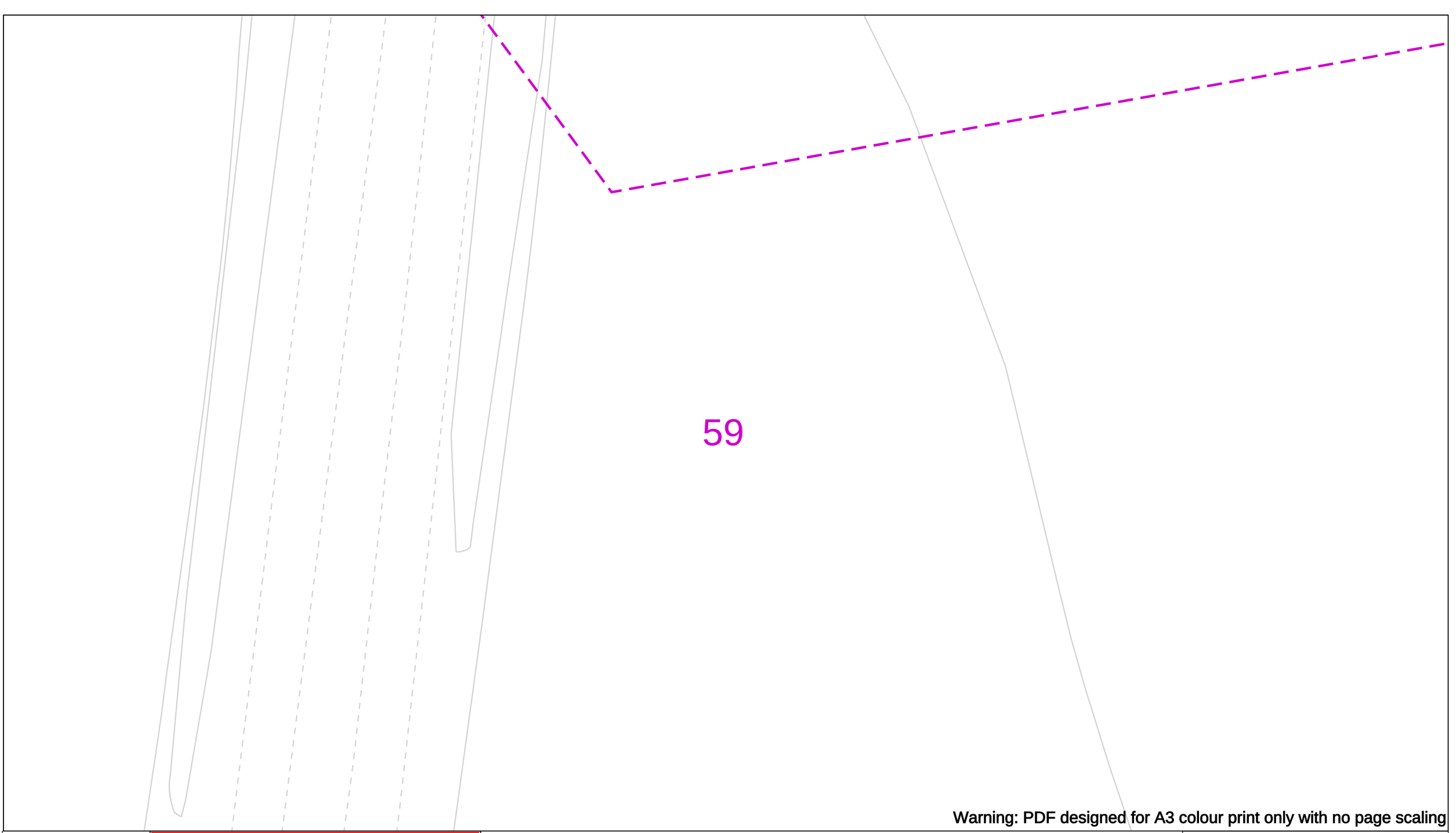
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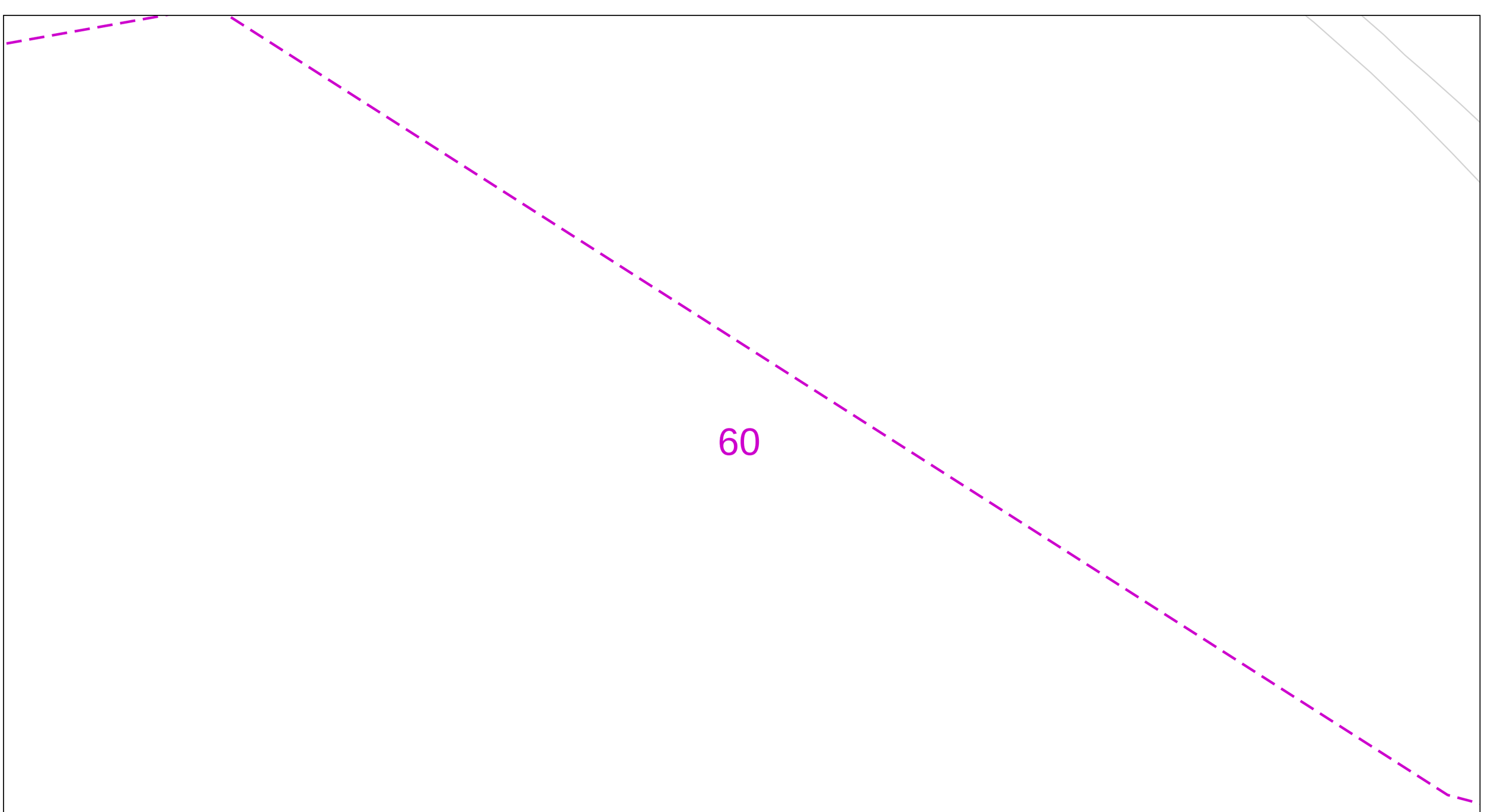
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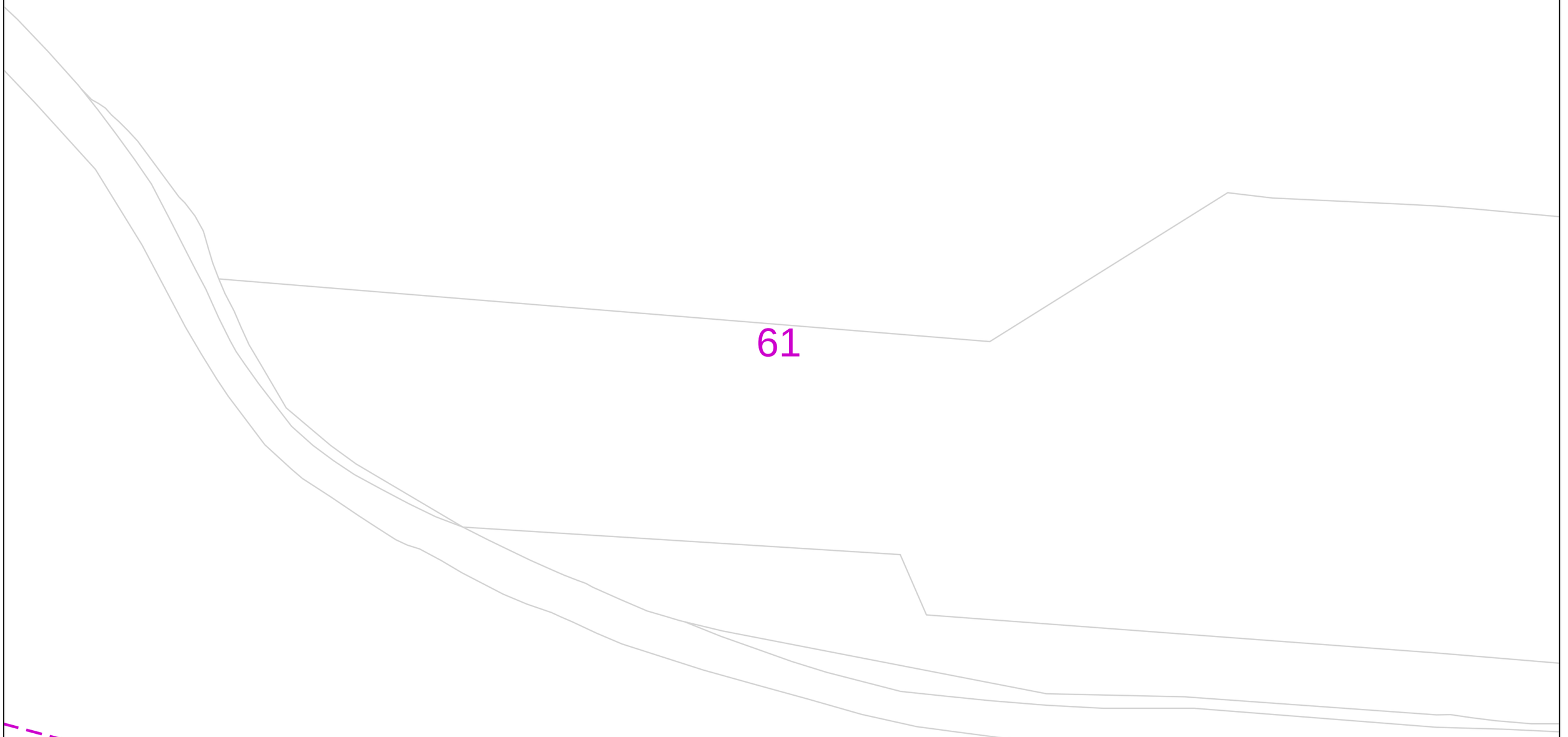
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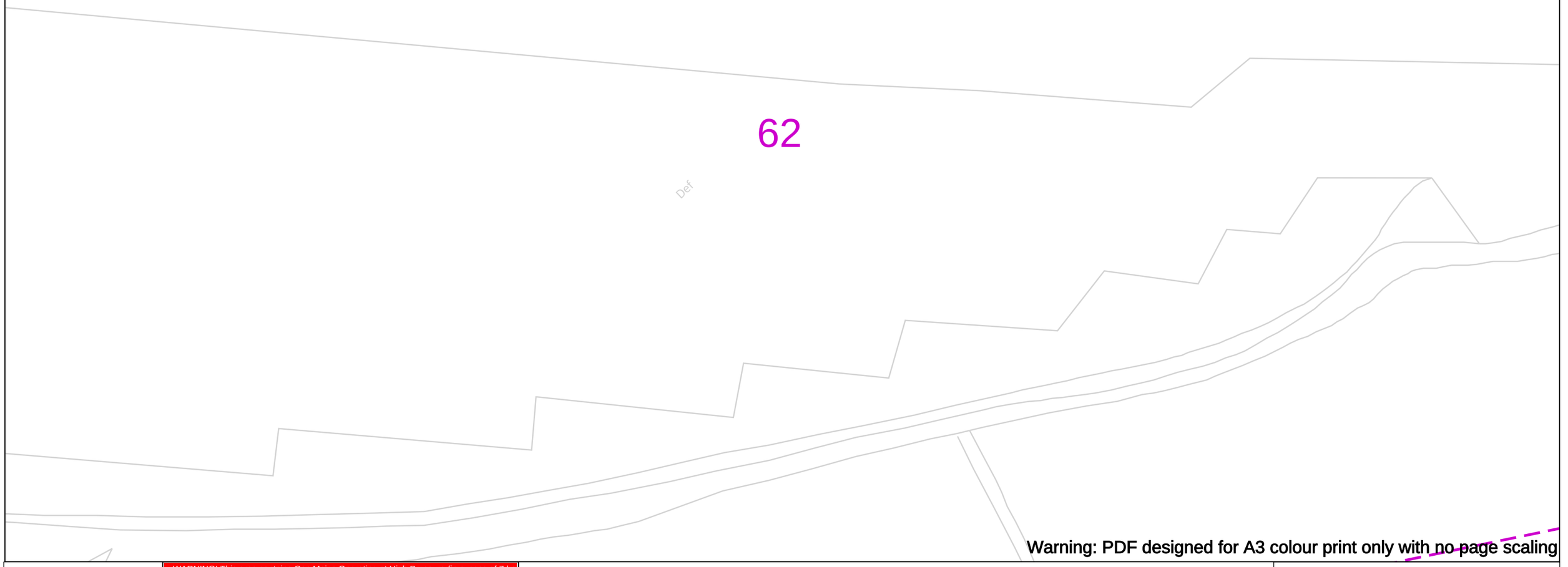
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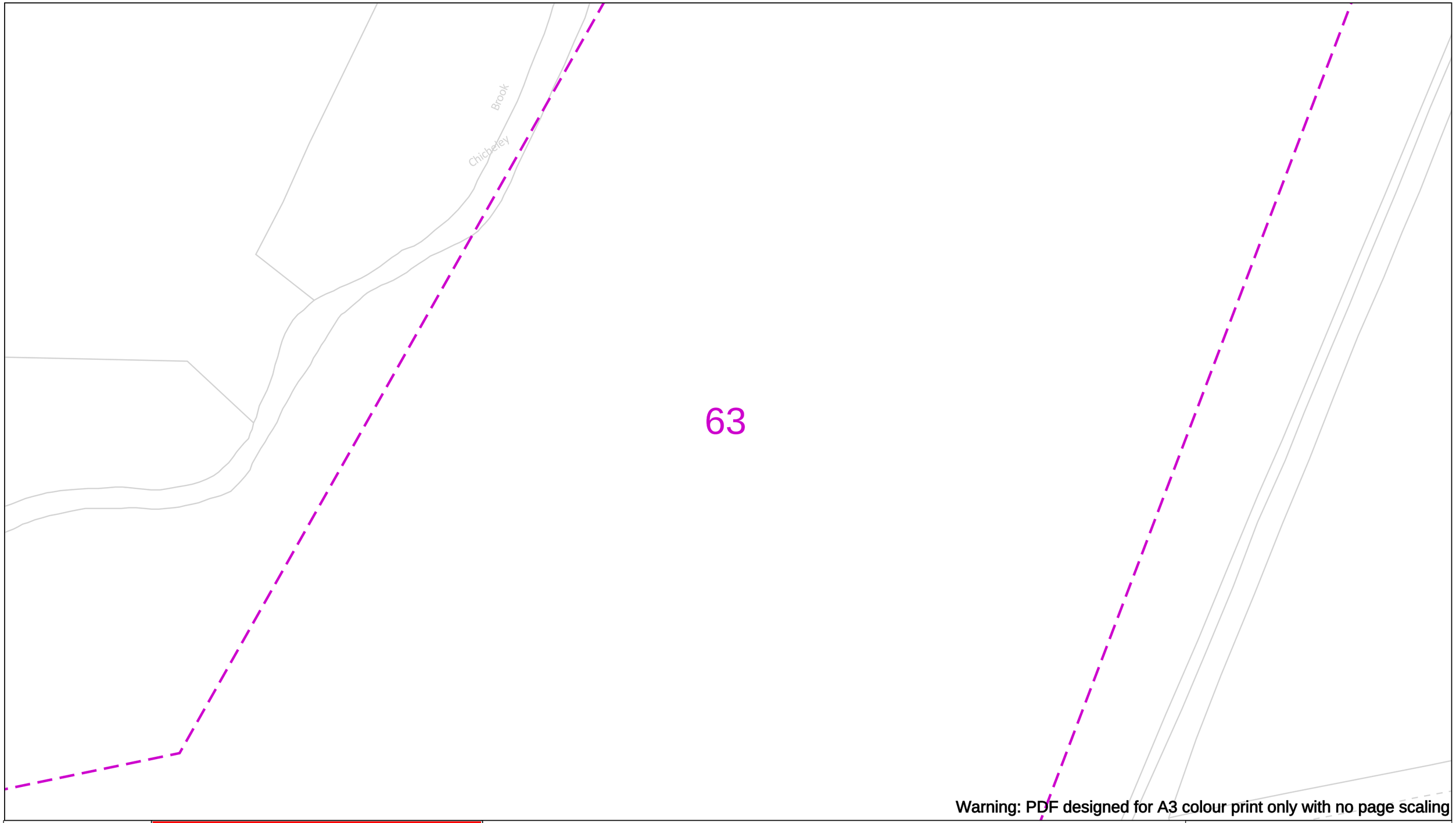
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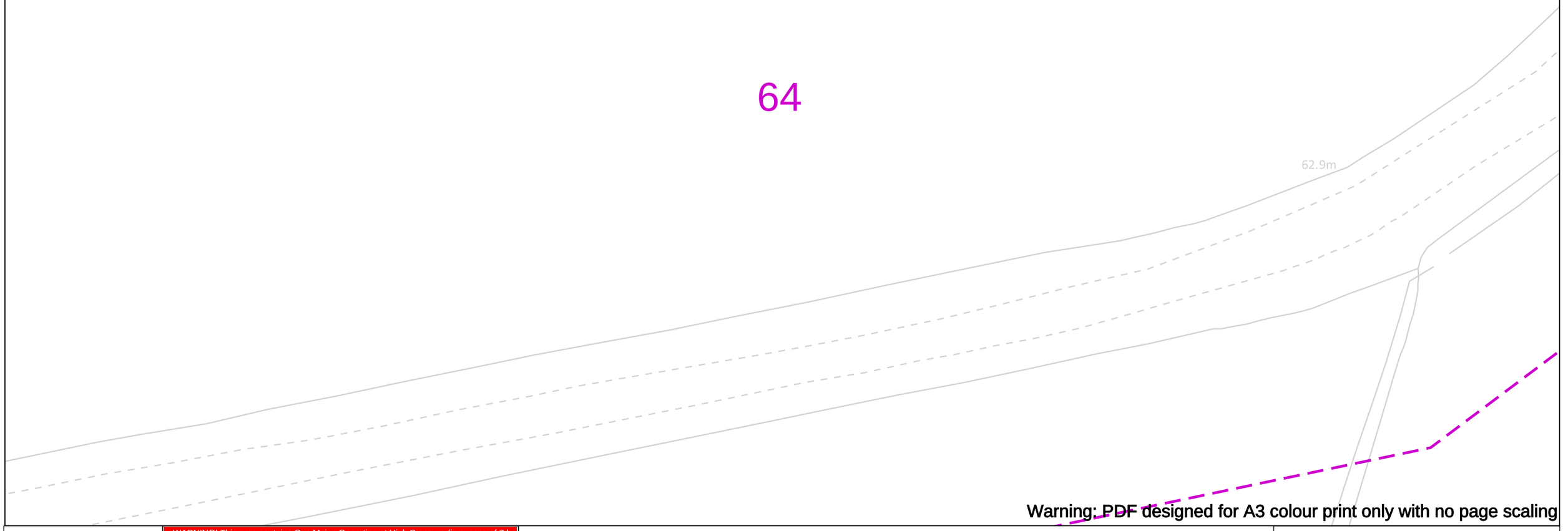
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

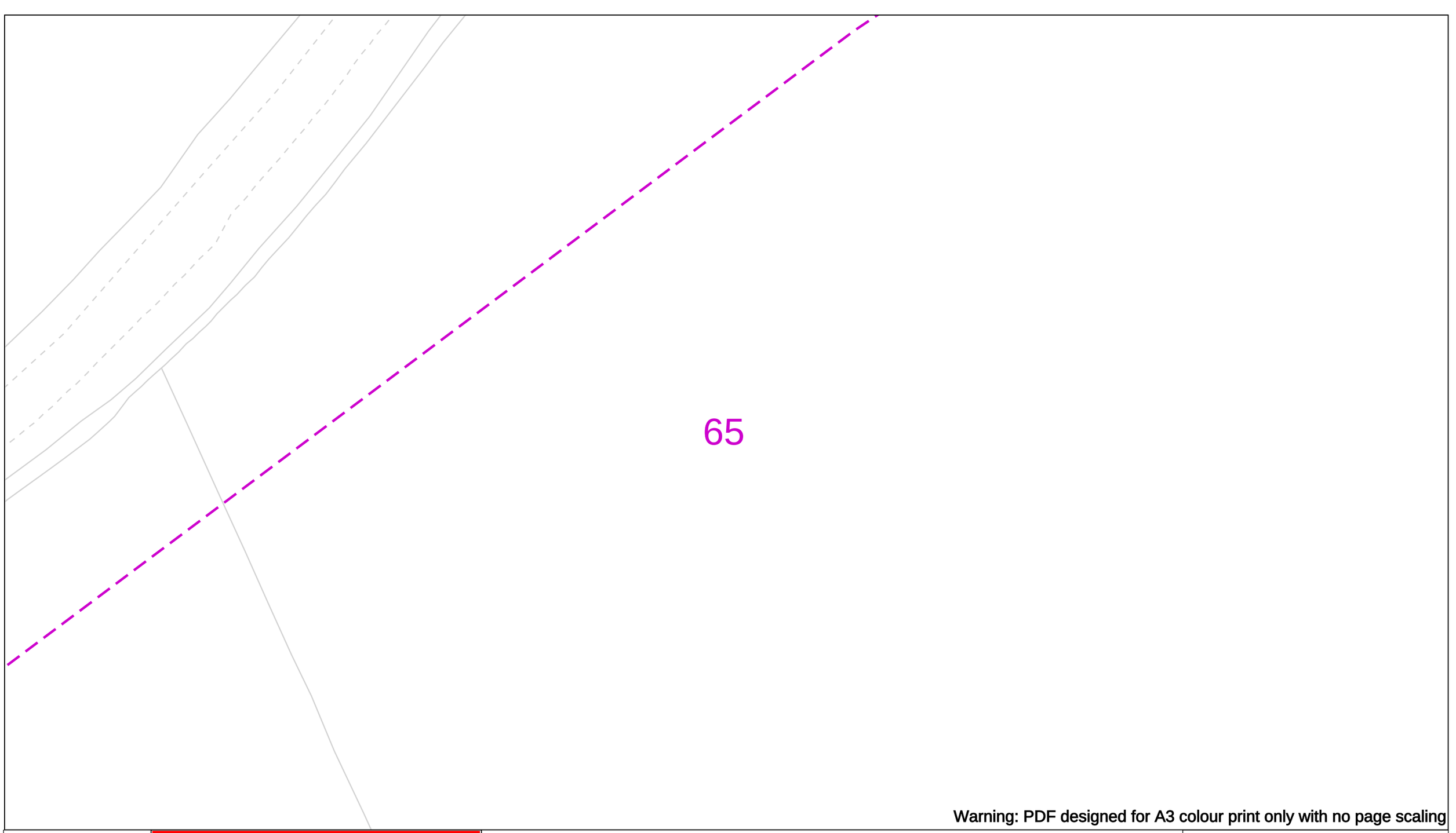
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Date Requested: 28/08/2024
Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 ba and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or plantprotection@cadentgas.com

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**In case of an emergency call 0800 111 999**

50m

Dig Sites

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LP Mains
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IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
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Dig Sites

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IP Mains
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Valve
Depth of cover
Syphon

Diameter Change
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Out of Standard Service

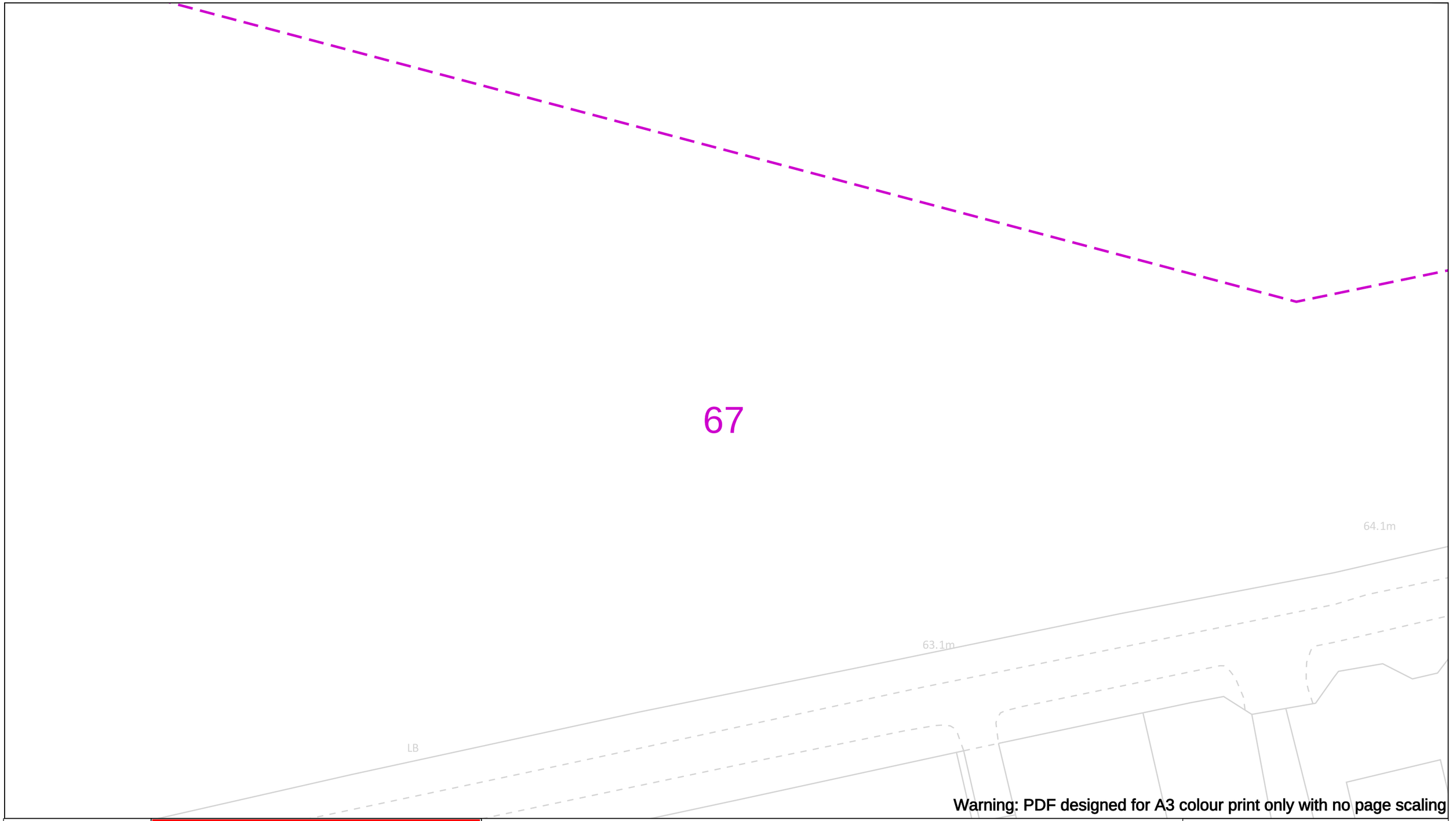
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50m

Dig Sites

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MP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

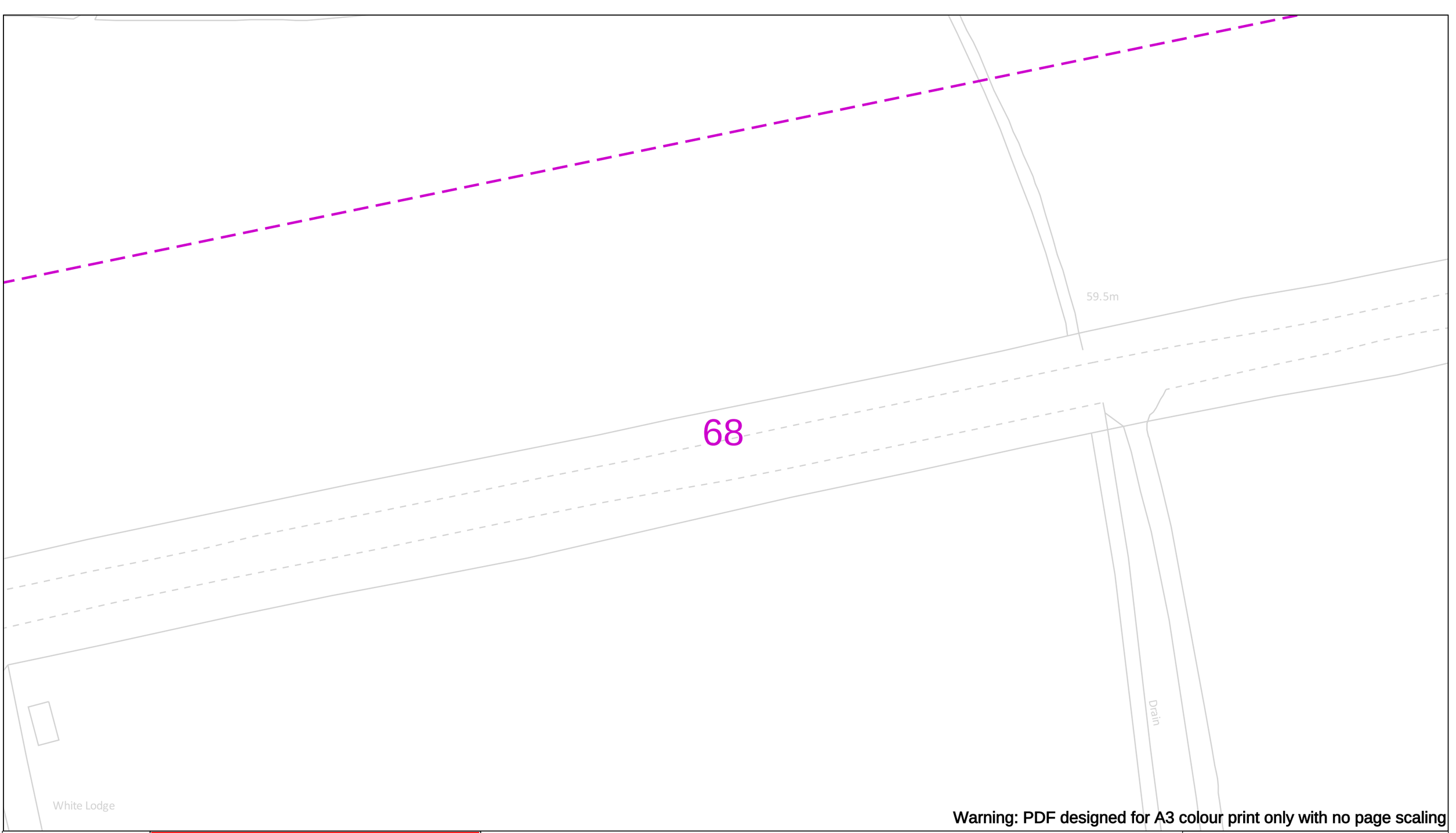
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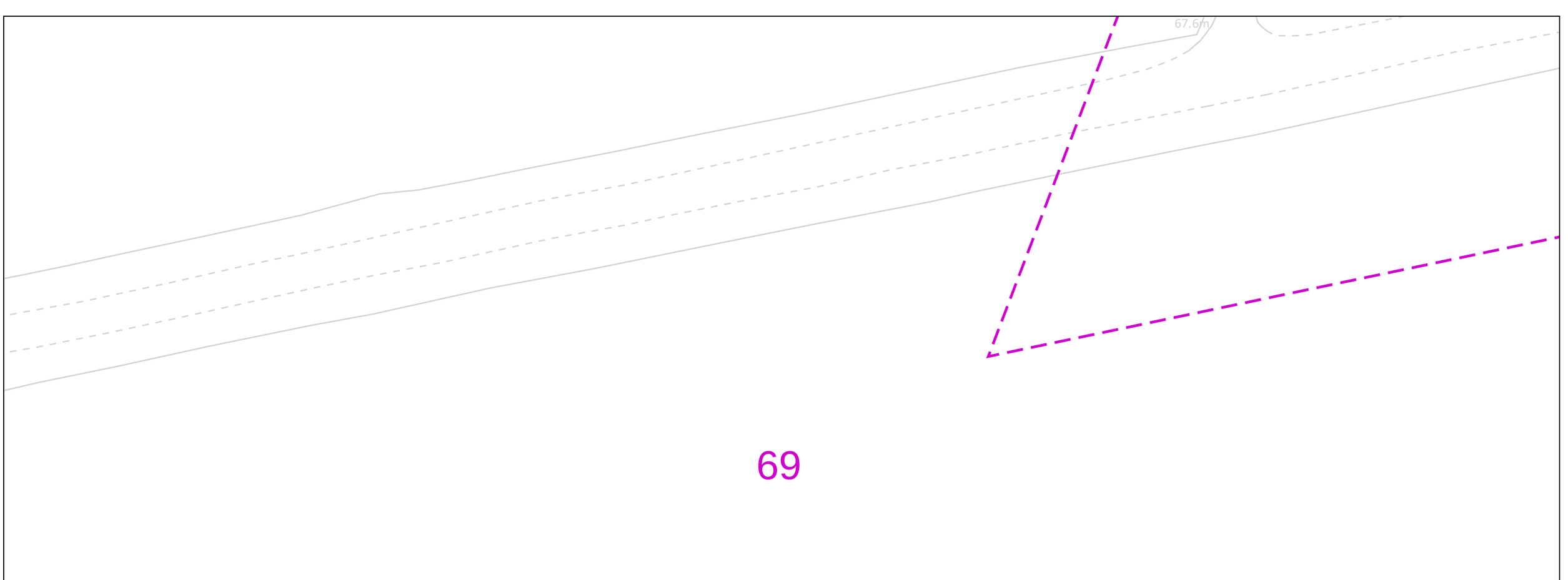
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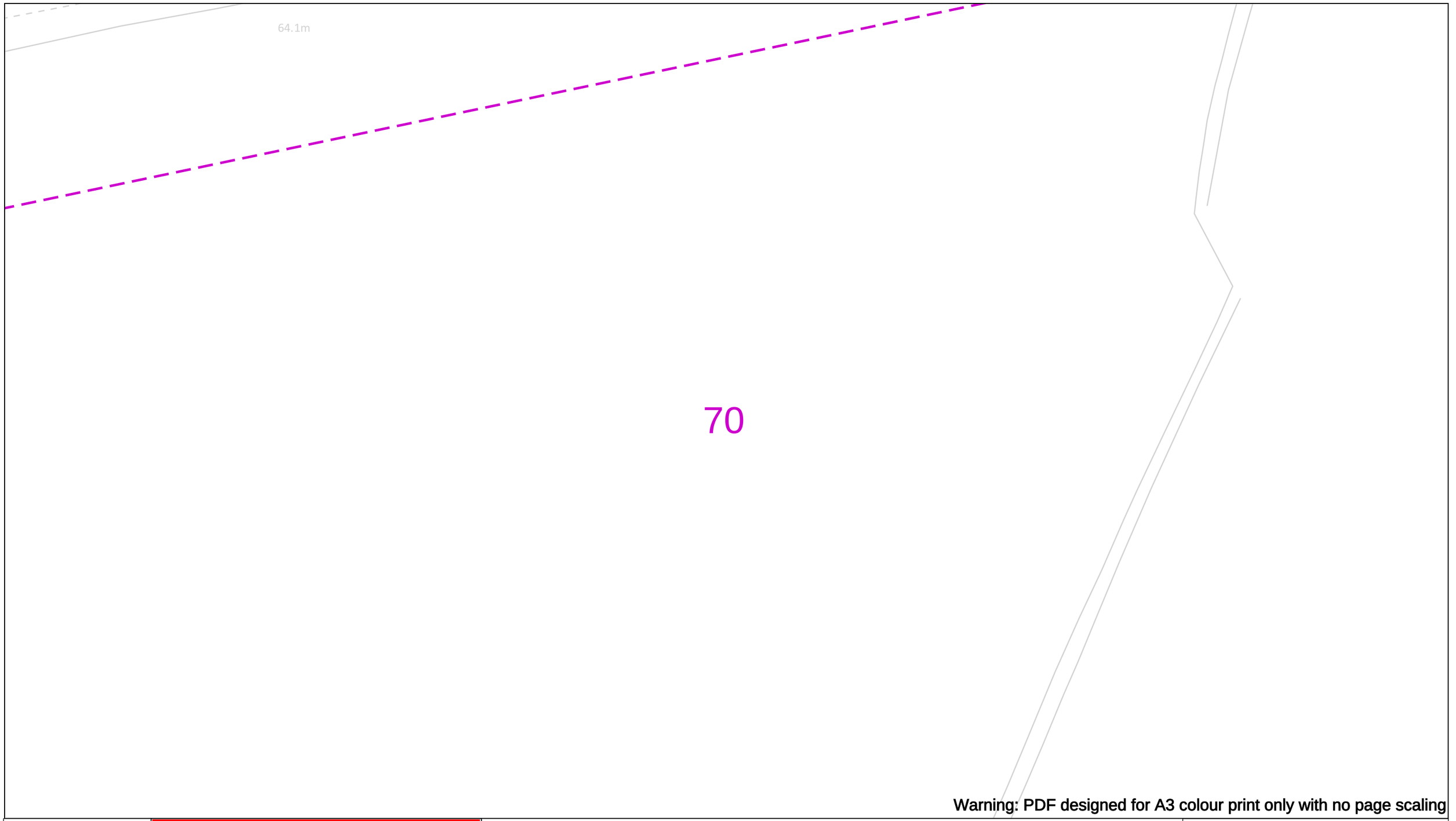
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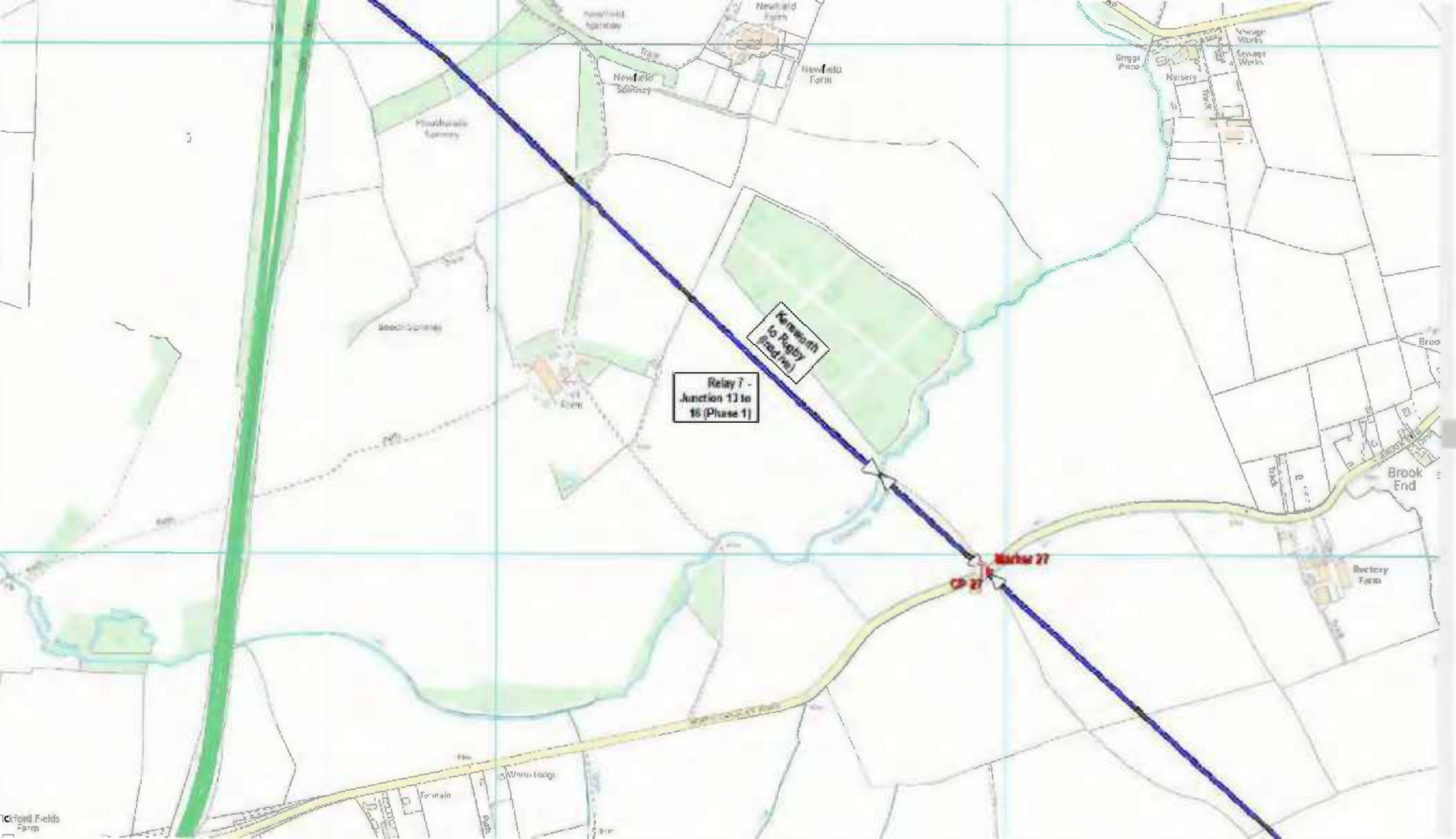
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Kenilworth to Rugby (Lead in)
Relay 7 - Junction 13 to 16 (Phase 1)
Marker 27
CP 27
Brook End
Rectory Farm
Newfield Farm
Newfield Spinney
Gregg's Piece
Nursery
Sewage Works
Warm Lodge
Fountain
Pond
Track


Marker 30
CP 30
Marker 29
CP 29
Kenilworth to Rugby (Inactive)
Relay 7 - Junction 13 to 16 (Phase 1)
CP 28
Marker 28
Bedlam
Chicheley
Little End
Longclose Spinney
Newfield Spinney
Shenington Bridge Farm
The Old Mill House
Manor House

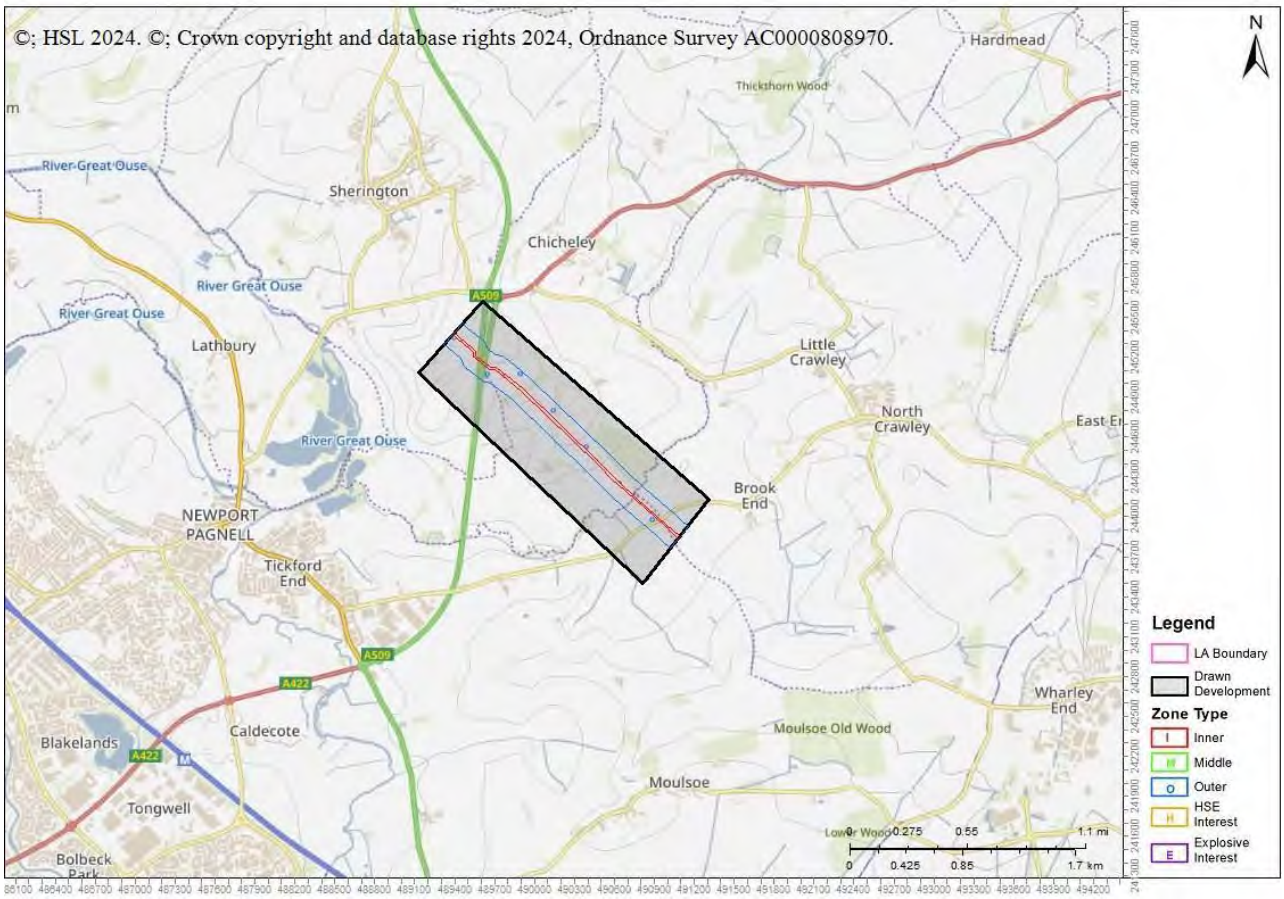
Spring Lodge, 172 Chester Road, Helsby, Cheshire, WA6 0AR

Health and Safety Executive

# **Advice :** HSL-240829123648-519 Crosses Consultation Zone

Please enter further details about the proposed development by continuing with the enquiry on the HSE's Planning Advice Web App from the Previous Enquiries tab either now or at a later time, unless the Web App has stopped the process and notified you to contact HSE.

**Your Ref:** 890869-01
**Development Name:**
**Comments:**




The proposed development site which you have identified currently lies within the consultation distance (CD) of at least one major hazard site and/or major accident hazard pipeline; HSE needs to be consulted on any developments on this site.

This advice report has been generated using information supplied by Andrew Taylor at RSK on 29 August 2024.

You will also need to contact the pipeline operator as they may have additional constraints on development near their pipeline.

- 7520_1779 Cadent Gas Ltd

HSL/HSE accepts no liability for the accuracy of the pipeline routing data received from a 3rd party. HSE/HSL

also accepts no liability if you do not consult with the pipeline operator.

You may wish to contact HSE's Planning Advice team to discuss the above enquiry result on 0203 028 3708 or by email at lupenquiries@hse.gov.uk.

# Appendix E
# PHOTOGRAPHIC RECORD

***PHOTOGRAPHIC LOG***

| **Photo no.** | **Date:** |
|---|---|
| **1** | 03/09/2024 |



**Description:**

View of Field 1 to the northwest with the public bridleway

| **Photo No.** | **Date:** |
|---|---|
| **2** | 03/09/2024 |



**Description:**

View of Field 2 to the northwest

| Photo No. | Date: |
|---|---|
| 3 | 03/09/2024 |



**Description:**

View of the Public Bridleway to the north, bounding Field 2 to the west

| Photo No. | Date: |
|---|---|
| 4 | 03/09/2024 |



**Description:**

View of Field 3 to the north-west

| Photo No. | Date: |
|---|---|
| 5 | 03/09/2024 |



**Description:**

View of Field 4 to the north

| Photo No. | Date: |
|---|---|
| 6 | 03/09/2024 |



**Description:**

View of Field 5 to the southeast

| Photo No. | Date: | |
|---|---|---|
| 7 | 03/09/2024 |  |
| | | |
| **Description:** View of Field 6 to the south | | |

| Photo No. | Date: | |
|---|---|---|
| 8 | 03/09/2024 |  |
| | | |
| Description: View of Field 7 to the west | | |

| Photo No. | Date: | |
|---|---|---|
| 9 | 03/09/2024 |  |
| | | |
| **Description:** View of Field 8 to the south | | |

| Photo No. | Date: | |
|---|---|---|
| 10 | 03/09/2024 |  |
| | | |
| **Description:** View of Field 9 to the south-east | | |

| Photo No. | Date: | |
|---|---|---|
| 11 | 03/09/2024 |  |
| | | |
| **Description:** View of Field 10 to the north | | |

| Photo No. | Date: | |
|---|---|---|
| 12 | 03/09/2024 |  |
| | | |
| **Description:** View of Field 11 to the north-east | | |

| Photo No. | Date: |
|---|---|
| **13** | 03/09/2024 |



**Description:**

Washout and water supply in south-western corner of Field 11

| Photo No. | Date: |
|---|---|
| **14** | 03/09/2024 |



**Description:**

View of Chicheley Brook to the south-east of Field 11

| Photo No. | Date: |
|---|---|
| 15 | 03/09/2024 |



**Description:**

View of the Public Bridleway and residential and farm buildings in the centre of the site

| Photo No. | Date: |
|---|---|
| 16 | 03/09/2024 |



**Description:**

View of Field 12 to the south-west of the site. Electrical overhead cables noted.

| Photo No. | Date: |
|---|---|
| **17** | 03/09/2024 |



**Description:**

Assumed former well / deep drainage in Field 12

| Photo No. | Date: |
|---|---|
| **18** | 03/09/2024 |



**Description:**

View of Field 13 to the north-east

| Photo No. | Date: |
|---|---|
| **19** | 03/09/2024 |



**Description:**

View of Chicheley Brook separating Fields 13 and 14. Approximately 2m shear drop.

| Photo No. | Date: |
|---|---|
| **20** | 03/09/2024 |



**Description:**

View two high pressure gas pipeline markers either side of the Chicheley Brook (Fields 13 and 14)

| Photo No. | Date: |
|---|---|
| 21 | 03/09/2024 |



**Description:**

View of Field 14 to the east

| Photo No. | Date: |
|---|---|
| 22 | 03/09/2024 |



**Description:**

View of Field 15 to the east

| Photo No. | Date: |
|---|---|
| **23** | 03/09/2024 |



**Description:**

View of Field 16 which comprises dense woodlands with grass strips through the centre

| Photo No. | Date: |
|---|---|
| **24** | 03/09/2024 |



**Description:**

View of Field 17 to the west

| Photo No. | Date: |
|---|---|
| 25 | 03/09/2024 |



**Description:**

View of Field 18 in south-western corner which is populated by weeds / shrub vegetation

| Photo No. | Date: |
|---|---|
| 26 | 03/09/2024 |



**Description:**

Tree planting in the far east of Field 18

| Photo No. | Date: | |
|---|---|---|
| 27 | 03/09/2024 |  |
| | | |
| **Description:** View of Field 18 to the north-east with electric overheads noted | | |

| Photo No. | Date: | |
|---|---|---|
| 28 | 03/09/2024 |  |
| | | |
| **Description:** Chicheley Brook adjacent to Chicheley Road and Field 18 before culverting beneath the road | | |

| Photo No. | Date: |
|---|---|
| **29** | 03/09/2024 |



**Description:**

Pumping House located some 10m north of the site (situated on Chicheley Road)

| Photo No. | Date: |
|---|---|
| **30** | 03/09/2024 |



**Description:**

Two large tanks present off-site (but immediately adjacent to Fields 9 and 10) storing fertiliser

| Photo No. | Date: |
|---|---|
| 31 | 03/09/2024 |




**Description:**

Storage of an array of chemicals within barns – off-site but immediately adjacent

# Appendix F
# SITE RECONNAISSANCE SURVEY NOTES

| Feature observed | Presence Y/N | Description |
|---|---|---|
| **Physical characteristics** | | |
| 1. Are there any access constraints? | N | No access constraints on site |
| 2. Is the site approximately level? | N | The site undulates, typically with each field falling in a different direction. Much of the northern half of the site slopes towards the north, whilst the southern half ranges between south and east. |
| 3. Any evidence of subsidence, landslip or slope erosion? | N | None noted |
| 4. Any changes in level between the site and adjacent sites? | N | No difference noted |
| 5. Surface cover | - | a) Approx. 5% hard surfacing |
| | - | b) Approx. 95% soft surfacing |
| | - | c) Most of the site is farmland, having recently been cropped with wheat. The only hardstanding noted at the site relates to the Public Bridleway running through the site, connecting North Crawley Road and Chicheley Road |
| **Environmental characteristics** | | |
| 6. Vegetation on site | Y | The majority of the site appears to have been used as arable farmland, with recent harvesting of wheat plants across the site. Mature trees and hedgerows are also present around most field boundaries, and within field 16, which comprises dense woodland. |
| 7. Evidence for vegetation stress | N | None noted |
| 8. Invasive species | N | Based upon the walkover survey obvious evidence of Japanese Knotweed or other invasive species has not been identified on-site. However, it should be noted that a detailed survey of the possible presence or absence of invasive species is outside of the scope of investigation and consideration should be given to commissioning a specialist survey, as necessary. |
| Site visit undertaken in dormancy period? | N | - |
| 9. Surface water features | Y | The Chicheley Brook is present on site, binding it to the south, east and north-west, before culverting beneath Chicheley Road and heading north |
| | N | No other surface water receptors were noted within a 250m radius of the site |

| Feature observed | Presence Y/N | Description |
|---|---|---|
| | - | The Chicheley Brook appeared in a good condition, typically with clear waters. |
| 10. Site drainage | - | The site will drain direct to ground or via the various drainage ditches situated within the field boundaries. Several of these drainage ditches also connect (culverted beneath field access points) into the Chicheley Brook |
| **Structures and services** | | |
| 11. Existing buildings on-site | N | None noted |
| 12. Buried and overhead services present | Y | Overhead cables (assumed electric) were noted in fields 4, 12 and 18. A high pressure pipeline also runs through the site, denoted by the markers found within Fields 7, 10, 12, 13 and 15. It is assumed to run through Fields 1 or 5; however, the marker post was not observed.<br>There was also evidence of drainage within the central farm (off-site), however connections are likely to run through the surrounding fields.<br>Washouts and assumed fire hydrants were noted within the south-western corner of Field 11 also. |
| 13. Underground structures | Y | An assumed well was present within Field 12, denoted by an area of upstanding concrete. |
| **Geotechnical characteristics** | | |
| 14. Evidence of damage to existing building structures on site? | N | Not applicable |
| 15. Remains of building structures present on or adjacent to site? | N | None noted |
| 16. Retaining walls and adjacent buildings on or close to site boundary? | N | None noted |
| 17. Any abrupt changes in ground level present on or adjacent to site? | N | No abrupt changes on site, land is undulating |
| 18. Any potentially unstable slopes/ exposed ground present on or adjacent to site? | Y | The Chicheley Brook running between Fields 13 and 15 has a shear drop of approximately 2m from ground level to the water level. Exposed soils are currently present. |
| 19. Any mature trees on site? | Y | Mature trees were noted across the site, namely between field boundaries. A woodland of mixed mature trees are present in Field 16. Two areas of planted trees are present in Fields 11 and 18. |

| Feature observed | Presence Y/N | Description |
|---|---|---|
| 20. Any visual evidence of infilled basements on site? | N | Not applicable |
| **Potential evidence for contamination** | | |
| 21. Underground/ above ground storage tanks and pipework | N | None noted on site, two above ground storage tanks are present within the farm land in the centre of the site, storing fertiliser |
| 22. Potentially hazardous materials storage and use | N | None noted |
| 23. Waste storage | N | None noted |
| 24. Fly-tipping | N | None noted |
| 25. Electricity sub-stations/ transformers | N | None noted |
| 26. Asbestos-containing materials | N | None noted |
| 27. Fire history | N | Unknown – no evidence of previous fires |
| 28. Is there any visual evidence of potential contamination on site? | N | None noted, with the exception of limited white markings around field boundaries indicating that the crops have been fertilised or covered with pesticides and/or herbicides. |
| 29. Is there any visual evidence of potential contamination on adjacent sites? | N | No evidence of visual contamination present on adjacent sites, however potential sources of contamination were noted within the central farm, adjacent to the site, including storage of fertilisers and other unspecified chemicals. |

# Appendix G
# TECHNICAL BACKGROUND

## G 1. Desk Study

**Aquifer designation and Source protection zones (England and Wales)**

Principal aquifer: layers of rock or drift deposit that have high intergranular and/or fracture permeability (usually providing a high level of water storage). They may support water supply and/or river base flow on a strategic scale.

Secondary A aquifer: permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

Secondary B aquifer: predominantly lower permeability layers that may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.

Secondary undifferentiated aquifer: it has not been possible to attribute either a category A or B to a rock type. In most cases this means that it was previously designated as both a minor and non-aquifer in different locations owing to the variable characteristics.

Unproductive' strata: low permeability with negligible significance for water supply or river base flow.

The EA generally adopts a three-fold classification of source protection zones (SPZ) surround abstractions for public water supply. The Site is situated in an area defined as follows:

- Zone 1 or the 'inner protection zone' is located immediately adjacent to the groundwater source and is based on a 50-day travel time from any point below the water table to the source. It is designed to protect against the effects of human activity and biological/chemical contaminants that may have an immediate effect on the source
- Zone 2 or the 'outer protection zone' is defined by a 400-day travel time from a point below the water table to the source. The travel time is designed to provide delay and attenuation of slowly degrading pollutants
- Zone 3 or the 'total catchment' is the area around the source within which all groundwater recharge is presumed to be discharged at the source.

**Preliminary risk assessment methodology**

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. An outline conceptual model should be formed at the preliminary risk assessment stage that collates all the existing information pertaining to a site in text, tabular or diagrammatic form. The outline conceptual model identifies potentially complete (termed possible) contaminant linkages (contaminant–pathway–receptor) and is used as the basis for the design of the site investigation. The outline conceptual model is updated as further information becomes available, for example as a result of the site investigation.

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the

likelihood and the consequences of an event must be taken into account when assessing risk. RSK has adopted guidance provided in CIRIA C552 for use in the production of conceptual models.

The likelihood of an event can be classified on a four-point system using the following terms and definitions based on CIRIA C552:

- highly likely: the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution
- likely: it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term
- low likelihood: circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term
- unlikely: circumstances are such that it is improbable the event would occur even in the long term.

RSK also adopt a 'very unlikely' probability to account for where there may be increased certainty over whether an event is probable in the long term.

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

- severe: short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000)
- medium: chronic damage to human health ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem
- mild: pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment
- minor: harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the probability of an event occurring and its consequences have been classified, a risk category can be assigned according to the following table.

| | | Consequences | | | |
|---|---|---|---|---|---|
| | | **Severe** | **Medium** | **Mild** | **Minor** |
| **Probability** | **Highly likely** | Very high | High | Moderate | Moderate/low |
| | **Likely** | High | Moderate | Moderate/low | Low |
| | **Low likelihood** | Moderate | Moderate/low | Low | Very low |
| | **Unlikely** | Moderate/low | Low | Very low | Very low |
| | **Very Unlikely** | Low | Very Low | Negligible | Negligible |

Definitions of these risk categories are as follows together with an assessment of the further work that may be required:

- very high: there is a high probability that severe harm could occur or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability; urgent investigation and remediation are likely to be required
- high: harm is likely to occur. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required. Remedial works may be necessary in the short term and are likely over the long term
- moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term
- low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild
- very low: there is a low possibility that harm could occur and if realised the harm is unlikely to be severe.



# Preliminary Ecological Appraisal

## Milton Keynes,  Eastern Strategic City Expansion


**Principal Author:** Taylor Lewis


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## Quality Assurance

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The information which ADAS has prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

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## Summary

ADAS was commissioned by RSK on behalf of Ashflame Properties and Chicheley Farms Limited to undertake a preliminary ecological appraisal (PEA) of land located northeast of Milton Keynes at grid reference: SP 90490 44978. The proposed development will involve the construction of a mixed use, residential led development for around 3000 dwellings.

The site was comprised largely of multiple areas of cropland, with priority native hedgerows along the field and site boundaries. There were also multiple areas of woodland, some of which were deciduous and ancient woodlands, designated as habitats of principal importance. There was also a small brook present on site referred to as Chicheley Brook. Habitats on site were deemed suitable for birds, Badger, bats, Hazel Dormouse, Otters, Water Voles, reptiles, amphibians, White-clawed Crayfish, and other aquatic fauna invertebrates.

It is anticipated that none of the non-statutory sites local to or on the development site will be affected due to the distance from the site and the working areas, and are not anticipated to remove any connecting wildlife corridors. The Local Authority should be consulted on works either within a designated site or within immediate proximity. To mitigate the effects of proposed works on priority woodlands and hedgerows on site, the construction phase should implement precautionary working methods/ a management plan.

The proposed development will retain all priority woodlands and the watercourse is not anticipated to be directly affected by proposals and should be protected from any pollution and erosion with the retention and creation of buffer strips. Some hedgerows will be lost as a result of the current proposed designs.

Further surveys are recommended to determine the presence/absence of roosting bats in trees where removal is required, as well as appropriate surveys to assess commuting and foraging activity on site.

Wintering and breeding bird surveys are also recommended due to the high number of birds found to be using the site during the survey, and the presence of habitat suitable to support breeding farmland birds such as Skylark. Further surveys for specific species of birds may also be required.

Surveys are also recommended to determine the presence of Badger setts, Hazel Dormouse and reptiles, as well as the presence of Great Crested Newts within a 500 m radius of the site.

As the proposed development is not anticipated to directly affect the watercourses on site, surveys for Otter, Water Vole, White-clawed Crayfish, and aquatic fauna are not currently recommended however, should this change, further surveys for these species may be required. In addition, method statements detailing precautionary methods to avoid impacting these species should also be implemented.

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Habitats on site were suitable for Badger. A survey should be completed to confirm their presence/absence both on site and within a 30 m buffer around the site.

A method statement for non-native invasive species will also be required to ensure the proposals will not result in the spread of this species off site. If this is not possible, then removal of the species from site may be required prior to works commencing. A suitable lightning plan should be implemented to reduce the effects of the development on bats, and adequate buffer zones around the brook should be implemented through all stages of development.

Further surveys are required for all Hedgerows to determine if they qualify as Habitats of Principal Importance. In line with the National Planning Policy Framework (NPPF) and The Milton Keynes Local Plan, there is scope to enhance the site for wildlife post-development and achieve biodiversity net gain by increasing native wildflower planting, improving the understory and ground layer of woodlands on site, and creating grassland or scrub buffer zones around valuable habitat areas. The installation of species-specific bird and bat boxes would also provide additional opportunities on site for these species.

An ecological impact assessment (EcIA) and biodiversity net gain (BNG) assessment will be required to support the planning application.

## Summary of Further Survey or Actions

The table below provides information on further surveys, mitigation measures, and enhancement measures to be undertaken on site.

| Survey/Action | Rationale | When |
|---|---|---|
| Biodiversity net gain (BNG) assessment | The Environment Act 2021 makes it mandatory for all new developments to achieve a biodiversity net gain (BNG) of at least 10% by the time the development is completed. | Pre-works |
| A Modular River Survey (MoRPh) | The Environment Act 2021 makes it mandatory for all new developments to achieve a biodiversity net gain (BNG) of at least 10% by the time the development is completed. This includes rivers and streams on site. A survey of Chicheley Brook should be completed in order to inform the BNG assessment. | Pre-works |

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| Survey/Action | Rationale | When |
|---|---|---|
| Hedgerow surveys | Further surveys of hedgerows to determine whether they qualify as 'important' under Habitats of Principal Importance be required. | Pre-works |
| Breeding bird surveys | To determine the use of the site by farmland and ground-nesting birds and assess potential impacts. | Pre-works |
| Wintering bird surveys | To determine the use of the site by wintering farmland bird assemblages and assess potential impacts. | Pre-works |
| Badger survey | Evidence for Badger was found on site, along with other suitable habitat areas. A survey of the site and 30 m buffer around the site should be carried out by an ecologist to search for evidence of Badger setts. If a sett is found, further surveys/mitigation may be required. | Pre-works |
| Ground level tree assessments (GLTA) of trees within the site | To determine roosting potential in trees that will be removed in the proposed development, particularly those identified as having moderate roosting potential. | Pre-works |
| Bat activity surveys | There are multiple habitats suitable for foraging and commuting bats on site. A survey should be completed to assess the use of the site by foraging and commuting bats. | Pre-works |
| Hazel Dormouse survey | There are multiple habitats suitable for commuting, foraging, and nesting Hazel Dormouse. A survey should be completed to presence/absence on site. | Pre-works |
| Reptile surveys | Suitable habits were found on site. Surveys should be carried out to assess presence/absence. | Pre-works |

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| Survey/Action | Rationale | When |
|---|---|---|
| Habitat suitability index (HSI) and eDNA surveys of ponds for Great Crested Newts. | To determine the presence/likely absence of Great Crested Newts in waterbodies within 500 m of the site, these waterbodies should be subject to HSI assessment and eDNA surveys. | Pre-works |
| Invasive species management plan/removal | Hollyberry Cotoneaster was found on site which is registered under Schedule 9 of the Wildlife and Countryside Act. A management plan should be put in place to prevent the spread of this species. If this is not possible, the species may need to be removed from site prior to works commencing. | Pre-works |
| Aquatic surveys | Surveys for aquatic fauna including fish and eel may b required if proposals will impact the watercourse on site. | Pre-works |
| Ecological Impact Assessment (EcIA) | A EcIA should be produced upon completion of Phase 2 work to assess the overall impact of the proposed development on the various ecological receptors relevant to the site. | Pre-works |
| Construction Environnemental Management Plan (CEMP) | To mitigate the effects of the proposed development on priority habitats, watercourses, and surrounding non-statutory sites. | Pre-works and construction phase |
| Non-licensed Method statement for Otters, Water Voles, White-clawed Crayfish and aquatic fauna | If it is identified further surveys for these species are not required, precautionary measures should be put in place to ensure habitats suitable for these species are not affected by the proposed works. | Pre-works and construction phase |
| Buffer zone around current Badger sett | A 30 m buffer should be applied around any existing Badger setts. | Pre-works and construction phase |

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| Survey/Action | Rationale | When |
|---|---|---|
| Pre-works check for nesting birds | Evidence of habitat suitable for nesting birds was found on site, as well as nests. If works are carried out between March and August a pre-works assessment 48 hours before works commence is required by a suitably trained Ecological Clerk of Works (ECoW) to establish if any active nests are present in vegetation or trees to be removed. Appropriate action should be taken if an active nest is found. | Pre-works and construction phase |
| Lighting strategy for the duration of works | To minimise any impact on foraging, commuting, or roosting bats. | Pre-works and construction phase |
| Avoid root protection zones (RPZ) of hedgerows and scattered broadleaved trees where possible. | The trees are at a semi-mature to mature stage and provide important ecological value. | Construction Phase |
| Install bat boxes on retained trees. | Improve the ecological value of the site in line with national and local plans. | Construction/post-construction |
| Install species-specific bird boxes on retained trees | Improve the ecological value of the site in line with national and local plans. | Construction/post-construction |
| Sowing of Pollinator seed mixes in 'formal open spaces' and 'Sowing of Pollinator seed mixes ' were appropriate | To improve the site for biodiversity, with increased foraging opportunities for invertebrates, birds, small mammals and bats. | Construction/post-construction |

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# 1 Introduction

## 1.1 Background and Survey Objectives

ADAS was commissioned by RSK on behalf of Ashflame Properties and Chicheley Farms Limited to undertake a preliminary ecological appraisal (PEA) of land located northeast of Milton Keynes at grid reference: SP 90490 44978. The proposed development will involve the construction of a mixed use, residential led development for around 3000 dwellings.

The aim of the PEA is to identify ecological constraints to the proposed works and make recommendations for mitigation or opportunities for enhancement that can be incorporated into the design. The PEA also makes recommendations for further surveys, as required.

The report has been prepared in accordance with guidance produced by the Chartered Institute of Ecology and Environmental Management (CIEEM 2017) and the British Standard 42020:2013.

The objectives of this report are:

- *To identify designated nature conservation sites within the vicinity of the site;*
- *To identify any records and/or populations of protected, notable or scarce species in the vicinity of the site;*
- *To record habitats or features of ecological interest within or in immediate proximity to the site;*
- *To record the presence of, or potential for, protected or notable species;*
- *To make an ecological assessment and highlight potential ecological constraints;*
- *To outline any further survey work and potential protected species requirements if relevant; and*
- *To make suggestions for avoidance, mitigation compensation and enhancements in line with planning policies where appropriate.*

## 1.2 Site Description

The site was located c.1.11 km northeast of Newport Pagnell, the survey area is shown in Figure 1. The area of the site was approximately 236.8 ha and comprised of agricultural fields, hedgerows, and woodlands, with the occasional area of grassland and scrub. The surrounding area was dominated by agricultural fields, with some urban dwellings, and industrial buildings. The River Ouse is located to the west of the site beyond the A509 and Chicheley Hall is to the North. The Chicheley Brook runs along the eastern boundary of the site.

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**Figure 1. Site location and wider landscape (site indicated by red line boundary)**

***Imagery taken from Bing Aerial. September 2024.***

## 1.3 Description of the Proposed Development

The proposed development will include 'mixed use, residential led development for around 3000 dwellings' at SP 90490 44978. This will be accessed directly to the east of the city of Milton Keynes, close to the town of Newport Pagnell. Current proposals as outlined in Appendix 1 will involve the creation of a mixture of residential units, roadside services, a mixed-use hub, sports pitches and education facilities.

This assessment is required to support the due diligence on the purchase of the site and to support the ongoing design of the proposed development. The site extents and assessments are based on red line boundaries illustrated in Figure 1 and Appendix 1. According to the proposed development, all priority woodlands and the majority of hedgerows will be retained on site minimising the ecological impact of this development.

# 2 Methods

## 2.1 Desk Study

A desk study was carried out to identify statutory designated sites within a 5 km radius and non-statutory designated sites of nature conservation importance, extended to 15 km in the case of Special Areas of Conservation (SAC) designated for bats; together with known records of protected and other notable species, within a 2 km radius of the proposed development.

Multi-Agency Geographic Information for the Countryside (MAGIC) was used to derive information relating to the location of statutory designated sites and priority habitats.

The Buckinghamshire and Milton Keynes Environmental Records Centre (BMERC) provided details of statutory and non-statutory designated sites of nature conservation importance and records of protected and other notable species.

It is important to note that most species are greatly under-recorded and therefore a lack of records for a location should not be taken as an absence of the species concerned. Furthermore, a record for a particular habitat or species does not necessarily confirm its current presence.

## 2.2 Field Survey

A habitat survey was conducted from 09 September 2024 to 12 September 2024 by ADAS Consultant Ecologist Taylor Lewis (MSc), and Assistant Ecologists Martin Flack, and Sam Wilson (MSc) based on the method described in The UK Habitat Classification (UKHab) User Manual (UKHab Ltd, 2023), with plant species recorded following standard nomenclature (Stace 2019).

UKHab is based on a hierarchical primary habitat system with associated habitat codes. The primary habitat codes are followed by secondary codes. Secondary codes are designed to give information on the environment, management and origin of habitats, to identify habitat mosaics and complexes and identify specific features within primary habitats.

The UKHab methodology works on a basis of a minimum mapping unit (MMU). This is the smallest unit that habitats can be mapped to. This assessment is based on a MMU of 25m$^2$ in area and 5 m in length. Anything smaller will be presented via secondary codes, habitat description and/or shown as a target note where appropriate.

The habitat survey was extended to include notes on fauna and habitats which could potentially support protected species. The presence of, or potential for, protected species was noted on the field map during the survey.

## 2.3 Assessment and Evaluation

The importance of identified ecological features on or likely to be on-site was assessed and defined in a geographical context (see Appendix 2). The frame of reference for the habitat features in terms of their geographical importance is in line with guidance set out in CIEEM, 2018. Where ecological features have negligible importance they are not considered further in the report.

Species and the potential for habitats to support them are assessed, where appropriate, against best practice guidelines.

As part of the evaluation further surveys may be recommended based on the suitability of habitats to support protected species, the habitats themselves and potential impacts posed by the proposed development and the legal protection afforded to both habitats and species.

## 2.4 Zone of Influence

The assessment conducted for this report has considered the area in which ecological features could be subject to significant effects from the proposed development. The area of the potential effects is often wider than the actual perimeter of the development site and is known as the Zone of Influence.

The Zone of Influence varies for different impacts and each designated site, habitat and species has been considered in relation to their sensitivity to the proposed development.

The study areas for some species can extend beyond the site boundary, for example the study area for waterbodies that could support Great Crested Newt (*Triturus cristatus*) is 500 m from the site boundary and the study area for Badgers (*Meles meles*) is typically 30 m from the site boundary, where access is available.

## 2.5 Mitigation Hierarchy

The main aim of the Preliminary Ecological Appraisal is to inform the client of the potential impacts on ecological features and what next steps are needed to manage these. In order to achieve this aim the mitigation hierarchy should be adopted so that the following applies:

- ***Avoidance*** *– Ecological features of importance should be avoided in the first instance through the design process by either designing around them, alternative design or even an alternative location.*
- ***Mitigation*** *– Adverse impacts that cannot be avoided should be adequately mitigated for to minimise negative impacts on the ecological features. Mitigation measures can either be implemented during the design process or construction phase.*
- ***Compensation*** *– This should only be used in exceptional circumstances or as a last resort, after all options for avoidance and mitigation have been fully considered. Compensation therefore can be applied to any residual impacts that cannot be avoided or mitigated.*
- ***Enhancements*** *– Seek to provide net benefits for biodiversity over and above requirements for avoidance, mitigation or compensation.*

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## 2.6 Limitations

There were no limitations at the time of the survey.

# 3 Baseline Ecological Conditions

## 3.1 Desk Study

There were thirteen non-statutory sites within 5km of this site of which one was a Local Wildlife Site (LWS), six were Biological Notification Sites (BNS), one was a Biodiversity Opportunity Area (BOA), one was part of the Milton Keynes Road Wildlife Corridors (MKRWC), and the final four were part of the Milton Keynes Wetland Wildlife Corridors (MKWWC). See Table 1 below for further details.

***Table 1: Statutory and non-statutory designated sites within 5 km and 2 km of the survey site***

| Site Name | Description | Distance and direction from site |
|---|---|---|
| **Non-statutory Designated Sites** | | |
| Chicheley Brook, Hill Farm (BNS) | Good score for water quality based on invertebrate species. | On-site |
| Chicheley Brook (MKWWC) | No description available. | On-site |
| Ouse Valley (BOA) | No description available. | Adjacent to site |
| A509 Corridor (MKWWC) | No description available. | Adjacent to site |
| Verge of Sherington By-pass (LWS) | Above-average biodiversity interest and grassland habitat which is a rare feature in the Milton Keynes area. Species-rich chalk grassland is present in the southern section. | 0.057 NW |
| River Great Ouse (MKWWC) | No description available. | 0.603 W |
| Newport Pagnell Gravel Pits (BNS) | A series of several disused gravel pits filled with water. | 0.743 W |
| River Ouzel (MKWWC) | No description available. | 0.861 SW |
| Sherington Bridge (BNS) | Large river. | 1.187 NW |
| Bridge south of Newport Pagnell (BNS) | Large river. | 1606 SW |
| Moulsoe Old Wood (BNS) | The northern third is made up of conifers Remainder young mixed plantation/ coppice with large central clearing. Rides along colourful wide meadows, only central strip close mown. Extensive old Blackthorn thickets in W & fine blackthorn hedge on W & S boundaries. Butterfly potential. | 1.785 SE |

| Site Name | Description | Distance and direction from site |
|---|---|---|
| Broughton Brook (MKWWC) | No description available. | 1.846 SW |
| Wet area south side of Lathbury Park (BNS) | No description available. | 1.925 W |

Table 2 presents the results of the biological records search.

***Table 2 Records of selected protected or notable species within 2 km of the site***

| Species | Designation | Date | Distance from site | Approx. location |
|---|---|---|---|---|
| Barn Owl (*Tyto alba*) | WCA9 | 2019 | 0.02 | Warrington |
| Black-headed Gull (*Chroicocephalus ridibundus*) | BOCC (Amber) | 2019 | 1.09 | Sherington |
| Bullfinch (*Pyrrhula pyrrhula*) | S41, BOCC (Amber) | 2017 | 0.02 | Warrington |
| Cattle Egret (*Bubulcus ibis*) | BOCC (Amber) | 2020 | 1.09 | Sherington |
| Common Gull (*Larus canus*) | BOCC (Amber) | 2019 | 1.09 | Sherington |
| Common Tern (*Sterna hirundo*) | BDir1, BOCC (Amber) | 2019 | 1.09 | Sherington |
| Cuckoo (*Cuculus canorus*) | S41, BOCC (Red) | 2017 | 1.09 | Sherington |
| Fieldfare (*Turdus pilaris)* | BOCC (Red) | 2020 | 0.45 | Chicheley |
| Gadwall (*Mareca strepera*) | BOCC (Amber) | 2018 | 1.09 | Sherington |
| Greenfinch (*Chloris chloris*) | BOCC (Red) | 2017 | 0.02 | Warrington |
| Grey Partridge (*Perdix perdix*) | S41, BOCC (Red) | 2018 | 0.45 | Chicheley |
| Greylag Goose (*Anser anser*) | BOCC (Amber) | 2020 | 1.09 | Sherington |
| House Martin (*Delichon urbicum*) | BOCC (Red) | 2018 | 1.09 | Sherington |

| Species | Designation | Date | Distance from site | Approx. location |
|---|---|---|---|---|
| House Sparrow (*Passer domesticus*) | S41, BOCC (Red) | 2018 | 1.09 | Sherington |
| Kestrel (*Falco tinnunculus*) | BOCC (Amber) | 2020 | 1.09 | Sherington |
| Lapwing (*Vanellus vanellus*) | S41, BOCC (Red) | 2019 | 1.09 | Sherington |
| Lesser Black-backed Gull (*Larus fuscus*) | BOCC (Amber) | 2019 | 1.09 | Sherington |
| Linnet (*Linaria cannabina*) | S41, BOCC (Red) | 2019 | 1.09 | Sherington |
| Marsh Harrier (*Circus aeruginosus*) | BDir1, BOCC (Amber) | 2019 | 1.09 | Sherington |
| Marsh Tit (*Poecile palustris*) | S41, BOCC (Red) | 2017 | 1.23 | North Crawley |
| Meadow Pipit (*Anthus pratensis*) | UKBA | 2019 | 1.09 | Sherington |
| Merlin (*Falco columbarius*) | BDir1, UKBR | 2017 | 1.09 | Sherington |
| Mistle Thrush (*Turdus viscivorus*) | BOCC (Amber) | 2020 | 1.09 | Sherington |
| Oystercatcher (*Haematopus ostralegus*) | BOCC (Amber) | 2014 | 1.89 | Newport Pagnell |
| Peregrine (*Falco peregrinus*) | BDir1 | 2019 | 1.09 | Sherington |
| Red Kite (*Milvus milvus*) | BDir1, WCA9 | 2017 | 0.02 | Warrington |
| Redstart (*Phoenicurus phoenicurus*) | BOCC (Amber) | 2016 | 2.03 | Newport Pagnell |
| Redwing (*Turdus iliacus)* | BOCC (Amber) | 2019 | 1.09 | Sherington |
| Reed Bunting (*Emberiza schoeniclus*) | S41, BOCC (Amber) | 2019 | 1.09 | Sherington |

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| Species | Designation | Date | Distance from site | Approx. location |
|---|---|---|---|---|
| Rook (*Corvus frugilegus*) | BOCC (Amber) | 2018 | 1.09 | Sherington |
| Sedge Warbler (*Acrocephalus schoenobaenus*) | BOCC (Amber) | 2016 | 1.09 | Sherington |
| Short-eared Owl (*Asio flammeus*) | BDir1, BOCC (Amber) | 2016 | 1.09 | Sherington |
| Skylark (*Alauda arvensis*) | S41, BOCC (Red) | 2020 | 1.09 | Sherington |
| Song Thrush (*Turdus philomelos*) | S41, BOCC (Amber) | 2020 | 1.09 | Sherington |
| Sparrowhawk (*Accipiter nisus*) | BOCC (Amber) | 2020 | 1.09 | Sherington |
| Spotted Flycatcher (*Muscicapa striata*) | S41, BOCC (Red) | 2017 | 1.09 | Sherington |
| Starling (*Sturnus vulgaris*) | S41, BOCC (Red) | 2020 | 1.09 | Sherington |
| Stock Dove (*Columba oenas*) | BOCC (Amber) | 2019 | 1.09 | Sherington |
| Swift (*Apus apus*) | BOCC (Red) | 2021 | 1.32 | Sherington Church field |
| Tawny Owl (*Strix aluco*) | BOCC (Amber) | 2019 | 1.09 | Sherington |
| Tree Pipit (*Anthus trivialis*) | S41, BOCC (Red) | 2018 | 1.09 | Sherington |
| Wheatear (*Oenanthe oenanthe*) | BOCC (Amber) | 2019 | 1.09 | Sherington |
| Whitethroat (*Curruca communis*) | BOCC (Amber) | 2018 | 1.09 | Sherington |
| Willow Warbler (*Phylloscopus trochilus*) | BOCC (Amber) | 2020 | 1.09 | Sherington |
| Woodpigeon (*Columba palumbus*) | BOCC (Amber) | 2020 | 1.09 | Sherington |

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| Species | Designation | Date | Distance from site | Approx. location |
|---|---|---|---|---|
| Yellow Wagtail (*Motacilla flava*) | S41, BOCC (Red) | 2020 | 1.09 | Sherington |
| Yellowhammer (*Emberiza citrinella*) | S41, BOCC (Red) | 2017 | 0.02 | Warrington |
| Barbastelle (*Barbastella barbastellus*) | PBA | 2014 | 0.02 | A509 heading north up to Chicheley Hill |
| Leisler's Bat (*Nyctalus leisleri*) | S41 | 2020 | 0.93 | Sherington, Crofts End |
| Nathusius's Pipistrelle (*Pipistrellus nathusii*) | WCA5 | 2020 | 2.02 | Caldecotte |
| Noctule (*Nyctalus noctula*) | WCA5 | 2020 | 1.67 | Newport Pagnell |
| Pipistrelle (*Pipistrellus pipistrellus*) | HDir2, S41, WCA5 | 2019 | 1.84 | River Ouse, Newport Pagnall |
| Serotine (*Eptesicus serotinus*) | WCA5 | 2020 | 0.00 | Chicheley |
| Soprano Pipistrelle (*Pipistrellus pygmaeus*) | WCA5 | 2020 | 1.86 | Caldecotte |
| Hare (*Lepus europaeus*) | HDir2, S41, WCA5 | 2020 | 0.00 | Chicheley |
| Hedgehog (*Erinaceus europaeus*) | S41 | 2014 | 0.00 | Chicheley: Hill Farm field |
| Otter (*Lutra lutra*) | S41, WCA5 | 2020 | 0.65 | Newport Pagnell |
| Water Vole (*Arvicola amphibius*) | S41, WCA5 | 2020 | 0.00 | Chicheley |
| Great Crested Newt (*Triturus cristatus*) | HDir2, S41, WCA5 | 2016 | 0.92 | The Manor (moat), Sherington, Buckinghamshire |
| Smooth Newt (*Lissotriton vulgaris*) | WCA5 | 2018 | 1.76 | Caldecote |

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| Species | Designation | Date | Distance from site | Approx. location |
|---|---|---|---|---|
| Stag Beetle (*Lucanus cervus*) | HDir2, S41, WCA5 | 2018 | 1.36 | Tickford End |
| August Thorn (*Ennomos quercinaria*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Beaded Chestnut (*Agrochola lychnidis*) | S41 | 2019 | 1.28 | Sherington: Sherington House |
| Blood-vein (*Timandra comae*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Brindled Beauty (*Lycia hirtaria*) | S41 | 2020 | 1.35 | Sherington: Park Road |
| Brown-spot Pinion (*Anchoscelis litura*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Buff Ermine (*Spilosoma lutea*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Centre-barred Sallow (*Atethmia centrago*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Cinnabar (*Tyria jacobaeae)* | S41 | 2020 | 1.35 | Sherington: Park Road |
| Dot Moth (*Melanchra persicariae*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Dusky Thorn (*Ennomos fuscantaria*) | S41 | 2020 | 1.35 | Sherington: Park Road |
| Ghost Moth (*Hepialus humuli*) | S41 | 2018 | 1.37 | Sherington: Park Road |
| Green-brindled Crescent (*Allophyes oxyacanthae*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Jersey Tiger (*Euplagia quadripunctaria*) | HDir2 | 2019 | 1.35 | Sherington: Park Road |
| Lackey (*Malacosoma neustria*) | S41 | 2019 | 1.35 | Sherington: Park Road |

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| Species | Designation | Date | Distance from site | Approx. location |
|---|---|---|---|---|
| Mouse Moth (*Amphipyra tragopoginis*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Oak Hook-tip (*Watsonalla binaria*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Powdered Quaker (*Orthosia gracilis*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Rustic (*Hoplodrina blanda*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Sallow (*Cirrhia icteritia*) | S41 | 2019 | 1.28 | Sherington: Sherington House |
| September Thorn (*Ennomos erosaria*) | S41 | 2020 | 1.35 | Sherington: Park Road |
| Shaded Broad-bar (*Scotopteryx chenopodiata*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Shoulder-striped Wainscot (*Leucania comma*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Sprawler (*Asteroscopus sphinx*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| White Ermine (*Spilosoma lubricipeda*) | S41 | 2019 | 1.35 | Sherington: Park Road |
| Badger (*Meles meles*) | PBA | 2022 | 1.16 | Perry Wood |

*BDir1: EU Birds Directive Annex 1 - Birds which are the subject of special conservation measures*
*EPS: The Conservation of Habitats and Species Regulations 2010, Schedule 2 - European Protected Species of Animals*
*HDir2: Habitats Directive, Annex II - Species requiring designation of Special Areas of Conservation*
*INNS: Invasive Non-native Species*
*PBA: Protection of Badgers Act 1992*
*S41: Natural Environment and Rural Communities Act 2006 (Section 41)*
*BoCC: Birds of Conservation Concern (Amber, Red)*
*UKBA: RSPB/BTO Birds of Conservation Concern - Amber list (not based on IUCN criteria)*
*UKBR: RSPB/BTO Birds of Conservation Concern - Red list (not based on IUCN criteria)*
*WCA5: Wildlife & Countryside Act 1981 Schedule 5 - Animals which are protected*
*WCA8: Wildlife & Countryside Act 1981 Schedule 8 - Plants which are protected*
*WCA9: Wildlife & Countryside Act 1981 Schedule 9 - Animals and Plants which are established in the wild*

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## 3.2 Field Survey

The habitats identified during the habitat survey are listed and described below. All habitats are marked on the habitat map in Appendix 3, secondary habitat codes are listed in Appendix 4, Target Notes in Appendix 5, and each habitat type is illustrated with a photograph in Appendix 6.

On-site:

- *Modified Grassland – g4 (10, 14, 106, 128)*
- *Other Neutral Grassland – g3c (128)*
- *Other Woodland; Mixed - Mostly Broadleaved – w1h5 (204, 29)*
- *Lowland Mixed Deciduous Woodland – w1f (204,29,28)*
- *Line of Trees – w1g (33)*
- *Species-rich Native Hedgerow – h2a5 (11,50)*
- *Other Native Hedgerow – h2a6 (11,50)*
- *Mixed Scrub – h3h*
- *Willow Scrub – h3j*
- *Winter Stubble – c1c5*
- *Arable Field Margins Tussocky – c1a5*
- *Built Linear Feature – u1e (528)*
- *Other Rivers and Streams – r2b*

### 3.2.1 Habitats

#### *3.2.1.1 Modified Grassland – g4 (10, 14,106, 128, 528)*

Some areas of the site (7.07 ha) consisted of Modified Grassland (Photograph 1), with varying management regimes. Some areas were mown (106) with a sward height of < 5 cm and other areas were unmown with a tall sward (secondary code 128) of 50-80 cm. Some areas had scattered scrub (secondary code 10) dominated by White Willow (*Salix alba*). Although rare, there were a few small areas of scattered rushes (*Juncus* spp.) (secondary code 14) indicating some areas of wetness. There were several areas of thin grassland strips around arable fields (Photograph 3).

Many areas were dominated by grasses typical of agricultural improvement including Crested Dog's Tail (*Cynosurus cristatus*), Cock's-foot (*Dactylis glomerata*), Perennial Ryegrass (*Lolium perenne*), Yorkshire Fog (*Holcus lanatus*), and Field Brome (*Bromus arvensis*). The most frequent herbs were also indicative of improvement; these included Common Dock (*Rumex obtusifolius*), White Clover (*Trifolium repens*), Red Clover (*Trifolium pratense*), Creeping Buttercup (*Ranunculus repens*), and Common Nettle (*Urtica dioica*). In some areas, species such as Self-heal (*Prunella vulgaris*) and Bristly Oxtongue (*Helminthotheca echioides*) were also frequent, and in the more nutrient-enriched soils, Common Knapweed (*Centaurea nigra*) and Common Ragwort (*Jacobaea vulgaris*) were abundant. These species collectively contributed to a moderately diverse sward structure, especially in the less intensively managed sections of the grasslands. Teasel (*Dipsacus fullonum*) and Yarrow (*Achillea millefolium*) also occurred but rarely.

In areas with less intensive management, particularly the grassy margins surrounding cropland, species like Hedgerow Crane's-bill (*Geranium pyrenaicum*) and Horsetail (*Equisetum arvense*) occurred occasionally, contributing to the site's overall ecological value. The mix of species across these areas indicated a range of improved and semi-improved grasslands, where variations in management practices, grazing, and mowing had shaped the diversity and structure of the vegetation. In wetter sections of the grasslands, Purple Moor-grass (*Molinia caerulea*) and Marsh Thistle (*Cirsium palustre*) were also frequently observed. The presence of these species suggested localized variation in soil moisture and nutrient availability.

There was a small strip of mown-modified grassland that was used as a public footpath (secondary code 528).

#### *3.2.1.2 Other Neutral Grassland – g3c (128)*

There was one area of Other Neutral Grassland on site (0.81 ha) (Photograph 2). The area had a tall sward (128) height of 50-80 cm.

The area contained species typical of well-drained permanent pastures and meadows in lowland areas, with dominant grasses like Crested Dog's Tail being a notable presence. Other frequently observed species included Self-heal, Ribwort Plantain (*Plantago lanceolata*), Common Knapweed, and Timothy (*Phleum pratense*). Species like Small Melilot (*Melilotus indicus*), Lady's Bedstraw (*Galium verum*), Teasel, White Clover, Red Clover, and Quack (*Elymus repens*) also occasionally contributed to the plant diversity. Additionally, Common Ragwort, Yarrow, Yorkshire Fog, Heath Bedstraw (*Galium saxatile*), Bristly Oxtongue, Cock's-foot, Lesser Trefoil (*Trifolium dubium*), and Fool's Parsley (*Aethusa cynapium*) were also recorded but rarely. These species indicate a diverse and dynamic grassland composition.

#### *3.2.1.3 Other Woodland; Mixed - Mainly Broadleaved – w1h5 (204, 29)*

There were two patches of Other Woodland; Mixed - Mainly Broadleaved (Photograph 4) on site, totalling 17.21 ha. Both were quite similar, with a similar canopy and ground flora composition. Both areas showed characteristics of being a plantation woodland historically (secondary code 29) with a poor NVC community at the ground level and trees characterised as being planted in strict lines.

The first area, the largest woodland on site contained species characteristic of a historic plantation woodland with Beech (*Fagus sylvatica*) dominant, frequent Pedunculate Oak (*Quercus robur*), and occasional Scots Pine (*Pinus sylvestris*). Other abundant species include Common Hazel (*Corylus avellana*), frequent Sycamore (*Acer pseudoplatanus*), occasional Ash (*Fraxinus excelsior*), and rare Wild Cherry (*Prunus avium*), Pussy Willow (*Salix caprea*), and cedar (*Cedrus* sp.). The understorey had occasional Bramble (*Rubus fruticosus* agg.) present, while the ground flora was dominated by Bush Grass (*Calamagrostis epigejos*), with forbs such as Common Nettle occurring occasionally. The area had woodland regeneration with few saplings and no veteran trees present within the woodland.

The second area was a long strip of woodland running down the centre of the site in the southern section. The area was dominated by Ash and Pedunculate Oak, with Common Elm (*Ulmus procera*) and Beech also present. Common Hazel, Hawthorn (*Crataegus monogyna*), ivy (*Hedera* spp.), Field Brome, and Scots Pine were frequent, while Bramble and Wild Cherry were occasionally observed. Dog Rose (*Rosa canina*) was a rare species, contributing to the site's overall plant diversity. The area had woodland regeneration with few saplings and no veteran trees present within the woodland.

#### *3.2.1.4 Lowland Mixed Deciduous Woodland – w1f (204,29, 28)*

There were eight separate blocks of designated Lowland Mixed Deciduous Woodland (Photograph 5) found across the site, totalling approximately 10.24 ha, and also had a similar canopy and ground flora composition. Some of these areas also showed signs of being a plantation woodland historically (secondary code 29) with a poor NVC community (Photograph 7) at the ground level and trees characterised as being planted in strict lines. Three of these areas were also designated ancient woodlands (secondary code 28). These areas are a Habitat of Principal Importance.

A long narrow strip of woodland on site (W10) had abundant mature Pedunculate Oak with frequent White Willow and mature Ash. Wild Cherry, Beech, and Weeping Willow (*Salix babylonica*) occurred occasionally, with Rowan (*Sorbus aucuparia*), Cherry Plum (*Prunus cerasifera*), Crab Apple (*Malus sylvestris*), Pussy Willow, cedar, Hawthorn, Horse Chestnut (*Aesculus hippocastanum*), and Black Poplar (*Populus nigra*) occurring rarely. The understorey was dominated by Blackthorn (*Prunus spinosa*) and Hawthorn, while the ground layer had occasional Cocks'-foot, False Oat-grass (*Arrhenatherum elatius*), Common Nettle, Bristly Oxtongue, Wood Avens (*Geum urbanum*), Large Avens (*Geum sylvaticum*), Field Brome, and rare Square-stalked St John's Wort (*Hypericum tetrapterum*). The area has some woodland regeneration with some saplings present and a good level of deadwood. The Chicheley Brook runs through the woodland.

There was a woodland area at the northwest (W9) of the site. This area was dominated by Pedunculate Oak, with frequent species including Whitebeam (*Sorbus aria*), Scots Pine, Wild Cherry, and Silver Birch (*Betula pendula*). Understorey shrubs included Common Hazel, Hawthorn, and the rare Common Dogwood (*Cornus sanguinea*). The ground flora featured Ground Ivy (*Glechoma hederacea*) as the dominant species, along with other notable plants such as Wood Avens, Large Avens, and various grasses and herbaceous plants like Field Brome and ivy.

A smaller area (W8) of woodland on site was dominated by Horse Chestnut, with Common Elm, Pedunculate Oak, Beech, Ash, Sycamore, Common Elder (*Sambucus nigra*), and Western Red Cedar (*Thuja plicata*) frequently recorded within the woodland. Rare observations included Common Lime (*Tilia × europaea*), Wayfaring Tree (*Viburnum lantana*), and Field Maple (*Acer campestre*), contributing to the overall diversity of the tree species. The understorey was dominated by Blackthorn and Common Hazel.

The ground layer included Dog's Mercury (*Mercurialis perennis*) and Common Nettle, along with occasional occurrences of ivy, Perennial Ryegrass, Common Sorrel (*Rumex acetosa*), Bush Grass, Chicory (*Cichorium intybus*), Field Brome, Large Avens, Ground Ivy, and Bramble. Rare species observed were White Dead-nettle (*Lamium album*). The area has some woodland regeneration with some saplings present and a good level of deadwood.

There were two long strips of woodland on site (W2 and W3) were dominated by tree and shrub species including Sycamore, Hawthorn, Blackthorn, Bramble, Ash, and Pedunculate Oak. Additionally, the associated species include Common Elm, Beech, Common Hazel, Scots Pine, and ivy. Further observations revealed the presence of species such as Horse Chestnut, Field Maple, Crack Willow (*Salix fragilis*), Wild Cherry, and occasional species including Black Walnut (*Juglans nigra*), Herb Robert (*Geranium robertianum*), Hedge Woundwort (*Stachys sylvatica*), and Dog Rose. The ground layer of both woodlands was dominated by Field Brome, with occasional Ground Ivy and Common Nettle, indicating some nutrient enrichment across the woodland area. The areas did, however, have a good level of deadwood occupying between 25% and 50% of the total woodland areas.

Smaller areas of woodland (W1, W5, W6) are on site, were dominated by tree species such as Ash, Pedunculate Oak, and Scots Pine. Common Elm and Beech were common associates. In certain sections, Pedunculate Oak, Common Elder, and Sycamore were also frequent, with occasional sightings of Black Walnut, Wild Cherry, and White Willow. Crack Willow and Veteran Black Poplar (secondary code 204) (*Populus nigra*) were observed alongside Perennial Ryegrass in some areas, and these trees, together with Ash and Pedunculate Oak, contributed to the overall tree composition. The scrub layer featured a variety of species. Frequent species included Common Hazel, Hawthorn, and Bramble, with some epiphytic growth from Common Ivy (*Hedera helix*). The ground layer was mostly grassland species from the surrounding area including Cock's-foot, False Oat-grass, Common Bent (*Agrostis capillaris*), Yorkshire Fog, and Common Sorrel. Occasionally, Ground Ivy, Common Nettle, Teasel, and Bush Grass were observed. Rare species included Horsetail, Dog Rose, and burdock (*Arctium* sp.).

#### *3.2.1.5 Line of Trees – w1g (33)*

Line of Trees 1 (0.23 km) (Photograph 6) and 2 (0.22 km) were dominated by Pedunculate Oak. The understorey was a Modified Grassland with a tall sward (see section 3.2.1.1 for species details).

Line of Trees 3 ( 0.12 km) was dominated by White Willow. This line followed the Chicheley Brook and had a lack of a 6 m undisturbed naturally-vegetated strip on both sides.

Line of Trees 4 (0.17 km) and 5 (0.04) were also dominated by White Willow with rare occurrences of Common Elder and Ash.

Line of Trees 6 (0.03km) was dominated by Black Poplar trees and had a lack of a 6 m undisturbed strip on both sides.

### *3.2.1.6 Species-rich Native Hedgerow (Priority habitat) – h2a5 (11,50)*

Nineteen Species-rich Native Hedgerows were present on site totalling 6.90 km in length. These hedgerows are Habitats of Principal Importance.

Species-rich Native Hedgerows (Photograph 9) on site were typically dominated by Hawthorn and Blackthorn, with Bramble and Common Hazel abundant. Common Elder and Dog Rose occurred less frequently. Rare species included Common Elm. Species that occurred at the base of the hedgerow include Common Sorrel and thistles (*Cirsium* spp.), but these occurred rarely.

Species-rich Hedgerows with trees (secondary code 11) were the most prominent hedgerows on site. These hedgerows were dominated by species such as Blackthorn, Hawthorn, and Common Hazel, with Bramble abundant and Ash, Hawthorn, and Field Maple frequently present. Occasional species include Common Elder, Pedunculate Oak, Sycamore, and Dog Rose, while ivy was also present. Species that occurred at the base of the hedgerow include Common Hogweed (*Heracleum sphondylium*) and Thistles, but these occurred rarely.

Some hedgerows with trees contained non-native invasive species such as Hollyberry Cotoneaster (TN8) (*Cotoneaster bullatus*), Silver Maple (*Acer saccharinum*), Climbing Nightshade (*Solanum dulcamara*), and Norway Maple (*Acer platanoides*). These species, despite occurring rarely, do reduce the biodiversity value of the hedge.

Occasionally, on site hedgerows were associated with a ditch (secondary code 50). These were dominated by Blackthorn and Common Hazel, with willowherbs (*Epilobium spp.*) being abundant. Hawthorn, Common Elder, and Field Brome are frequent, while Bramble and Dog Rose are occasional. Rare species in these hedgerows included non-native Climbing Nightshade (*Solanum dulcamara*). Species that occurred at the base of the hedgerow include Marsh Thistle and Teasel, but these occurred rarely.

A labelled hedgerow map and table detailing individual hedgerow lengths (km) can be found in Appendix 7.

### *3.2.1.7 Other Native Hedgerow – h2a6 (11, 50)*

Twenty-five Other Native Hedgerows were present on site totalling 7.58 km in length. Some of these hedgerows are likely to be Habitats of Principal Importance.

Other Native Hedgerows (Photograph 10) were primarily dominated by scrub species such as Hawthorn and Blackthorn. Abundant species included Bramble, Common Hazel, and Hawthorn, with occasional appearances of Common Elder, Dog Rose, and Field Maple. Ash trees and Common Elm were observed rarely, alongside Bramble and other hedgerow plants like the Wayfaring Tree.

Grassland species present in the surveyed areas included frequent grasses such as Timothy, Common Bent, Cock's-foot, and Field Brome. Common Sorrel, Common Dock, and Thistle species were occasionally

observed, along with rare species like Common Hogweed, Marsh Thistle, and Teasel. Mosses and other ground flora were also present in smaller patches.

Hollyberry Cotoneaster was also present, contributing to the diversity but representing species not native to the UK. These species were occasionally found among native vegetation and have the potential to impact local biodiversity.

A labelled hedgerow map and table detailing individual hedgerow lengths (km) can be found in Appendix 7.

#### *3.2.1.8 Mixed Scrub – h3h*

There were two small areas of Mixed Scrub (Photograph 7) on site totalling 0.85 ha. Both areas had signs of newly planted trees with tree guards.

The first area was dominated by Hawthorn, with abundant Blackthorn, and frequent Black Poplar saplings. Bramble occurred occasionally and Common Elm saplings occurred rarely. The ground flora of the scrub was dominated by Field Brome with Bristly Oxtongue and Teasel occurring rarely.

The second area was dominated by Hawthorn with frequent Field Maple and Blackthorn. Ground Ovy and Common Bindweed made up most of the ground flora but occurred rarely.

#### *3.2.1.9 Willow Scrub – h3j*

There was a small area of Willow Scrub (0.52 ha) (Photograph 8) to the SW of the site. This area was dominated by Crack Willow. Bramble, White Willow, Hawthorn, and Blackthorn all occurred occasionally. Pedunculate Oak was rare. There were a series of newly installed manholes with blue vertical pipes at SP 89524 43856 (TN8).

#### *3.2.1.10 Winter Stubble – c1c5*

There were several fields of Winter Stubble (Photograph 11) where cereal crops had been harvested at the time of the survey. These areas made up 194.17 ha of the total site area. Grassy margins surrounded most of these fields. The margin was dominated by Field Brome, Perennial Rye Grass, and Cock's-foot, with occasional Creeping Buttercup, Common Nettle, and Bristly Oxtongue. Red Clover, Teasel, and Ribwort Plantain were also present in some areas but these species were rare.

#### *3.2.1.11 Arable Field Margins, Tussocky – c1a5*

There was a single area of Arable Field Margins, Tusscoky (Photograph 15), making up 5.29 ha of the total site area. This area was dominated by Common Thistle (*Cirsium arvense*), and Bristly Oxtongue. Bird's-foot Trefoil (*Lotus corniculatus*), Buckwheat (*Fagopyrum esculentum*), and Hedge Mustard (*Sinapis alba*) occurred frequently, whilst Groundsel (*Senecio vulgaris*) and Common Tumbleweed (*Amaranthus retroflexus*) occurred rarely.

#### *3.2.1.12 Built Linear Feature – u1e (528)*

There was a Bridleway (Photograph 12) that ran through some parts of the site. Some tracks had a sealed surface made up of tarmac and others had a gravel, unsealed surface. Both were also used as a public footpath. Built Linear Features made up 0.39 km of the total area on site.

#### *3.2.1.13 Other Rivers and Streams - r2b*

Chicheley Brook ran through the site and along the site boundary. The brook was approximately 2 m wide along most of its length with some areas of dense in-channel and bank vegetation. Water visibility was high the channel characteristics could be clearly viewed with areas. The bed was made up of small pebbles, some submerged linear vegetation, and an earthy substrate. The brook made up 3.54 km of the total area on site.

### 3.2.2 Species

#### *3.2.2.1 Birds*

Several Schedule 1 birds including Common Buzzard (*Buteo buteo*), Hobby (*Falco subbuteo*), Kestrel, Kingfisher (*Alcedo atthis*), Lesser Whitethroat (*Curruca curruca*), Red Kite, Stock Dove, Yellow Wagtail were identified at the site during the survey, and multiple notable bird species were found within 2 km of the site as identified in the desk study. Red Kites, Stock Dove, Kestrel, Hobby, and Common Buzzard were seen flying over the site on multiple occasions, with some exhibiting hunting behaviour over arable fields and woodland habitats. Multiple calls were heard. A Kingfisher was seen flying west along the brook at grid reference: SP 90758 44154, likely to be commuting or foraging. A Lesser Whitethroat was heard in a hedge.

Habitats including farmland, hedgerows, scrub, and woodland are likely to support a number of farmland, ground-nesting, and other nesting birds. A number of nests both active and old were found in woodlands and trees within hedgerows on site. There was also a large cavity in an Ash tree at grid reference: SP 89887 43710 (TN14) where the main trunk had broken off completely. This was considered to be suitable for roosting Barn Owl and other nesting birds. A bird box was found on site at SP 90315 44353 (TN2).

Other birds seen and heard on site include Blackbird (*Turdus merula*), Blackcap (*Sylvia atricapilla*), Blue Tit (*Cyanistes caeruleus*), Carrion Crow (*Corvus corone*), Chaffinch (*Fringilla coelebs*), Chiffchaff (*Phylloscopus collybita*), Dunnock (*Prunella modularis*), Goldcrest (*Regulus regulus*), Goldfinch (*Carduelis carduelis*), Great Spotted Woodpecker (*Dendrocopos major*), Great Tit (*Parus major*), Green Woodpecker (*Picus viridis*), Grey Heron (*Ardea cinerea*), Herring Gull (*Larus argentatus*), Jackdaw (*Coloeus monedula*), Jay (*Garrulus glandarius*), Lesser Black-backed Gull, Magpie (*Pica pica*), Pheasant (*Phasianus colchicus*), Robin (*Erithacus rubecula*), Swallow (*Hirundo rustica*), Willow Warbler, Woodpigeon, Wren (*Troglodytes troglodytes*).

#### *3.2.2.2 Badger*

The hedgerows and woodland on site provided suitable habitat to support Badger (*Meles meles*) for both foraging and setts. The scrub, cropland, and grassland on site provide further foraging habitat. There were some signs of Badger on site including a latrine located at grid reference: SP 90526 44015 (TN5) and a potential Badger sett with one entrance located at grid reference: SP 90437 43953 (TN4). TN4 has a clear sign of use with no twigs or vegetation blocking the entrance and clear signs of movement in and out. The latrine was found nearby, and thus Badgers are likely to be active within that area. There were records of Badger within a 2 km radius of the site.

The scrub on site lacked sufficient understorey and density to provide adequate shelter for commuting and burrowing Badger, as such, they are unlikely to be using these areas for anything more than foraging.

#### *3.2.2.3 Bats*

Multiple trees within all of the areas of woodland on site contained multiple potential roosting features (PRF), with some also present in hedgerow trees and tree lines. These features were considered to be suitable for individual bats or a very small number of bats being of PRF-I suitability or higher. A total of ten PRF-Ms were found across the site (TN16-TN25) (Appendix 8). TN16-TN21 were located at the southernmost woodlands on site (W2 and W5), while TN22-TN24 were located in hedgerow trees at the centre and to the west of the site (H14, H15, and H19). These were areas with large cavities, cavities of a favorable height, or trees that had multiple roosting features and therefore could be used as a maternity roost.

The hedgerows and grassland strips on site, as well the brook provided suitable foraging and commuting corridors, and the biological records showed that several species of bats have been recorded in the local area. Due to the presence of woodland near the site and the good ecological connectivity, these habitat areas are likely to have moderate suitability for commuting and foraging bats.

#### *3.2.2.4 Hazel Dormouse*

The woodlands on site were dense, wide, and tall, with many fruiting scrub species including Hawthorn and Blackthorn. The hedgerows on site were also extensive with 44 hedgerows in total that were well-connected in many cases. Some hedgerows were associated with a ditch providing an important commuting and nesting habitat for Hazel Dormice (*Muscardinus avellanarius*). As such, the hedgerows on site are likely to provide good foraging and commuting habitat to move around the site and between larger woody areas without needing to come to the ground. The hedgerows on site have a high potential to support Hazel Dormice.

No Hazel Dormice were found in the 2km radius desk study. The woodland and scrub on site have a poor understory creating limited shelter for nesting and commuting Hazel Dormouse. As such, the woodland

areas on site are likely to have low potential to support Hazel Dormice on site due to inadequate shelter, commuting, and foraging opportunities.

#### *3.2.2.5 Otter and Water Vole*

Areas of the Chicheley Brook are likely to be suitable for Otter (*Lutra lutra*). In particular, the area of woodland to the south of the site located at grid reference: SP 90281 43783. At this location, the banks of the brook were less steep and the brook was surrounded by undisturbed woodland. This area would offer good holt building and foraging habitat for Otters. An Otter record was also returned within a 2 km radius during the desk study. No spraints, footprints, or indication of burrows/holts were found on site at the time of the survey.

The Chicheley Brook was slow-flowing. There were areas where the earth banks were steep creating suitable areas for Water Vole (*Arvicola amphibius*) to burrow. Further to this, some areas of the brook had a continuous cover of riparian vegetation. There was also a disused drainage ditch on site located at grid reference: SP 90645 43976 where there was continuous dense riparian vegetation and steep banks. This area had low water levels that are unlikely to fluctuate making it a highly suitable habitat for Water Voles. The ditch was connected to the main brook via a man-made large pipe (TN6). It is unknown if Water Voles would pass through here into the ditch without further assessment. A Water Vole record was also returned within a 2 km radius during the desk study. All these factors indicate that some areas of the Brook may provide high suitability in supporting Water Voles.

#### *3.2.2.6 Other mammal species*

Rabbit (*Oryctolagus cuniculus*) droppings were found at multiple locations on site, an example of this is shown in TN1. There was also a Rabbit burrow found on site located at grid reference: SP 90307 44958 (TN10) and SP 89650 45033 (TN13). This indicates that Rabbits are likely to be present on site.

A mammal path was found under a fence line at grid reference: SP 89623 44832 (TN11). There were no clear signs of what species may be using this access, only signs of use shown by erosion along the ground beneath the fence line. Mammals will likely be using this to access the site.

A mammal hole located at grid reference: SP 89745 44448 (TN9) was found on site. The area was too small for Badger use and the entrance was covered by vegetation. As such, it was concluded that this burrow is unlikely to be in active use.

The provided suitable habitat for Hedgehog (*Erinaceus europaeus*) and Brown Hare (*Lepus europaeus*) within the hedgerows and scrub. There was no evidence of Hedgehogs recorded during the survey, but a Brown Hare was seen on site. There were records of Hedgehog and Brown Hare within a 2 km radius of the site.

Squirrel dreys located at grid reference: SP 90427 43965 (TN3) were found in splits on a Pedunculate Oak approximately 5 m or higher. A Grey Squirrel (*Sciurus carolinensis*) was seen emerging from one of them.

#### *3.2.2.7 Reptiles*

There were several areas on site suitable for common reptiles, including open areas for basking, hedgerows for shelter, ands commuting, piles of soil for egg laying and hibernation, as well as log piles (TN15) and brash piles (TN12). The tall sward of Other Neutral Grasslands on site are likely to be suitable for common reptiles.

The open areas of cropland and modified grassland were too uniform to be suitable for reptiles, but they are likely to be using the rest of the site. The scrub on site lacked sufficient understorey and density to provide adequate shelter for reptiles, as such, they are unlikely to be using these areas for anything more than foraging.

#### *3.2.2.8 Amphibians*

There were no ponds at the site and the brook is likely to be unsuitable for Great Crested Newts (*Triturus cristatus*) due to flowing water. There was a good hedge network, woodland, scrub, and rough grassland on site are likely to provide a good commuting and foraging habitat.

The A509 directly to the west of the site was considered to be a barrier to amphibian movement, in addition, the Chicheley Brook ran along the boundary of much of the site and as it comprised running water, was also considered to be a barrier to amphibian movement. However, there were areas where the brook did not run along the boundary or where the boundary extended beyond the brook, meaning these areas could be accessed by amphibians including Great Crested Newts potentially within the wider landscape. There were four waterbodies within 500 m of the site not beyond barriers to Great Crested Newt movement and there were two records of Great Crested Newts within 2 km of the site.

#### *3.2.2.9 White-clawed Crayfish*

The Chicheley Brook had limited rocky areas that could provide refuge with an earth substrate but did have areas of dense vegetation and shallow water levels. The brook may be suitable for White- Clawed Crayfish (*Austropotamobius pallipes*) but an exhaustive survey of the brook was not done as part of the PEA. Therefore, some signs of presence may have been missed.

#### *3.2.2.10 Invertebrates*

Several butterflies were seen using the site throughout the survey. Hedgerows and grasslands on site are likely to support common assemblages of invertebrates. The brook is likely to be suitable for aquatic invertebrates.

#### *3.2.2.11 Other species*

Chicheley Brook provided suitable habitat for fish and eel species.

#### *3.2.2.12 Plants*

A veteran Black Poplar was found at grid reference: SP 90254 43737 (TN7). It was approximately 30 m high. It had multiple Burl features.

#### *3.2.2.13 Non-native invasive plants*

Hollyberry Cotoneaster was present on site within Hedgerows 26 and 42. Hollyberry Cotoneaster is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), making it an offence to cause the spread of this species in the wild.

# 4 Planning Policy and Legislation

## 4.1 Local Planning Policy

Table 3 details the policies within the Milton Keynes Local Plan (2016 - 2031) which are relevant to the ecological features on site.

***Table 3: Summary of relevant local planning policy – Milton Keynes Local Plan (2016 – 2031)***

| Policy | Description |
|---|---|
| **Policy NE1 PROTECTION OF SITES** | A. Development proposals which would likely cause harm to the nature conservation or geological interest of internationally (RAMSAR sites, SACs and SPAs) important sites will not be permitted unless:<br>1. There is no suitable alternative to the development;<br>2. There are imperative reasons of overriding public interest;<br>3. All reasonable possibilities for mitigation have been put in place; and<br>4. Compensatory provision in line with the mitigation hierarchy can be secured to ensure that the overall coherence of the site is protected and with the intent to achieve a net gain in biodiversity.<br>B. Development proposals which would likely cause harm to a National Nature Reserve, Site of Special Scientific Interest or irreplaceable habitats such as Ancient Woodland will not be permitted unless:<br>1. There is no suitable alternative to the development;<br>2. The benefits of the development, at this site, clearly outweigh the adverse impacts on the site;<br>3. All reasonable possibilities for mitigation have been put in place; and<br>4. Compensatory provision in line with the mitigation hierarchy to ensure that the overall coherence of the site is protected and with the intent to achieve a net gain in biodiversity.<br>C. Development proposals that would be likely to harm the biodiversity or geological conservation value of a site of countywide or local importance (37) as shown on the Policies Maps or which serve as a 'biodiversity offset site' will only be permitted where:<br>1. The local development needs significantly outweigh the biodiversity or geological conservation value of the site;<br>2. All reasonable possibilities for mitigation have been put in place; and<br>3. Compensatory provision in line with the mitigation hierarchy can be secured to ensure that the overall coherence of the site is protected and with the intent to achieve a net gain in biodiversity. |
| **Policy NE2 PROTECTED SPECIES AND PRIORITY SPECIES AND HABITATS** | A. Where there is a reasonable likelihood of the presence of statutorily protected species or their habitats development will not be permitted unless it has been demonstrated that the proposed development will not result in a negative impact upon those species and habitats.<br>B. Where the site contains priority species or habitats, development should wherever possible promote their preservation, restoration, expansion and/or re-creation in line with Policy NE3. Priority Habitats are shown on the Policies Map accompanying this plan. |

| Policy | Description |
|---|---|
| **Policy NE3 BIODIVERSITY AND GEOLOGICAL ENHANCEMENT** | A. Development proposals will be required to maintain and protect biodiversity and geological resources, and wherever possible result in a measurable net gain in biodiversity, enhance the structure and function of ecological networks and the ecological status of water bodies in accordance with the vision and principles set out by the Buckinghamshire and Milton Keynes NEP.<br><br>B. If significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for then planning permission should be refused.<br><br>C. Development proposals of 5 or more dwellings or non-residential floorspace in excess of 1,000 sq. m will be required to use the Defra metric or locally approved Biodiversity Impact Assessment Metric to demonstrate any loss or gain of biodiversity.<br><br>D. Mitigation, compensation and enhancement measures must be secured and be maintained for the lifetime of the development. Enhancement and compensatory measures should seek opportunities for habitat protection, restoration and creation to meet the objectives of the UK and Bucks & Milton Keynes Biodiversity Action Plan and aims of the Biodiversity Opportunity Areas. These measures should also create and enhance habitats to help wildlife adapt to the impact of climate change. |
| **Policy NE4 GREEN INFRASTRUCTURE** | A. The network of green infrastructure throughout the Borough will be protected, extended and enhanced for its biodiversity, recreational, accessibility, health and landscape value and for the contribution it makes towards combating climate change. This is in accordance with the vision and principles (and the large-scale zone maps of Green Infrastructure Opportunity(39)) set out by the Buckinghamshire and Milton Keynes NEP.<br><br>B. Development proposals will provide new green infrastructure or, if it is not possible, will contribute to the enhancement and strengthening of existing green infrastructure to provide wellbeing benefits to people through access to nature.<br><br>C. Development proposals will ensure that existing ecological networks are identified and wherever possible maintained to avoid habitat fragmentation, and that ecological corridors, including water courses, form an essential component of their green infrastructure provision to support habitat connectivity.<br><br>D. Green infrastructure protection, improvements and creation must be prioritised in locations where it can deliver most benefits. It should be multi-functional to deliver as many ecosystem services as the site requires, for example flood mitigation, access to nature (wellbeing benefits), plants for pollinators, carbon sequestration, and habitat for wildlife.<br><br>E. The existing network of linear parks and linked parks and green spaces will be extended into the urban extensions and along the Ouse and Ouzel Valleys to the north to provide a well-connected network of green infrastructure that:<br><br>1. Is strategically planned.<br>2. Is attractive and enhances the surrounding landscape.<br>3. Is safe and well used for recreation.<br>4. Meets the needs of existing and future residents.<br>5. Is designed to provide a range of ecosystem services e.g. manage flood risk or provide flower rich habitats that supports a diverse range of pollinators.<br>6. Is designed to support mitigation and adaptation to climate change e.g. through vegetation for carbon uptake (carbon sequestration).<br>7. Achieves a net gain in biodiversity. |

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| Policy | Description |
|---|---|
| | 8. Is managed into the long-term.<br>9. Where possible improve connectivity with other green infrastructure networks e.g. by linkages to the urban parks.<br>10. Where appropriate explore economic opportunities that will support the network's sustainability – for example in conservation, agriculture, renewable energy or outdoor environmental education or recreation; such activity must not result in a negative impact to the integrity of the network, the ecosystem services provided or on biodiversity.<br>F. Where green infrastructure is provided outside the linear parks system, applicants should detail how it will address the above requirements. |
| **Policy NE5 CONSERVING AND ENHANCING LANDSCAPE CHARACTER** | A. Where development in the open countryside is acceptable in principle under other policies in this plan, it will need to be undertaken in a manner that respects the particular character of the surrounding landscape.<br>B. In particular, development proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation, and enhancement measures:<br>1. The locally distinctive natural and man-made features that contribute towards the landscape character and its quality.<br>2. The historic setting and structure of the villages and hamlets.<br>3. Important views e.g. of local landmarks.<br>4. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.<br>C. Development proposals should take into account the findings of the Milton Keynes Landscape Character Assessment (2016) and any other relevant landscape and visual assessments or studies. Where appropriate a site specific landscape and visual impact assessment (LVIA) will be required as part of a planning application and it must be demonstrated that the development proposal has been informed by a LVIA written in accordance with the standard method, Guidance for LVIA version 3 from the Landscape Institute. |
| **Policy NE6 ENVIRONMENTAL POLLUTION** | A. When considering development proposals, the Council will adopt the approach set out below to ensure that pollution will not have an unacceptable impact on human health, groundwater, general amenity, biodiversity or the wider natural environment. Contaminated land and soil pollution<br>B. Planning applications for proposals for the following sites must be accompanied by a Preliminary Contaminated Land Risk Assessment to determine the likelihood of any ground, groundwater or gas contamination of the sites:<br>1. Land formerly used for industrial, commercial or utilities purposes.<br>2. Land which is considered to be potentially contaminated, contaminated or impacted by adjacent contamination.<br>3. Land where the proposed use is particularly vulnerable to the presence of contamination.<br>C. Proposals which, by their nature, risk contributing to soil and water pollution will be required to demonstrate how this risk will be avoided or mitigated to an acceptable level. Air Quality |

| Policy | Description |
|---|---|
| | D. Prevailing air quality and potential impacts upon air quality arising from airborne emissions, dust and odour associated with the construction and operation of a proposal (including vehicular traffic) will be considered when determining planning applications. Proposals that would result in or be subject to unacceptable risk to human health and the natural environment from air pollution, or would prejudice compliance with national air quality objectives, will be refused.<br><br>E. An Air Quality Assessment that demonstrates how prevailing air quality and potential impacts upon air quality have been considered, and how air quality will be kept to an acceptable standard through avoidance and mitigation, will be required for major and minor development proposals if any of the following apply:<br><br>1. The development is likely, due to the nature of the proposal, and through in-combination effects, to give rise to significant air pollution;<br><br>2. The site is within an Air Quality Management Area;<br><br>3. The site is within 50 metres of a major road or heavily trafficked route<br><br>4. The site is within proximity to a source of air pollution which could present a significant risk to human health; and/or 5. The type of development would mean its occupiers would be particularly sensitive to air pollution, such as schools, health care establishments or housing for older people.<br><br>F. The potential impact of proposals upon odour levels, or their sensitivity to prevailing sources and levels of odour, should be considered and addressed. Where appropriate, the Council will require an Odour Impact Assessment to be provided, including an Odour Management Plan where necessary. Noise and Vibration<br><br>G. A Noise and Vibration Impact Assessment will be required for proposals with the potential to cause disturbance to people or the natural environment due to noise and/or vibration and for proposals that are considered to be sensitive to noise and/or vibration. Proposals that would result in or be subject to noise pollution and/or vibration that is:<br><br>1. Very disruptive and would have an unacceptable adverse effect on human health or the natural environment or the tranquillity and enjoyment of the countryside will not be permitted.<br><br>2. Disruptive and would have a significant adverse effect on human healthor the natural environment or the tranquillity and enjoyment of the countryside will be refused unless the need for, and benefits of, the development significantly outweigh the harm and all feasible solutions to avoid and mitigate that harm have been fully implemented.<br><br>3. Intrusive and would have an adverse effect on human health or the natural environment or the tranquillity enjoyment of the countryside will be resisted unless the need for, and benefits of, the development outweigh the harm and all feasible solutions to avoid and mitigate that harm have been fully implemented. H. Proposals adjacent or within 100m of existing or proposed major roads, heavily trafficked roads, and railways will be required to adopt setbacks and landscaping measures to provide screening and acoustic buffers to protect the amenity of proposed buildings and areas of outdoor amenity space.<br><br>Light pollution<br><br>H. Proposals that include external lighting schemes, including floodlighting, will be approved where it can be demonstrated through a Lighting Assessment that all of the following criteria can be satisfied:<br><br>1. The lighting scheme is the minimum required for security and operational purposes; |

| Policy | Description |
|---|---|
| | 2. Glare and light spillage are minimised;<br>3. The amenity of residential areas is not adversely affected;<br>4. There would be no unacceptable adverse impact on the character and beauty, openness, tranquillity, dark landscapes or enjoyment of the night sky of the countryside;<br>5. The visual character of historic buildings and conservation areas are not adversely affected;<br>6. There would be no dazzling or distraction of drivers using nearby roads;<br>7. There would be no unacceptable adverse effects on species, habitats or the wider natural environment. |
| **Policy NE7 PROTECTION OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND** | In assessing proposals for the development of greenfield sites, the Council will take into account the economic and other benefits of the best and most versatile agricultural land. Development involving the loss of agricultural land should seek to use areas of poorer quality land (grades 3b, 4 and 5 of the Agricultural Land Classification) in preference to that of a higher quality unless other sustainability considerations suggest otherwise. |
| **Policy L2 PROTECTION OF OPEN SPACE AND EXISTING FACILITIES** | A. Planning permission will be refused for proposals involving the loss of public open space, civic space, or facilities used for leisure and recreation unless:<br>1. An assessment has been undertaken which has clearly shown the open space or leisure and recreational facilities to be surplus to requirements(45) and the development would not have a detrimental effect on the open space, environmental, landscape character or wildlife value of the Open Space Network. Developments must not be detrimental to the delivery of the Sport and Active Communities Strategy; or<br>2. The development will significantly enhance the Open Space Network as a whole, particularly in areas requiring improvement, and help to achieve the Council's aims for the Open Space Network, as set out in the Open Space Strategy. In some cases, enhancements could be provided at nearby locations off-site, for instance replacing an amenity on one site with one nearby on the same linear park (enhancements should still be in the same catchment areas); or<br>3. The loss of open space resulting from the development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location that is clearly and demonstrably acceptable to the local community or main users of the existing space; or<br>4. The development is for other types of sports or recreational provision or ancillary development associated with the Open Space, and the needs for which clearly outweigh the loss.<br>B. In considering proposals involving the loss of amenity open space, the council will take into account the criteria set out in Policy L3. |

## 4.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2023), is a policy framework document which provides a range of important principles. Paragraph 180 of the NPPF states that decisions should contribute to and enhance the natural and local environment by:

‘Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.’

Paragraph 181 goes on to state:

‘… take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.’

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles (paragraph 186):

‘…opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.’

## 4.3 Relevant Legislation

### 4.3.1 National Legislation

#### *4.3.1.1 The Wildlife and Countryside Act 1981 (as amended)*

The Wildlife and Countryside Act 1981 (as amended) consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive) in Great Britain.

#### *4.3.1.2 Natural Environment & Rural Communities Act 2006*

Section 40 of the NERC Act 2006 places a duty upon all local authorities in England to promote and enhance biodiversity in all of their functions. Section 41 lists habitats and species of principal importance to the conservation of biodiversity. Fifty-six habitats and 943 species of Principal Importance for Conservation are included on the Section 41 list and draws upon the UK BAP List of Priority Species and Habitats.

#### *4.3.1.3 The Conservation of Habitats and Species Regulations 2017 (as amended)*

The Conservation of Habitats and Species Regulations 2017 (as amended) transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law and transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations provide for the designation and protection of a national site network including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), the protection of 'European protected

species', and the adaptation of planning and other controls for the protection of other sites, such as Ramsars.

#### *4.3.1.4 The Environment Act 2021*

Para 2 (3) of Schedule 14 of The Environment Act 2021 makes it mandatory for all new developments (with some limited exceptions) to achieve a biodiversity net gain (BNG) of at least 10% by the time the development is completed compared to the pre-development biodiversity value of the onsite habitat. This percentage may be amended in the future by the Secretary of State. Please note that some Local Policies stipulate a higher target than this.

The Bill allows three methods for securing biodiversity net gains:

1. enhancement of the biodiversity of land to which the planning permission relates;
2. the allocation of registered offsite biodiversity gain to any development for which the planning permission is granted; and
3. the purchase of biodiversity credits for any such development.

A biodiversity gain statement must set out whether, and if so how, the biodiversity gain objective applies in relation to development where the onsite habitat is irreplaceable, how the development will minimise any adverse effects to the onsite habitat, and what the evidence must be produced to show how the biodiversity net gain has been met upon completion of the development.

Biodiversity gains will need to be maintained for at least 30 years after the development is completed.

### 4.3.2 Species Specific Legislation

#### *4.3.2.1 Birds*

Breeding wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). Under the Wildlife and Countryside Act, a wild bird is defined as any bird of a species that is resident in or is a visitor to the European Territory of any member state in a wild state. Game birds however are not included in this definition (except for limited parts of the Act). They are covered by the Game Acts, which fully protect them during the close season.

All birds, their nests and eggs are protected and it is thus an offence, with certain exceptions to:

- *intentionally kill, injure or take any wild bird;*
- *intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built;*
- *intentionally take or destroy the egg of any wild bird;*
- *have in one's possession or control any wild bird, dead or alive, or any part of a wild bird, which has been taken in contravention of the Act or the Protection of Birds Act 1954;*
- *have in one's possession or control any egg or part of an egg which has been taken in contravention of the Act or the Protection of Birds Act 1954;*
- *use traps or similar items to kill, injure or take wild birds; and*

- *have in one's possession or control any bird of a species occurring on Schedule 4 of the Act unless registered, and in most cases ringed, in accordance with the Secretary of State's regulations.*

Additionally for some species listed in Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) it is an offence to intentionally or recklessly disturb the adults while they are in and around their nest or intentionally or recklessly disturb their dependent young.

#### *4.3.2.2 Badger*

The Protection of Badgers Act 1992 (as amended) affords protection to badgers and their setts. This legislation makes it an offence, amongst others, to kill or injure a badger or disturb badgers whilst they are using a sett or to damage or block a sett.

#### *4.3.2.3 Bats*

Bats are protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Under the Wildlife and Countryside Act 1981 it is illegal to:

- *kill or injure bats;*
- *cause disturbance at their resting places; or*
- *block access to, damage or destroy their roost sites.*

Under the Conservation of Habitats and Species Regulations 2017 (as amended). it is an offence to:

- *deliberately capture or kill a bat;*
- *damage or destroy a breeding site or resting place of any bat. (This is an absolute offence and intent or recklessness does not have to be proved); and*
- *deliberately disturb a bat (this applies anywhere, not just at its roost).*

#### *4.3.2.4 Hazel Dormouse*

Hazel Dormouse is protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Under the Wildlife and Countryside Act 1981 it is illegal to:

- *deliberately kill, injure, disturb or capture them;*
- *possess, control, transport (alive or dead)*
- *cause disturbance at their resting places; or*
- *block access to structures or places of shelter or protection.*

Under the Conservation of Habitats and Species Regulations 2017 (as amended). it is an offence to:

- *deliberately capture or kill a dormouse;*
- *damage or destroy a breeding site or resting place of any dormouse. (This is an absolute offence and intent or recklessness does not have to be proved); and*
- *deliberately disturb a dormouse while it's in a structure or place of shelter or protection.*

#### *4.3.2.5 Otters*

Otters are designated and protected as European protected species (EPS). EPS are protected under the Conservation of Habitats and Species Regulations 2017.

It is an offence to:

- *deliberately kill, injure, disturb or capture them*
- *damage or destroy their breeding sites and resting places - even if otters are not present*
- *possess, control or transport them (alive or dead)*

It is also an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly:

- *disturb otters while they occupy a structure or place used for shelter or protection*
- *obstruct access to a place of shelter or protection*

#### *4.3.2.6 Water Voles*

Water voles are protected under the Wildlife and Countryside Act 1981. It is an offence to intentionally:

- *kill, injure or take them*
- *possess or control them (alive or dead)*

It is also an offence to intentionally or recklessly:

- *damage or destroy a structure or place used for shelter or protection*
- *disturb them in a place used for shelter or protection*
- *obstruct access to a place used for shelter or protection*

#### *4.3.2.7 Reptiles*

Adder (*Vipera berus*), Slow-worm (*Anguis fragilis*), Grass Snake (*Natrix helvetica*), and Common Lizard (*Zootoca vivipara*) are protected under the Wildlife and Countryside Act 1981 (as amended). It is illegal to intentionally kill or injure them.

#### *4.3.2.8 Great Crested Newts*

Great Crested Newts are protected Schedule 5 of the Wildlife and Countryside Act (1981) and Section 41 of the Natural Environment and Rural Communities Act (2006) (NERC). They are also listed as an European Protected Species under the Conservation of Habitats and Species Regulations (2017). It is illegal to:

- *capture, kill, disturb or injure Great Crested Newts deliberately*
- *damage or destroy a breeding or resting place*
- *obstruct access to their resting or sheltering places (deliberately or by not taking enough care)*
- *possess, sell, control or transport live or dead newts, or parts of them*
- *take Great Crested Newt eggs*

#### *4.3.2.9 White-clawed Crayfish*

White-clawed crayfish (WCC) are protected under the Wildlife and Countryside Act 1981. It is an offense to intentionally take them. WCC are protected under the Wildlife and Countryside Act 1981. It is an offence to intentionally take them.

WCC are also listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006). You must have regard for the conservation of Section 41 species as part of your planning decision. Find out more about your biodiversity duty.

The developer must comply with the legal protection of WCC.

You should consider if the developer has taken appropriate measures to avoid, mitigate or compensate (as a last resort) for any negative effects on WCC in their development proposal.

The developer may need a license for activities that affect WCC.

The developer may need permission from the Environment Agency to trap crayfish as part of their proposal.

#### *4.3.2.10 Invasive and non-native species*

Hollyberry Cotoneaster is listed under Schedule 9 of the Wildlife and Countryside Act 1981. It states that Any person who causes the growth or spread in the wild of any plant listed in Part II of Schedule 9, shall be guilty of an offense. As such when working with listed species you must dispose of them appropriately, using the following methods:

- *spraying with chemicals*
- *pulling or digging out live, dead, or dying plants*
- *cutting back plants to prevent the seeds from dispersing*
- *burying them*
- *burning them*
- *disposing of them off-site*

If transporting live materials off-site, you must acquire the correct permit. You can only transport a live listed plant or anything from which it can reproduce outside your land if you're taking it to a facility for destruction or have one of the following:

- *licence issued by Natural England or Natural Resources Wales*
- *a permit issued by the Animal and Plant Health Agency (APHA)*

After treating invasive non-native species, you should re-establish native plant species. This will help to reduce soil erosion, provide competition, and control them to prevent further invasion.

# 5 Evaluation of Ecological Features/Further Survey

Table 4 below provides an evaluation of the ecological features, identifying which are of sufficient importance to be taken forward. Any ecological feature that is identified as negligible importance will not be considered further. Where there is insufficient evidence further surveys will be recommended to be able to assess the ecological importance of that feature in relation to the site and the proposed development. In some instances a level of site importance has been identified for features which have a very localised scale.

*SSSIs are national importance (but usually negligible risk of impact / significant effect). SACs, SPAs and Ramsars are international importance (but usually negligible risk of impact / significant effect)*

***Table 4: Evaluation of ecological features on or likely to be on site***

| Ecological Feature | Justification | Level of Importance |
|---|---|---|
| Modified Grassland - g4 (66) | Modified grassland – g4 is a very common and widespread habitat, typically associated with developed areas and agriculture. | Negligible importance |
| Other Neutral Grassland - g3c (80 161) | Other neutral grassland – g3c is a relatively common and widespread habitat at the national and local scale. | Site importance |
| Other Woodland; Mixed – Mainly Broadleaved - w1h5 | Other woodland mixed – mainly broadleaved – w1h5 is a relatively common and widespread habitat at the national and local scale | Local importance |
| Lowland Mixed Deciduous Woodland – w1f (Habitat of Principal Importance) | Eight separate blocks of Lowland Mixed Deciduous Woodland on site are registered as the habitat of principal importance 'deciduous woodland'. | Local importance |
| Lines of Trees – w1g (33) | There were several tree lines on site of varying maturity. This is a relatively common and widespread habitat at the national and local scale but provide commuting features across the site. | Site importance |
| Mixed Scrub – h3h | There was an area of Mixed Scrub on site that may offer a suitable habitat for birds, badgers, reptiles, and Hazel Dormouse. | Site importance |
| Willow Scrub – h3j | This had a poor assembly of ground flora and is unlikely to support many notable species on site | Negligible importance |

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| Ecological Feature | Justification | Level of Importance |
|---|---|---|
| Species-rich Native Hedgerow – h2a5 (Habitat of Principal Importance) | Hedgerows were common across the wider landscape. The hedgerows on site qualify as habitats of principal importance and provide commuting features/green corridors across the site. | Local importance; Further surveys are required |
| Other Native Hedgerow – h2a6 (Habitat of Principal Importance) | Hedgerows were common across the wider landscape. The hedgerows on site qualify as habitats of principal importance and provide commuting features/green corridors across the site. | Local importance; Further surveys are required |
| Winter Stubble – c1c5 | There were multiple fields of Winter Stubble. These areas had low biodiversity. | Negligible importance |
| Arable Field Margins – c1a5 | There was one area of the Arable Field Margin. These areas had low biodiversity. | Negligible importance |
| Built Linear Features – u1e | There were several paths on site. These areas had low biodiversity. | Negligible importance |
| Other Rivers and Streams – r2b | Chicheley Brook was present on site. This is a designated non-statutory site in the local plan. | Local importance |
| Bird assemblage | Scrub, trees, hedgerow, and cropland on site provide potential nesting habitat for common and Schedule 1 bird species. However, similar habitats are available in the wider landscape. | Further surveys are required. |
| Badger | Suitable habitat is present on site to support Badger. They were identified in the desk study and potential foraging and burrowing evidence was noted onsite. | Further surveys are required. |
| Bat assemblage | Woodland trees on site provided suitable habitat for roosting bats and woodland, sheltered grassland strips, and hedgerows are also provide suitable foraging and commuting habitat. | Further surveys are required. |
| Hazel Dormice | The hedgerows on site were considered to have high suitability for Hazel Dormice due to their size, length, and connectivity. | Further surveys are required. |

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| Ecological Feature | Justification | Level of Importance |
|---|---|---|
| | The woodlands on site had a poor understory and ground level providing no commuting or nesting opportunities for Hazel Dormice. | |
| Otter | The woodlands and watercourses on site were considered to have the potential to support Otters. The woodland on site may provide suitable foraging, commuting and breeding habitat | Further surveys are required if suitable habitats to be affected. |
| Water Voles | The watercourses and ditches on site were deemed suitable to support Water Voles. | Further surveys are required if suitable habitats to be affected. |
| Reptiles | Suitable habitat on site including scrub and hedgerows and potential egg-laying habitats just on site could provide opportunities for common reptile species. | Further surveys required. |
| Amphibians | There was no suitable aquatic habitat on site, but a suitable terrestrial habitat was present in the form of hedgerows and scrub. There were potentially suitable ponds within 500m of the site. | Further surveys are required. |
| White-clawed Crayfish | Watercourses on site could have the potential to support White-clawed Crayfish. Further investigation is required if the proposed development falls within 2 m of the brook bank. | Further surveys are required if suitable habitats to be affected. |
| Invertebrates | The site was suitable for supporting common species of invertebrate in the form of flowering plants. | Site importance. |
| Other species | Chicheley Brook provided suitable habitat for aquatic species including fish and eel. | Further surveys are required if suitable habitats to be affected. |
| Non-native invasive plants | Some non-native invasive species were present on site. | N/A |

# 6 Ecological Constraints, Opportunities and Recommendations

The proposed plans for this development were unknown at the time of writing this report, and as such, the recommendations have been made accordingly.

## 6.1 Designated Sites

There were thirteen non-statutory designed sites within 2 km of the site. No statutory sites were identified within 5 km of the site.

The Chicheley Brook BNS and MKWWC lie within the site boundary, and the Ouse Valley BOA and A509 Corridor MKWWC lie adjacent to the site. No development will occur within 5 m of Chicheley Brook according to the proposed plans and hedgerows along the western boundary are to be retained thereby preserving the A509 Corridor and Ouse Valley. Buffer zones should also be implemented around retained hedgerows which would further protect the adjacent designated sites from construction activities. A construction environment management plan (CEMP) should be completed prior to work commencing which will detail precautionary measures to reduce any unnecessary pollution in the Ouse Valley and Chicheley Brook. Consultation with the Local Authority should also be carried out prior to works commencing to discuss mitigation for both the construction and operational phase impacts of the proposed development.

## 6.2 Habitats

### 6.2.1 Woodland

Woodlands on site provided multiple important features and provide habitat for a number of protected species including nesting habitat for birds, Badgers, bats Otters, reptiles, and amphibians. These areas were also Habitats of Principal Importance. All of the woodland on site is to be retained in the proposed development. Retained woodland should be protected through the implementation of appropriate buffer zones in accordance with BS:5837 (2012) guidance. In addition, sufficient buffer zones should be built into the designs of the proposals through the creation of scrub or grassland margins around woodlands as part of the suggested ‘ landscape/heritage stand-off’ zones as outlined in Appendix 1.

There were eight registered areas of woodland designated as the priority habitat ‘deciduous woodland’ on site, of which three areas were also registered ancient woodlands. During the development phase, all ancient woodlands should be protected with appropriate root protection areas. This buffer zone should be 15 times larger than the diameter of the tree or 5 m from the edge of the canopy, whichever is the largest distance

### 6.2.2 Native Hedgerows

The extent of hedgerows on site provides important food for wildlife, and commuting routes for various notable species, including nesting birds, Hazel Dormice, and bats. They also provide important connections to designated sites nearby and qualify as the habitat of principal importance 'hedgerows'.

Some hedgerows to the northwest and along the western boundary of the site are likely to be lost to accommodate the residential development and new proposed 'MK Red Route Expansion'. Further surveys of hedgerows on site that will be affected by the proposed works should be carried out to determine whether these hedgerows qualify as 'important' under the Hedgerow Regulations 1997. Further surveys of hedgerows to determine whether they qualify as 'important' under Habitats of Principal Importance will be required.

Where possible retained hedgerows should be retained with a buffer zone to maintain important commuting and foraging routes between larger woodland areas on site, and surrounding areas. Work to be completed near existing hedgerows should follow BS:5837 (2012) guidance to protect root zones.

### 6.2.3 Lines of Trees

Various Lines of Trees on site contained many mature trees with important ecological features for bats and nesting birds and also provided important commuting features for various fauna species. Three Lines of Trees are to be lost in the proposed development for educational and residential development, as well as, the construction of a 'Primary Vehicular Movement Route'. Where possible, mature should be retained to maintain commuting corridors across the site.

These trees, particularly mature trees should be retained where possible. Work to be completed near existing Lines of Trees should follow BS:5837 (2012) guidance to protect root zones.

### 6.2.4 Other Rivers and Streams

Chicheley Brook was present on site. While this was not extensively surveyed during the PEA there were areas of dense in-channel vegetation, clear water, and varied bank gradients. Works are not anticipated within 5 m if the brook and no impacts are anticipated at this stage. A CEMP including pollution and erosion controls will be required to ensure appropriate mitigation measures are implemented to manage impacts on aquatic fauna, water quality, and stream condition.

## 6.3 Species and Species Groups

### 6.3.1 Birds

Habitats including woodland, hedgerows, trees, and the watercourse on site provided suitable habitat for numerous bird species including species listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). Croplands on site also provided habitat for ground nesting and farmland birds.

Much/all of these habits will be lost or affected by the proposed development. As a result breeding bird and wintering bird surveys of the site are recommended and further surveys for specific Schedule 1 listed species such as Barn Owls and Kingfisher may also be required.

Any clearance of suitable habitat that is required for access, road installation, and residential development areas should be carried out outside of the nesting bird season (March to August inclusive). Where this is not possible, a nesting bird check by a suitably trained Ecological Clerk of Works (ECoW) should be undertaken a maximum of 48 hours before any vegetation clearance is undertaken. Where active nests are found, they should be left in situ and an appropriate buffer (>5m) of vegetation should be maintained until the ECoW can confirm all birds have fledged and the nest is no longer in use.

### 6.3.2 Badger

The woodlands offered suitable sett creation opportunities, with a Badger sett and latrines found in woodlands on site. The hedgerows, cropland, grassland, and scrub on site also provided commuting and foraging opportunities.

The PEA did not include an exhaustive survey of the site to search for evidence of Badger setts. A dedicated Badger survey of the site should be carried out to search for additional evidence of Badger activity and setts on site. Where setts are identified, their level of activity will be described where possible. Where possible, the proposed development should avoid works within 30 m of an active Badger sett. If the proposed development is anticipated to impact upon or will require works within 30 m of any active Badger setts including those identified in the PEA, further surveys and a protected species licence from Natural England may be required.

The proposed development should incorporate precautionary working methods to ensure Badgers and other mammals utilising the site are not adversely impacted by the proposals, such as backfilling or covering any excavations at the end of each working day, or where this is not possible, providing a means of escape. If works do not commence for 12 months after surveys are completed further surveys may be required to determine if any new setts have been created.

### 6.3.3 Bats

Multiple trees identified as suitable for roosting bats, and multiple habitat areas suitable for commuting and foraging were identified on site during the PEA. Under current proposals, most trees identified as containing suitable roosting features during the PEA are set to be retained. However, the PEA did not include an exhaustive search of all trees on site for PRFs. A dedicated ground level tree assessment (GLTA) of all trees on site should be carried out to identify any trees suitable for roosting bats within the red line boundary. This will determine if further surveys to determine the presence/likely absence of roosting bats are required. If trees are found to be suitable for roosting bats then further dusk emergence or tree climbing surveys may be required.

The site was deemed to contain habitats of moderate suitability for foraging and commuting bats. Proposals will result in the loss of or construction in direct proximity to these habitats and as a result further bat activity surveys in line with best practice guidance should be carried out (Collins, 2023).

In particular, the hedgerows on site provide commuting and foraging habitat and therefore, night work should be avoided to reduce the impact on bats. Where this is not possible, then an appropriate lighting strategy should be implemented. Site lighting should be installed in accordance with the Bat Conservation Trust – Bats and artificial lighting at night (2023). In addition, final lighting plans for the proposed development should be designed in accordance with this guidance and should avoid illumination of any bat roosting habitat or commuting corridors.

### 6.3.4 Hazel Dormice

Whilst most hedgerows and woodland on site are being maintained, some hedgerows will be removed. Therefore, a Hazel Dormice survey should be carried it before any work commences to determine the presence or likely absence of Hazel Dormice on site.

### 6.3.5 Otters and Water Voles

Watercourses on site provide suitable habitat for Otters and Water Voles. According to the proposed plans work do not appear to be planned within 5 m of the watercourse. However, it is unclear if any artificial water control will be added directly to the brook or within 5 m during the development phase. If the brook is to be directly affected or works are to occur within 5 m of the watercourse an Otter and Water Vole survey will be required to determine their presence or likely absence.

If it is deemed that further surveys are not required, a non-licensed method statement (NLMS) will be required to ensure appropriate mitigation measures are implemented to manage impacts on Otters or Water Voles from adjacent works.

### 6.3.6 Reptiles

Suitable habitat for sheltering, basking, and commuting reptiles was present on site. The majority of the habitat being lost is the arable cropland which is unsuitable for reptiles, however, scrub, grasslands, field margins, and some hedgerows are to be removed according to the proposed plan, therefore further surveys will be required to determine the presence/likely absence of reptiles on site.

### 6.3.7 Amphibians

There was no suitable aquatic habitat for Great Crested Newts within the site, but the hedgerows, scrub, and grassland offer suitable terrestrial habitats. Although there was a lack of aquatic habitat at the site there were four ponds identified within a 500 m radius not beyond barriers to movement, and therefore further surveys will be required. Habitat Suitability Index (HSI) assessments and eDNA surveys should be undertaken at ponds within 500 m to determine the presence or absence of Great Crested Newts in the

ponds. The results of this will inform the need for further surveys and the requirement for a European Protected Species mitigation licence from Natural England.

### 6.3.8 White-Clawed Crayfish

Chicheley Brook provides a suitable habitat for White-clawed Crayfish. According to the proposed plan planned works will not occur within 2m of the brook bank. However, it is unclear if any artificial water control will be added directly to the brook or within 2 m during the development phase. If the brook is to be directly affected or works are to occur within 2 m of the watercourse a White-clawed Crayfish survey will be required to determine their presence or likely absence. If the proposed development remains > 2 m from the brook bank then no further surveys are required.

If it is deemed that further surveys are not required, a NLMS will be required to ensure appropriate mitigation measures are implemented to manage impacts on White-clawed Crayfish from adjacent works.

### 6.3.9 Other mammals

There were several habitats suitable for Hedgehogs, Rabbit and Common Hare on site including woodland, scrub, grassland, and hedgerows. The proposed development should include a series of hedgehog/mammal highways. These may be installed underground or in gaps within boundary fences to allow for the movement of mammals throughout residential gardens and green spaces.

### 6.3.10 Invertebrates

Hedgerows and grasslands on site are likely to support common assemblages of invertebrates. The brook provided a potentially suitable habitat for aquatic invertebrates. Hedgerows are mostly being retained according to the proposed plan however, much of the grassland is to be lost. Several formal 'formal open space' areas are to be created within residential areas. These areas where possible should be seeded with a suitable pollinator seed mix, and if possible margins of these areas should be left uncut to allow for suitable plant diversity to support common assemblages of invertebrates. No further surveys for terrestrial invertebrates are required.

### 6.3.11 Other species

Chicheley Brook provides suitable habitat for aquatic fauna including eel and fish. According to the proposed plan planned works will not take place within the brook. However, it is unclear if any artificial water control will be added directly to the brook during the development phase. If the brook is to be directly affected or works further aquatic surveys of the watercourse may be required. In addition, measures should be put in place to ensure the works do not result in the release of pollutants or contaminants into the watercourse.

### 6.3.12 Plants

A veteran Black Poplar was found at SP 90254 43737. It was approximately 30 m high. It had multiple Burl features. Black Poplar is protected under the Wildlife and Countryside Act 1981 (as amended). According to the current proposals, this tree is likely to be retained as part of the existing woodland on site.

### 6.3.13 Non-native invasive plants

The proposed works should avoid the spread of the species Hollyberry Cotoneaster, identified as present on site. If this is not possible and works are required in areas of the site where this species is present, it should be removed from the site by a suitably licensed contractor prior to work and works in areas where this species was noted should be carried out under an invasive species management plan.

## 6.4 Enhancement Opportunities

Due to new Biodiversity Net Gain (BNG) legislation a BNG assessment should be produced to ensure proposals will achieve a minimum 10% net gain. Additionally, the Chicheley Brook runs along a significant length of the site and therefore a modular river physical (MoRPh) survey will be required to inform the BNG assessment.

In addition, following the completion of all phase 2 survey work, an ecological impact assessment (EcIA) should be produced for the development assessing the overall impact of the proposed development on the various ecological receptors relevant to the site.

Further opportunities for the enhancement of the site for ecology post-development are available including:

- *Installation of bat boxes – bat boxes should be installed in appropriate locations on trees in order to provide further roosting opportunities for bats using the site for foraging and commuting. Bat boxes should be installed in line with advice from a suitably trained ecologist.*
- *Installation of bird boxes – bird boxes should be installed in appropriate locations on trees to increase nesting opportunities. Specific nest boxes for species of concern highlighted in the biological records are recommended. Bird boxes should be installed in line with advice from a suitably trained ecologist.*
- *Inclusion of pollinator seed mixes into any proposed landscaping plans for the site will increase invertebrate diversity and populations, as well as provide additional sustenance for birds during and following the breeding season.*
- *Invertebrate towers – to provide suitable breeding and nesting habitat.*
- *Habitat piles should be incorporated into any site landscape plans.*
- *Features to ensure that fauna are able to continue to commute across the site, such as Hedgehog highways, should be incorporated into design proposals.*
- *The use of gully pot ladders in site drainage plans should be considered.*
- *Planting native fruiting trees along new pedestrian, and vehicle routes and in formal open spaces to provide fruit for bats, birds, and other mammals.*

- *Hibernaculum - to provide suitable nesting and breeding habitats for reptiles on site.*
- *Where appropriate bat roofs/bricks/tiles could be installed into residential buildings to provide additional habitat for bats on site.*

# 7 Conclusions

The site had the potential to support a wide range of wildlife within the hedgerows, tree lines, scrub, woodlands, and grasslands.

The woodlands, hedgerows, and tree lines on site provided suitable habitat for bats and birds, along with the hedgerows and scrub with grassland and arable providing habitat for farmland and ground-nesting birds. The woodlands on site were also suitable for Badger, including sett creation, and other mammals; and the hedgerows provided suitable nesting opportunities for Hazel Dormice. Chicheley Brook provided suitable habitat for Otters, Water Vole, White-clawed Crayfish and other aquatic fauna. Hedgerows, scrub, woodland and grassland also provide suitable terrestrial habitat for Great Crested Newts and reptiles.

Further surveys are recommended for birds, Badger, bats , Hazel Dormice reptiles and amphibians. Further surveys of the hedgerows on site are also recommended, If habitats suitable to support the species will be affected, further surveys for Otters, Water Voles, White-clawed Crayfish and other aquatic fauna may be required.

Any vegetation clearance works are undertaken outside of the nesting bird season (March to August) and if unavoidable, nesting bird checks should be completed before removal. In addition works should follow precautionary measures to ensure Badgers and other mammals are not adversely affected by the proposed works.

Depending on the results of this survey, a non-licensed method statement and ECoW presence during the construction phase are likely to be required to minimise any impacts from the proposed development. Any scrub removal should adhere to the relevant species guidance. Recommendations for Badger involve covering all excavations at the end of each workday and an updated check to be undertaken if works don't commence within 12 months.

Further surveys are required for hedgerows to determine if they qualify as Habitats of Principal Importance. All works around tree lines, woodlands, and hedgerows should implement root protection zones (RPZs), and BS:5837 (2012) guidance. Priority habitats and ancient woodland on and adjacent to site should be retained and protected, and the removal of habitats with local importance should be reduced where possible. An invasive species management plan should be adhered to when working in areas where non-native invasive species are present.

Providing the recommendations within this report and any subsequent recommendations resulting from further survey (where applicable) are followed, the proposed development should comply with the relevant legislation and planning policy.

An ecological impact assessment and BNG assessment (including the MoRPh survey) are likely to be required to support the planning application.

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# 8 References

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## Appendix 1: Proposed Plans

*See following page.*

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Sherington

A422

A509

North Crawley

NEWPORT PAGNELL

NC

NC

NC

LC

LC

LC

LC

LC

LC

LC

A509

Moulsoe

CRANFIELD UNIVERSITY

Cranfield

M1

H3 / A422

H5 / A509

CENTRAL MILTON KEYNES

H6

Inset Plan area

Salford

M1

H8 / A421

A421

Brogborough

Google Earth

ESCE Allocation Area

Gross Development Areas

Mixed Use Centres

NC Neighbourhood Centre

LC Local Centre

Open Space

Existing Trees / Hedgerows

Structural Open Space / Tree Planting / Habitat Connectivity

City / Country Park

Linear Park

Potential Primary MRT Route

Potential Local Public Transport Route

Rural Bus Route

Park & Ride

MK East Secondary School

ESCE Secondary Schools and Community Sports Facilities

**Inset Plan**
Showing illustrative proposals on Hallam Land area within Central Bedfordshire




Notes:
Development parcels and development quantum/capacities are based on initial high level analysis for Local Plan testing purposes. As such, they are a starting point for conversations about capacities and viability testing, rather than any definitive position going forward.

| Rev | Description | Date |
|---|---|---|
| D | Updates to key | 24/06/25 |
| C | Plan updates | 06/06/25 |
| B | Plan updates | 13/05/25 |
| A | Inset plan added | 28/03/25 |

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Client:

GALLAGHER | Hallam Land PART OF HENRY BOOT | Berkeley Group

ESCE Framework Plan

**Emerging Framework Plan**

| Scale@A0: | Drawn: | Designed: | Approved: |
|---|---|---|---|
| 1:12,500 | IW | IW / SJP | SJP |

0m ——— 500m

| Drawing Number: | Revision: | Date: |
|---|---|---|
| HLM093-013 | D | 03/03/2025 |

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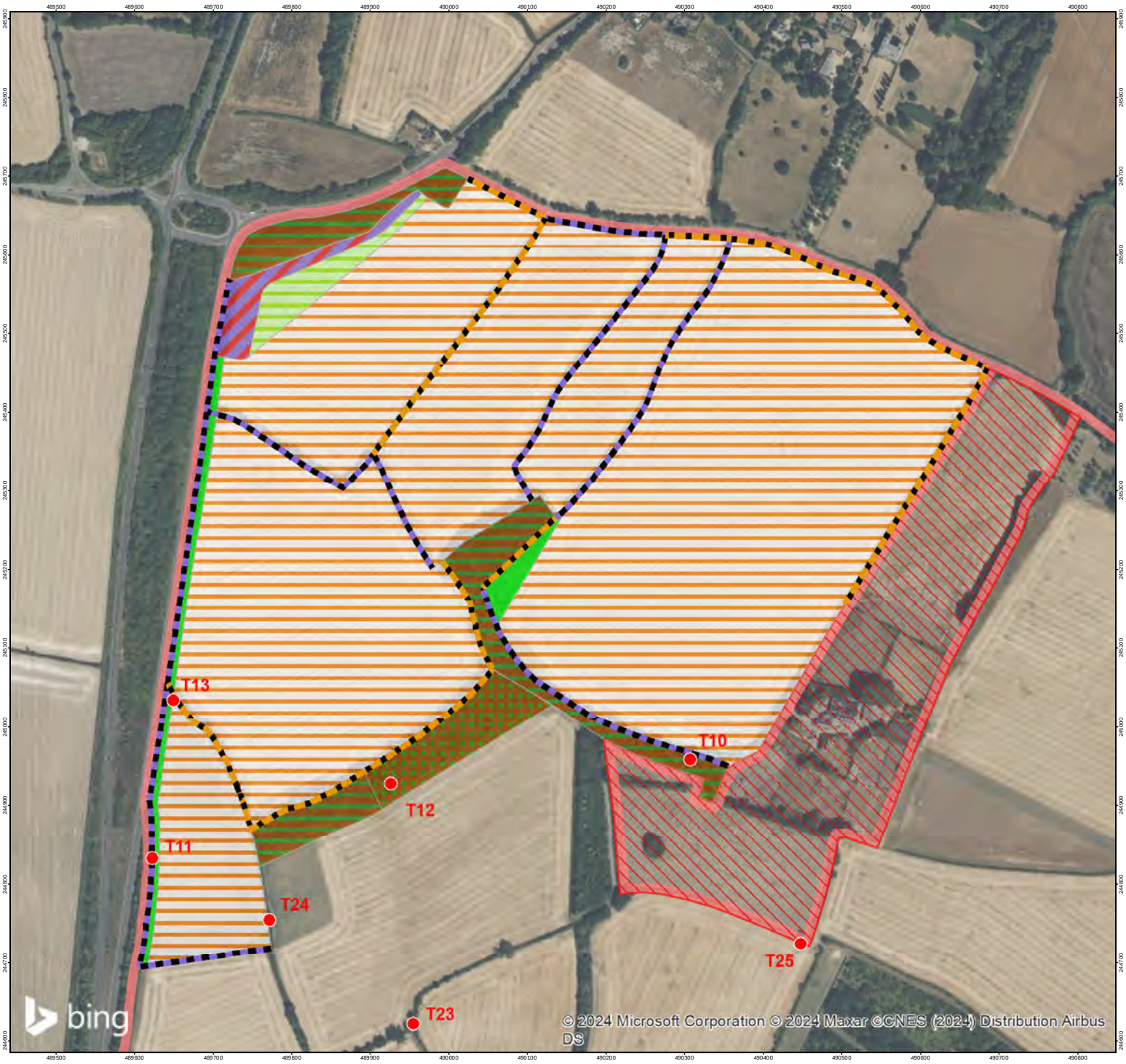
## Appendix 2: Frame of Reference for Geographical Context

| Geographical context | Examples |
|---|---|
| International and European | Ramsar Sites, Special Protection Areas, Biosphere Reserves, Special Areas of Conservation. Sites supporting populations of internationally important species.<br><br>Any regularly occurring population of an internationally important species, which is threatened or rare in the UK. i.e. it is a UK Red Data Book species or listed as occurring in 15 or fewer 10km squares in the UK (categories 1 and 2 in the UK BAP) or of uncertain conservation status or of global conservation concern in the UK BAP.<br><br>A regularly occurring, nationally significant population/number of any internationally important species. |
| National | SSSIs or non-designated Sites meeting SSSI selection criteria, NNRs, Marine Nature Reserves, NCR Grade 1 Sites. Sites containing viable areas of key habitats identified in the UK Biodiversity Action Plan.<br><br>Any regularly occurring population of a nationally important species which is threatened or rare in the region or county (see local BAP).<br><br>A regularly occurring, regionally or county significant population/number of any nationally important species. |
| Regional | Sites containing viable areas of threatened habitats listed in a Regional BAP (or some Natural Areas), comfortably exceeding SINC criteria, but not exceeding SSSI criteria.<br><br>Any regularly occurring, locally significant population of a species listed as being nationally scarce which occurs in 16-100 10km squares in the UK or in a Regional BAP or relevant Natural Area on account of its regional rarity or localisation;<br><br>A regularly occurring, locally significant number of a regionally important species. |
| County / Metropolitan | Sites meeting the criteria for county or metropolitan designation (SINC, CWS, etc.). Ancient semi-natural woodland, LNRs or viable areas of key habitat types listed in county BAPs/Natural Areas.<br><br>Any regularly occurring, locally significant population of a species which is listed in a County/Metropolitan “red data book” or BAP on account of its regional rarity or localisation;<br><br>A regularly occurring, locally significant number of a County/Metropolitan important species. |
| Local | Undesignated Sites or features considered to appreciably enrich the habitat resource in the District or Borough or within a zone of influence.<br><br>A population of a species that is listed in a District/Borough BAP because of its rarity in the locality or in the relevant Natural Area profile because of its regional rarity or localisation;<br><br>A regularly occurring, locally significant number of a District / Borough important species during a critical phase of its life cycle. |

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## Appendix 3: Habitat Map

*See following page.*




# RSK Environment

Milton Keynes Expansion

## PEA - UK Habitat Classification Part 1

Survey extent

**Primary UK Habitat**

- g4 - modified grassland
- g3c - other neutral grassland
- w1h - other woodland, mixed
- w1f - lowland mixed deciduous woodland
- h3h - mixed scrub
- c1c5 - winter stubble
- Not in site

**Linear UK Habitat**

- h2a6 - other native hedgerow
- h2a5 - species-rich native hedgerow

Target notes

Drawn by Paul Taylor 26/09/2024, Verified by Taylor-Jane Lewis 26/09/2024

N W E S

0 100 200

Metres

Scale 1:7,000 at A4 size

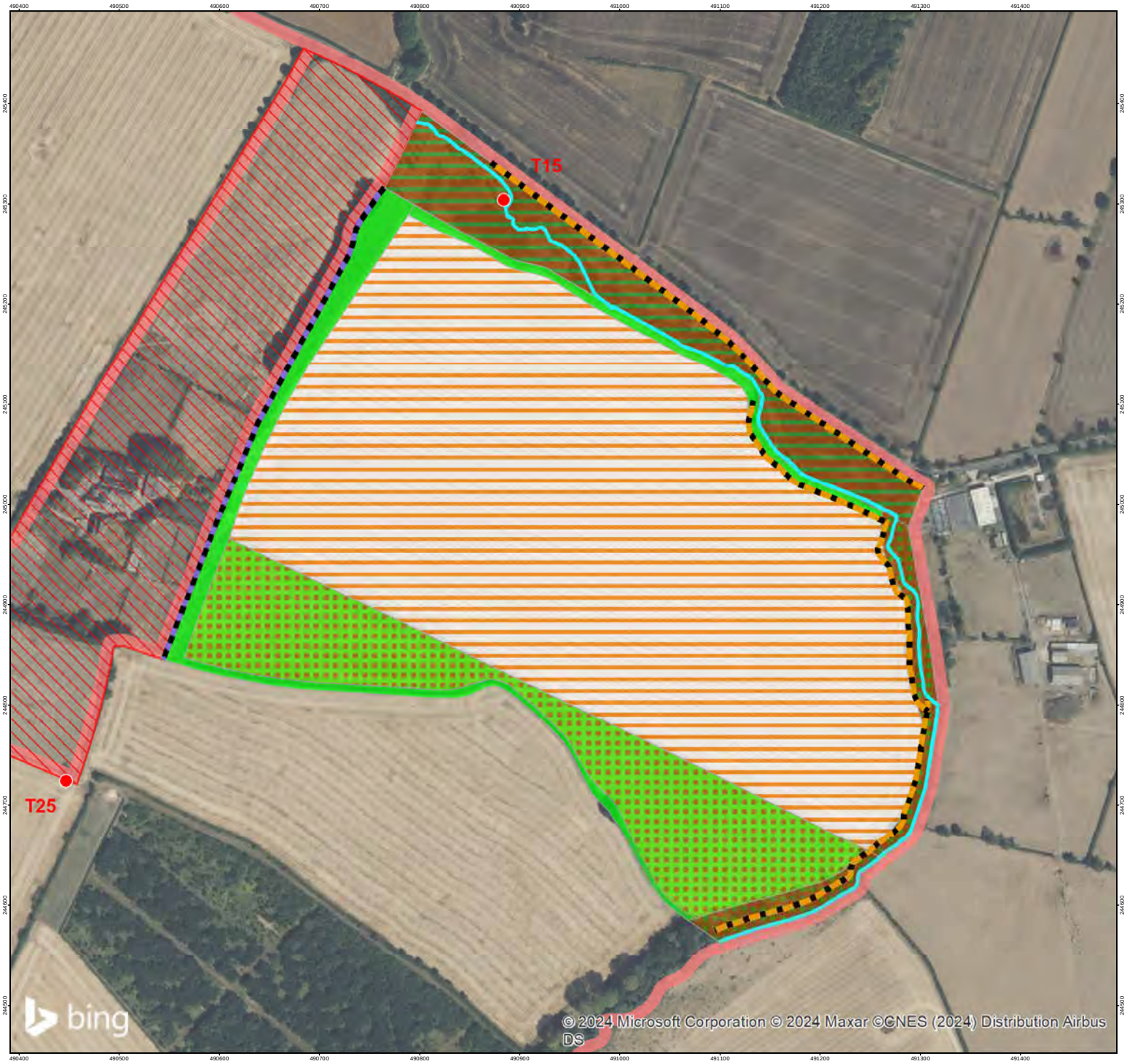
Imagery taken from Microsoft Virtual Earth (Bing) via ArcGIS software. September 2024

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# RSK Environment

Milton Keynes Expansion

## PEA - UK Habitat Classifiction Part 2

Survey extent

**Primary UK Habitat**

- g4 - modified grassland
- w1h - other woodland, mixed
- w1f - lowland mixed deciduous woodland
- c1a5 - arable field margins tussocky
- c1c5 - winter stubble
- Not in site

**Linear UK Habitat**

- h2a6 - other native hedgerow
- h2a5 - species-rich native hedgerow
- r2b - other rivers and streams

Target notes

Drawn by Paul Taylor 26/09/2024, Verified by Taylor-Jane Lewis 26/09/2024

N W E S

0 100 200

Metres

Scale 1:5,500 at A4 size

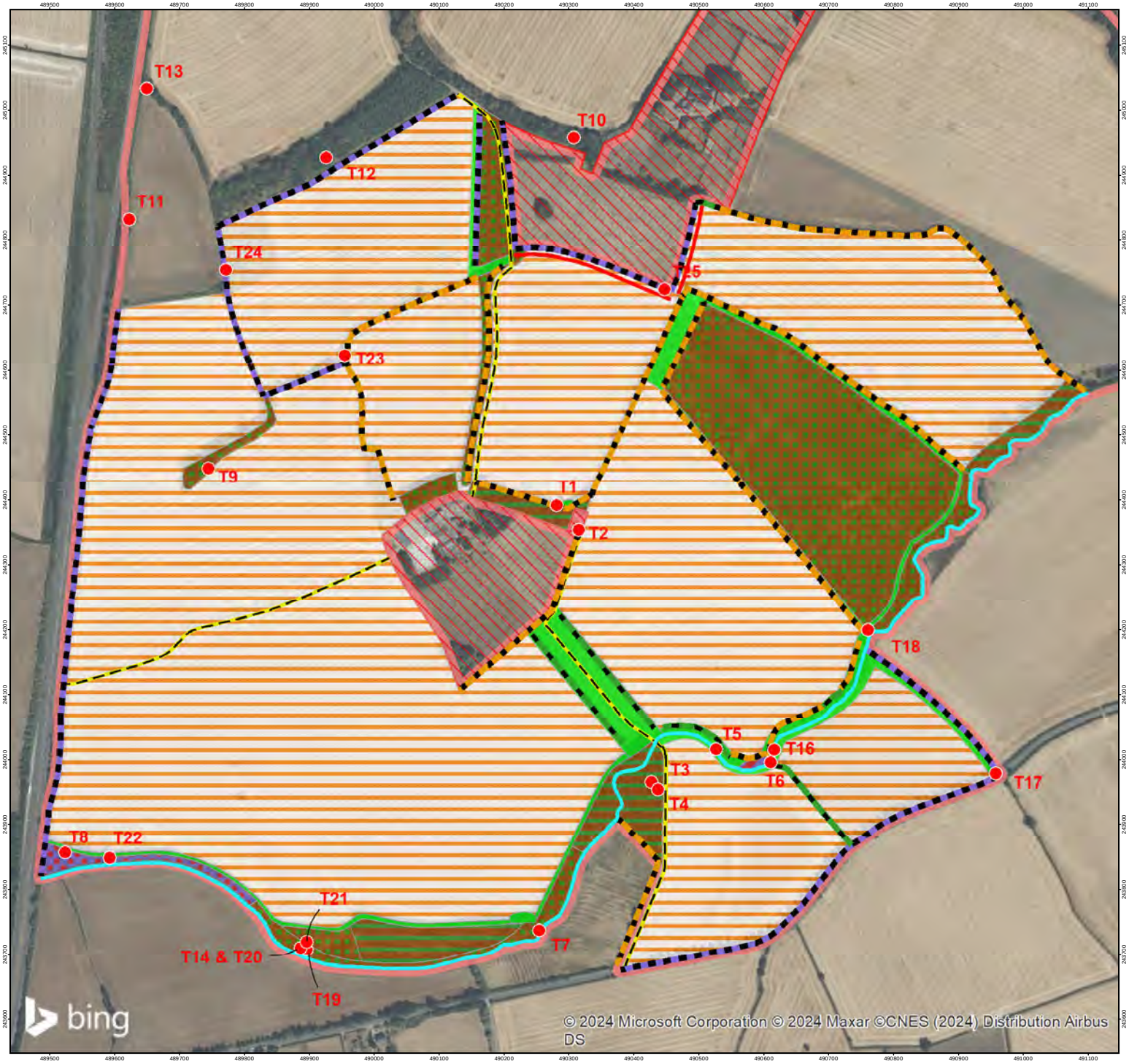
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# RSK Environment

Milton Keynes Expansion

## PEA - UK Habitat Classification Part 3

Survey extent

**Primary UK Habitat**

- g4 - modified grassland
- w1h - other woodland, mixed
- w1f - lowland mixed deciduous woodland
- h3h - mixed scrub
- h3j - willow scrub
- c1c5 - winter stubble
- Not in site

**Linear UK Habitat**

- w1g6 - line of trees
- h2a6 - other native hedgerow
- h2a5 - species-rich native hedgerow
- u1e - built linear feature
- u1b6 - other developed surface
- r2b - other rivers and streams

Target notes

Drawn by Paul Taylor 26/09/2024, Verified by Taylor-Jane Lewis 26/09/2024

N W E S

0 100 200

Metres

Scale 1:8,500 at A4 size

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## Appendix 4: Secondary Habitat Codes

| Secondary Code | Description |
|---|---|
| 10 | Scattered scrub |
| 11 | Hedgerow with trees |
| 14 | Scattered rushes |
| 28 | Ancient woodland site |
| 29 | Plantation |
| 33 | Line of trees |
| 50 | Ditch |
| 106 | Mown |
| 128 | Tall or tussocky sward |
| 204 | Veteran tree |
| 528 | Walking or cycling route |

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## Appendix 5: Target Notes

| | |
|---|---|
|  |  |
| Target Note 1: Rabbit droppings East at the end of H2 | Target Note 2: Bird nest box |
|  |  |
| Target Note 3: Squirrel drey near top of P. Oak. Squirrel emerged | Target Note 4: Badger sett hole |
|  |  |
| Target Note 5: Badger latrine | Target Note 6: Large pipe between brook and land drain |

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| | |
|---|---|
|  |  |
| Target Note 7: Veteran Black Poplar; 80m high | Target Note 8: Holly Berry Cotoneaster |
|  |  |
| Target Note 9: Mammal hole with lots of vegetation in the entrance; too small for Badger | Target Note 10: Rabbit burrow |
|  |  |
| Target Note 11: Mammal path under fence | Target Note 12: Brash pile |

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| | |
|---|---|
|  |  |
| Target Note 13: Rabbit burrow | Target Note 14: Large Cavity in Ash tree |
|  |  |
| Target Note 15: Log pile | Target Note 16: PRF Tree 1 |
|  |  |
| Target Note 17: PRF Tree 2 | Target Note 18: PRF Tree 3 |

| | |
|---|---|
|  |  |
| Target Note 19: PRF Tree 4 | Target Note 20: PRF Tree 5 |
|  |  |
| Target Note 21: PRF Tree 6 | Target Note 22: PRF Tree 7 |
|  |  |
| Target Note 22a: PRF Tree 7 | Target Note 23: PRF Tree 8 |

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Target Note 23b: PRF Tree 8



Target Note 24: PRF Tree 9

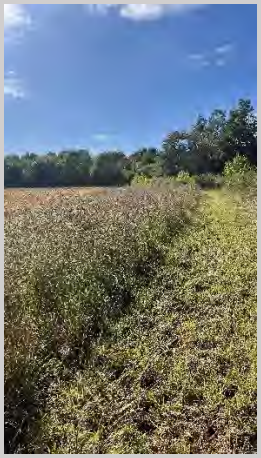


Target Note 25: PRF Tree 10

## Appendix 6: Photographs



Photograph 1: Modified Grassland – g4, facing northwest



Photograph 2: Other Neutral Grasslands – g3c, facing northeast



Photograph 3: Modified grassland strips around arable fields – g4 (106) – facing southwest



Photograph 4: Other Woodland; Mixed-Mostly Broadleaved – w1h5 – facing northeast

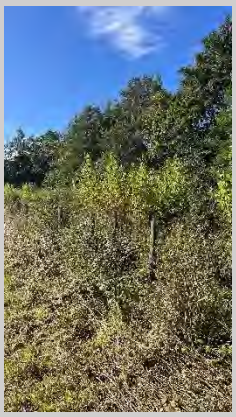


Photograph 5: Lowland Mixed Deciduous Woodland - w1f – facing northeast



Photograph 6: Line of Trees – w1g (33) – facing northeast

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Photograph 7: Mixed Scrub – h3h – facing southeast



Photograph 8: Willow Scrub - h3j – facing northeast



Photograph 9: Species-rich Native Hedgerow – h2a5 – facing southeast



Photograph 10: Other Native Hedgerow – h2a6 – facing northwest

h



Photograph 12: Winter Stubble – c1c5 – facing southeast



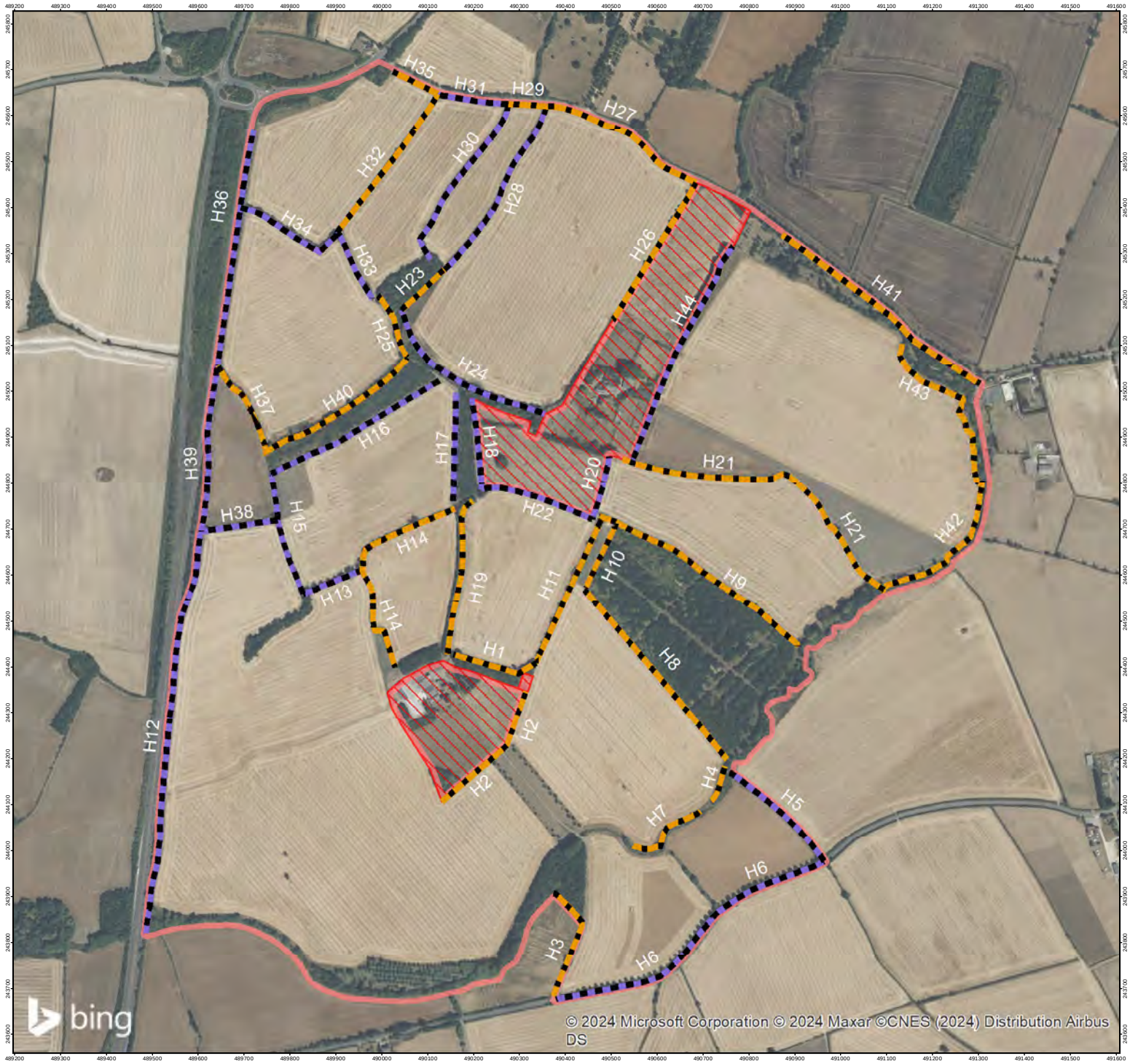
Photograph 13: Arable Field Margins Tussocky – c1a5 – facing northwest



Photograph 14: Built Linear Feature– u1e – facing northwest

## Appendix 7: Hedgerow map and statistics

*See following page.*




# RSK Environment

Milton Keynes Expansion

## PEA - UK Habitat Classification Part 4 - Hedgerow

- Survey extent
- Not in site
- h2a6 - other native hedgerow
- h2a5 - species-rich native hedgerow

Drawn by Paul Taylor 26/09/2024, Verified by Taylor-Jane Lewis 26/09/2024

N
W E
S

0 100 200
Metres

Scale 1:12,000 at A4 size

Imagery taken from Microsoft Virtual Earth (Bing) via ArcGIS software. September 2024

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| Feature ID by UK Hab | Length (km) |
|---|---|
| **h2a5 - species-rich native hedgerow** | **6.90** |
| H12 | 0.89 |
| H13 | 0.14 |
| H15 | 0.27 |
| H16 | 0.42 |
| H17 | 0.23 |
| H18 | 0.20 |
| H20 | 0.14 |
| H22 | 0.25 |
| H24 | 0.41 |
| H28 | 0.42 |
| H30 | 0.40 |
| H31 | 0.15 |
| H33 | 0.16 |
| H34 | 0.26 |
| H36 | 0.52 |
| H38 | 0.17 |
| H39 | 0.36 |
| H44 | 0.52 |
| H5 | 0.28 |
| H6 | 0.68 |
| **h2a6 - other native hedgerow** | **7.58** |
| H1 | 0.19 |
| H10 | 0.15 |
| H11 | 0.34 |
| H14 | 0.50 |
| H19 | 0.35 |
| H2 | 0.31 |
| H21 | 0.70 |
| H23 | 0.13 |
| H25 | 0.15 |
| H26 | 0.35 |
| H27 | 0.37 |
| H29 | 0.08 |
| H3 | 0.26 |
| H32 | 0.37 |
| H35 | 0.11 |
| H37 | 0.25 |
| H4 | 0.08 |
| H40 | 0.38 |
| H41 | 0.54 |

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| | |
|---|---|
| H42 | 0.35 |
| H43 | 0.41 |
| H7 | 0.19 |
| H8 | 0.48 |
| H9 | 0.53 |

## Appendix 8: Detailed summary of all PRF-Ms

*See following page.*

| Tree Number | Tree species | Location | DBH | Tree height (m) | PRF stem or limb? | PRF type | Direction PRF faces | PRF height (m) | Overall tree suitability for bats | Hibernation suitability | Climbing suitability |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Ash | *SP 90616 44014* | 12-25cm | 18-35m | Stem and Limb | Woodpecker hole, knothole, large cavity from snapped branch | S | 10 to 15 m | PRM-M | Yes | Yes |
| 2 | Crack Willow | *SP 90957 43978* | 18-25cm | 10-20m | Stem | Knothole, rot hole | Unknown | 3 m | PRM-M | Yes | Yes |
| 3 | Ash | *SP 90760 44199* | 12-25cm | 18-35m | Stem | Woodpecker hole, large cavity from snapped branch | W | 6 to 12 m | PRM-M | Yes | Yes |
| 4 | Ash | *SP 89896 43707* | 12-25cm | 18-35m | Stem | Cavity | N | 4 m | PRM-M | Yes | Yes |
| 5 | Ash | *SP 89887 43710* | 12-25cm | 18-35m | Stem | Large cavity from snapped branch | Unknown | 6m | PRM-M | Yes | Yes |
| 6 | Ash | *SP 89896 43719* | 12-25cm | 18-35m | Stem and Limb | Woodpecker hole, cavity at tear out at top of main trunk | N | 8 to 15 m | PRM-M | Yes | Yes |
| 7 | Ash | *SP 89593 43848* | 12-25cm | 18-35m | Stem and Limb | Knothole, woodpecker hole and rot hole | E | 5 to 16m | PRM-M | Yes | Yes |
| 8 | Ash | *SP 89955 44622* | 12-25cm | 18-35m | Stem and Limb | Limb split, rot hole | Unknown | 3 m | PRM-M | Yes | Yes |
| 9 | Ash | *SP 89772 44754* | 12-25cm | 18-35m | Stem | Large cavity from snapped branch | S | 3 m | PRM-M | Yes | Yes |
| 10 | Ash | *SP 90447 44724* | 12-25cm | 18-35m | Stem and Limb | Rot holes, knothole | W | 6 to 13 m | PRM-M | Yes | Yes |



# Technical Note

| | | | |
|---|---|---|---|
| **Title:** | Eastern Strategic City Extension, Milton Keynes | | |
| **Client:** | Ashflame Properties Limited and Chicheley Farms Limited | | |
| **Reference:** | 2062795-RSKA-TN-001-(03) | | |
| **Date:** | 6 November 2025 | | |
| **Prepared:** | Federico Gottardo, MIOA | Approved: | Jonathan Mart, MIOA |

## 1 Introduction

RSK Acoustics has been instructed by Ashflame Properties Limited and Chicheley Farms Limited (the applicant) to carry out an initial desktop appraisal of the proposed mixed-use, residential led development of approximately 3,000 dwellings on land to the east of the A509, Newport Pagnell, Milton Keynes, Buckinghamshire. The aim of this desktop appraisal (from a noise and vibration perspective) is to provide the applicant with details of future opportunities and constraints for the parcel of land based on the proposals.

The land forms part of the draft allocation for the Milton Keynes Eastern Strategic City Extension (ESCE), a major new mixed-use residential district situated to the north and east of the city. The ESCE aims to deliver a diverse, mixed-use development by creating a network of neighbourhoods centred around public transit.

The site is centred on National Grid Reference (NGR) SP902446 and extends over approximately 237 hectares of agricultural land. The site is bounded to the west by the A509 road, with the south-eastern boundary adjoining North Crawley Road, the north boundary adjoining the A422 / Chicheley Road and the eastern boundary adjoining Chicheley Brook and agricultural land. The south-western boundary adjoins a portion of agricultural land owned by Milton Keynes Council.

A site location plan (red line boundary) is reproduced in **Figure 1** overleaf with a map showing the proposed indicative land uses included in **Appendix A** – Indicative Proposed Land Use:

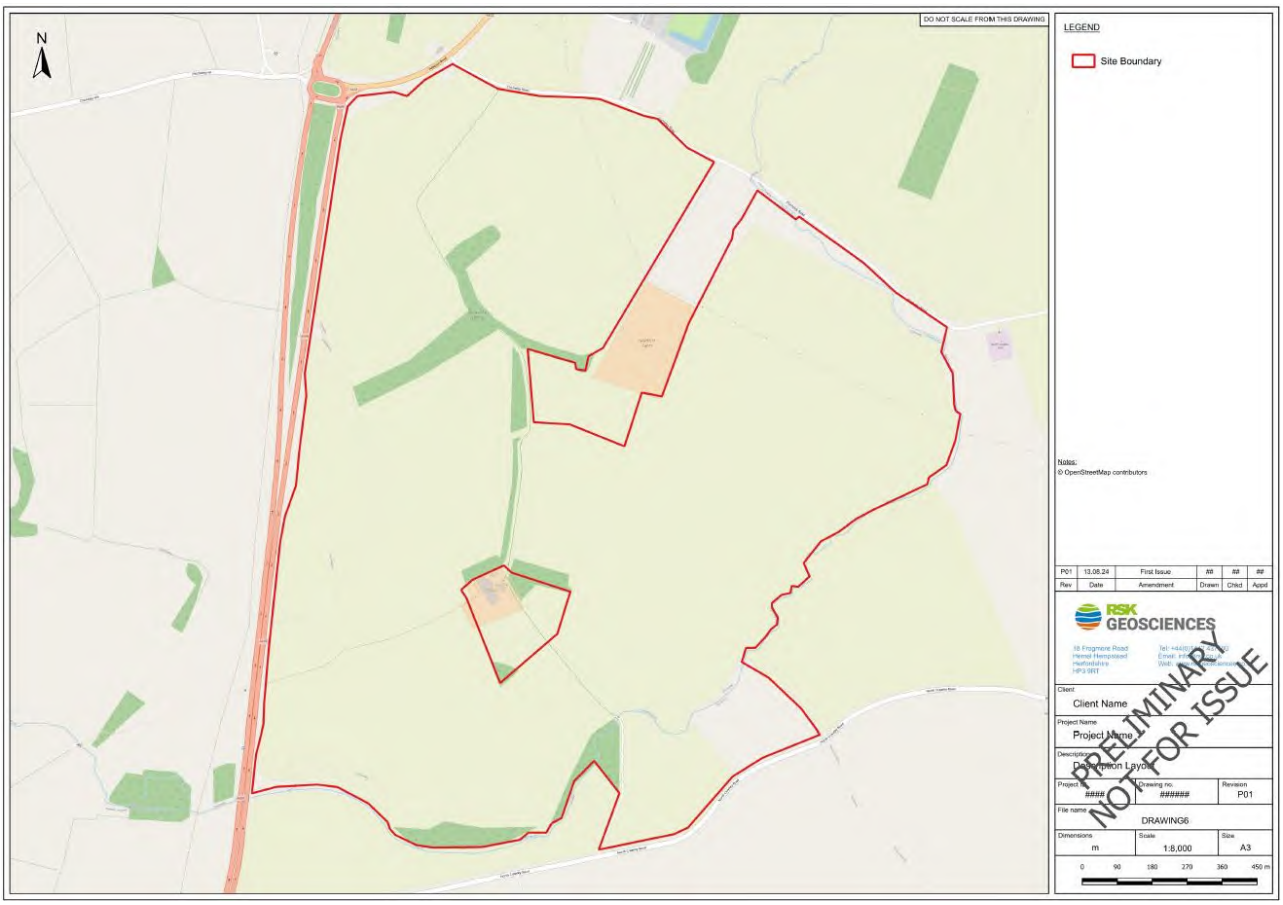



*Figure 1 Site location plan*

Based on the location of the site, it is likely that the existing noise environment would be dominated by vehicular traffic along the A509 with noise propagating from the west. The noise environment is also likely to be affected by road traffic from the north along Chicheley Hill Roundabout/A422 Newport Road and Chicheley Road, and from vehicular traffic along North Crawley Road from the south. Consequently, the lowest noise levels are expected along the eastern portion of the site due to the increased distance attenuation to the above sources.

Other sources identified in the vicinity of the site area include warehousing and farming activities associated with Hill Farm (centre of the southern half of the site) and Newfield Farm (centre of the northern half of the site). These are likely to be less significant in the context of the prevailing noise environment across the wider site.

For the purpose of this high-level appraisal, the advice given assumes transportation sources would likely inform future mitigation.

# 2 Relevant Design Criteria

Based on relevant guidance, and subject to confirmation with the Environmental Health department at Milton Keynes Council, the following noise design targets relating to residential uses would apply:

| Activity | Location | Time period | | Source |
|---|---|---|---|---|
| | | 07:00 – 23:00 | 23:00 – 07:00 | |
| Resting | Living room | 35 dB $L_{Aeq,16hr}$ | - | BS 8233: 2014 |
| Dining | Dining room / area | 40 dB $L_{Aeq,8hr}$ | - | BS 8233: 2014 |
| Sleeping (daytime resting) | Bedroom | 35 dB $L_{Aeq,16hr}$ | 30 dB $L_{Aeq,8hr}$ | BS 8233: 2014 |
| Outdoor living area | Serious annoyance, daytime and evening | 55 dB $L_{Aeq,16h}$ | --- | BS 8233: 2014 |
| | Moderate annoyance, daytime and evening | 50 dB $L_{Aeq,16h}$ | --- | BS 8233: 2014 |
| Inside bedrooms | Sleep disturbance, night-time | --- | 30 dB $L_{Aeq,8hr}$<br>45 dB $L_{AFmax}$ [(a)] | WHO, 1999<br>ProPG, 2017 |
| [(a)] Should not exceed 45 dB $L_{AFmax}$ more than 10-15 times a night | | | | |

*Table 1 Proposed assessment criteria*

BS 8233 states the following in relation to noise levels within external amenity areas:

*"For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments. However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable."*

A full appraisal of the regulatory framework and appropriate British and International guidance documents would be provided in the technical report.

With respect to school premises, Building Bulletin 93 '*Acoustic design of schools: performance standards*', (BB93) sets out acoustic performance standards which are regarded as the normal way of satisfying requirement E4 of the Building Regulations, the School Premises Regulations and the Education (Independent School Standards) Regulations. BB93 further sets out the preferred means of demonstrating compliance of the design to the Education Funding Agency or other school client body.

Whilst there is no requirement within BB93 to meet specific noise levels within external teaching spaces, the following recommendations are made within the accompanying design guide: "*For new schools, 60 dB $L_{Aeq,30min}$ should be regarded as an upper limit for external noise at the boundary of external premises used for formal and informal outdoor teaching, and recreational areas.*

*Playgrounds, outdoor recreation areas and playing fields are generally considered to be of relatively low sensitivity to noise, and indeed playing fields may be used as buffer zones to separate school buildings from busy roads where necessary. However, where used for teaching, for example sports lessons, outdoor ambient noise levels have a significant impact on communication in an environment which is already acoustically less favourable than most classrooms. Noise levels in unoccupied playgrounds,*

*playing fields and other outdoor areas should not exceed 55 dB $L_{Aeq,30min}$ and there should be at least one area suitable for outdoor teaching activities where noise levels are below 50 dB $L_{Aeq,30min}$. If this is not possible due to a lack of suitably quiet sites, acoustic screening should be used to reduce noise levels in these areas as much as practicable."*

# 3 Assessment Methodology

## 3.1 Input Data Sources

This desktop appraisal takes into account the following sources of online information:

- Defra strategic noise maps, associated with road and rail activity – http://extrium.co.uk/noiseviewer.html
- Road traffic statistics available on the Department for Transport (DfT) website for the surrounding local road network (https://roadtraffic.dft.gov.uk/).

## 3.2 Road Noise Emissions

Utilising the available online sources as detailed in Section 3.1, the likely contribution to steady-state external noise on the proposed development site is the result of the A509 and A422 Newport Road as detailed in **Figures 2 and 3** overleaf.

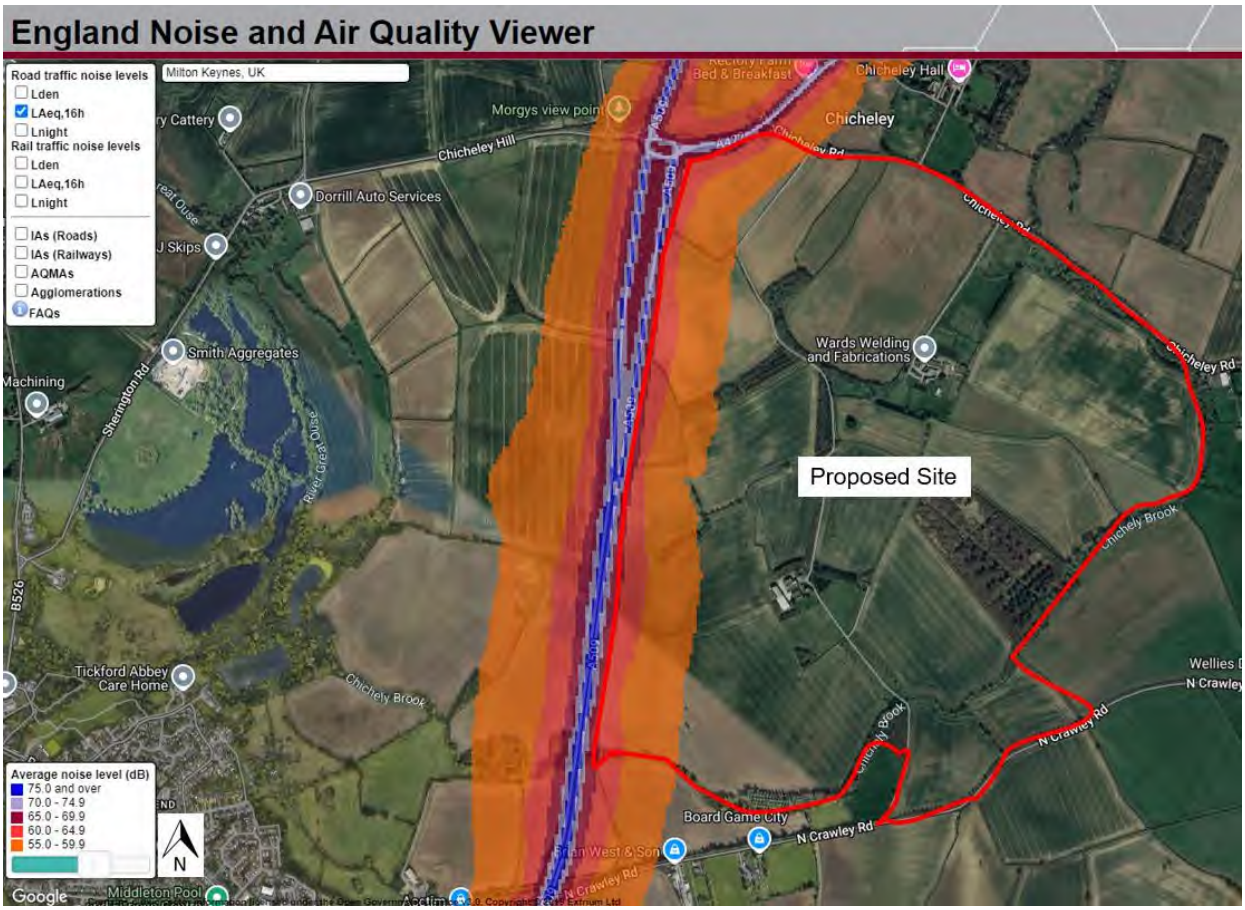



*Figure 2 Daytime road noise contours extracted from Extrium website (edited)*

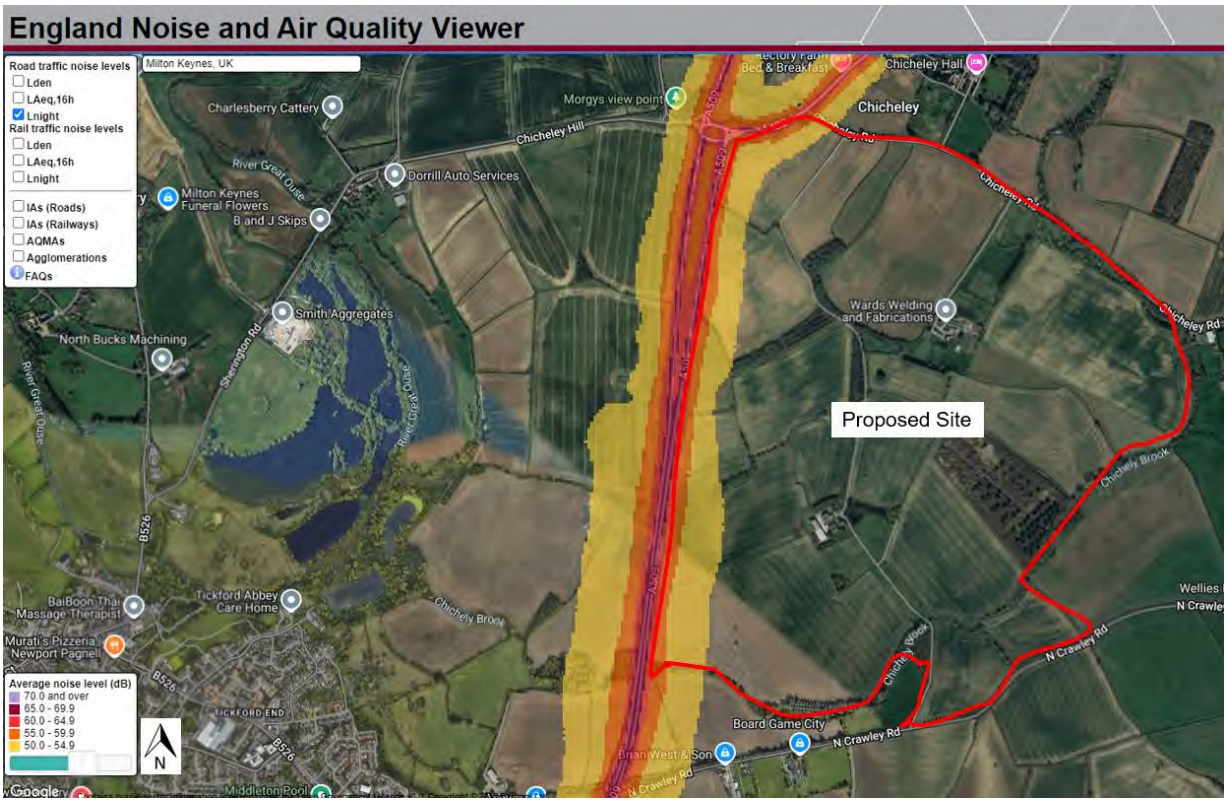



*Figure 3 Night-time road noise contours extracted from Extrium website (edited)*

The western and north-western boundary of the proposed development site would likely be subject to daytime noise levels of between 60 and 65 dB $L_{Aeq,16hr}$. Depending on topographic conditions along the western boundary, noise levels would likely reduce to 55 dB $L_{Aeq,16hr}$ at an approximate distance of 230 metres from the site boundary.

Night-time noise levels would likely range between 55 and 60 dB $L_{Aeq,8hr}$ along the western and north-western boundary of the site, reducing to 50 dB $L_{Aeq,8hr}$ between 95 – 190 metres from the western boundary and to 45 dB $L_{Aeq,8hr}$ between 400 – 600 metres , depending on topographic conditions.

Available traffic counts on the DfT website for Brook End / North Crawley Road have been used to estimate noise emissions along the southern site boundary. The most recent 2023 traffic count data is summarised in **Table 2** below.

| Road link | AAWT 18-hour (06:00-00:00)* | Average Speed (km/h) | % HGV | Data source |
|---|---|---|---|---|
| Brook End / North Crawley Road (southern boundary) | 3,388 | 64 | 1.5 | Derived from DfT manual count point 802232, year 2023. |
| * Derived from AADT data applying a conversion factor of 1.0697, used by RSKA in recent projects following advice from appointed traffic consultants. | | | | |

*Table 2 Baseline traffic flows (DfT website)*

Due to the uncertainty associated with the traffic distribution for the daytime (07:00 – 23:00) and night-time period (23:00 – 07:00). Indicative daytime and night-time noise emission levels have been calculated adopting the basic noise level method ($L_{10,18\text{-hour}}$) in the Calculation of Road Traffic Noise (CRTN) and the '*Method for converting the UK road traffic noise index $L_{A10,18h}$ to the EU noise indices for road noise mapping*' document issued by the Department for Environment, Food & Rural Affairs (DEFRA).

Calculated emission noise levels for Brook End / North Crawley Road are summarised in **Table 3** below.

| Road Link | Calculated Basic Noise Level / dB $L_{10,18hr(06:00-00:00)}$ | Derived Daytime Level $L_{Aeq,16hr(07:00-23:00)}$ | Derived Night-time Level $L_{Aeq,8hr(23:00-07:00)}$ |
|---|---|---|---|
| Brook End / North Crawley Road (southern boundary) | 63.7 | 62.0 | 53.6 |
| Note: calculated levels at 10 metres from the kerbside of the road | | | |

*Table 3 Calculated noise emissions for Brook End / North Crawley Road*

Based solely on distance attenuation factors, a daytime noise level of 55 dB $L_{Aeq,16hr}$ would be expected from this road link at approximately 50 metres from the road edge, while night-time noise levels would likely reduce to 45 dB $L_{Aeq,8hr}$ at 70 metres from the same reference point.

Traffic data is unavailable for Chicheley Road, which runs adjacent to the north boundary of the site. For the purpose of assessment, a reasonable assumption has been made which adopts those same traffic flows along Brook End / North Crawley Road (to the south) based on the similarities between road type conditions and connection capabilities between the villages situated to the east of the site and the A509 and A422.

## 3.3 Indicative Baseline Noise Environment

Based on the analysis of likely noise emission levels and separation distance between the red line boundary and adjacent roads, the likely existing steady-state external noise levels are detailed in **Table 4** below:

| Location | Indicative Daytime Noise Level, dB $L_{Aeq, 16hr}$ | Indicative Night-time Noise Level, dB $L_{Aeq, 8hr}$ |
|---|---|---|
| North boundary | 60 – 65 | 55 – 60 |
| West boundary | 60 – 65 | 55 – 60 |
| South-western boundary | 58 – 63 | 52 – 57 |
| South-eastern boundary | 55 – 60 | 49 – 54 |
| East boundary | 48 – 52 | 37 – 43 |

*Table 4 Indicative baseline noise environment*

The western and northern portions of the site are likely to be subject to the highest noise levels due to their proximity to the busiest surrounding road links. Noise levels from vehicular traffic along the A509 to the west are expected to propagate to a further distance and dominate the noise environment within the central portion of the site. This is due to the increased traffic movements and speed from this road link with respect to other surrounding minor roads. Indicative daytime noise levels would likely be in the order of 60 – 65 dB $L_{Aeq,16hr}$, with night-time noise levels between 55 – 60 dB $L_{Aeq,8hr}$. Understandably, dwellings positioned at further distance from the boundary line or behind those most exposed buildings to the road would benefit from additional noise reductions.

The centre and eastern portions of the site would likely be subject to lower noise levels due the increased attenuation expected from the surrounding roads. Daytime noise levels along the eastern boundary are likely to range between 48 and 52 dB $L_{Aeq,16hr}$ and between 37 and 43 dB $L_{Aeq,8hr}$ during the night-time period.

The above indicative noise levels have been derived from freely available online sources and should not be used as a definitive guide of noise levels (daytime and night) within the proposed development site.





Furthermore, the noise levels included in **Table 4** do not account for maximum noise level ($L_{AFmax}$) events as a result of frequent vehicle pass-bys along the surrounding road network, aircraft movements or any other audible source affecting the site. The assessment of maximum noise levels would be required to be included in the final assessment report. In addition, the quantification of any applicable noise penalties associated with commercial/industrial uses would also need to be considered.

As part of the technical noise assessment, comprehensive baseline monitoring of the prevailing noise environment would determine the impact of all the aforementioned noise sources, including potential industrial sources (and associated acoustic characteristics) impacting the proposed development site. Baseline monitoring would also determine the maximum noise levels ($L_{AFmax}$). Maximum noise levels and impact of additional noise sources (beyond those incorporated in this technical note) may have an impact on the mitigation requirements across the site.

Computer noise modelling would be undertaken using nationally recognised modelling software (SoundPLAN v9.0) and widely accepted modelling algorithms. Data gathered during the baseline survey would be used in conjunction with local terrain data and masterplans to generate a model of the development proposals and be used to inform future mitigation.

# 4 Potential Mitigation Options

The Professional Practice Guidance (ProPG) encourages the use of acoustic design as a means to inform the site masterplan and is key to avoiding or reducing (to a minimum) adverse effects on sensitive internal or external amenity spaces. Consideration should be given by the developer to the management of noise through a hierarchy of potential mitigation measures which may include:

- Maximising the separation distance between source and receiver;
- Incorporate noise barriers (where applicable) to screen the development site (or individual plots) from significant sources of noise;
- Use existing features to reduce noise propagation across the site;
- Orientate the buildings in a manner which reduces the noise levels within habitable rooms (particularly bedrooms); and
- Building envelope design to mitigate the noise to acceptable levels, whilst providing adequate ventilation.

## 4.1 Internal Noise – Residential Dwellings

As a result of the calculations presented in **Table 4** Indicative baseline noise environment**,** the likely highest level of mitigation afforded by the glazing would be in the order of 30 dB $R_{w+Ctr}$ for properties positioned towards the western and northern boundary. This is assuming building plots are positioned along the site boundary without the inclusion of a stand-off. This level of noise reduction does not account for the impact of maximum noise levels at night.

In line with the requirements of the published Approved Document O (AD-O) regarding overheating, appropriate glazing specifications for most exposed dwellings would be accompanied by acoustically treated ventilators and where necessary, by additional forms of comfort cooling should the risk of overheating be deemed as high.

## 4.2 External Noise – Residential Dwellings

External noise levels within amenity areas have the potential to exceed the upper design target of 55 dB $L_{Aeq,16hr}$ within BS 8233: 2014, should gardens be positioned in close proximity to (and facing) the adjoining roads without any form of screening. It should be noted that this does not account for actual measured baseline noise levels within the development site or inclusion of potential screening provided

by optimised building positioning or boundary treatments such as earth bunds, noise barriers or internal fencing.

Where amenity areas can be suitably screened by the building and/or through the use of boundary treatments, a noise reduction of 10 dB can be reasonably achieved. Where this is the case, the design targets within BS 8233: 2014 are likely to be met.

It is recommended that the principals of good acoustic design (detailed in ProPG) be taken into account as part of the ongoing design of the site. A practical solution would be to position garden amenity areas away from primary noise sources in order for the buildings to act as a barrier between the noise sources and garden areas.

## 4.3 External Noise – Educational Space

Regarding the proposed educational land uses, highest noise levels of up to 60 dB $L_{Aeq,T}$ would be expected within external teaching spaces during daytime hours. This would be particularly relevant to those educational areas situated within the western portion of the site.

A noise level of this magnitude would not exceed the upper limit for external noise at the boundary of external premises used for formal and informal outdoor teaching, and recreational areas.

The proposals include an area for new sport pitches within the south-western portion of the site. To reduce the risk of adverse impacts on adjacent residential properties arising from new playing fields or play areas, it is recommended that the site plan allow for a suitable separation distance between the activity zone and the boundary of the nearest existing/proposed dwellings. Given the likelihood of new residential areas being developed in close proximity to the proposed sport pitches, potential mitigation options and recommendations would be discussed upon completion of a comprehensive baseline noise survey and noise modelling exercise of the proposals.

# 5 Appraisal and Recommendations

A desktop appraisal, using freely available online sources, has been undertaken concerning the potential noise environment on land to the east of the A509 in Newport Pagnell, Milton Keynes, Buckinghamshire. The land area forms part of the draft allocation for the Milton Keynes Eastern Strategic City Extension.

The appraisal includes the likely ambient noise levels within the boundary of the site based on reported and calculated noise emissions from the adjacent transport infrastructure.

An assessment of the likely noise levels against the appropriate standards has been provided along with guidance on good acoustic design in accordance with ProPG. Development plots towards the western and northern portions of the site would be subject to the highest levels of mitigation. Based on the relevant design target criteria, glazing treatments may need to provide in the order of 30 dB(A) reduction (outside to inside). This can be achieved with standard thermal double glazing products.

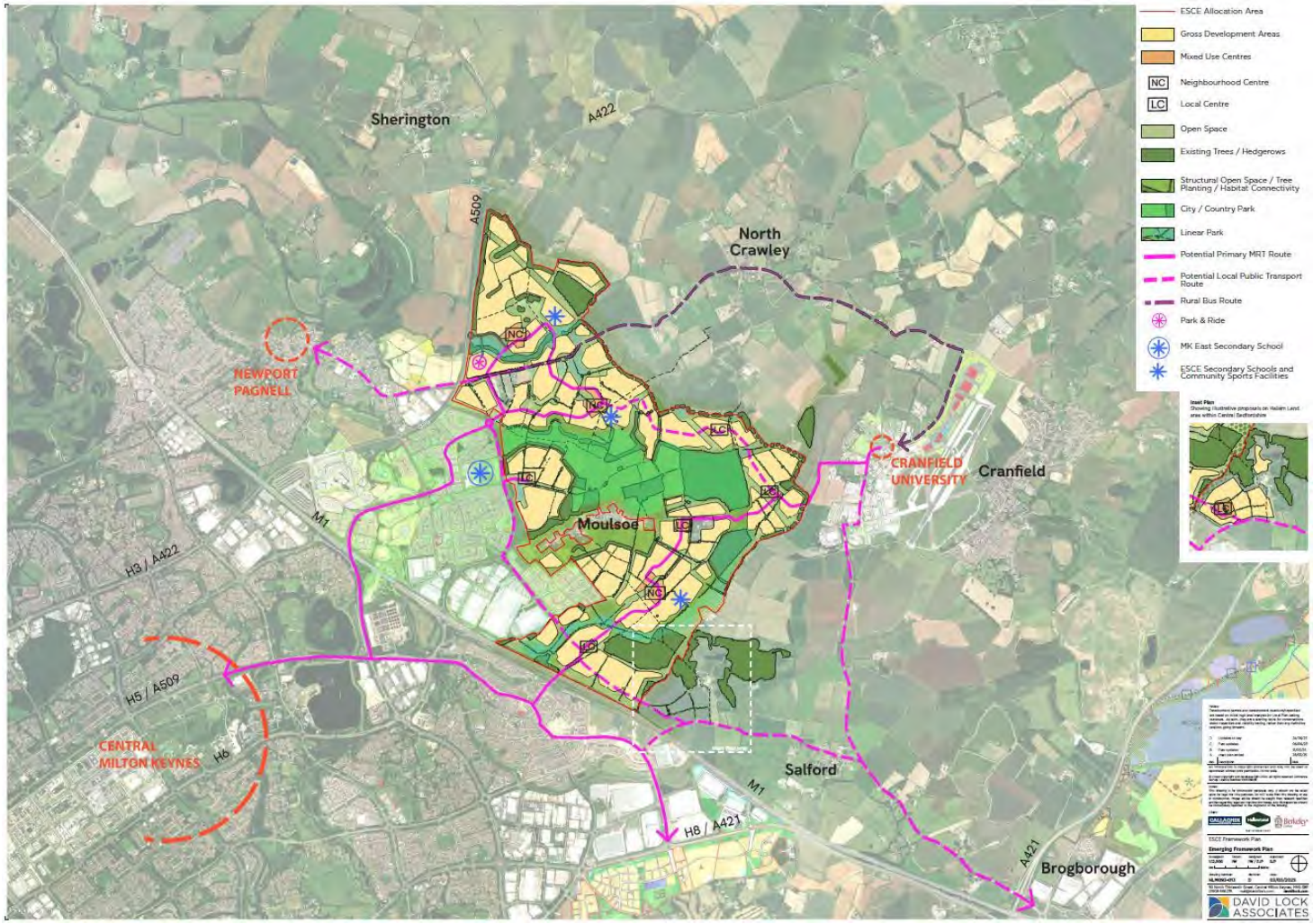
The development should incorporate the principles of good acoustic design, including the orientation of buildings, appropriate positioning of outdoor amenity areas and suitable façade treatments. Façade treatments to future plots would include appropriate glazing and acoustically treated ventilators and where necessary (subject to the predicted noise levels), additional forms of comfort cooling should the risk of overheating be deemed as high (in line with Approved Document O ‘Overheating’).

External noise levels at proposed educational areas are likely to be below the upper limit for formal and informal outdoor teaching, and recreational spaces. The proposals also allocate space for new sports pitches within the site's south-west portion. Appropriate buffer zones would be explored to minimise impacts on nearby homes.

Mitigation measures and recommendations contained within this technical note are subject to confirmation through a comprehensive baseline noise survey and final assessment of the proposals.

# Appendix A – Indicative Proposed Land Use

## Milton Keynes Eastern Strategic City Extension (ESCE) Framework Plan



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BUILDER'S PROFILE



## Ashflame Properties Limited and Chicheley Farm Limited

# MILTON KEYNES EAST EXPANSION

Technical Appraisal - Foul Drainage & Utilities

890869-R1(1)

**October 2024**

DNV
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LDE
CIVILS STRUCTURES HYDROLOGY
an company

# RSK GENERAL NOTES

**Project No.:** 890869-R1(1)

**Site Name:** Milton Keynes East Expansion

**Report Title:** Technical Appraisal – Foul Drainage and Utilities

**Client:** Ashflame Properties Limited and Chicheley Farm Limited

**Date:** October 2024

**Office:** Hemel Hempstead

**Status:** DRAFT

| | | | |
|---|---|---|---|
| **Author:** | Assif Salim | **Technical reviewer:** | Andrew Taylor |
| Date: | 01.10.24 | Date: | 01.10.24 |

| Issue No | Version/Details | Date issued | Author | Reviewed by | Approved by |
|---|---|---|---|---|---|
| 0 | DRAFT | 17.09.24 | AS | AT | AT |
| 1 | Client reference update. | 01.10.24 | AS | AT | AT |

RSK Land & Development Engineering Ltd (RSK) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and RSK. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by RSK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of RSK and the party for whom it was prepared.

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Land & Development Engineering Ltd.

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# 1. SITE DETAILS

## 1.1. Background

Ashflame Properties Limited and Chicheley Farm Limited have commissioned RSK Land & Development Engineering Limited to produce a Technical Appraisal on foul drainage and utilities to assist in their assessment of the site.

The comments given in this report and opinions expressed are subject to RSK Group Service Constraints provided in **Appendix A**.

It is understood that the Ashflame Properties Limited and Chicheley Farm Limited are promoting the site known as Milton Keynes East Expansion for a mixed use, residential led development for around 3,000 dwellings.

## 1.2. Site Details

The site is located 7.5km northeast of Milton Keynes city centre, Buckinghamshire, MK16 9JD.

The Site Grid Reference is: 490504 E, 245017 N

The site is approximately 240 hectares and currently comprises of several agricultural fields defined by existing hedgerows. Newfield Farm consisting of an existing farmhouse, barns and outhouses is located in the centre of the northern area of the site, is to be retained. Similarly, Hill Farm consisting of an existing farmhouse, barns and outhouses is located in the centre of the southern area of the site, is to be retained. The Site Location Plan is shown in **Figure 1.1** below.



**Figure 1.1 – Site Location Plan**

The site is bound by the A509 to the west, Chicheley Road to the north, Chichely Brook to the east, North Crawley Road to the southeast and agricultural fields to the south. Beyond the site boundary, the site is surrounded by agricultural fields in all directions.

In the absence of a topographical survey, OS data shows that the existing site levels generally fall west from a high point of 96m AOD to east to a low point of 63m AOD within the northern area of the site, and to the south to a low point of 58m AOD within the southern area of the site.

# 2. FOUL DRAINAGE

## 2.1. Existing Foul Drainage

Sewer records obtained from Anglian Water **(Appendix B)** indicate that there no public foul sewers within the site extents.

The nearest public foul sewer (size unknown) is shown to the northeast of the site conveying flows northwest to southeast.

Records also show further public foul sewers to the south west of the site serving the Interchange Business Centre and the existing housing development off London Road.

## 2.2. Proposed Foul Drainage

A connection to the existing public foul sewer may be possible subject to the size and capacity of the sewer. A Pre-development Enquiry should be submitted to Anglian Water to confirm existing network capacity, any reinforcement requirements and to determine the proposed point of connection to discharge the proposed foul flows from the development.

Based on the existing site topography discussed in Section 1.2, two adoptable pumping stations are likely to be required in the south and in the east of the site in order to connect the onsite foul drainage to the nearby existing foul sewer network or existing network located further afield.

# 3. UTILITIES

## 3.1. Electricity – Existing

Records obtained from National Grid Electricity Distribution (NGED) are contained in **Appendix C**.

The records indicate the following assets within the site boundary:

- Overhead 11kV pole mounted HV cables crossing the site from the northern boundary at two locations to the centre of the site before dissecting and heading east across the site and south towards Hill Farm.
- Overhead LV pole mounted cables connecting the overhead HV cables to the Hill Farm located in the centre of the southern area of the site.

Records also indicate the following assets within the vicinity of the site:

- Overhead 33v pole mounted HV cables to the west of the site, on the western side of A509.

## 3.2. Electricity – Proposed

Connections from the existing 11kV or 33kV network should be possible, subject to capacity checks and correspondence with NGED.

Existing overhead 11kV pole mounted HV cables will be diverted and grounded as part of the development proposals.

A budget quotation should be made to NGED to confirm capacity, preliminary costs for connections, any offsite reinforcement works and for the proposed diversion and grounding of existing overhead HV cables.

## 3.3. Gas – Existing

Records obtained from Cadent Gas are contained in **Appendix D**.

The records indicate the following assets within the site boundary:

- 457mm (unknown) Sherrington to Steppingly High Pressure gas main crossing the site in a northwest to southeast direction.

The high-pressure gas main has two standoff requirements set by Cadent Gas, these are:

- 6m wide easement
- 28.9m Building Proximity Distance (BPD)

The HP gas main is also recognised by the Health and Safety Executive (HSE) as a major hazard pipeline and as such HSE Consultation Zones apply in line with the HSE's Land Use Planning Methodology. These consultation zones are shown indicatively on the HSE documentation in **Figure 3.1** below.




**Figure 3.1 – HSE Consultation Zones**

HSE advice (i.e Don't Advise Against or Advise Against) is based on the development type within consultation zones and sensitivity level. The four sensitivity levels area as follows:

- Level 1 - Based on normal working population (Workplaces, Parking Areas).
- Level 2 - Based on the general public - at home and involved in normal activities (Housing, Hotel, Transport Links, Indoor Use by Public & Outdoor Use by Public).
- Level 3 - Based on vulnerable members of the public (children, those with mobility difficulties or those unable to recognize physical danger) (Institutional Accommodation and Education, Prisons).
- Level 4 - Large examples of Level 3 and very large outdoor developments (Institutional Accommodation, Very Large Outdoor use by Public).

The following decision matrix is then used to decide HSE's advice.

| LEVEL OF SENSITIVITY | DEVLOPMENT IN INNER ZONE | DEVLOPMENT IN MIDDLE ZONE | DEVLOPMENT IN OUTER ZONE |
|---|---|---|---|
| 1 | DAA | DAA | DAA |
| 2 | AA | DAA | DAA |
| 3 | AA | AA | DAA |
| 4 | AA | AA | AA |

DAA = **D**o not **A**dvise **A**gainst Development

AA = **A**dvise **A**gainst Development

**Table 5.2: HSE Decision Matrix**

Further consultation with HSE will be required in order to confirm consultation zone distances and the level of sensitivity for each aspect of the proposed development.

## 3.4. Gas – Proposed

In line with Building Regulations Part L, Future Homes Standards and construction of the proposed development post 2025 gas will not be used for heating properties.

## 3.5. Mains Water – Existing

Records obtained from Anglian Water are contained in **Appendix E**.

The records indicate the following assets within the site boundary:

- 250mm ST/250mm AC main crossing the southwest of the site in a north to south direction.
- 180mm MDPE/4in AC main in the north of the site running parallel to the southern verge of the A422.

Records also indicate the following assets within the vicinity of the site:

- 150mm AC main to the south of the site, within the southern verge of North Crawley Road.
- 10in PVCu main to the west of the site, on the western side of A509.

## 3.6. Mains Water – Proposed

Consideration should be given to the constraints of the two existing water mains with the north and south of the site, these will either need to be accommodated withing the proposed development layout or diverted.

Connections from the existing water main crossing the site should be possible, subject to capacity and correspondence with Anglian Water.

A Pre-development Enquiry should be submitted to Anglian Water to confirm existing network capacity, reinforcement requirements, proposed point of connection and costs for the diversion of the existing 250mm ST/250mm AC main and 180mm MDPE/4in AC main.

## 3.7. Telecommunications

Records obtained from BT Openreach are contained within **Appendix F.**

The records indicate the following assets within the site boundary:

- Belowground ducting in the southeast of the site connecting Hill Farm to existing ducting on North Crawley Road.

Records also indicate the following assets within the vicinity of the site:

- Belowground ducting within the land of Newfield Farm adjacent to the northern area of the site.
- Belowground ducting to the northwest of the site, within the southern verge of the A422.
- Overhead pole mounted cables to the north of the site, within the southern verge of Chicheley Road.
- Belowground ducting to the south of the site, within the northern verge of North Crawley Road.

Records obtained from Vodafone are contained within **Appendix G**.

Records indicate that there are no Vodafone assets within the site extents.

The nearest Vodafone assets within the vicinity of the site are:

- Belowground cables located to the northwest and west of the site, within the southern verge of the A422 and eastern verge of the A509.

Records obtained from Zayo Group are contained within **Appendix H**.

Records indicate that there are no Zayo Group assets within the site extents.

The nearest Zayo Group assets within the vicinity of the site are:

- Belowground ducting located to the west of the site, within the western verge of the of the A509.

## 3.8. Pipelines

Records obtained from Cemex are contained within **Appendix I**.

Records indicate that there is an existing 254mm/279mm nominal bore pipeline (Dunstable to Rugby chalk slurry pipeline) within the site extents, crossing the site in a northwest to southeast direction.

The pipeline is subject to a 3m no build zone either side.

# 4. APPENDICES

# APPENDIX A
# RSK GROUP SERVICE CONSTRAINTS

1. This report and the drainage design carried out in connection with the report (together the "Services") were compiled and carried out by RSK LDE Ltd (RSK) for Ashflame Properties Limited and Chicheley Farm Limited (the "client") in accordance with the terms of a contract between RSK and the "client" dated August 2024. The Services were performed by RSK with the skill and care ordinarily exercised by a reasonable civil engineer at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the client.

2. Other than that expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.

3. Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the client. RSK is not aware of any interest of or reliance by any party other than the client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.

4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.

5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.

6. The observations and conclusions described in this report are based solely upon the Services, which were provided pursuant to the agreement between the client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off the site of asbestos, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials.

7. The Services are based upon RSK's observations of existing physical conditions at the site gained from a walk-over survey of the site together with RSK's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The Services are also based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely. The Services clearly are limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the walk-over survey. Further RSK was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services. RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the client and RSK.

8. The phase II or intrusive environmental site investigation aspects of the Services is a limited sampling of the site at pre-determined borehole and soil vapour locations based on the operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and RSK] [based on an understanding of the available operational and historical information,] and it should not be inferred that other chemical species are not present.

9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (boreholes, trial pits etc) annotated on site plans are not drawn to scale but are centred over the appropriate location. Such features should not be used for setting out and should be considered indicative only.

# APPENDIX B
# ANGLIAN WATER SEWER RECORDS




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Data updated: 31/07/24

Scale: 1:1250 | Date: 28/08/24 | Wastewater Plan A0
Map Centre: 490038,245143 | Our Ref: 1555507 - 2 | Powered by digdat

Foul Sewer
Surface Sewer
Combined Sewer
Final Effluent Sewer
Rising Main*
Private Sewer*
Decommissioned Sewer*

Outfall*
Inlet*
Manhole*

Sewage Treatment Works
Public Pumping Station
Decommissioned Pumping Station

*(Colour denotes effluent type)

ldavis@rsk.co.uk

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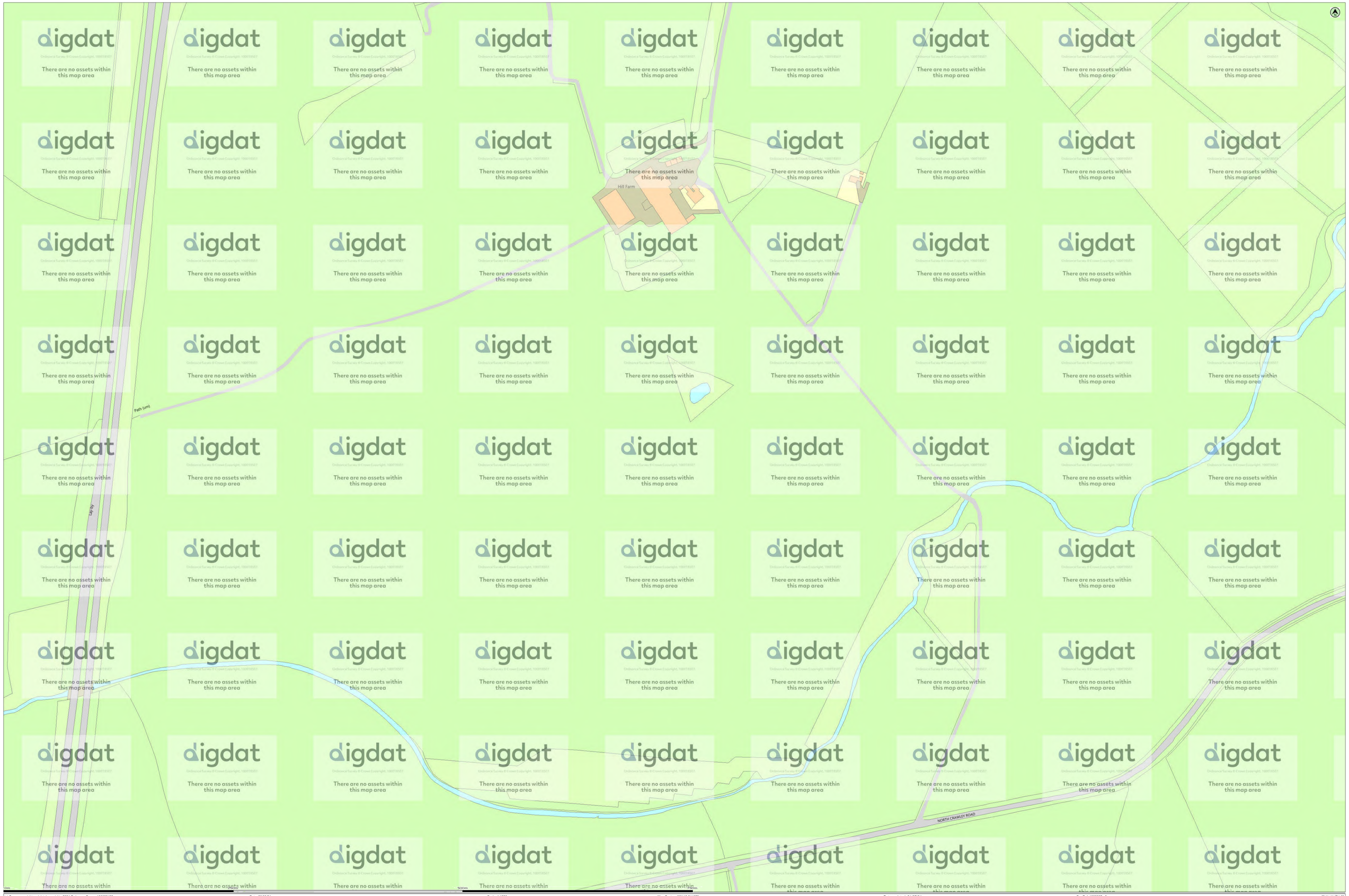
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| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|
| 4701 | 490446 | 245767 | F | 75.62 | 73.13 | 2.49 |
| 4702 | 490477 | 245732 | F | 74.37 | 72.75 | 1.62 |
| 4801 | 490403 | 245810 | F | 75.47 | 73.74 | 1.73 |
| 5601 | 490544 | 245693 | F | 73.76 | 72.05 | 1.71 |

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|




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Scale: 1:1250

Map Centre: 490113,244079

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Wastewater Plan A0
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| | | | |
|---|---|---|---|
| Foul Sewer | Outfall* | Sewage Treatment Works | |
| Surface Sewer | | | |
| Combined Sewer | Inlet* | Public Pumping Station | |
| Final Effluent | | | |
| Rising Main* | Manhole* | Decommissioned Pumping Station | |
| Private Sewer* | | | |
| Decommissioned Sewer* | | | |

*(Colour denotes effluent type)

tdavis@rsk.co.uk

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Map Centre: 491115,244469

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Wastewater Plan A3
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| | | | | | |
|---|---|---|---|---|---|
| Foul Sewer | | Outfall* | | Sewage Treatment Works | |
| Surface Sewer | | | | | |
| Combined Sewer | | Inlet* | | Public Pumping Station | |
| Final Effluent | | | | | |
| Rising Main* | | Manhole* | | Decommissioned Pumping Station | |
| Private Sewer* | | | | | |
| Decommissioned Sewer* | | | | | |

*(Colour denotes effluent type)

tdavis@rsk.co.uk

890869 - 3

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| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|
| 4900 | 491444 | 244951 | F | - | - | - |
| 5900 | 491518 | 244910 | F | 70.88 | 69.65 | 1.23 |
| 6700 | 491666 | 244763 | F | 72.72 | 71.38 | 1.34 |
| 6800 | 491603 | 244869 | F | 71.77 | 70.52 | 1.25 |
| 7700 | 491747 | 244713 | F | 74.23 | 73.08 | 1.15 |
| 8600 | 491836 | 244658 | F | 75.93 | 74.57 | 1.36 |

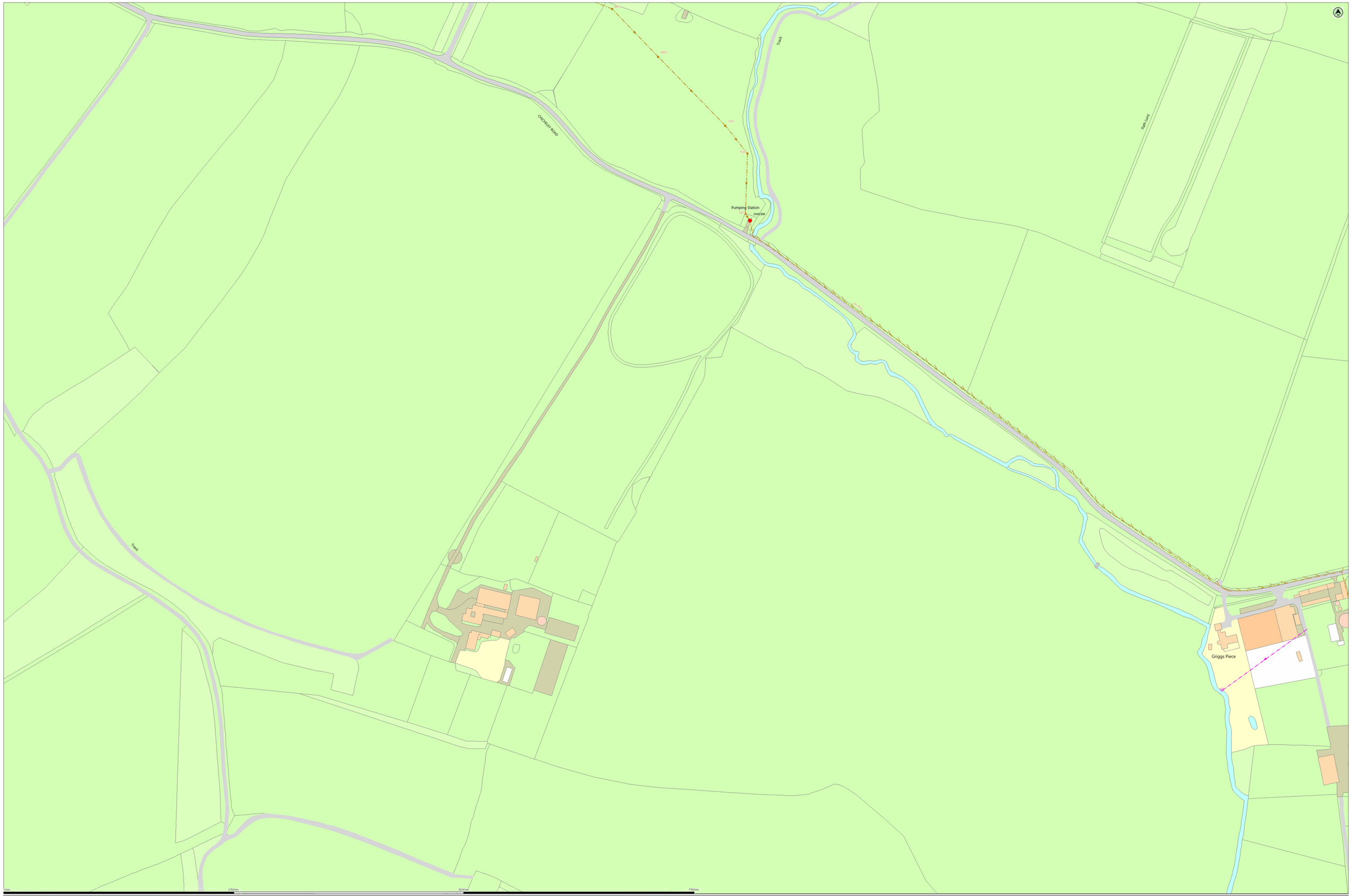
| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|




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Wastewater Plan A3
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| | | | | | |
|---|---|---|---|---|---|
| Foul Sewer | | Outfall* | | Sewage Treatment Works | |
| Surface Sewer | | | | | |
| Combined Sewer | | Inlet* | | Public Pumping Station | |
| Final Effluent | | | | | |
| Rising Main* | | Manhole* | | Decommissioned Pumping Station | |
| Private Sewer* | | | | | |
| Decommissioned Sewer* | | | | | |

*(Colour denotes effluent type)

tdavis@rsk.co.uk
890869 - 4

love every drop
anglianwater

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|
| 6601 | 490628 | 245659 | F | 72.05 | 70.71 | 1.34 |
| 6602 | 490678 | 245607 | F | 70.57 | 69.48 | 1.09 |
| 7401 | 490773 | 245436 | F | 66.45 | 63.85 | 2.6 |
| 7501 | 490751 | 245532 | F | 66.33 | 65.2 | 1.13 |
| 7502 | 490775 | 245502 | F | 66.23 | 64.7 | 1.53 |

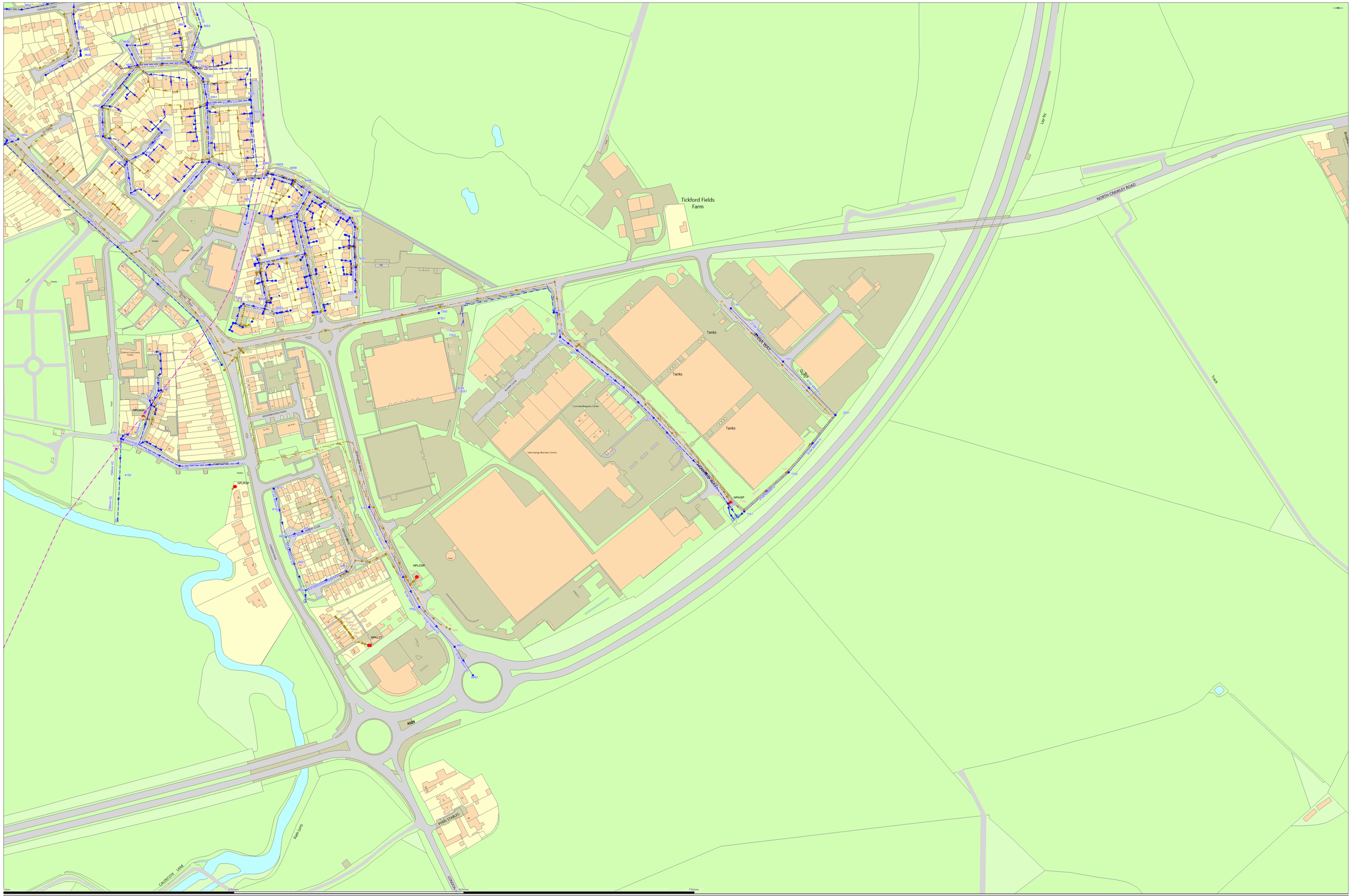
| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

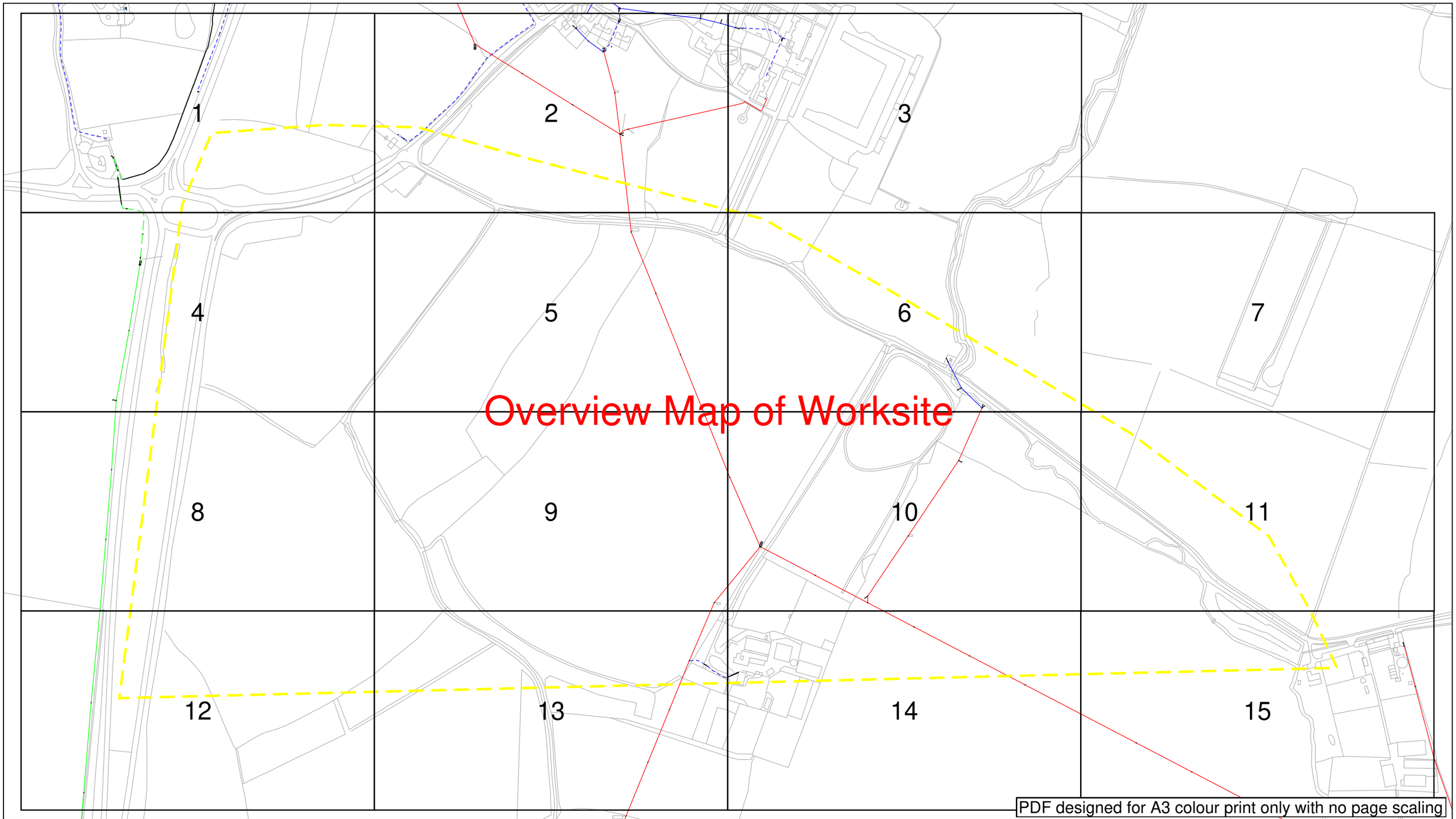
| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|


Tickford Fields Farm
NORTH CRAWLEY ROAD
Lay-by
Track
Tanks
Tanks
Tanks
JUNIPER WAY
ROWAN CLOSE
Interchange Business Centre
Cromwell Business Center
SWIFTS WAY
NPALEP
NPLAGP
NPLRSP
NPLOSP
NPALLT
ASCOTS RIDGE
ASCOTS RIDGE CLOSE
Tickford Community Centre
Shelter
Shelter
Shelter

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|
| 4102 | 488437 | 243182 | E | - | - | - |
| 0100 | 489097 | 243135 | F | 61.67 | 59.19 | 2.48 |
| 0101 | 489040 | 243199 | F | 62.5 | 60 | 2.5 |
| 0200 | 489011 | 243230 | F | 63.315 | 60.54 | 2.775 |
| 0300 | 489094 | 243341 | F | - | - | - |
| 1100 | 489119 | 243115 | F | - | - | - |
| 1101 | 489165 | 243156 | F | - | - | - |
| 1200 | 489160 | 243272 | F | - | - | - |
| 2200 | 489215 | 243216 | F | - | - | - |
| 3401 | 488386 | 243454 | F | 58.45 | 56.56 | 1.89 |
| 3406 | 488333 | 243490 | F | - | - | - |
| 3407 | 488321 | 243479 | F | - | - | - |
| 3501 | 488342 | 243509 | F | 58.11 | 57.04 | 1.07 |
| 3502 | 488328 | 243512 | F | 58.16 | 56.22 | 1.94 |
| 3503 | 488356 | 243522 | F | 58.03 | 57.2 | 0.83 |
| 3504 | 488366 | 243533 | F | 57.96 | 57.31 | 0.65 |
| 3505 | 488354 | 243596 | F | 57.99 | 57.44 | 0.55 |
| 3601 | 488385 | 243603 | F | 57.99 | 57.22 | 0.77 |
| 3602 | 488383 | 243612 | F | 58.07 | 57.17 | 0.9 |
| 3603 | 488380 | 243654 | F | 58.32 | 56.78 | 1.54 |
| 3605 | 488387 | 243620 | F | 58.06 | 57.15 | 0.91 |
| 4200 | 488466 | 243214 | F | - | - | - |
| 4201 | 488476 | 243214 | F | - | - | - |
| 4202 | 488480 | 243229 | F | - | - | - |
| 4203 | 488487 | 243244 | F | - | - | - |
| 4204 | 488472 | 243239 | F | - | - | - |
| 4205 | 488474 | 243205 | F | - | - | - |
| 4301 | 488453 | 243394 | F | 60.16 | 57.74 | 2.42 |
| 4302 | 488462 | 243397 | F | 60.23 | 58.04 | 2.19 |
| 4400 | 488449 | 243496 | F | 59.16 | 57 | 2.16 |
| 4500 | 488423 | 243552 | F | 58.52 | 56.55 | 1.97 |
| 4501 | 488425 | 243521 | F | 58.86 | 56.74 | 2.12 |
| 4502 | 488460 | 243596 | F | 57.97 | 56.24 | 1.73 |
| 4606 | 488442 | 243666 | F | - | - | - |
| 5201 | 488554 | 243267 | F | 62.12 | 59.82 | 2.3 |
| 5202 | 488554 | 243286 | F | 62.15 | 58.3 | 3.85 |
| 5203 | 488575 | 243286 | F | - | - | - |
| 5204 | 488572 | 243289 | F | 62.24 | 59.24 | 3 |
| 5205 | 488570 | 243291 | F | 62.15 | 58.41 | 3.74 |
| 5206 | 488568 | 243280 | F | - | - | - |
| 5301 | 488539 | 243312 | F | 62.12 | 58.2 | 3.92 |
| 5302 | 488506 | 243348 | F | - | - | - |
| 5303 | 488599 | 243332 | F | - | - | - |
| 5304 | 488576 | 243337 | F | - | - | - |
| 5305 | 488594 | 243382 | F | - | - | - |
| 5306 | 488594 | 243374 | F | - | - | - |
| 5309 | 488587 | 243365 | F | - | - | - |
| 5309 | 488571 | 243316 | F | - | - | - |
| 5309 | 488578 | 243315 | F | - | - | - |
| 5309 | 488589 | 243373 | F | - | - | - |
| 5309 | 488589 | 243371 | F | - | - | - |
| 5309 | 488591 | 243392 | F | - | - | - |
| 5309 | 488599 | 243375 | F | - | - | - |
| 5310 | 488585 | 243323 | F | - | - | - |
| 5400 | 488536 | 243496 | F | 59.3 | 57.2 | 2.1 |
| 5401 | 488596 | 243477 | F | - | - | - |
| 5402 | 488570 | 243475 | F | - | - | - |
| 5403 | 488559 | 243489 | F | - | - | - |
| 5500 | 488533 | 243557 | F | 58.59 | 56.23 | 2.36 |
| 5501 | 488529 | 243582 | F | 58.27 | 56.09 | 2.18 |
| 5600 | 488513 | 243600 | F | 58 | 55.92 | 2.08 |
| 5601 | 488526 | 243641 | F | 57.3 | 55.67 | 1.63 |
| 6000 | 488680 | 243044 | F | - | - | - |
| 6001 | 488689 | 243048 | F | - | - | - |
| 6002 | 488697 | 243061 | F | - | - | - |
| 6003 | 488688 | 243083 | F | - | - | - |
| 6100 | 488670 | 243129 | F | - | - | - |
| 6101 | 488663 | 243127 | F | - | - | - |
| 6301 | 488664 | 243310 | F | 61.97 | 59.02 | 2.95 |
| 6302 | 488698 | 243346 | F | - | - | - |
| 6303 | 488698 | 243381 | F | - | - | - |
| 6304 | 488659 | 243331 | F | - | - | - |
| 6305 | 488608 | 243328 | F | - | - | - |
| 6306 | 488601 | 243343 | F | - | - | - |
| 6307 | 488622 | 243389 | F | - | - | - |
| 6308 | 488643 | 243392 | F | - | - | - |
| 6311 | 488631 | 243343 | F | - | - | - |
| 6311 | 488650 | 243327 | F | - | - | - |
| 6311 | 488604 | 243343 | F | - | - | - |
| 6311 | 488674 | 243354 | F | - | - | - |
| 6311 | 488662 | 243330 | F | - | - | - |
| 6311 | 488665 | 243394 | F | - | - | - |
| 6311 | 488652 | 243391 | F | - | - | - |
| 6311 | 488691 | 243373 | F | - | - | - |
| 6311 | 488692 | 243380 | F | - | - | - |
| 6311 | 488622 | 243383 | F | - | - | - |
| 6400 | 488696 | 243401 | F | - | - | - |
| 6401 | 488699 | 243421 | F | - | - | - |
| 6402 | 488693 | 243433 | F | - | - | - |
| 6403 | 488667 | 243449 | F | - | - | - |
| 6404 | 488649 | 243460 | F | - | - | - |
| 6405 | 488631 | 243474 | F | - | - | - |
| 6406 | 488602 | 243483 | F | - | - | - |
| 6407 | 488635 | 243435 | F | - | - | - |
| 6408 | 488612 | 243431 | F | - | - | - |
| 6410 | 488658 | 243400 | F | - | - | - |
| 6410 | 488661 | 243439 | F | - | - | - |
| 6410 | 488689 | 243401 | F | - | - | - |
| 6410 | 488618 | 243456 | F | - | - | - |
| 6410 | 488629 | 243468 | F | - | - | - |
| 6410 | 488611 | 243449 | F | - | - | - |
| 6410 | 488612 | 243427 | F | - | - | - |
| 6900 | 488696 | 242973 | F | - | - | - |
| 6901 | 488693 | 242977 | F | - | - | - |
| 6902 | 488691 | 242980 | F | - | - | - |
| 6903 | 488689 | 242982 | F | - | - | - |
| 6904 | 488686 | 242987 | F | - | - | - |
| 6905 | 488684 | 242989 | F | - | - | - |
| 6906 | 488681 | 242994 | F | - | - | - |
| 6907 | 488676 | 242998 | F | - | - | - |
| 7000 | 488756 | 243034 | F | - | - | - |
| 7001 | 488772 | 243005 | F | - | - | - |
| 7002 | 488752 | 243042 | F | - | - | - |
| 7003 | 488738 | 243071 | F | - | - | - |
| 7004 | 488712 | 243058 | F | - | - | - |
| 7005 | 488729 | 243067 | F | - | - | - |
| 7100 | 488716 | 243118 | F | - | - | - |
| 7301 | 488747 | 243327 | F | 62.19 | 59.41 | 2.78 |
| 7900 | 488799 | 242986 | F | - | - | - |
| 7901 | 488790 | 242990 | F | - | - | - |
| 7902 | 488704 | 242970 | F | - | - | - |
| 8301 | 488829 | 243345 | F | 62.37 | 59.94 | 2.43 |
| 9200 | 488940 | 243295 | F | - | 61.3 | - |
| 9201 | 488937 | 243293 | F | 63.015 | 61 | 2.015 |
| 9301 | 488913 | 243363 | F | 62.743 | 60.5 | 2.243 |
| 9302 | 488922 | 243306 | F | 63.2 | 60.81 | 2.39 |
| 9303 | 488918 | 243328 | F | 63.03 | 60.73 | 2.3 |
| 0151 | 489078 | 243155 | S | 61.925 | 60.24 | 1.685 |
| 0152 | 489051 | 243182 | S | 62.375 | 60.5 | 1.875 |
| 0153 | 489021 | 243215 | S | 63.075 | 60.74 | 2.335 |
| 1151 | 489119 | 243114 | S | - | - | - |
| 1152 | 489167 | 243156 | S | - | - | - |
| 1153 | 489101 | 243122 | S | 61.45 | 59.585 | 1.865 |
| 1251 | 489161 | 243276 | S | - | - | - |
| 1351 | 489104 | 243334 | S | - | - | - |
| 2251 | 489218 | 243218 | S | - | - | - |
| 3451 | 488375 | 243456 | S | 58.37 | 57.77 | 0.6 |
| 3551 | 488316 | 243513 | S | 58.28 | 57.21 | 1.07 |
| 3552 | 488318 | 243517 | S | 58.24 | 57.47 | 0.77 |
| 3553 | 488330 | 243518 | S | 58.36 | 57.43 | 0.93 |
| 3554 | 488360 | 243588 | S | 57.88 | 56.82 | 1.06 |
| 3652 | 488334 | 243659 | S | 59.08 | 57.26 | 1.82 |
| 3654 | 488390 | 243654 | S | 58.26 | 56.28 | 1.98 |
| 3656 | 488398 | 243609 | S | 58.02 | 56.63 | 1.39 |
| 3657 | 488398 | 243614 | S | 57.977 | 56.637 | 1.34 |
| 3658 | 488394 | 243635 | S | - | - | - |
| 4150 | 488440 | 243149 | S | 57.43 | 55.44 | 1.99 |
| 4151 | 488442 | 243192 | S | 59.76 | 57.26 | 2.5 |
| 4152 | 488461 | 243186 | S | 59.97 | 57.32 | 2.65 |
| 4250 | 488475 | 243229 | S | 60.64 | 57.48 | 3.16 |
| 4251 | 488483 | 243245 | S | 60.79 | 57.55 | 3.24 |
| 4451 | 488438 | 243401 | S | 59.85 | 59.21 | 0.64 |
| 4452 | 488453 | 243460 | S | 59.5 | 57.84 | 1.66 |
| 4453 | 488448 | 243494 | S | 59.17 | 57.27 | 1.9 |
| 4551 | 488486 | 243525 | S | 58.97 | 57.63 | 1.34 |
| 4552 | 488421 | 243553 | S | 58.48 | 56.81 | 1.67 |
| 4553 | 488422 | 243521 | S | 58.8 | 57 | 1.8 |
| 4554 | 488466 | 243503 | S | 58.98 | 57.46 | 1.52 |
| 4555 | 488460 | 243599 | S | 57.93 | 56.56 | 1.37 |
| 4656 | 488448 | 243620 | S | 57.74 | 56.8 | 0.94 |
| 5150 | 488505 | 243163 | S | 59.86 | 57.53 | 2.33 |
| 5151 | 488570 | 243166 | S | 60.83 | 57.77 | 3.06 |
| 5251 | 488551 | 243273 | S | 61.88 | 60.96 | 0.92 |
| 5351 | 488525 | 243321 | S | 62.1 | 60.34 | 1.76 |
| 5352 | 488575 | 243339 | S | - | - | - |
| 5353 | 488598 | 243334 | S | - | - | - |
| 5354 | 488600 | 243341 | S | - | - | - |
| 5355 | 488592 | 243384 | S | - | - | - |
| 5356 | 488595 | 243363 | S | - | - | - |
| 5357 | 488596 | 243328 | S | - | - | - |
| 5360 | 488590 | 243361 | S | - | - | - |
| 5360 | 488574 | 243314 | S | - | - | - |
| 5360 | 488566 | 243318 | S | - | - | - |
| 5360 | 488587 | 243383 | S | - | - | - |
| 5360 | 488564 | 243318 | S | - | - | - |
| 5360 | 488560 | 243311 | S | - | - | - |
| 5360 | 488571 | 243335 | S | - | - | - |
| 5360 | 488589 | 243390 | S | - | - | - |
| 5360 | 488598 | 243393 | S | - | - | - |
| 5360 | 488598 | 243376 | S | - | - | - |
| 5361 | 488584 | 243320 | S | - | - | - |
| 5451 | 488511 | 243462 | S | 59.57 | 58.09 | 1.48 |
| 5452 | 488538 | 243494 | S | 59.32 | 57.62 | 1.7 |
| 5453 | 488580 | 243445 | S | - | - | - |
| 5454 | 488577 | 243426 | S | - | - | - |
| 5455 | 488597 | 243476 | S | - | - | - |
| 5456 | 488569 | 243474 | S | - | - | - |
| 5457 | 488558 | 243487 | S | - | - | - |
| 5458 | 488585 | 243475 | S | - | - | - |
| 5459 | 488596 | 243403 | S | - | - | - |
| 5461 | 488592 | 243438 | S | - | - | - |
| 5551 | 488536 | 243558 | S | 58.6 | 56.6 | 2 |
| 5552 | 488520 | 243596 | S | 58.11 | 56.18 | 1.93 |
| 5553 | 488531 | 243584 | S | 58.27 | 56.32 | 1.95 |
| 5554 | 488535 | 243555 | S | 58.61 | 56.61 | 2 |
| 5555 | 488583 | 243561 | S | 58.36 | 56.95 | 1.41 |
| 5556 | 488584 | 243535 | S | - | - | - |
| 5557 | 488584 | 243546 | S | - | - | - |
| 5651 | 488511 | 243641 | S | 57.45 | 55.69 | 1.76 |
| 5652 | 488515 | 243602 | S | 57.97 | 56.01 | 1.96 |
| 5653 | 488529 | 243640 | S | 57.27 | 55.72 | 1.55 |
| 6051 | 488630 | 243057 | S | - | - | - |
| 6052 | 488642 | 243028 | S | - | - | - |
| 6053 | 488687 | 243049 | S | - | - | - |
| 6054 | 488639 | 243092 | S | - | - | - |
| 6055 | 488621 | 243086 | S | - | - | - |
| 6151 | 488608 | 243138 | S | - | - | - |
| 6152 | 488614 | 243115 | S | - | - | - |
| 6350 | 488696 | 243352 | S | - | - | - |
| 6351 | 488697 | 243379 | S | - | - | - |
| 6352 | 488642 | 243394 | S | - | - | - |
| 6353 | 488647 | 243370 | S | - | - | - |
| 6354 | 488655 | 243330 | S | - | - | - |
| 6355 | 488611 | 243329 | S | - | - | - |
| 6358 | 488644 | 243357 | S | - | - | - |
| 6358 | 488634 | 243355 | S | - | - | - |
| 6358 | 488650 | 243330 | S | - | - | - |
| 6358 | 488601 | 243364 | S | - | - | - |
| 6358 | 488610 | 243364 | S | - | - | - |
| 6358 | 488613 | 243348 | S | - | - | - |
| 6358 | 488605 | 243346 | S | - | - | - |
| 6358 | 488605 | 243340 | S | - | - | - |
| 6358 | 488626 | 243332 | S | - | - | - |
| 6358 | 488616 | 243330 | S | - | - | - |
| 6358 | 488663 | 243329 | S | - | - | - |
| 6358 | 488662 | 243338 | S | - | - | - |
| 6358 | 488664 | 243332 | S | - | - | - |
| 6358 | 488654 | 243372 | S | - | - | - |
| 6358 | 488653 | 243377 | S | - | - | - |
| 6358 | 488679 | 243400 | S | - | - | - |
| 6358 | 488683 | 243379 | S | - | - | - |
| 6358 | 488684 | 243371 | S | - | - | - |
| 6358 | 488692 | 243371 | S | - | - | - |
| 6358 | 488693 | 243378 | S | - | - | - |
| 6358 | 488691 | 243385 | S | - | - | - |
| 6358 | 488682 | 243387 | S | - | - | - |
| 6358 | 488637 | 243387 | S | - | - | - |
| 6358 | 488641 | 243368 | S | - | - | - |
| 6358 | 488613 | 243383 | S | - | - | - |
| 6358 | 488602 | 243382 | S | - | - | - |
| 6359 | 488668 | 243362 | S | - | - | - |
| 6359 | 488664 | 243379 | S | - | - | - |
| 6360 | 488613 | 243397 | S | - | - | - |
| 6450 | 488694 | 243402 | S | - | - | - |
| 6451 | 488696 | 243423 | S | - | - | - |
| 6452 | 488690 | 243433 | S | - | - | - |
| 6453 | 488663 | 243450 | S | - | - | - |
| 6454 | 488646 | 243460 | S | - | - | - |
| 6455 | 488633 | 243437 | S | - | - | - |
| 6456 | 488607 | 243431 | S | - | - | - |
| 6457 | 488633 | 243431 | S | - | - | - |
| 6458 | 488629 | 243473 | S | - | - | - |
| 6459 | 488607 | 243480 | S | - | - | - |
| 6460 | 488602 | 243481 | S | - | - | - |
| 6461 | 488646 | 243405 | S | - | - | - |
| 6461 | 488643 | 243419 | S | - | - | - |
| 6461 | 488652 | 243421 | S | - | - | - |
| 6461 | 488641 | 243427 | S | - | - | - |
| 6461 | 488654 | 243407 | S | - | - | - |
| 6461 | 488676 | 243425 | S | - | - | - |
| 6461 | 488681 | 243433 | S | - | - | - |
| 6461 | 488687 | 243429 | S | - | - | - |
| 6461 | 488644 | 243442 | S | - | - | - |
| 6461 | 488650 | 243451 | S | - | - | - |
| 6461 | 488658 | 243446 | S | - | - | - |
| 6461 | 488659 | 243445 | S | - | - | - |
| 6461 | 488690 | 243413 | S | - | - | - |
| 6461 | 488685 | 243414 | S | - | - | - |
| 6461 | 488689 | 243402 | S | - | - | - |
| 6461 | 488650 | 243438 | S | - | - | - |
| 6461 | 488608 | 243475 | S | - | - | - |
| 6461 | 488605 | 243465 | S | - | - | - |
| 6461 | 488627 | 243469 | S | - | - | - |
| 6461 | 488638 | 243458 | S | - | - | - |
| 6461 | 488603 | 243434 | S | - | - | - |
| 6461 | 488605 | 243435 | S | - | - | - |
| 6461 | 488629 | 243418 | S | - | - | - |
| 6461 | 488627 | 243429 | S | - | - | - |
| 6463 | 488625 | 243455 | S | - | - | - |
| 7051 | 488748 | 243042 | S | - | - | - |
| 7052 | 488766 | 243010 | S | - | - | - |
| 7151 | 488712 | 243118 | S | - | - | - |
| 7350 | 488787 | 243329 | S | - | - | - |
| 8951 | 488804 | 242967 | S | - | - | - |
| 8952 | 488824 | 242935 | S | - | - | - |
| 9252 | 488938 | 243289 | S | 63.124 | 61.33 | 1.794 |
| 9253 | 488971 | 243262 | S | 63.3 | 61.25 | 2.05 |
| 9254 | 488988 | 243248 | S | 62.975 | 61 | 1.975 |
| 9351 | 488919 | 243303 | S | 63.2 | 61.45 | 1.75 |
| 9352 | 488915 | 243330 | S | - | - | - |
| 9353 | 488912 | 243330 | S | - | - | - |

# APPENDIX C
# NGED ELECTRICITY RECORDS




PDF designed for A3 colour print only with no page scaling

**Contact Us**

Mapping Enquiries: 0121 623 9780

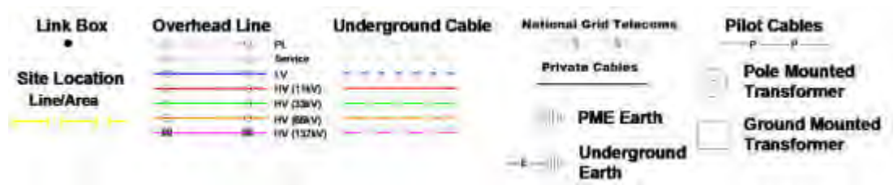
General Enquiries: 0800 096 3080

Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference:
890869

Scale: 1:5125 (When plotted at A3)

**IMPORTANT NOTICES**

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the National Grid Electricity Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080

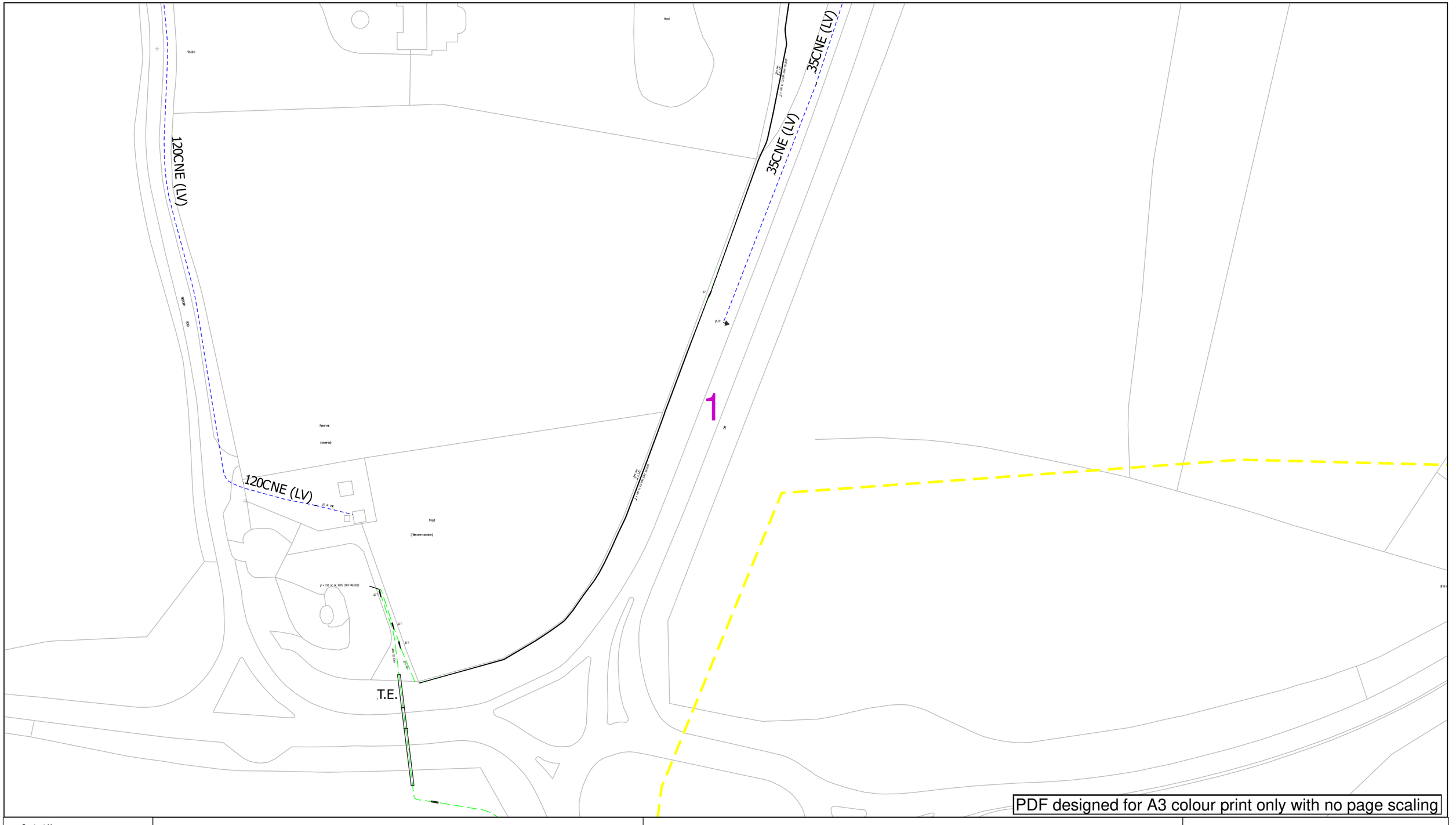



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**0800 6783 105**

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**Contact Us**

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General Enquiries: 0800 096 3080

Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:1250 (When plotted at A3)

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0 100m

**Link Box**

**Site Location**

**Line/Area**

**Overhead Line**

PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

**Underground Cable**

**National Grid Telecoms**

**Private Cables**

**PME Earth**

**Underground Earth**

**Pilot Cables**

**Pole Mounted Transformer**

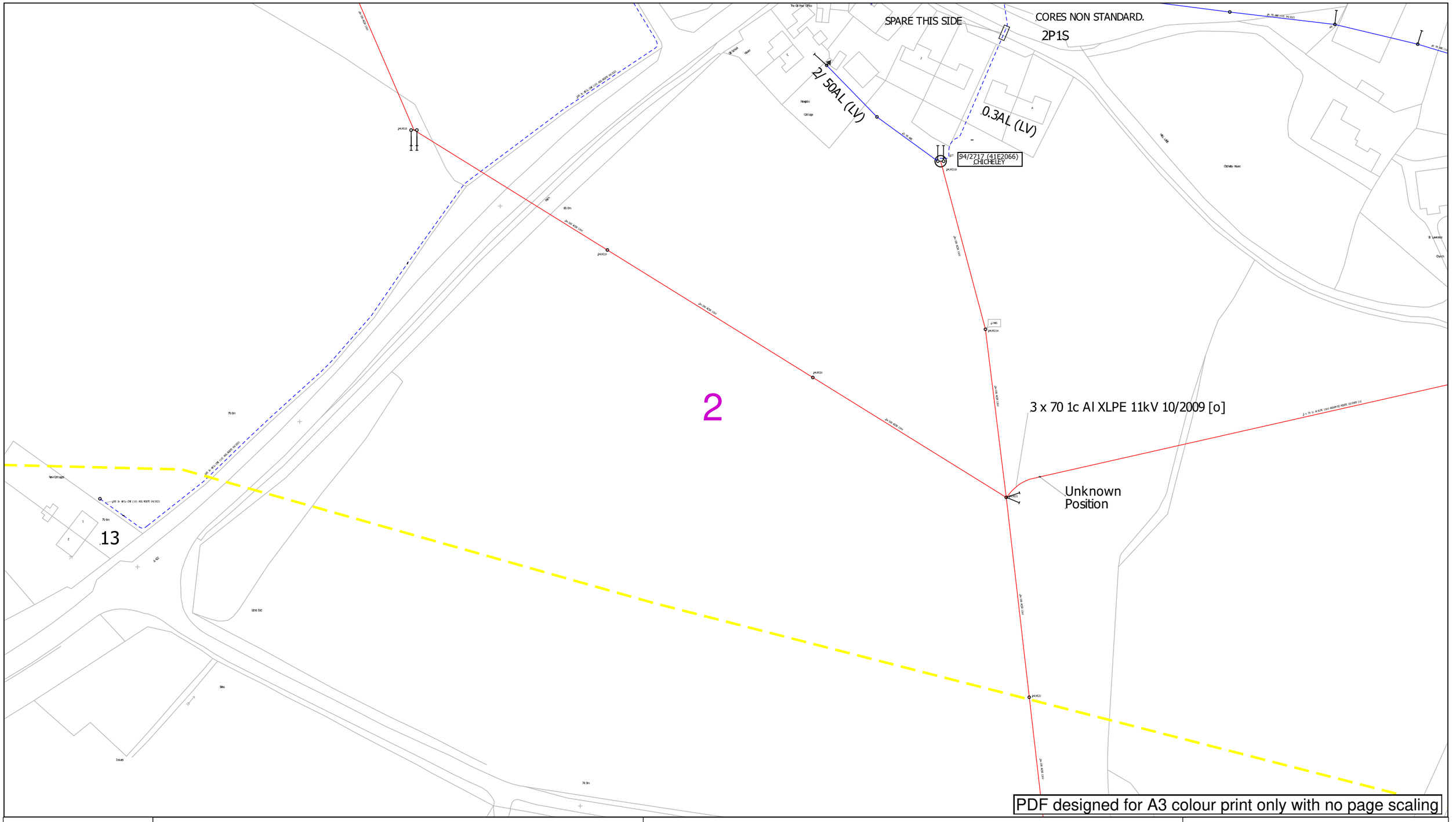
**Ground Mounted Transformer**

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
Underground Earth

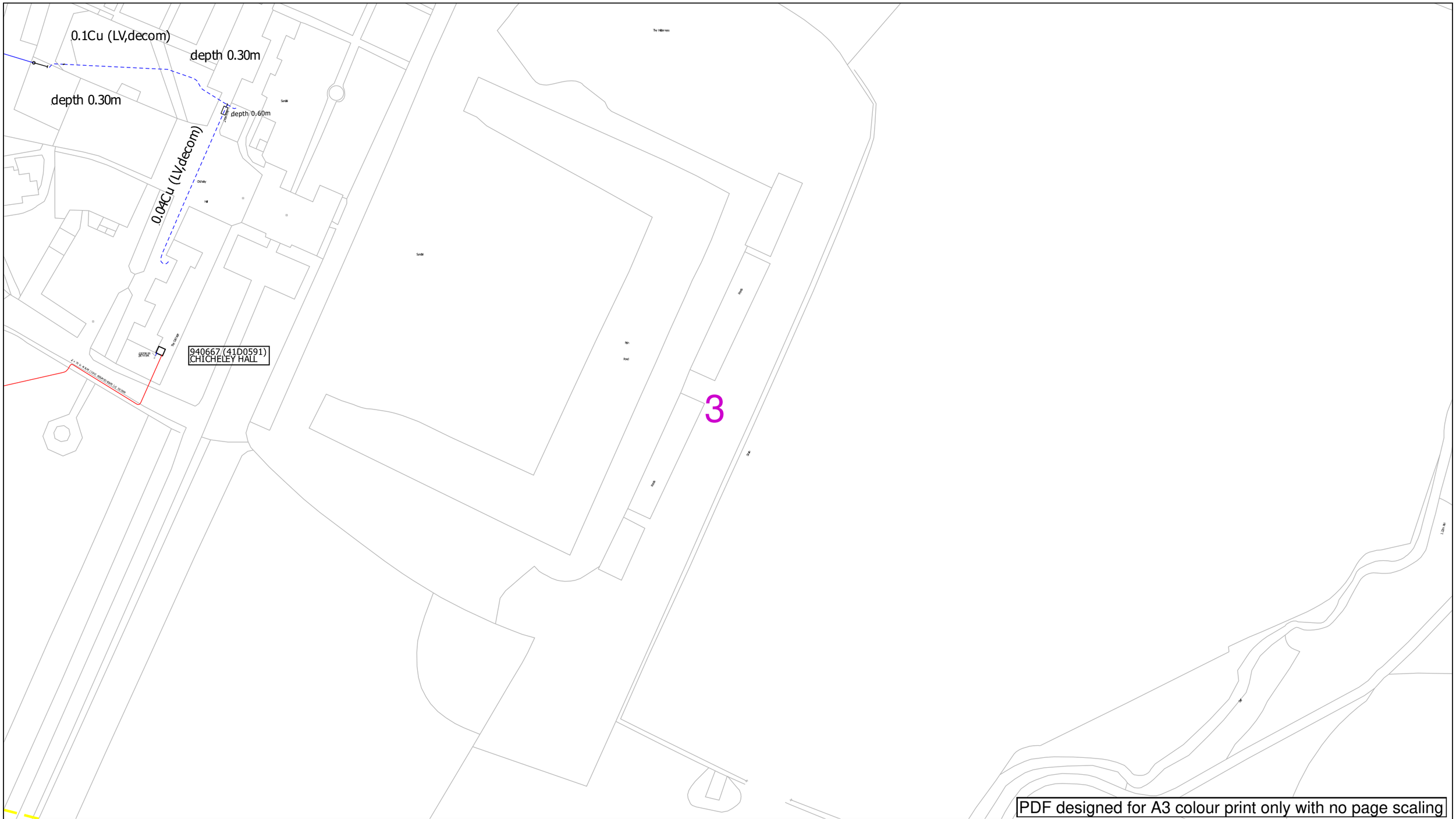
Pilot Cables
Pole Mounted Transformer
Ground Mounted Transformer

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
Underground Earth

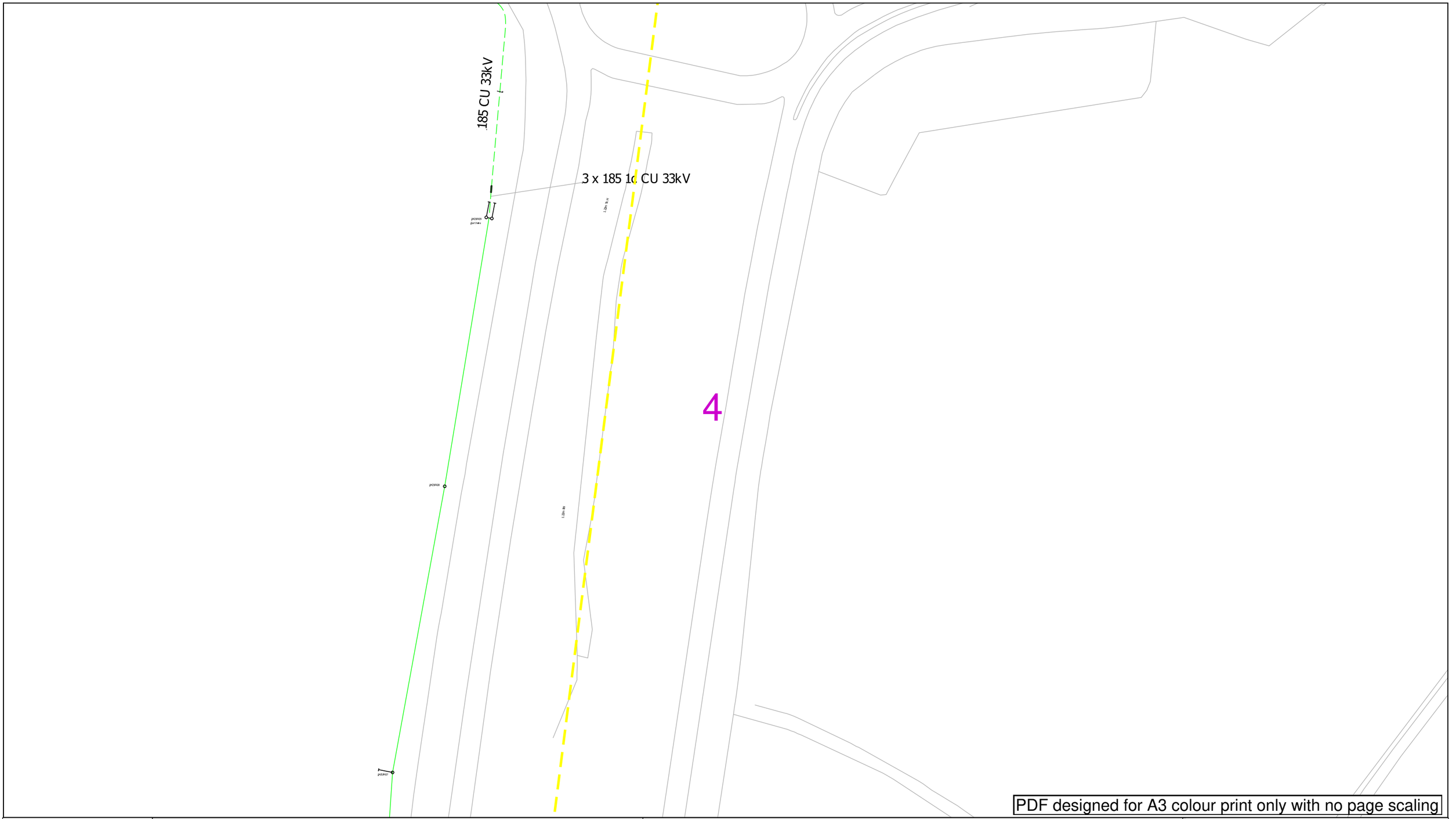
Pilot Cables
Pole Mounted Transformer
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0 100m

Link Box
Site Location
Line/Area

Overhead Line
HL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
Underground Earth

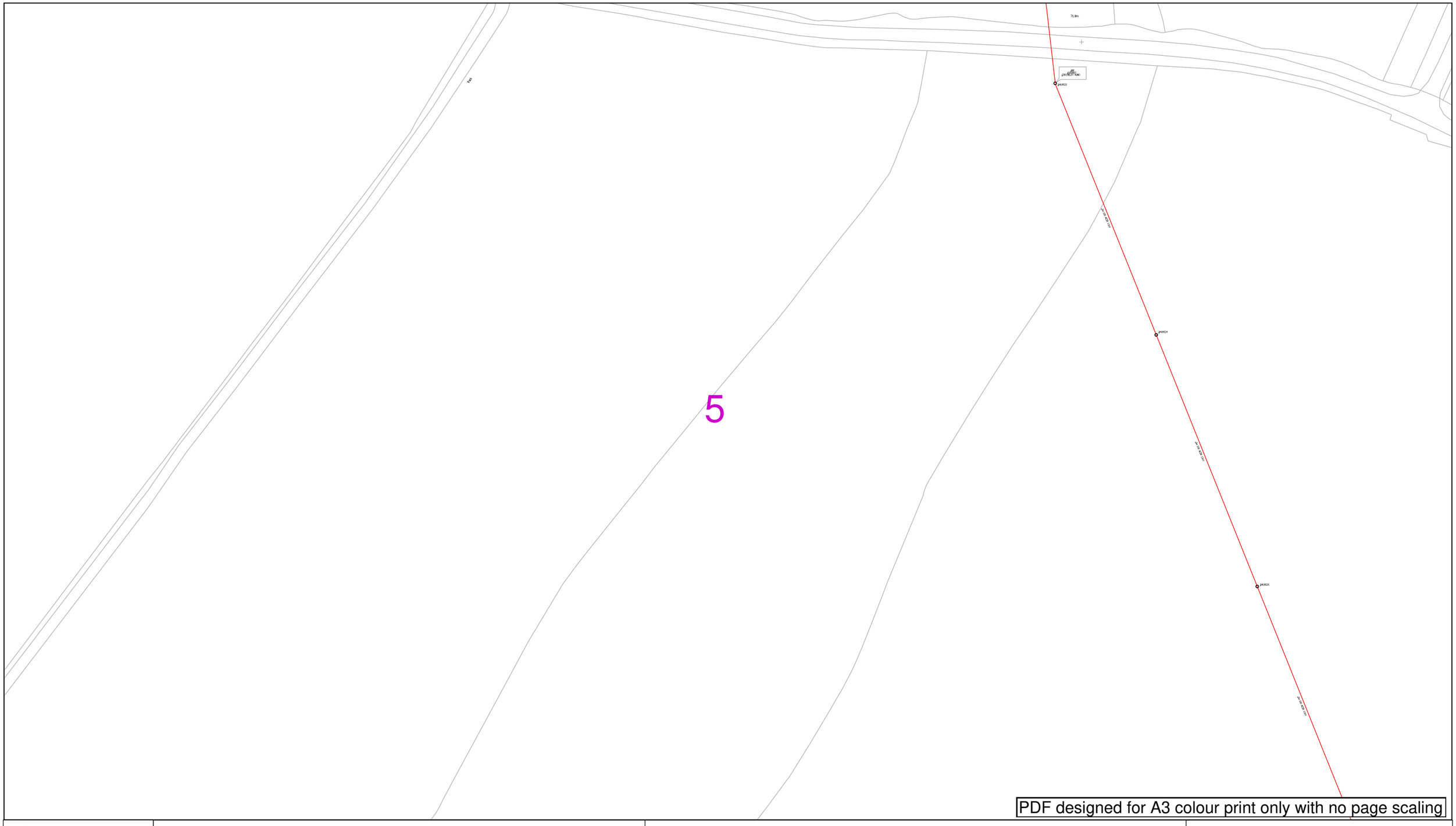
Pilot Cables
Pole Mounted Transformer
Ground Mounted Transformer

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
E Underground Earth

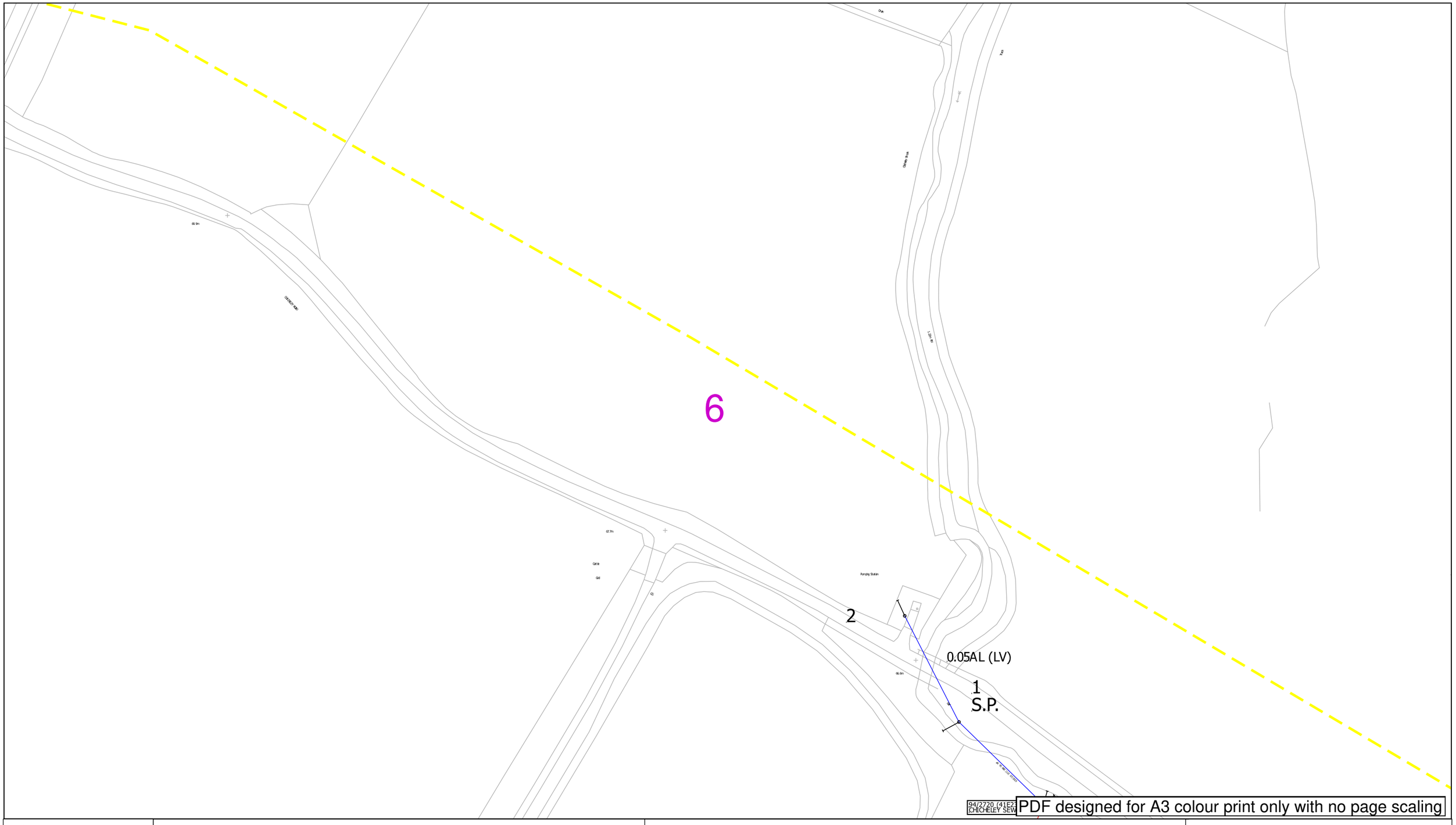
Pilot Cables
P P
Pole Mounted Transformer
Ground Mounted Transformer

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
Underground Earth

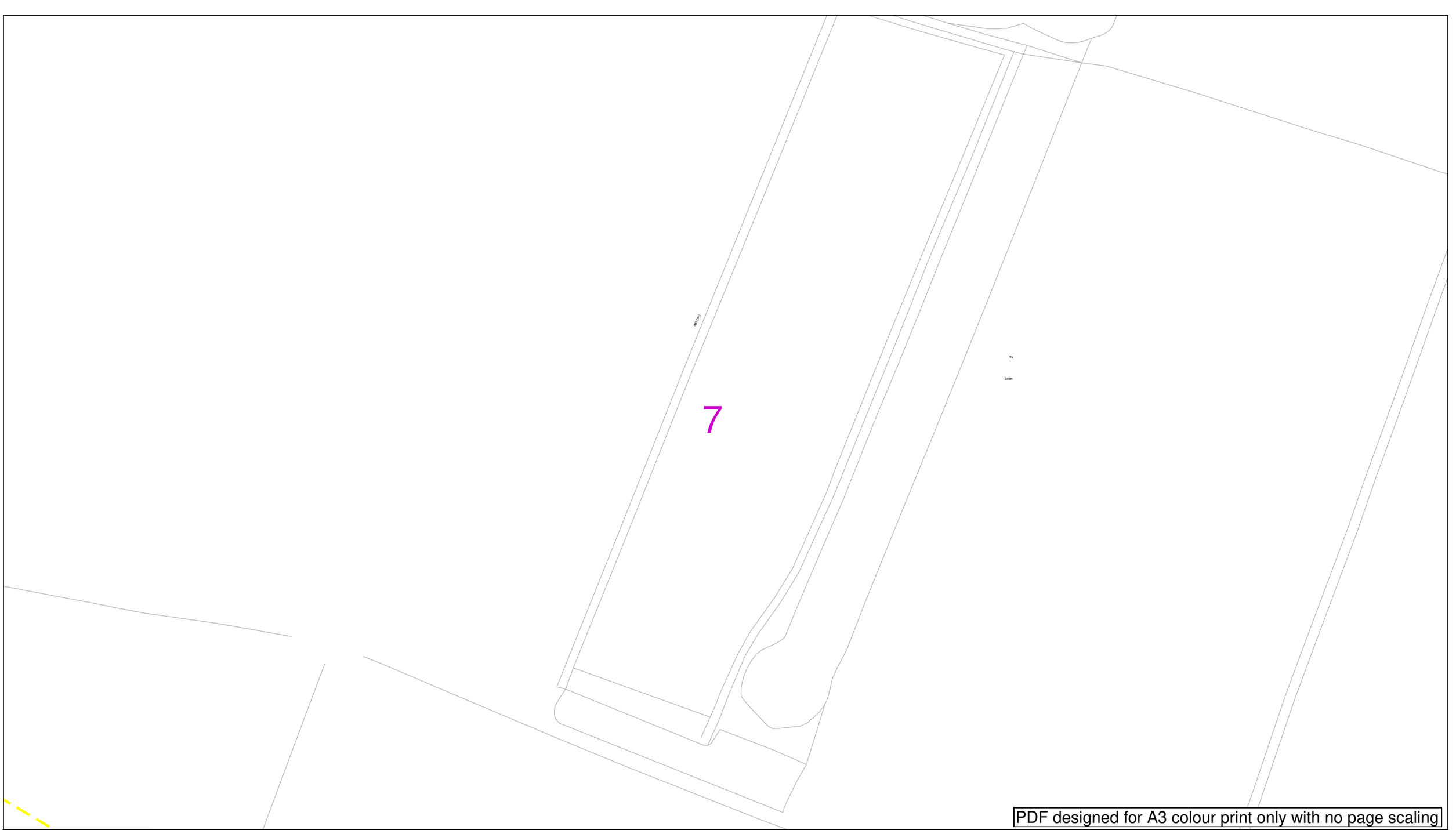
Pilot Cables
Pole Mounted Transformer
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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
EHV (66kV)
EHV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
E Underground Earth

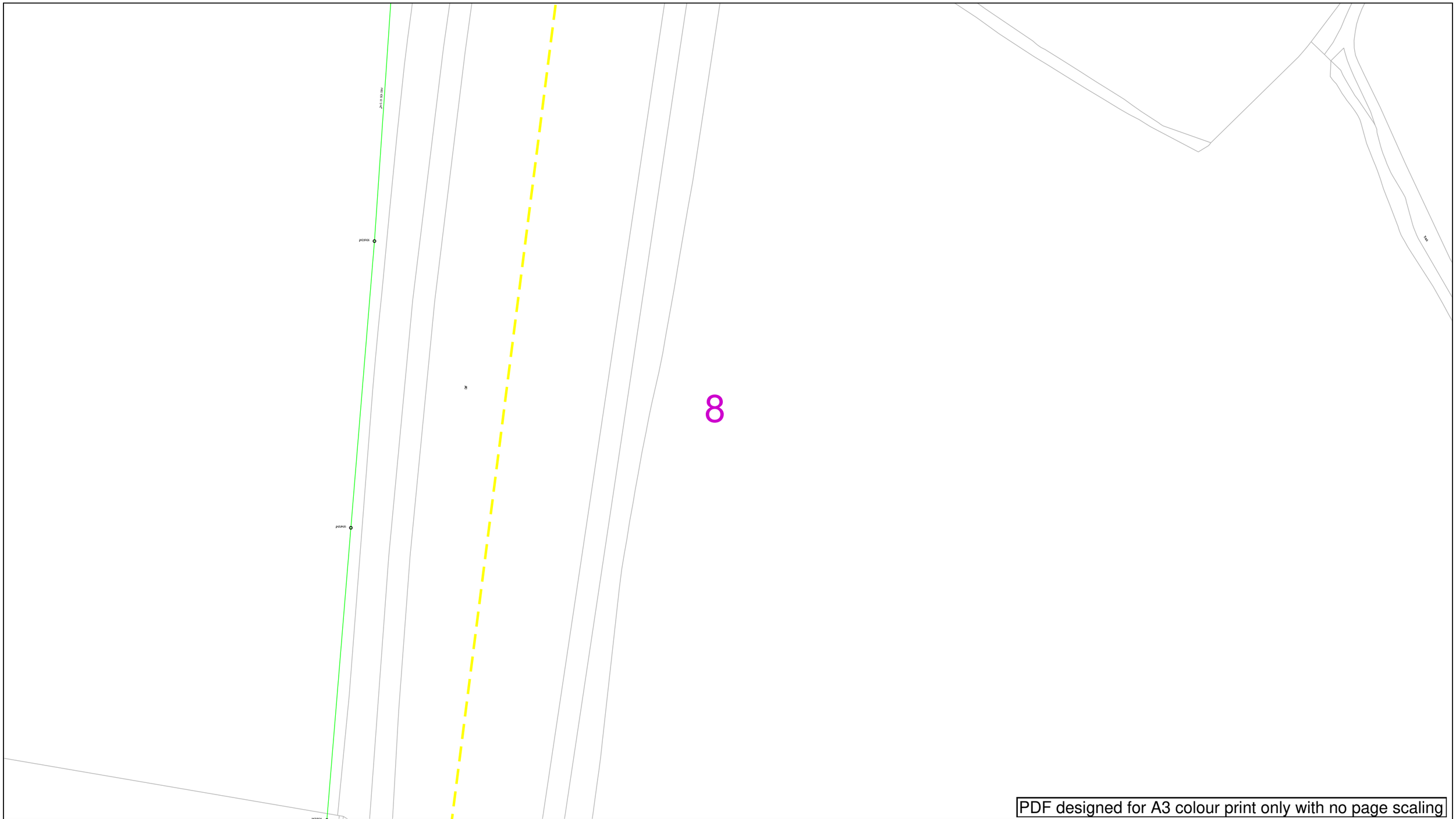
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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
Underground Earth

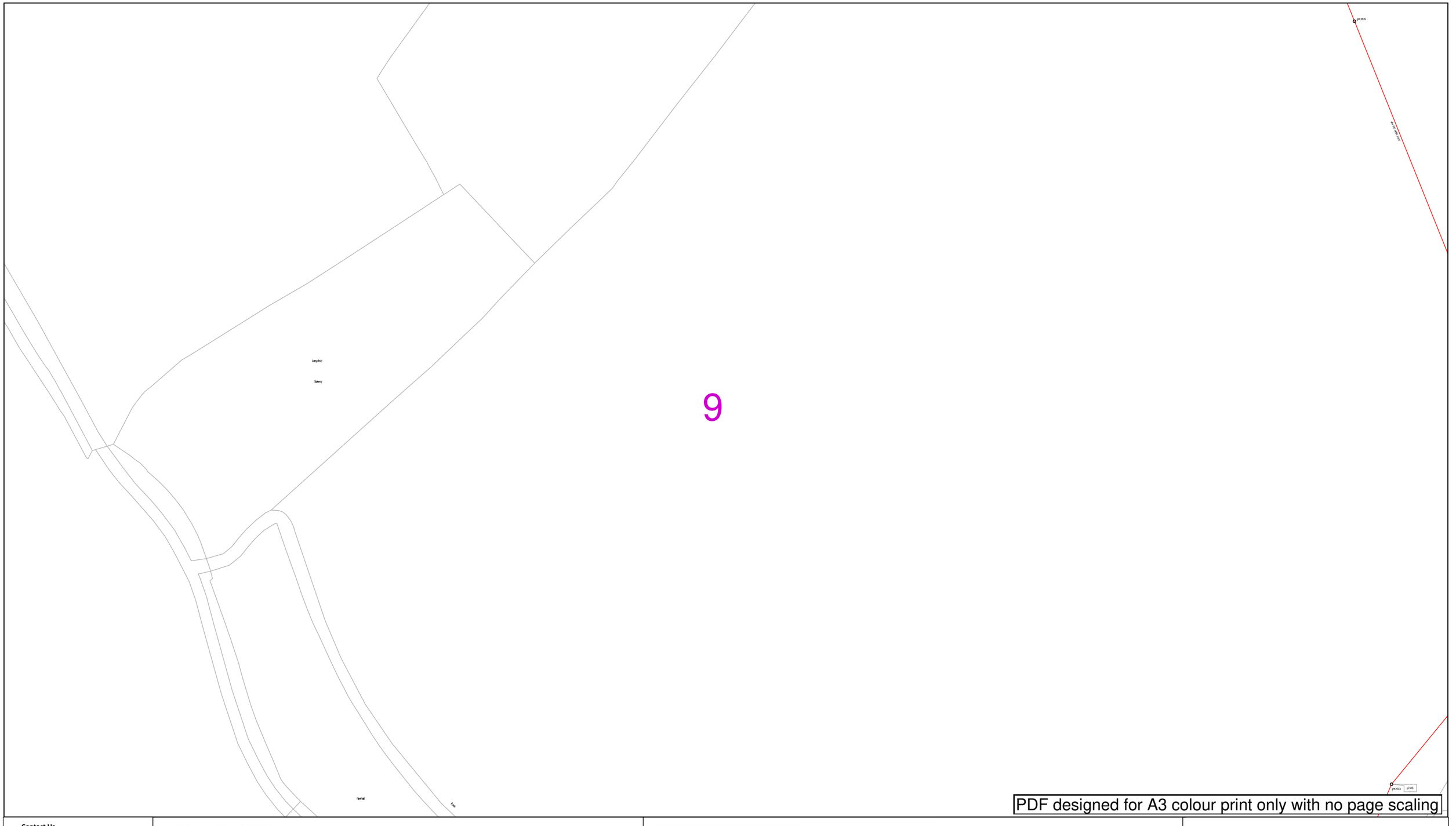
Pilot Cables
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0 100m

**Link Box**

**Site Location**
**Line/Area**

**Overhead Line**
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

**Underground Cable**

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**Private Cables**
**PME Earth**
**Underground Earth**

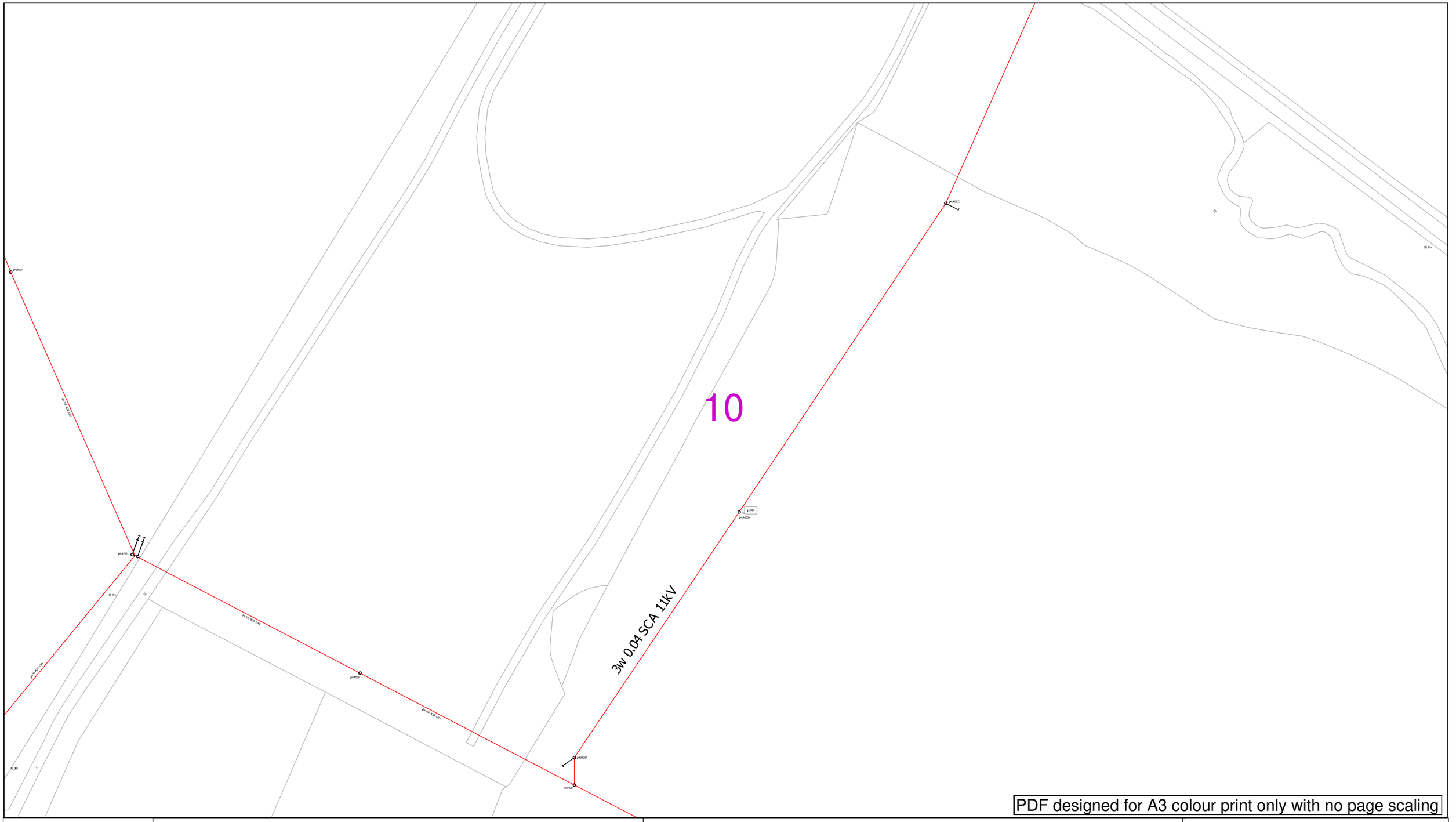
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**Pole Mounted Transformer**
**Ground Mounted Transformer**

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Line/Area

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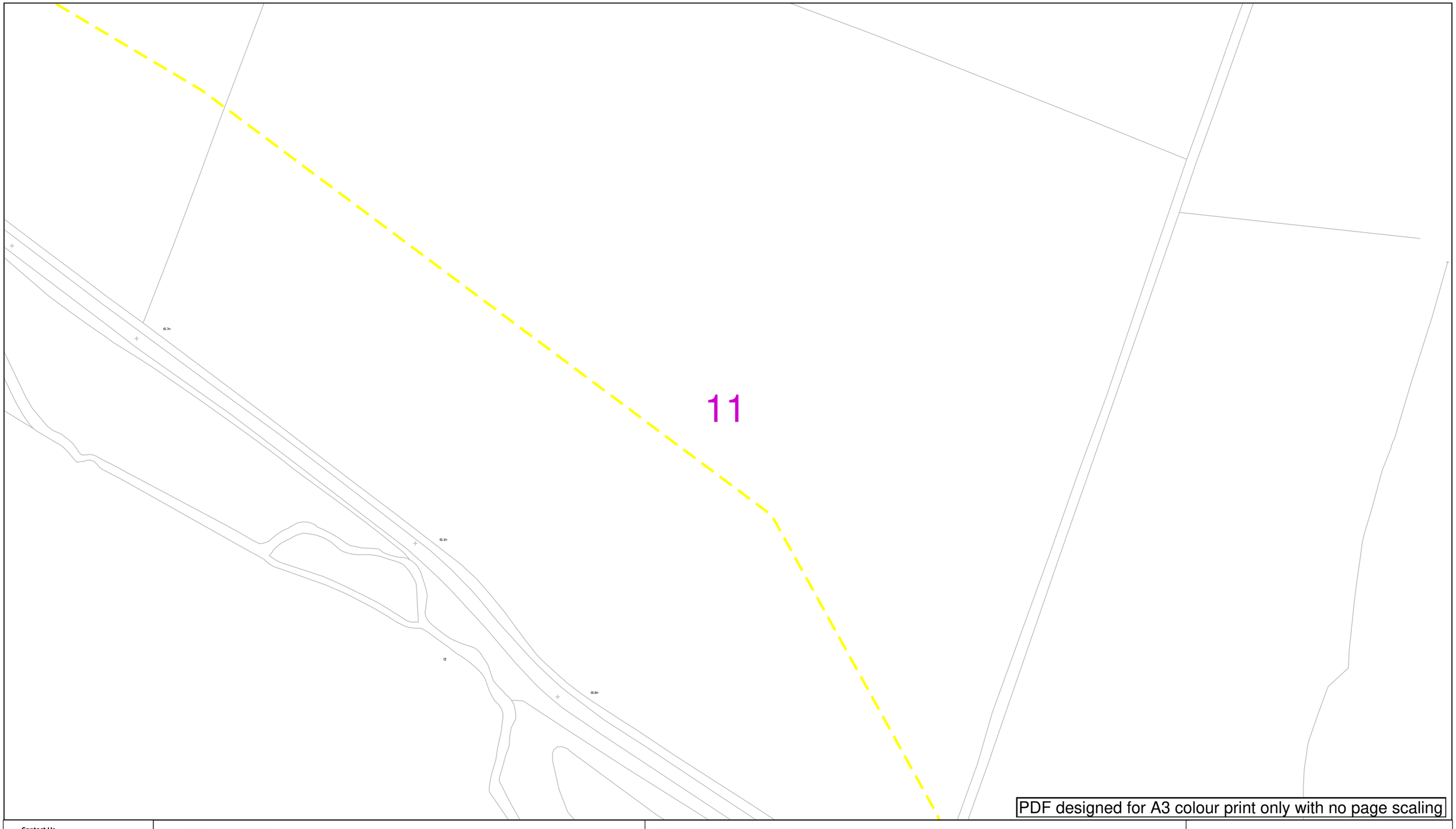
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Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
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PME Earth
Underground Earth

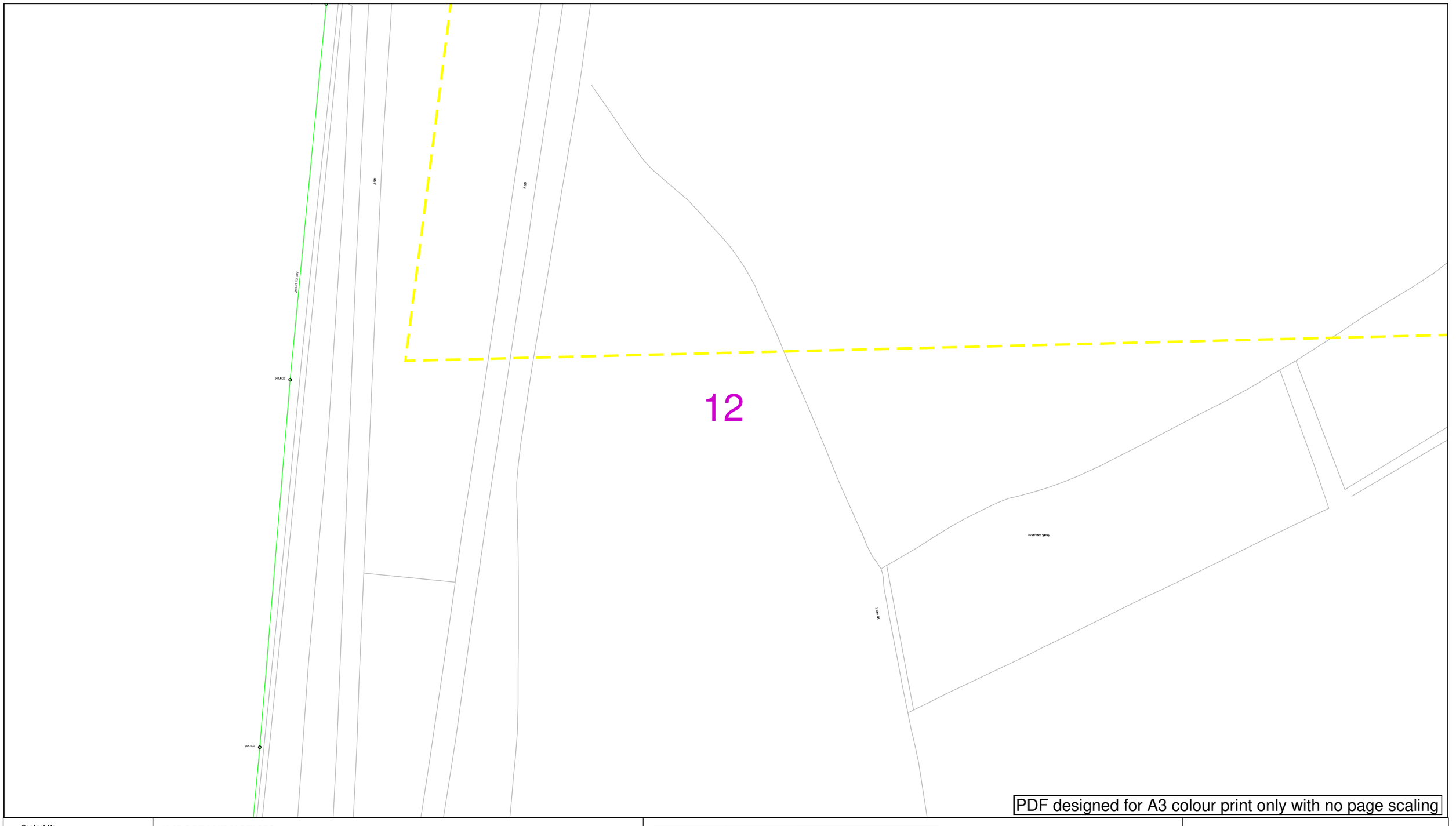
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Pole Mounted Transformer
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General Enquiries: 0800 096 3080

Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:1250 (When plotted at A3)

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
E Underground Earth

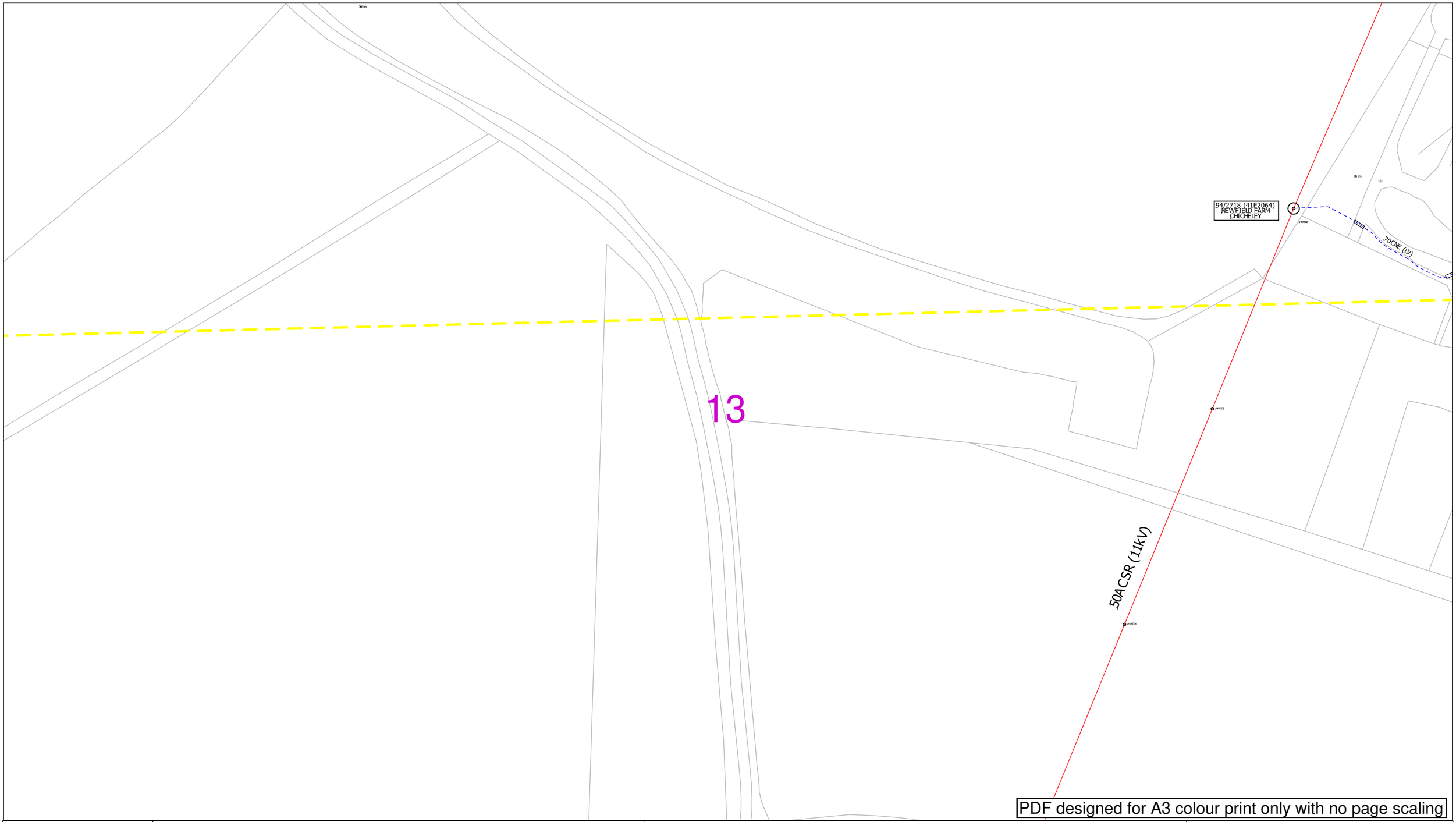
Pilot Cables
Pole Mounted Transformer
Ground Mounted Transformer

**Report damage immediately KEEP EVERYONE AWAY FROM THE AREA**
**0800 6783 105**

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0 100m

**Link Box**

**Site Location Line/Area**

**Overhead Line**: HL, Service, LV, HV (11kV), HV (33kV), HV (66kV), HV (132kV)

**Underground Cable**

**National Grid Telecoms**

**Private Cables**

**PME Earth**

**Underground Earth**

**Pilot Cables**

**Pole Mounted Transformer**

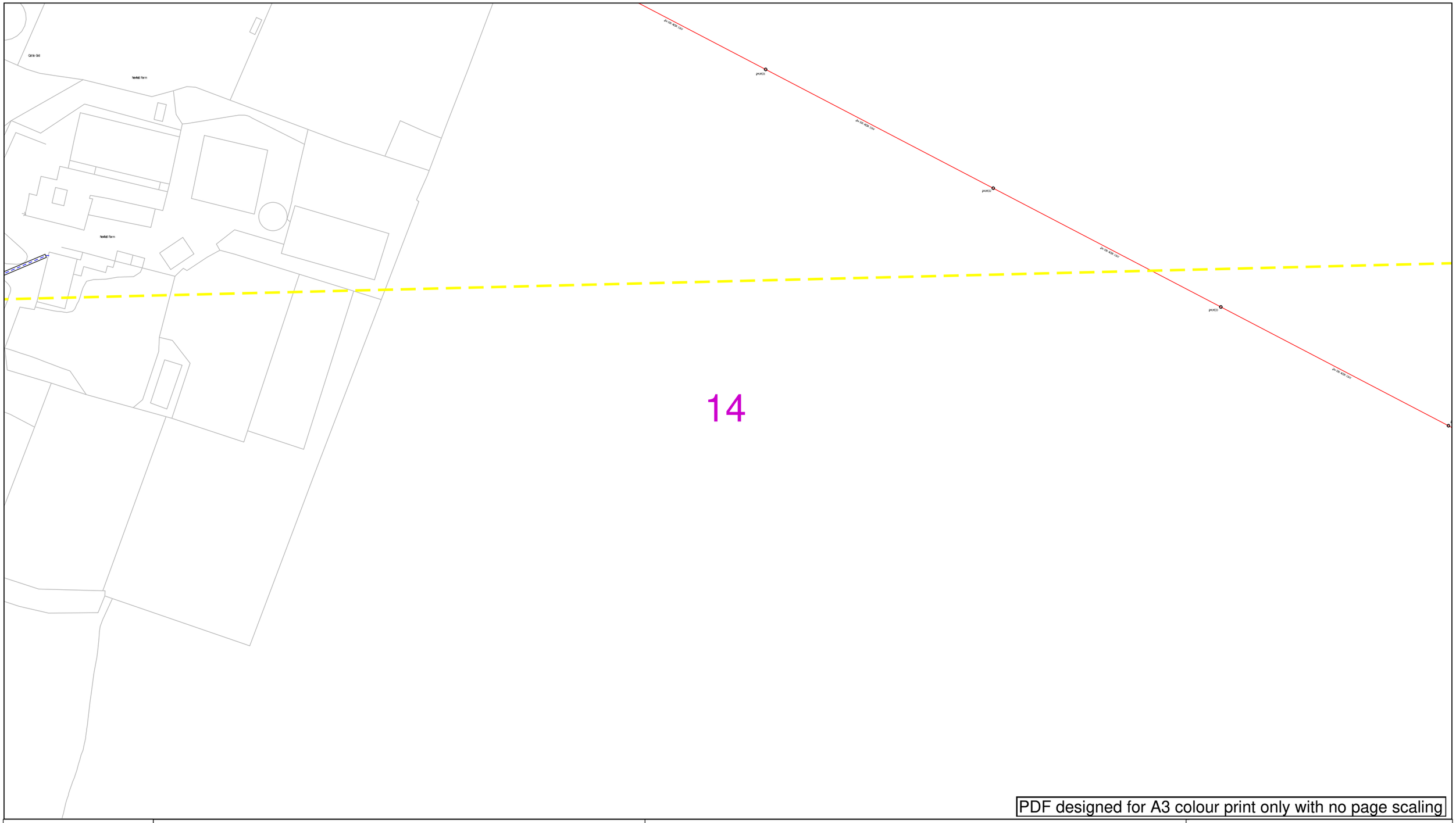
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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
Underground Earth

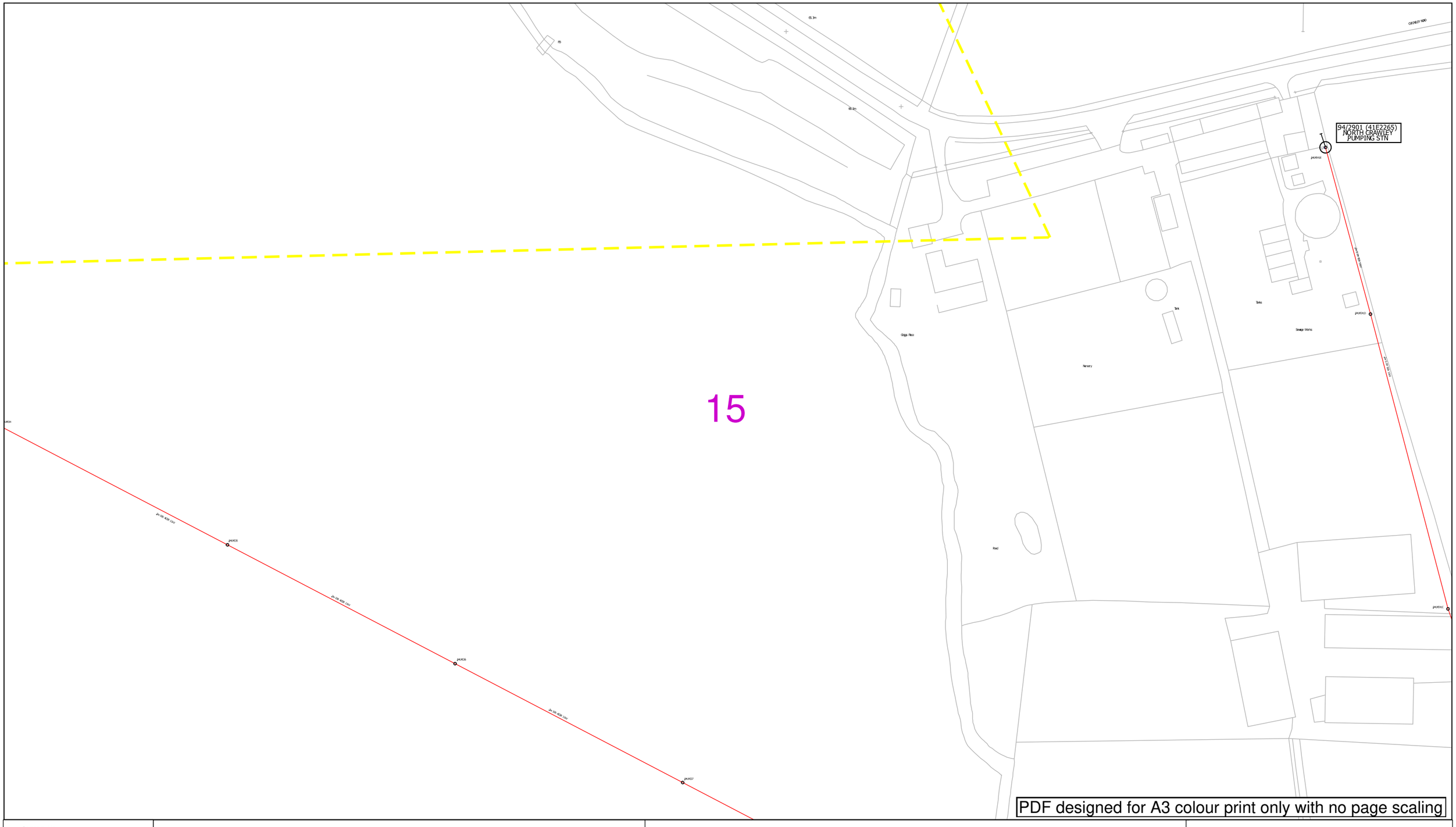
Pilot Cables
Pole Mounted Transformer
Ground Mounted Transformer

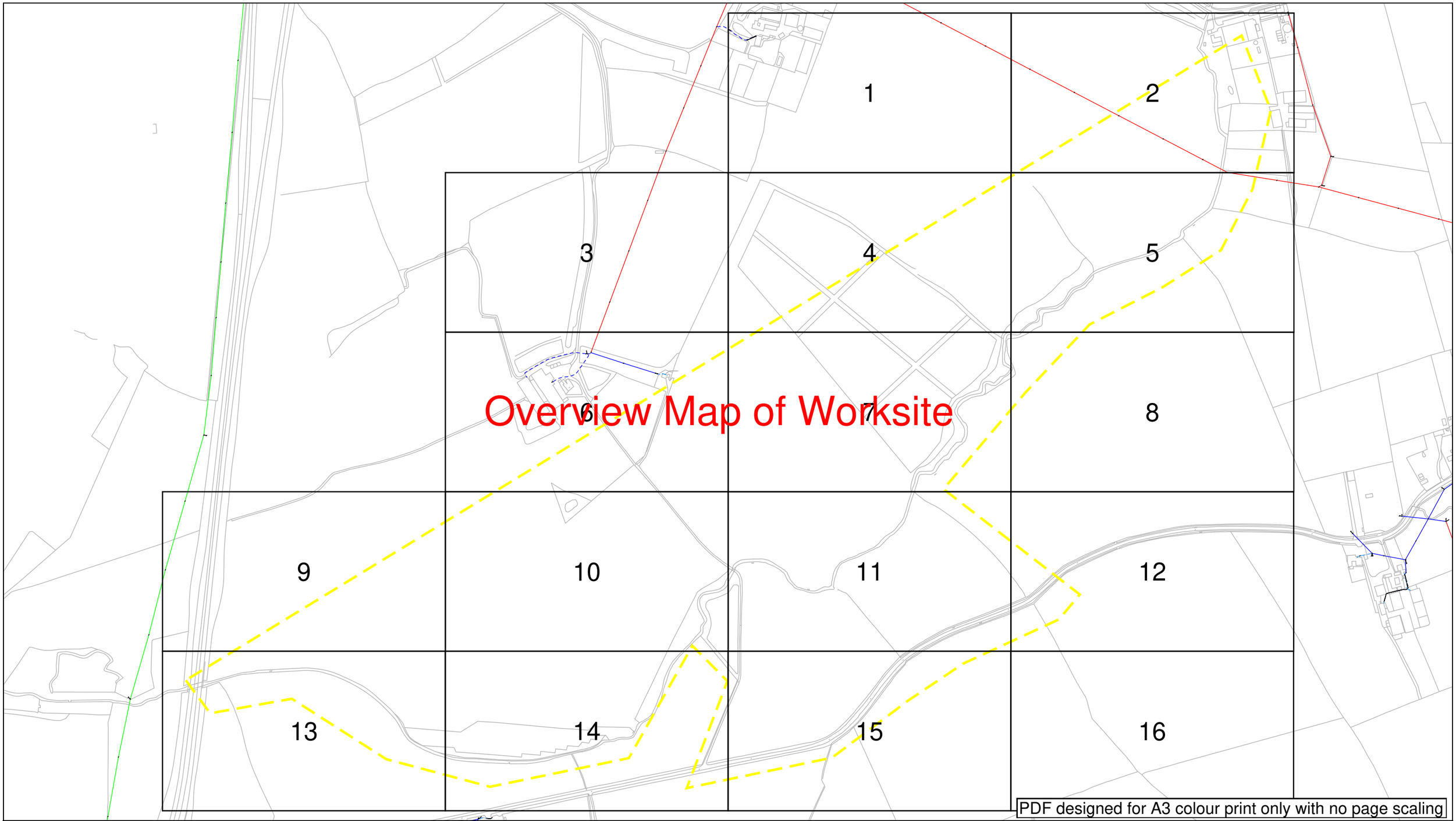
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94/2901 (41E2265)
NORTH CRAWLEY
PUMPING STN
Tanks
Sewage Works
Tank
Nursery
Orgia Pico
Road
65.1m
68.2m
PK3535
PK3536
PK3537
PK3538
PK3539
PK3540
PK3541
PK3542
PK3543
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PK3574




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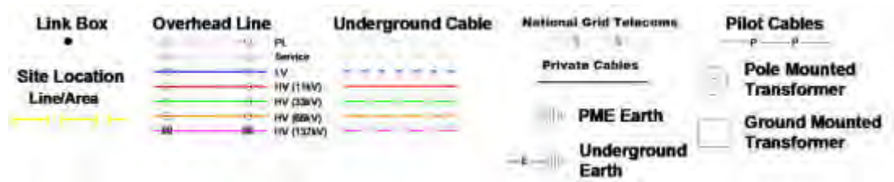
General Enquiries: 0800 096 3080

Date Requested: 28/08/2024
Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference:
890869

Scale: 1:6406 (When plotted at A3)

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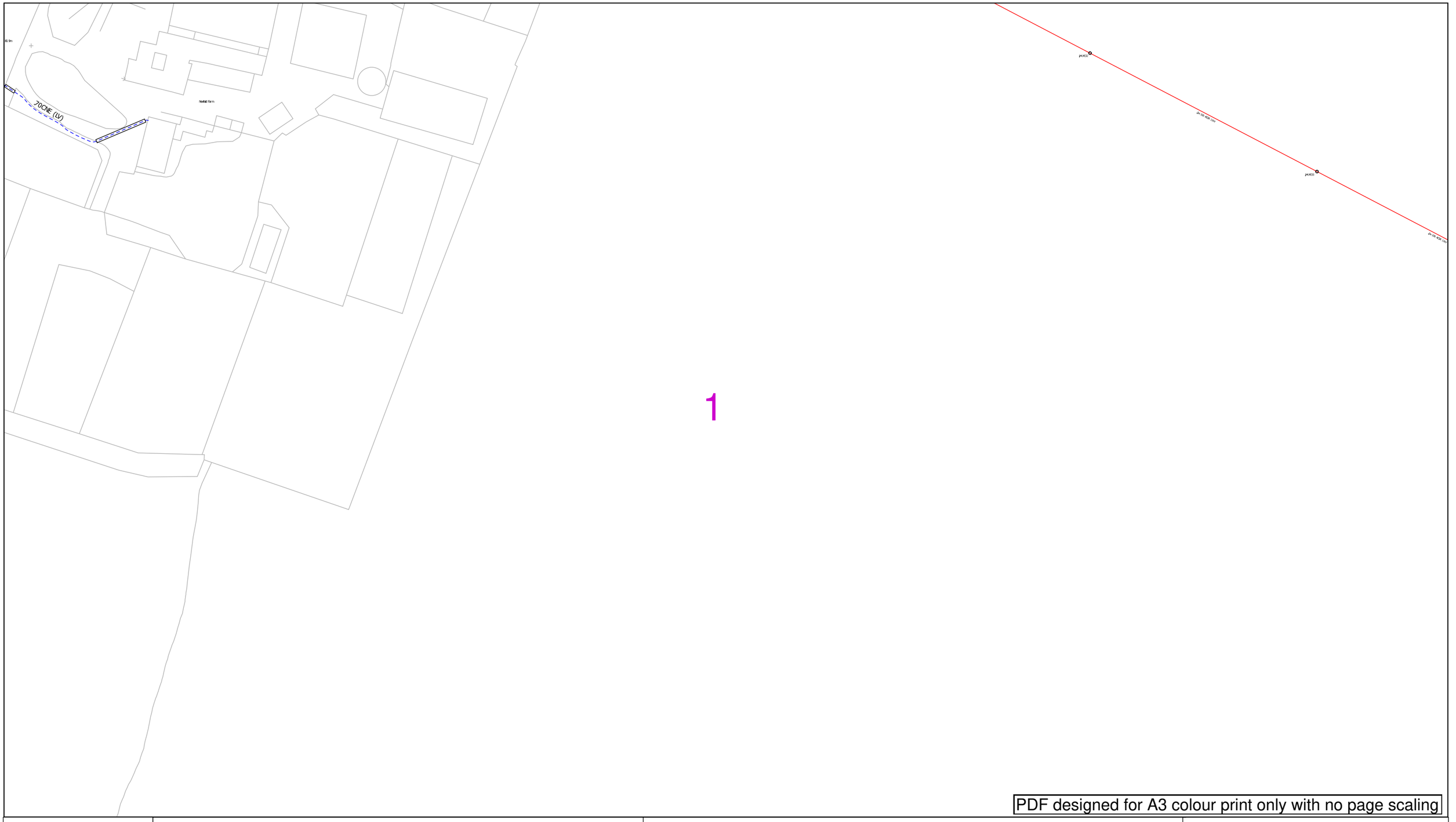



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Requested by:
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0 100m

**Link Box**

**Site Location Line/Area**

**Overhead Line**

HL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

**Underground Cable**

**National Grid Telecoms**

**Private Cables**

**PME Earth**

**Underground Earth**

**Pilot Cables**

**Pole Mounted Transformer**

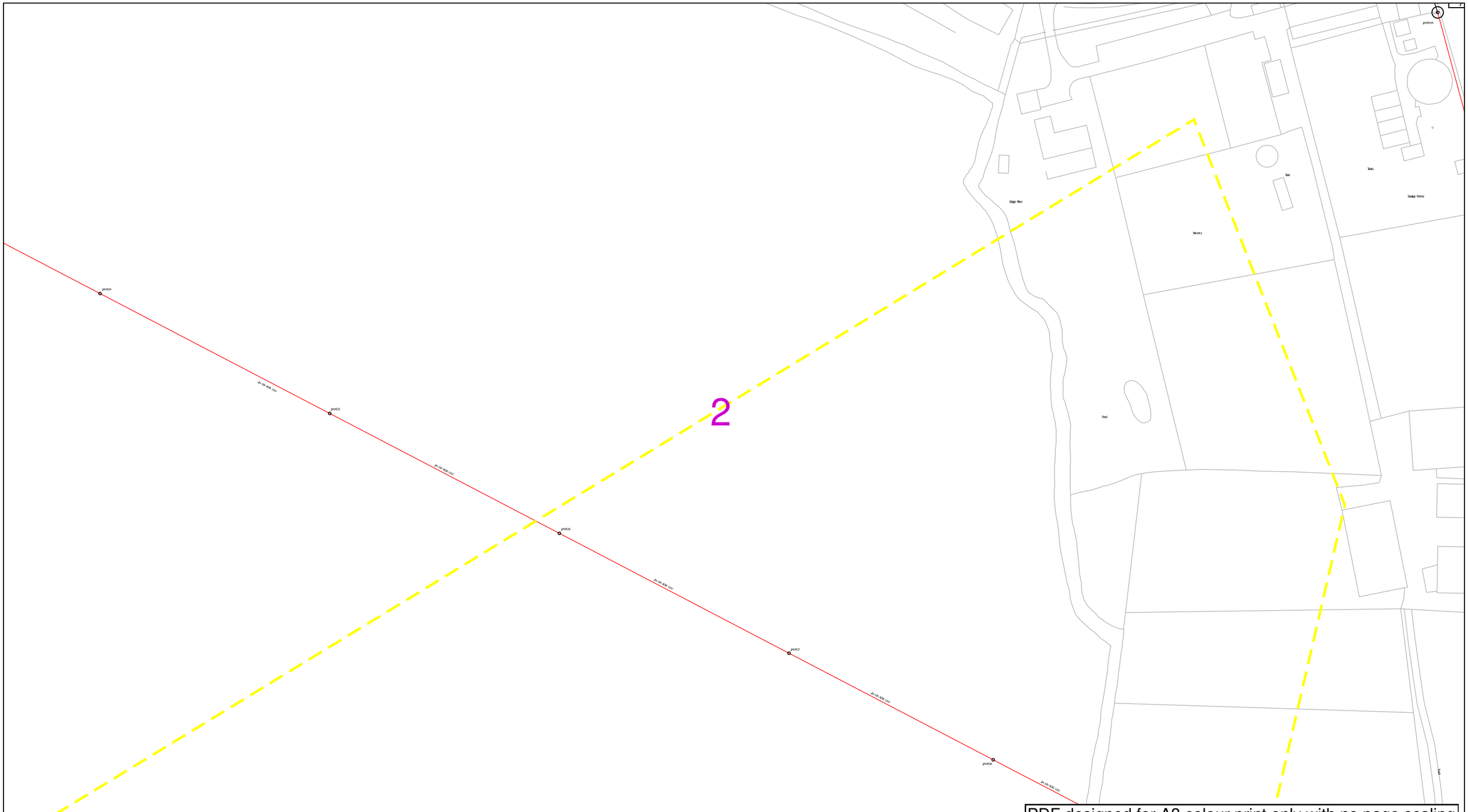
**Ground Mounted Transformer**

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
Underground Earth

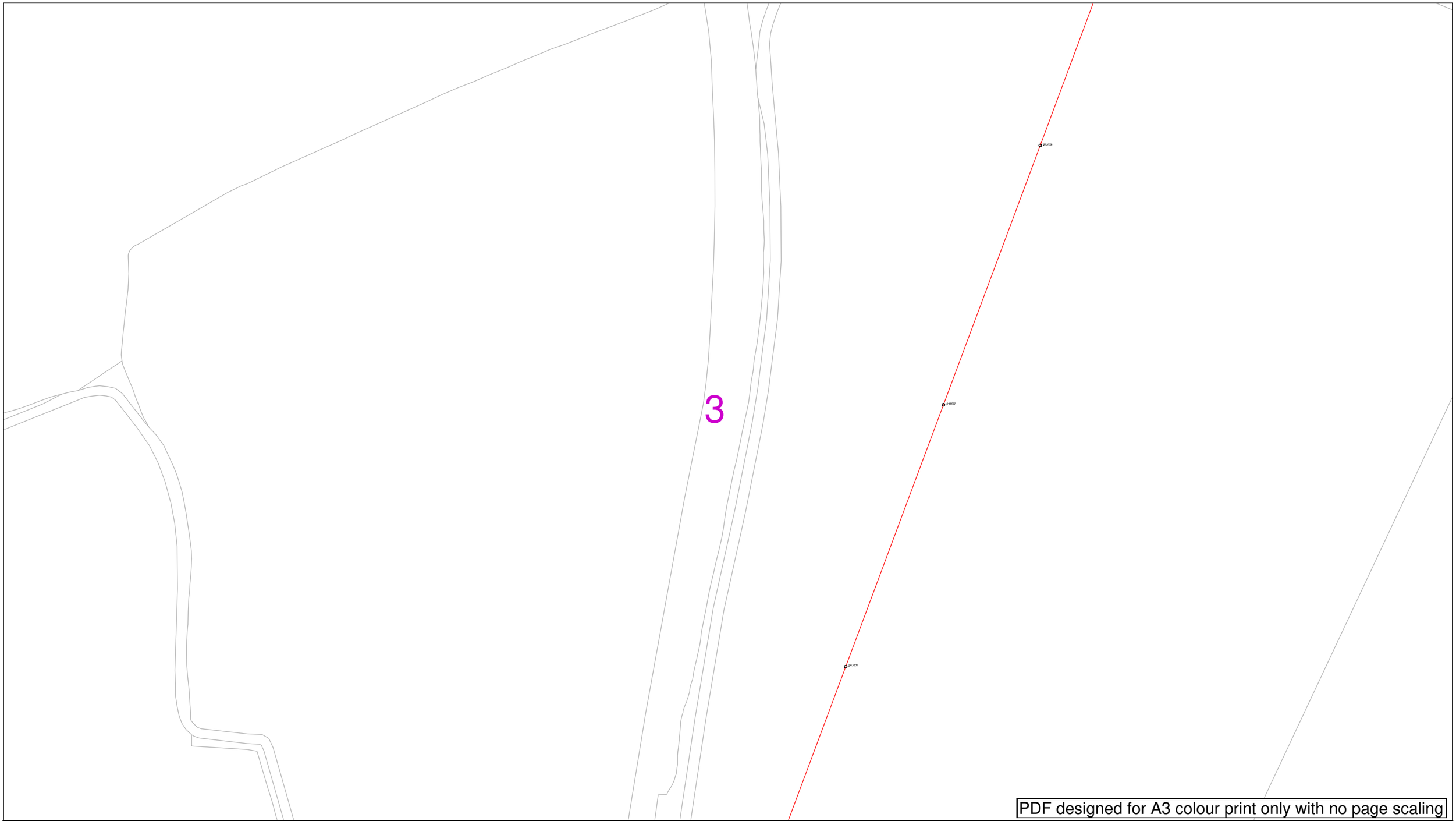
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0 100m

Link Box
Site Location
Line/Area

Overhead Line
HL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
E Underground Earth

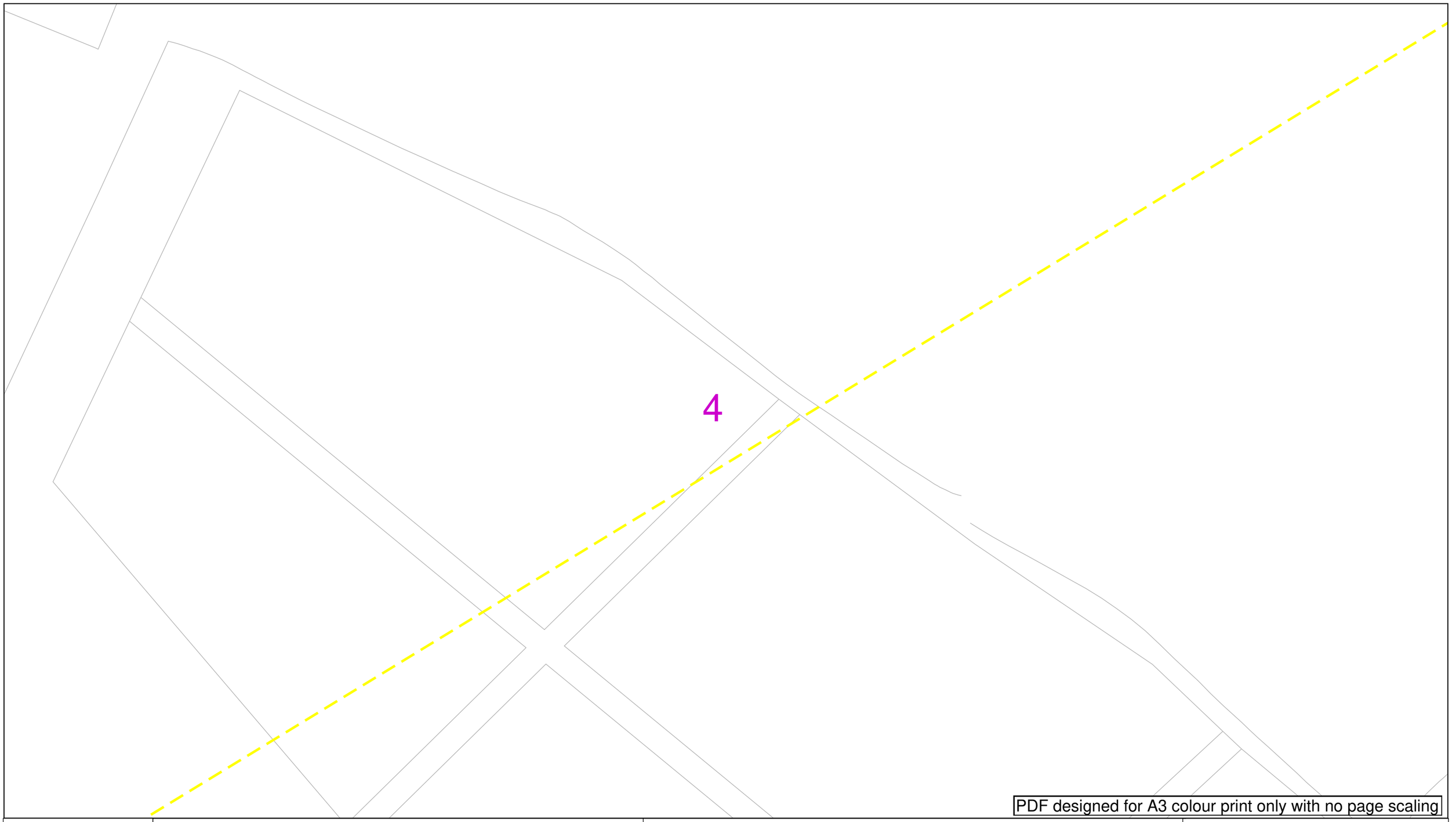
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P P
Pole Mounted Transformer
Ground Mounted Transformer

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Link Box
Site Location
Line/Area

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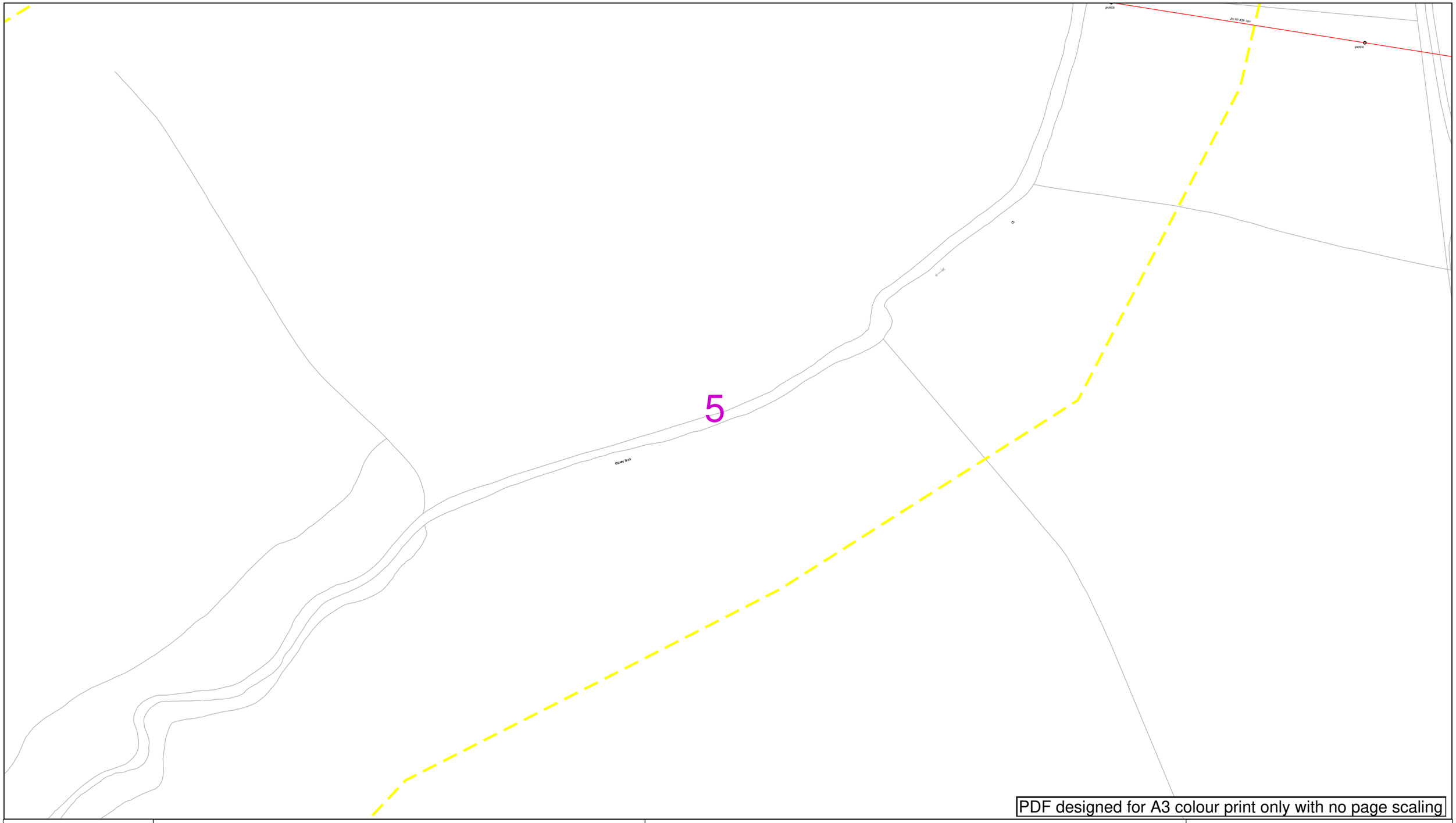
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P P
Pole Mounted Transformer
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0 100m

Link Box
Site Location
Line/Area

Overhead Line
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PME Earth
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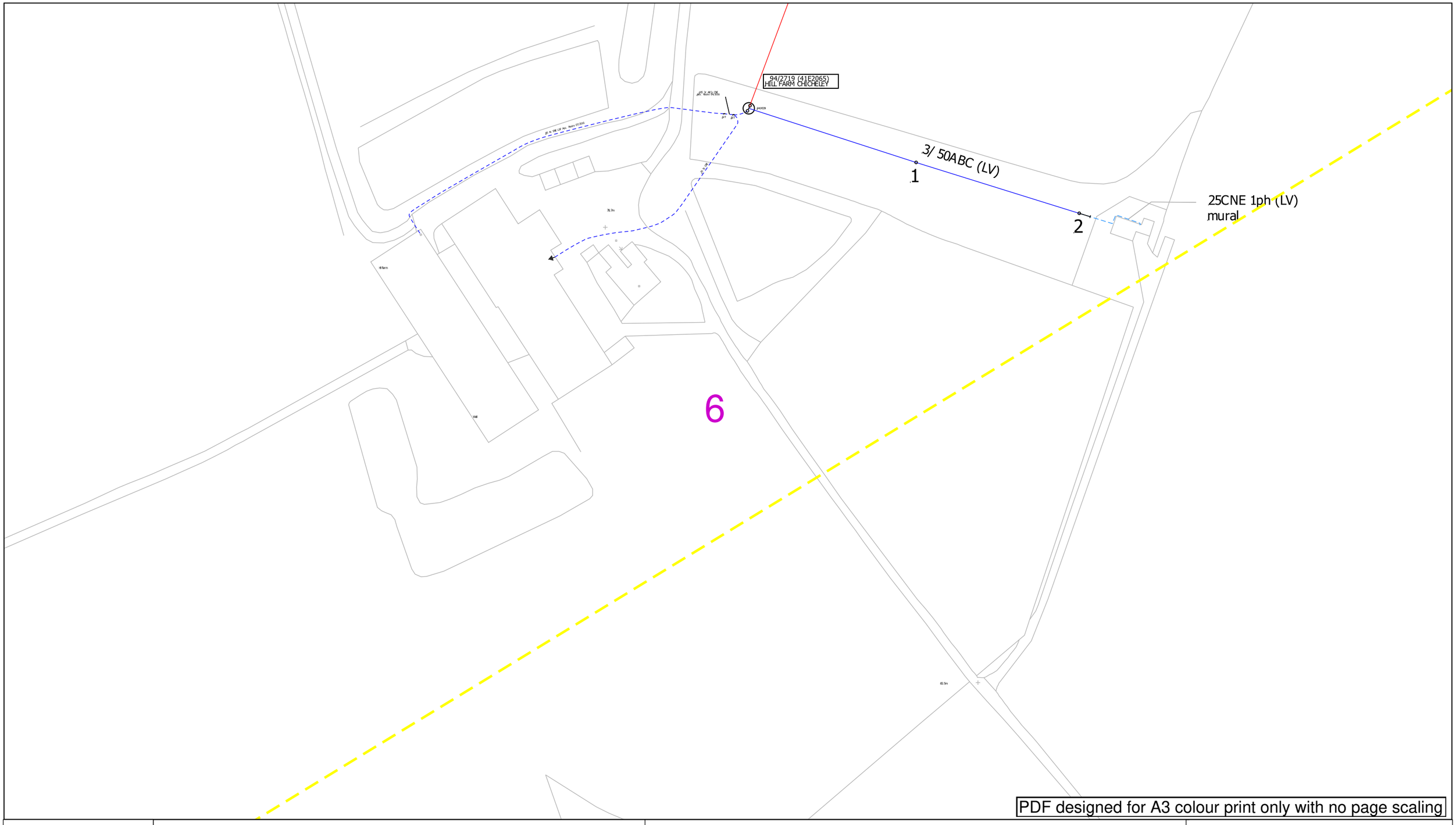
Pilot Cables
Pole Mounted Transformer
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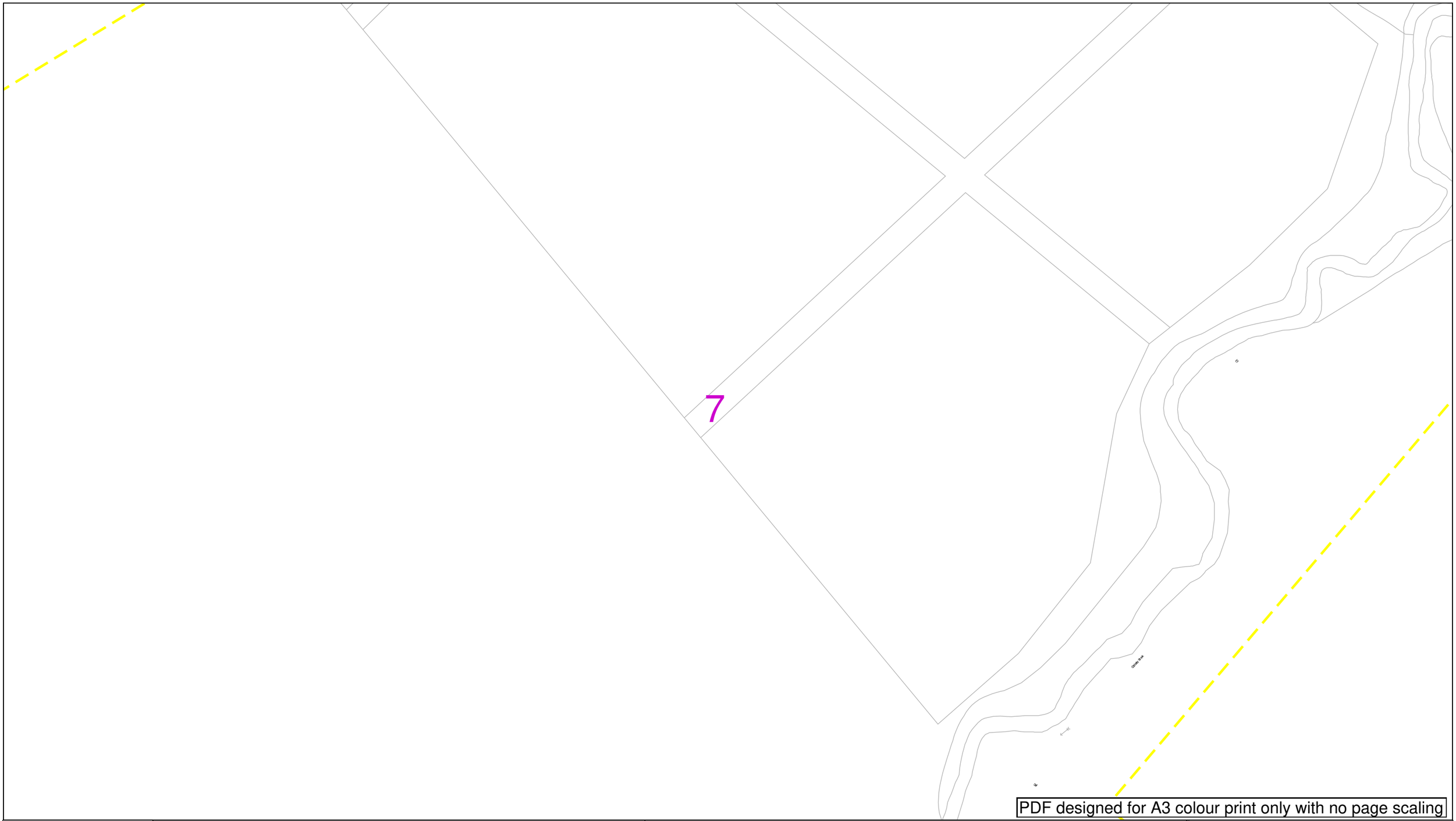
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0 100m

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Site Location
Line/Area

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Service
LV
HV (11kV)
HV (33kV)
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Underground Cable

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Your Scheme/Reference: 890869

Scale: 1:1250 (When plotted at A3)

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
HL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
E Underground Earth

Pilot Cables
P P
Pole Mounted Transformer
Ground Mounted Transformer

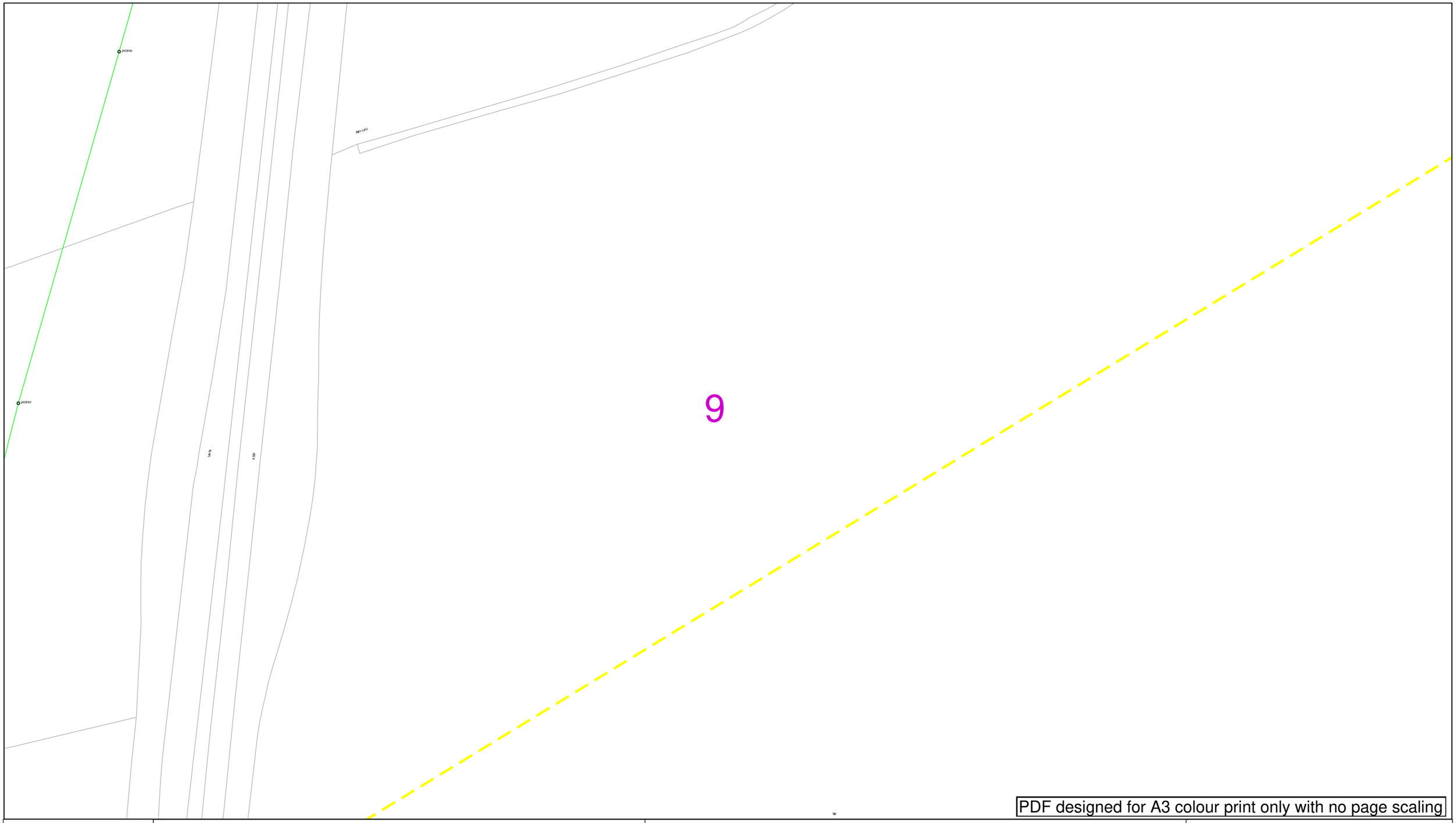
**Report damage immediately KEEP EVERYONE AWAY FROM THE AREA**
**0800 6783 105**

nationalgrid Electricity Distribution


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**Contact Us**

Mapping Enquiries: 0121 623 9780

General Enquiries: 0800 096 3080

Date Requested: 28/08/2024
Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:1250 (When plotted at A3)

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
Underground Earth

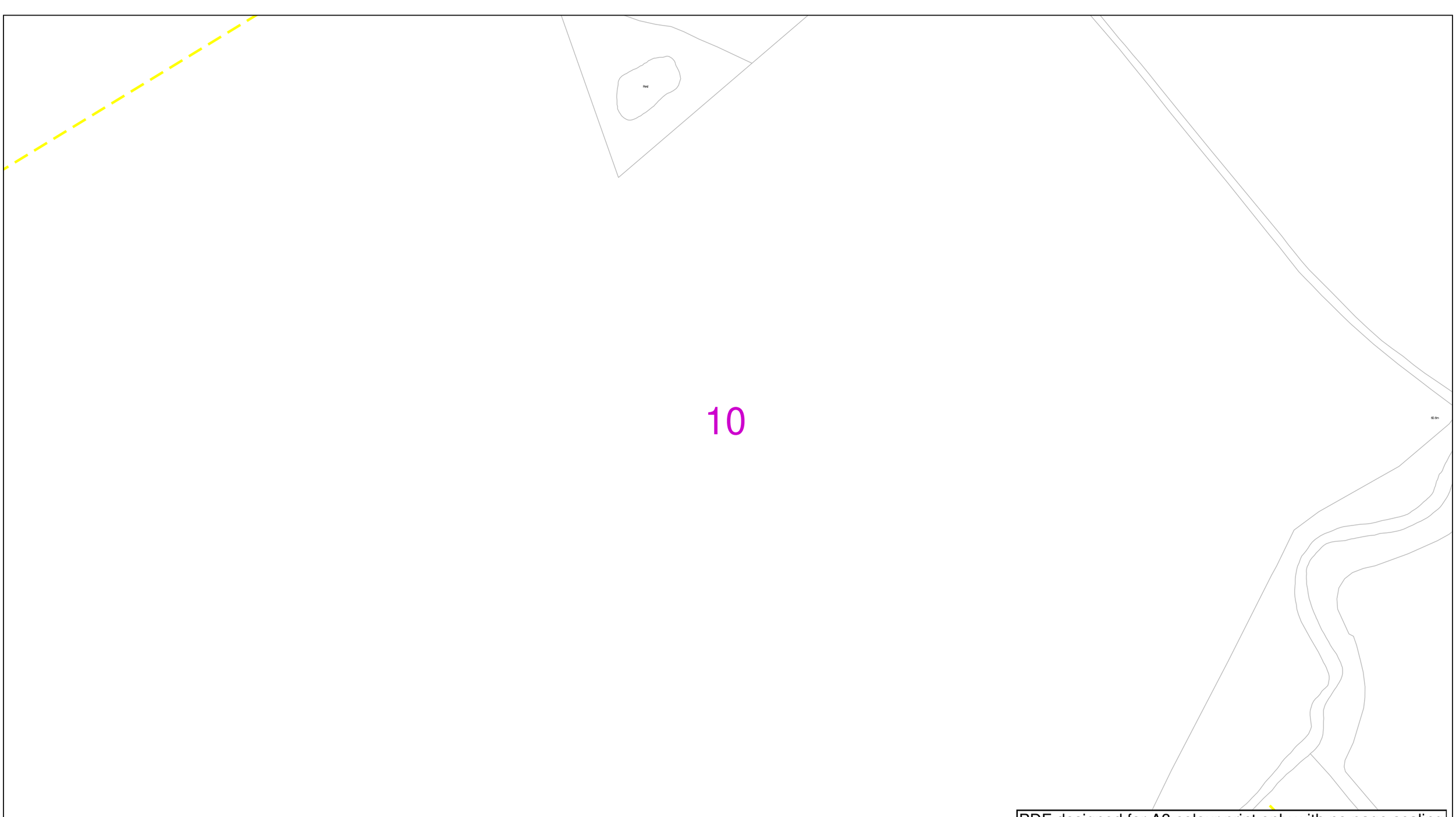
Pilot Cables
Pole Mounted Transformer
Ground Mounted Transformer

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0 100m

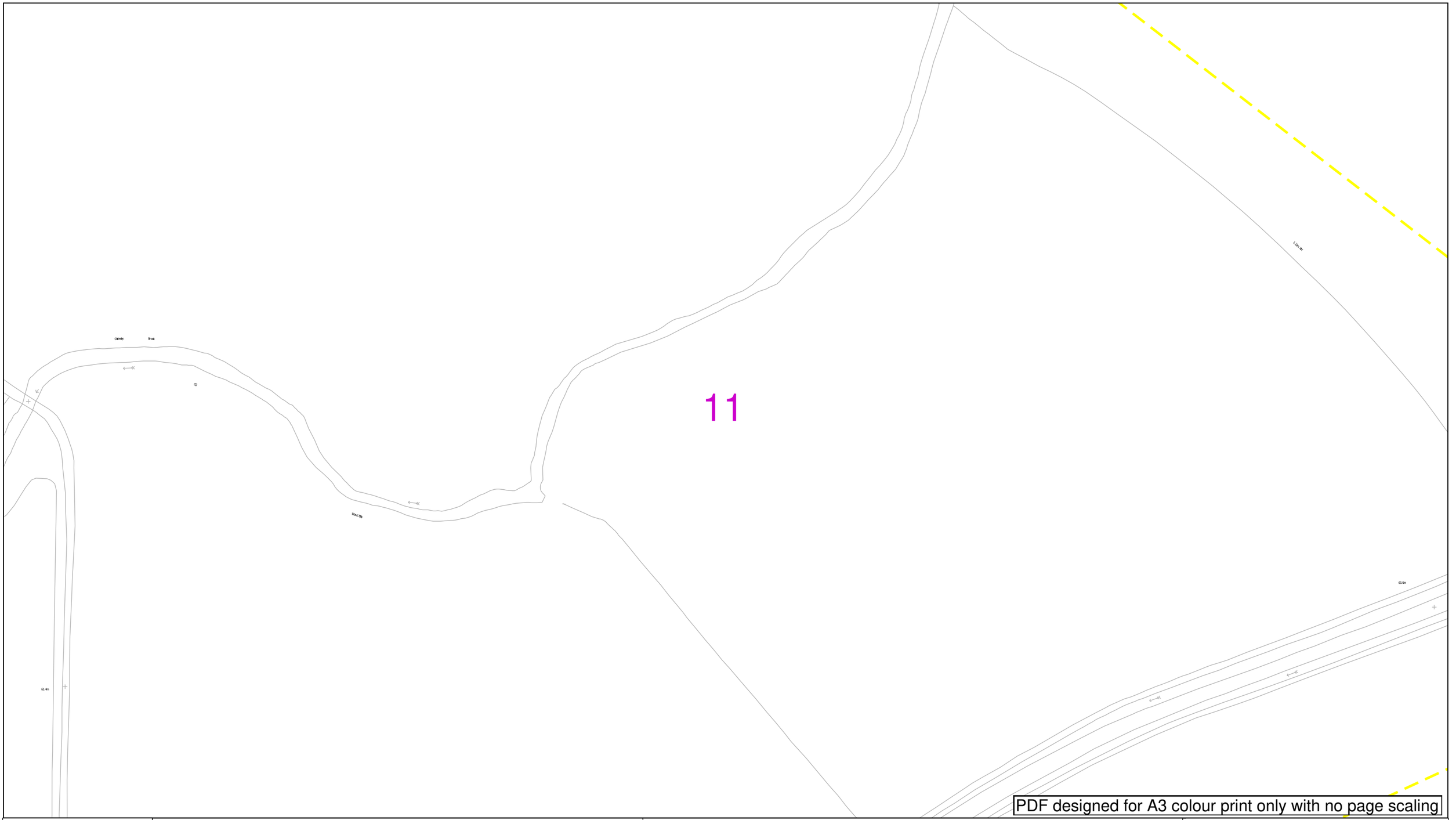
Link Box
Site Location Line/Area
Overhead Line: PL, Service, LV, HV (11kV), HV (33kV), HV (66kV), HV (132kV)
Underground Cable
National Grid Telecoms: S S
Private Cables
PME Earth
E Underground Earth
Pilot Cables: P P
Pole Mounted Transformer
Ground Mounted Transformer

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0 100m

**Link Box**

**Site Location**
**Line/Area**

**Overhead Line**
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

**Underground Cable**

**National Grid Telecoms**

**Private Cables**
PME Earth
Underground Earth

**Pilot Cables**

**Pole Mounted Transformer**

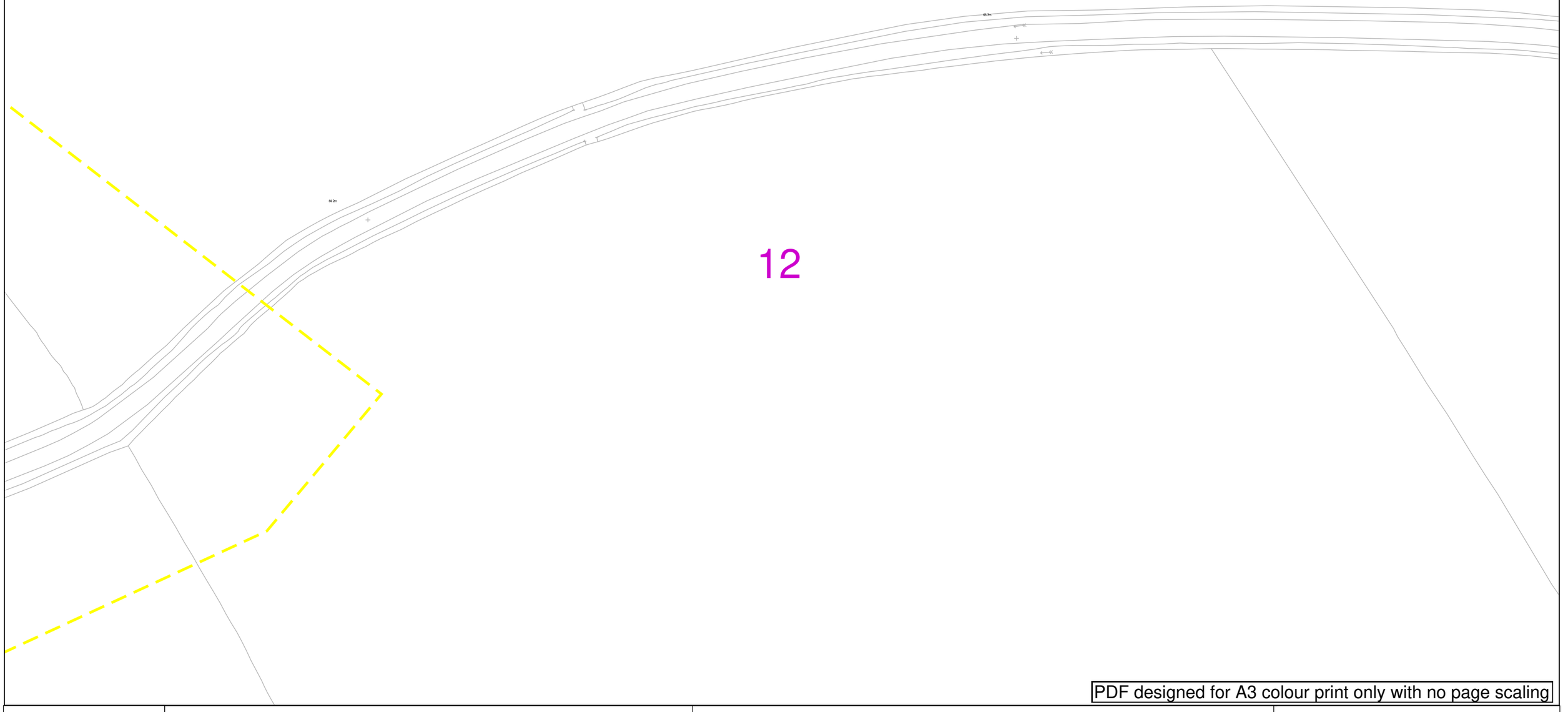
**Ground Mounted Transformer**

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
S S
Private Cables
PME Earth
E Underground Earth

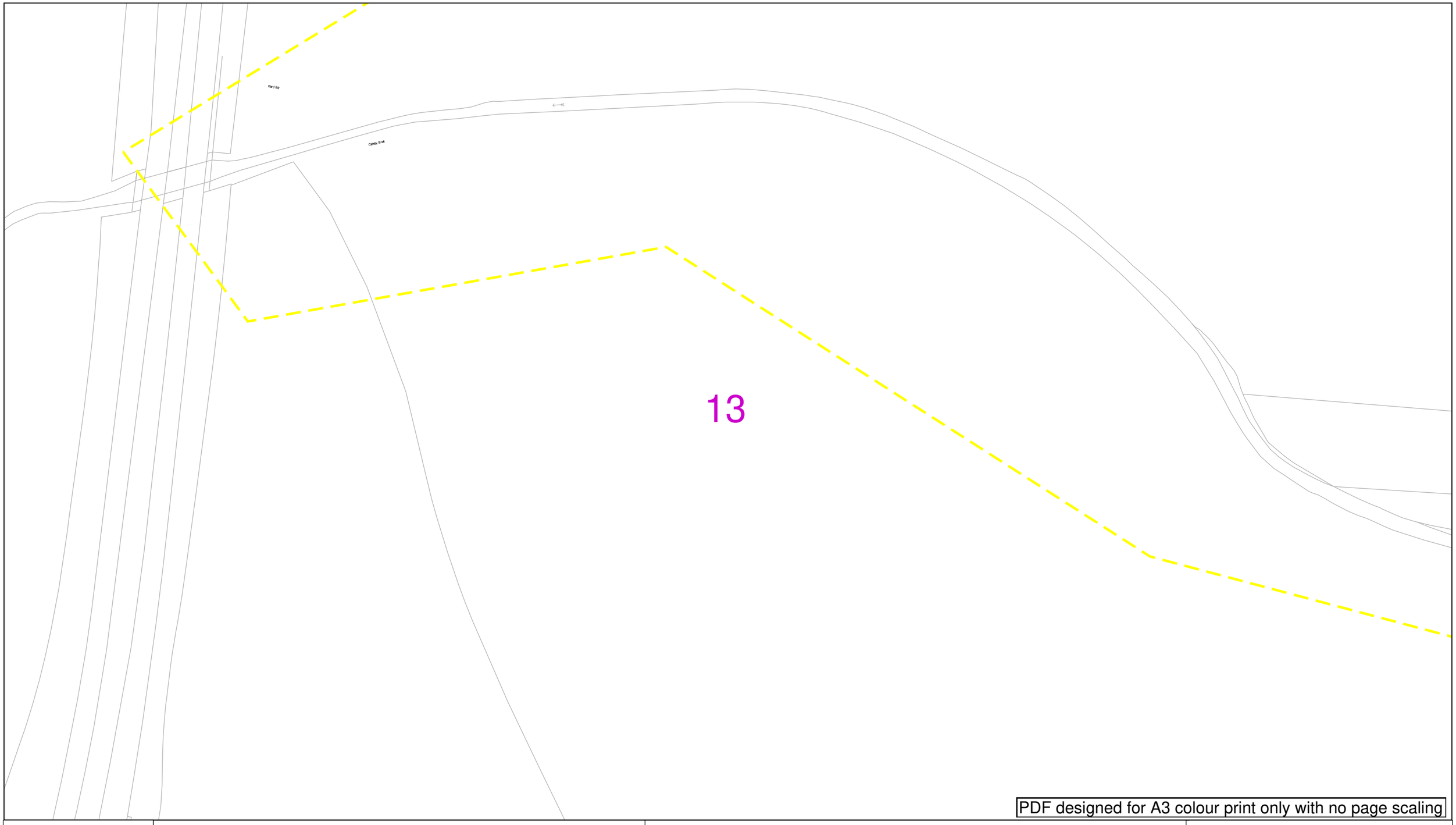
Pilot Cables
P P
Pole Mounted Transformer
Ground Mounted Transformer

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
E Underground Earth

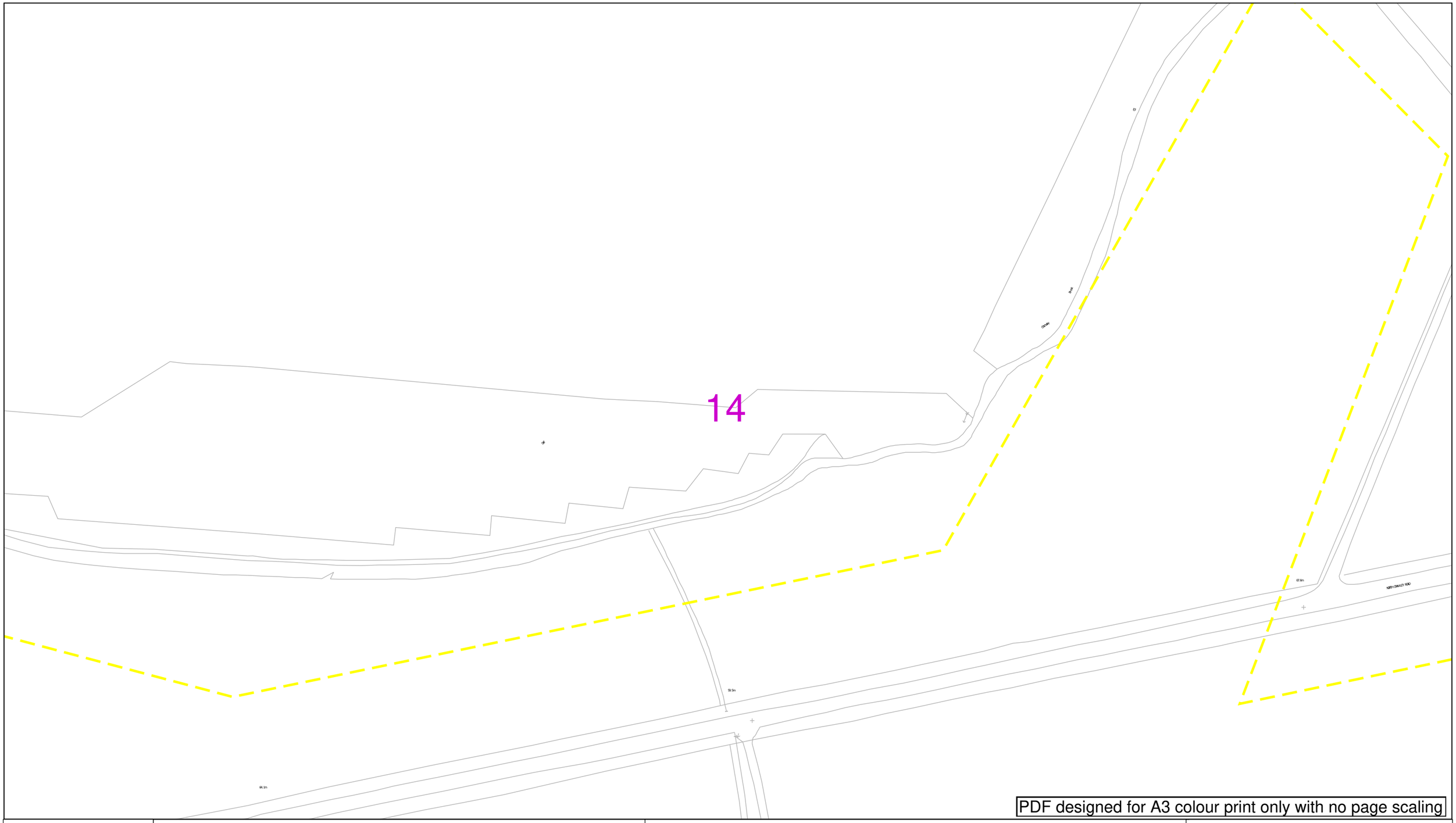
Pilot Cables
P P
Pole Mounted Transformer
Ground Mounted Transformer

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

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E Underground Earth

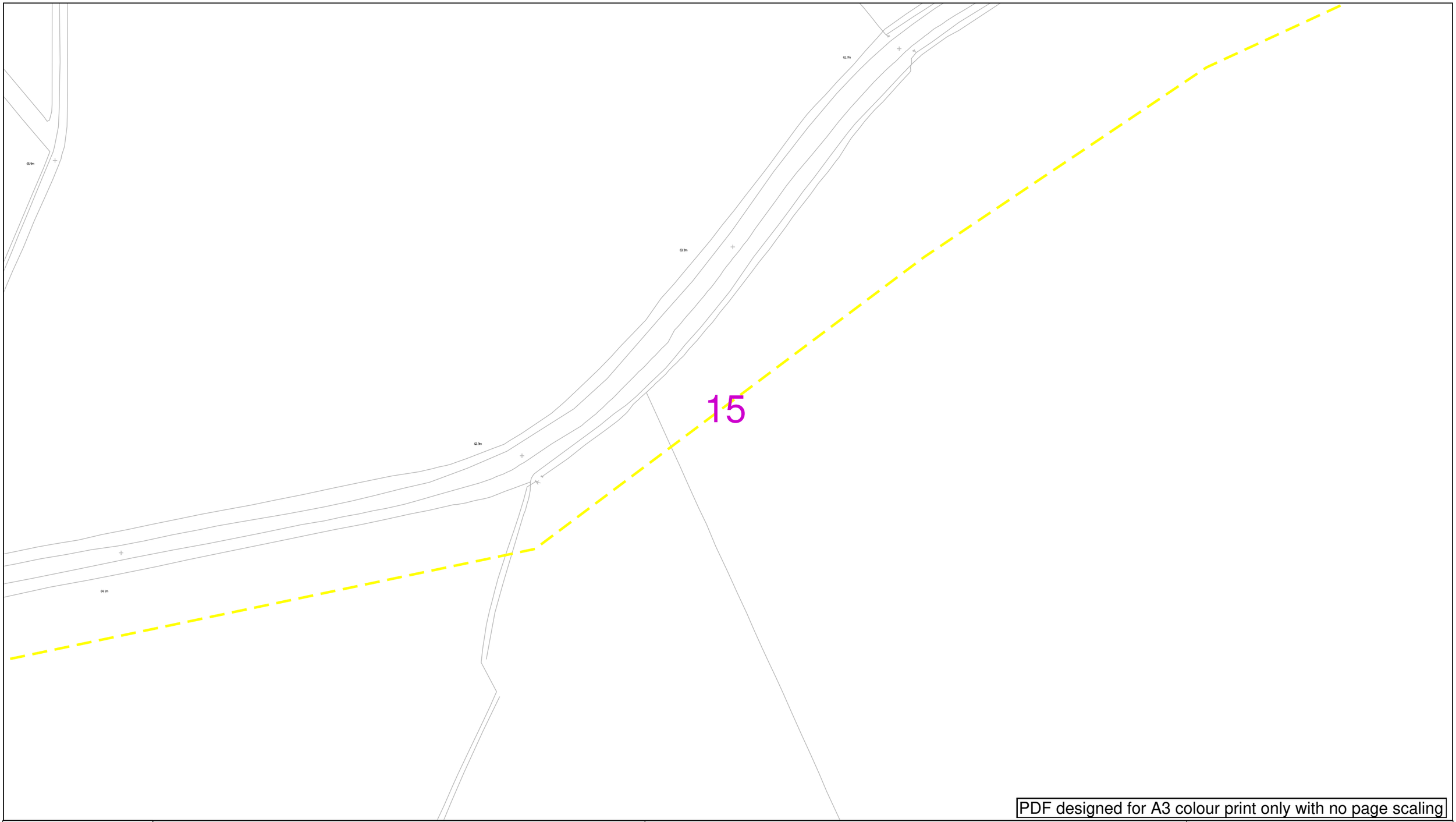
Pilot Cables
Pole Mounted Transformer
Ground Mounted Transformer

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
Underground Earth

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Pole Mounted Transformer
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0 100m

Link Box
Site Location
Line/Area

Overhead Line
HL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

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Private Cables
PME Earth
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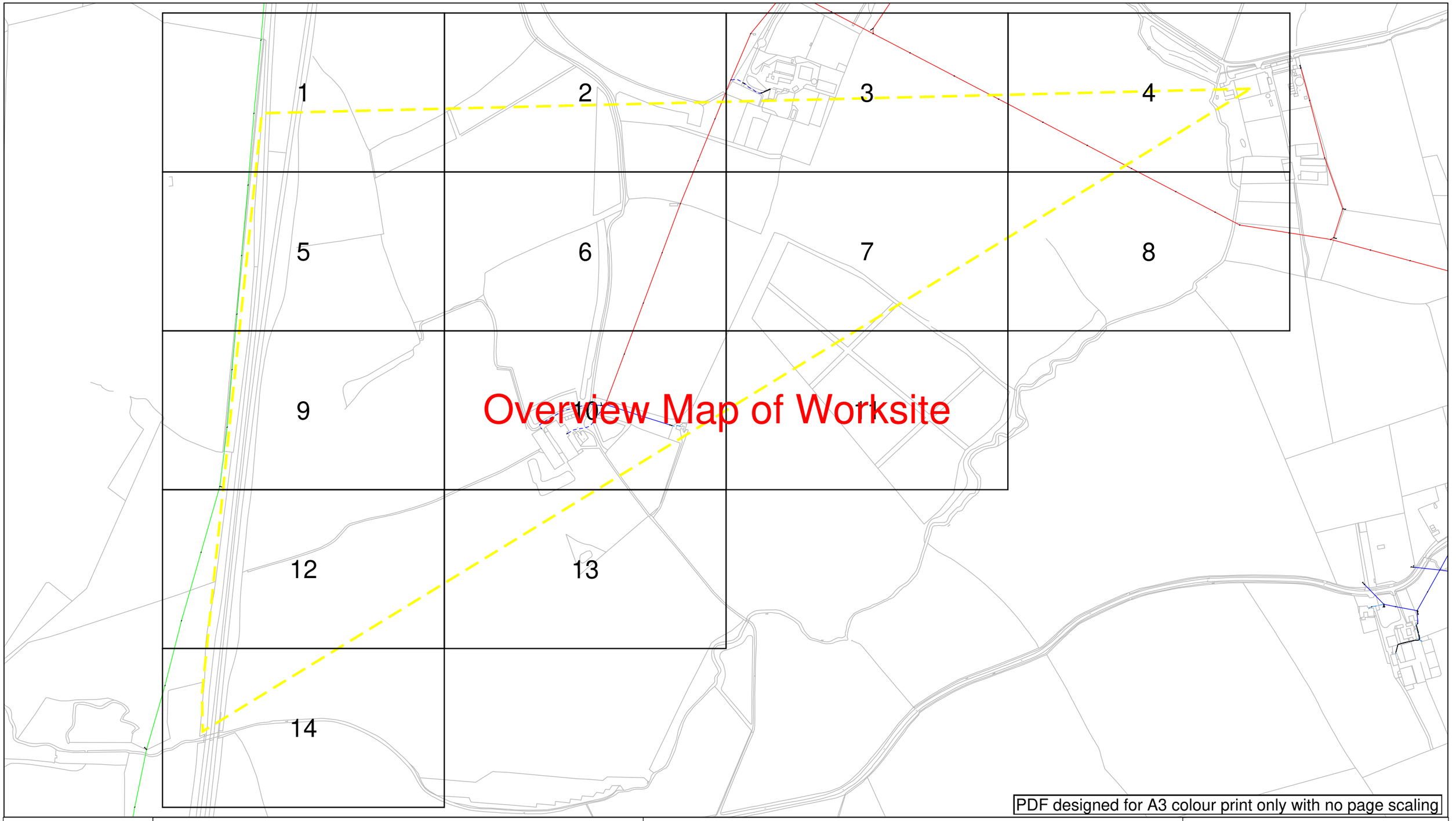
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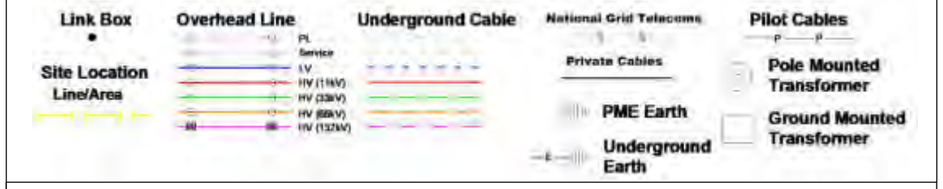
General Enquiries: 0800 096 3080

Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference:
890869

Scale: 1:6406 (When plotted at A3)

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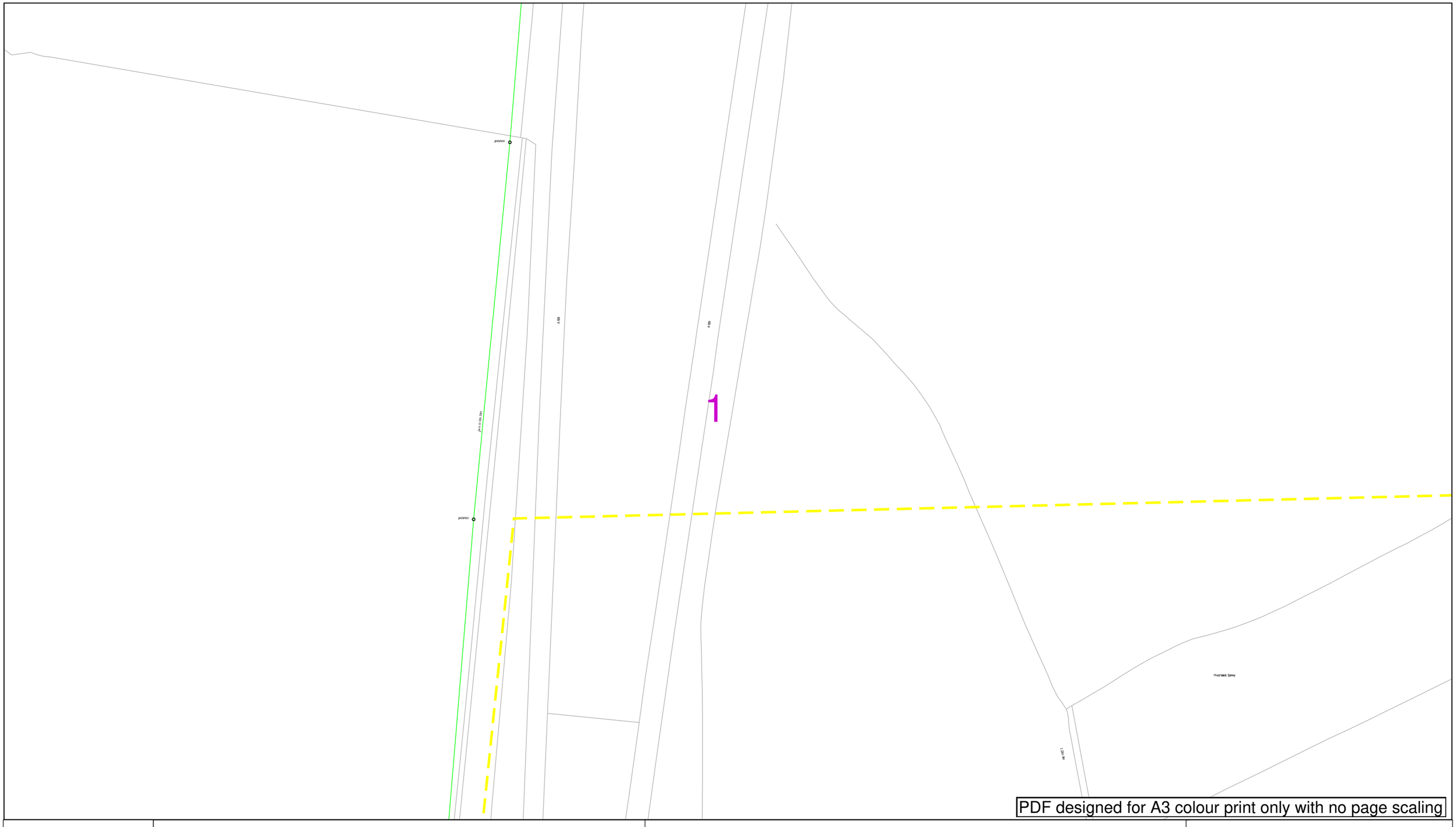



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0 100m

**Link Box**

**Site Location**
**Line/Area**

**Overhead Line**
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

**Underground Cable**

**National Grid Telecoms**
S S
**Private Cables**
**PME Earth**
E
**Underground Earth**

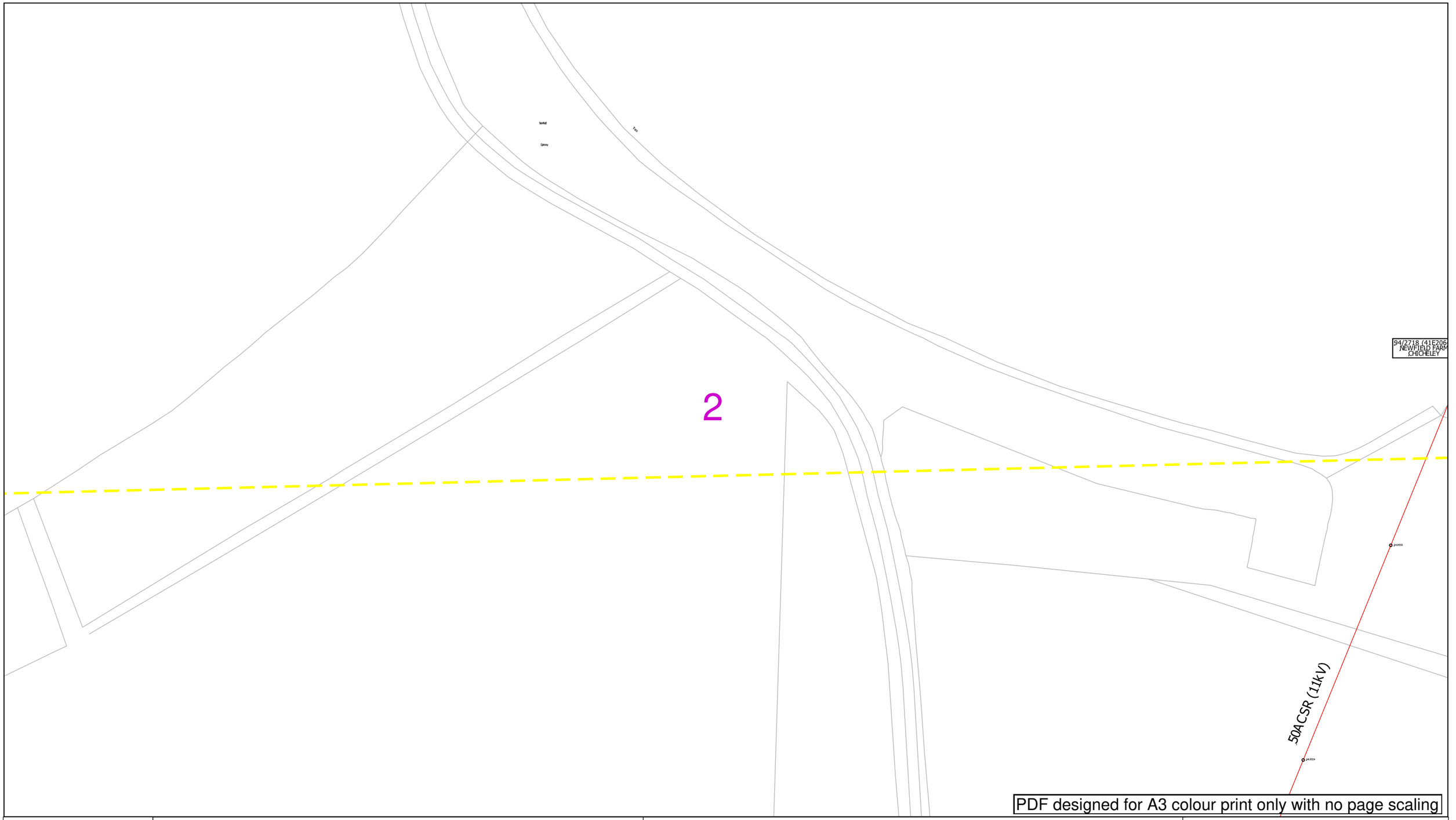
**Pilot Cables**
P P
**Pole Mounted Transformer**
**Ground Mounted Transformer**

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0 100m

**Link Box**

**Site Location Line/Area**

**Overhead Line**

PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

**Underground Cable**

**National Grid Telecoms**

**Private Cables**

**PME Earth**

**Underground Earth**

**Pilot Cables**

**Pole Mounted Transformer**

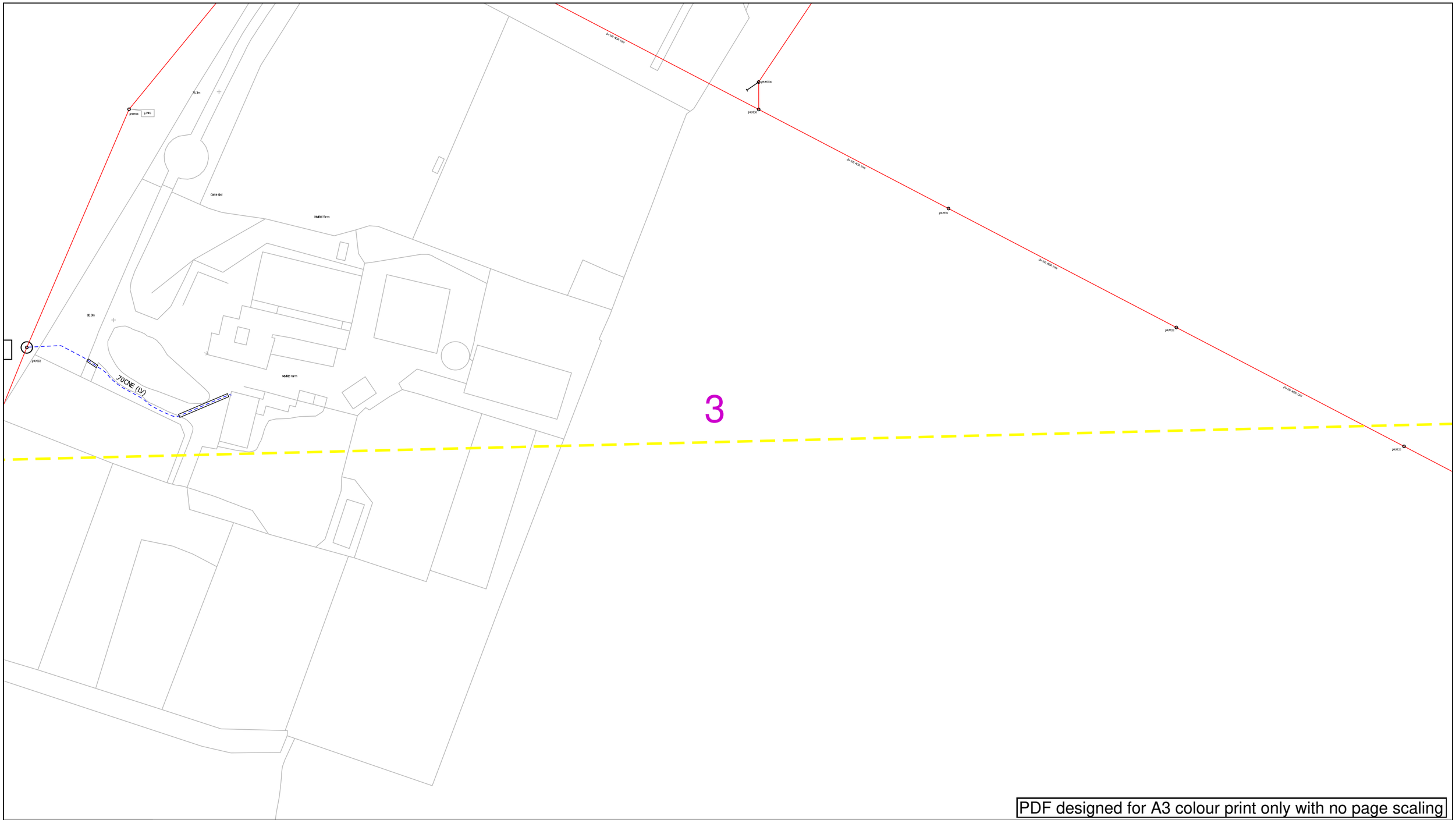
**Ground Mounted Transformer**

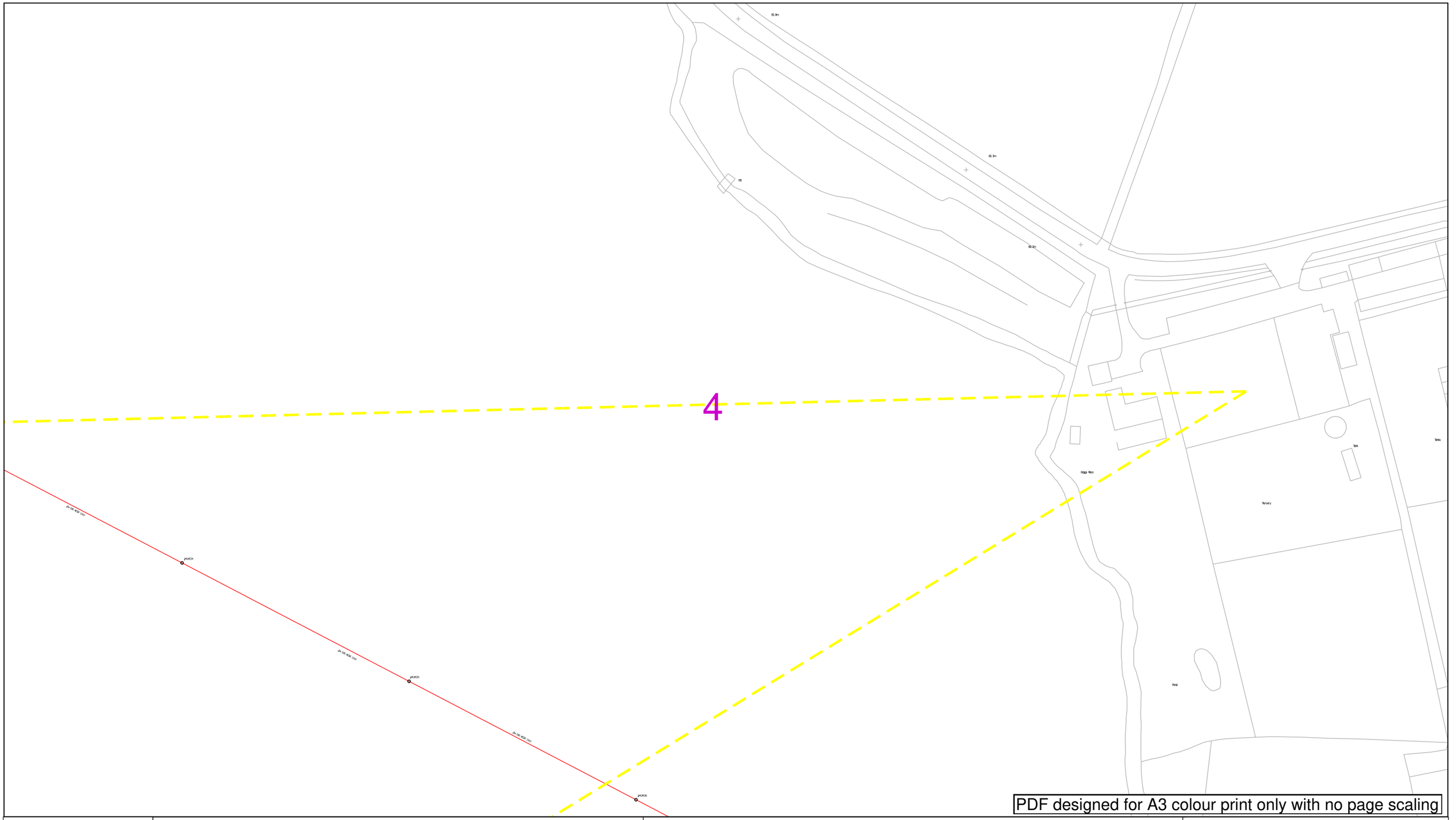
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3
70CNE (LV)
Cattle Grid
Nevitt Farm
Nevitt Farm
80.9m
84.3m
pylon
pylon
pylon




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**Contact Us**

Mapping Enquiries: 0121 623 9780

General Enquiries: 0800 096 3080

Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:1250 (When plotted at A3)

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0 100m

**Link Box**

**Site Location Line/Area**

**Overhead Line**

HL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

**Underground Cable**

**National Grid Telecoms**

**Private Cables**

PME Earth

Underground Earth

**Pilot Cables**

Pole Mounted Transformer

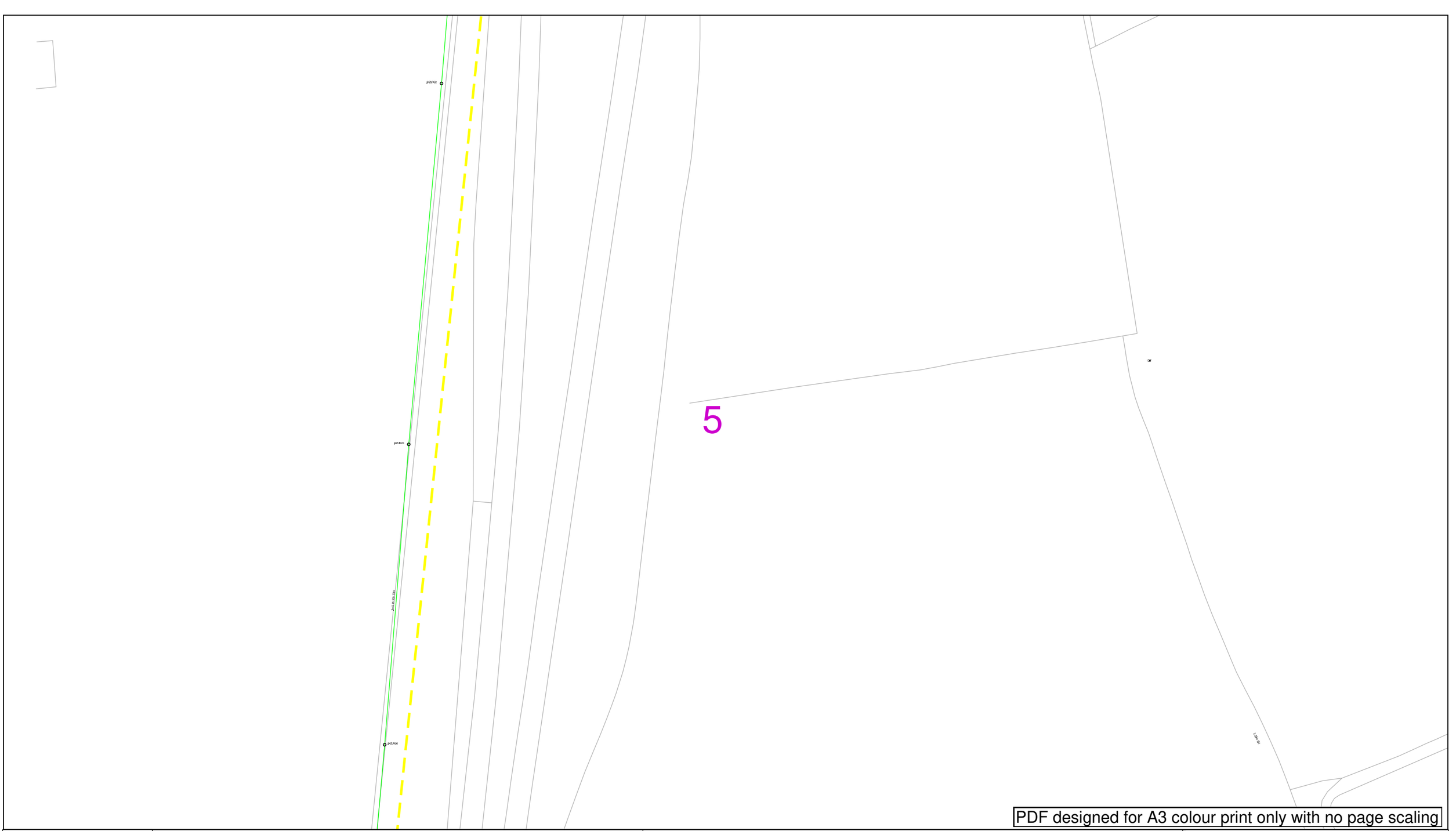
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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
E Underground Earth

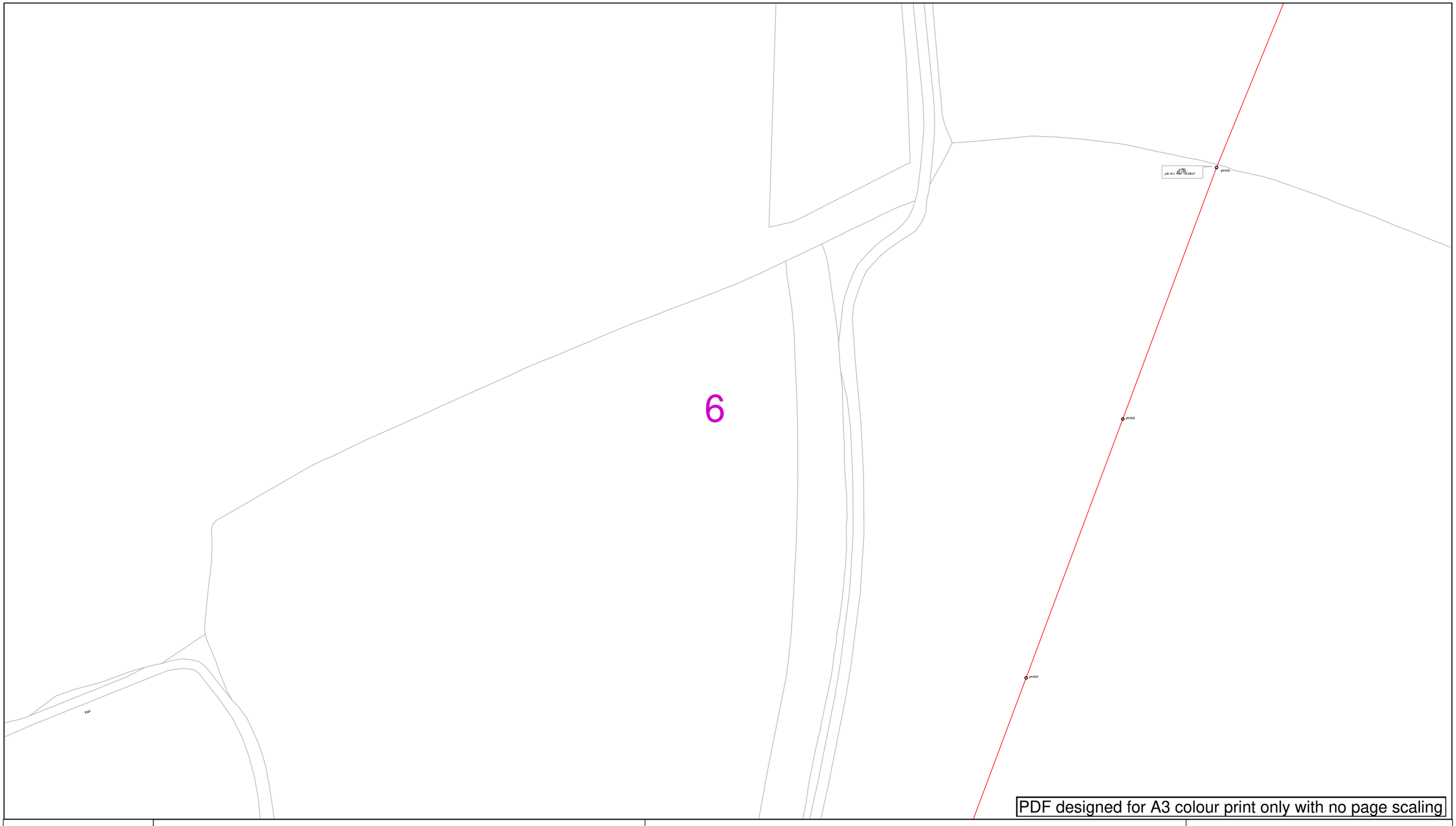
Pilot Cables
Pole Mounted Transformer
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0 100m

**Link Box**

**Site Location**
**Line/Area**

**Overhead Line**
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

**Underground Cable**

**National Grid Telecoms**
S S
**Private Cables**
PME Earth
E Underground Earth

**Pilot Cables**
P P
Pole Mounted Transformer
Ground Mounted Transformer

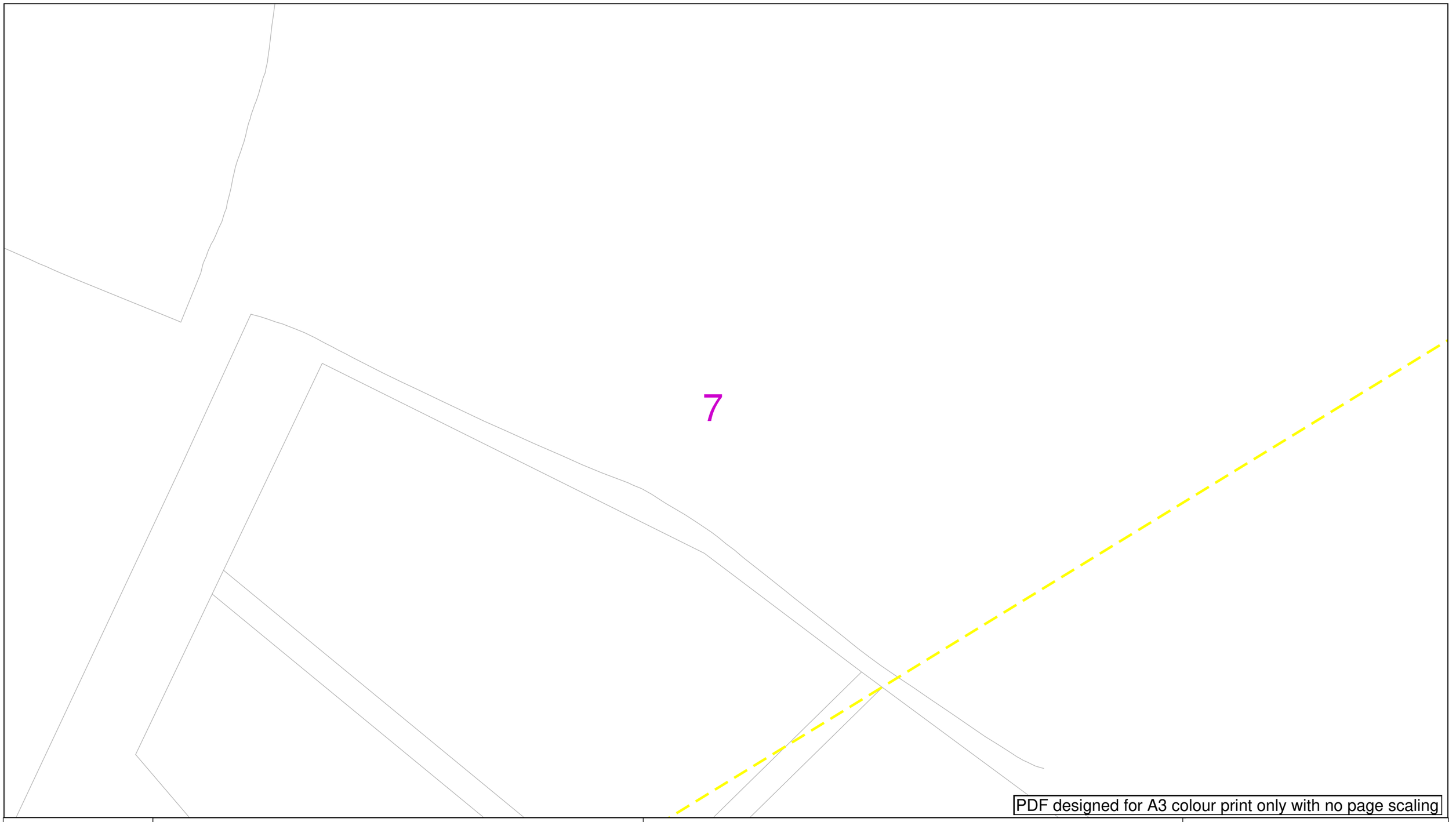
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0 100m

Link Box
Site Location
Line/Area

Overhead Line
HL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
Underground Earth

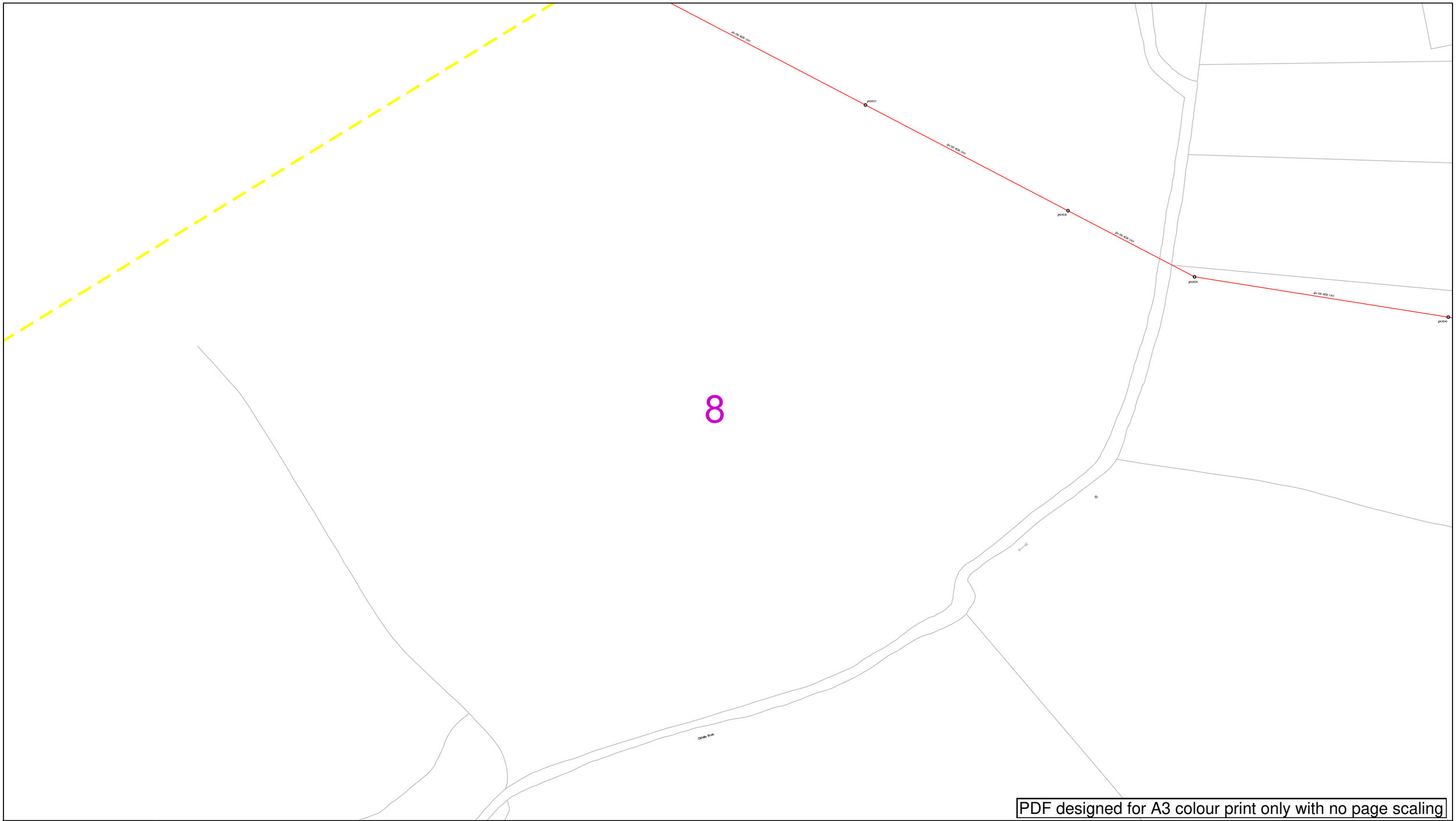
Pilot Cables
Pole Mounted Transformer
Ground Mounted Transformer

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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
Private Cables
PME Earth
E Underground Earth

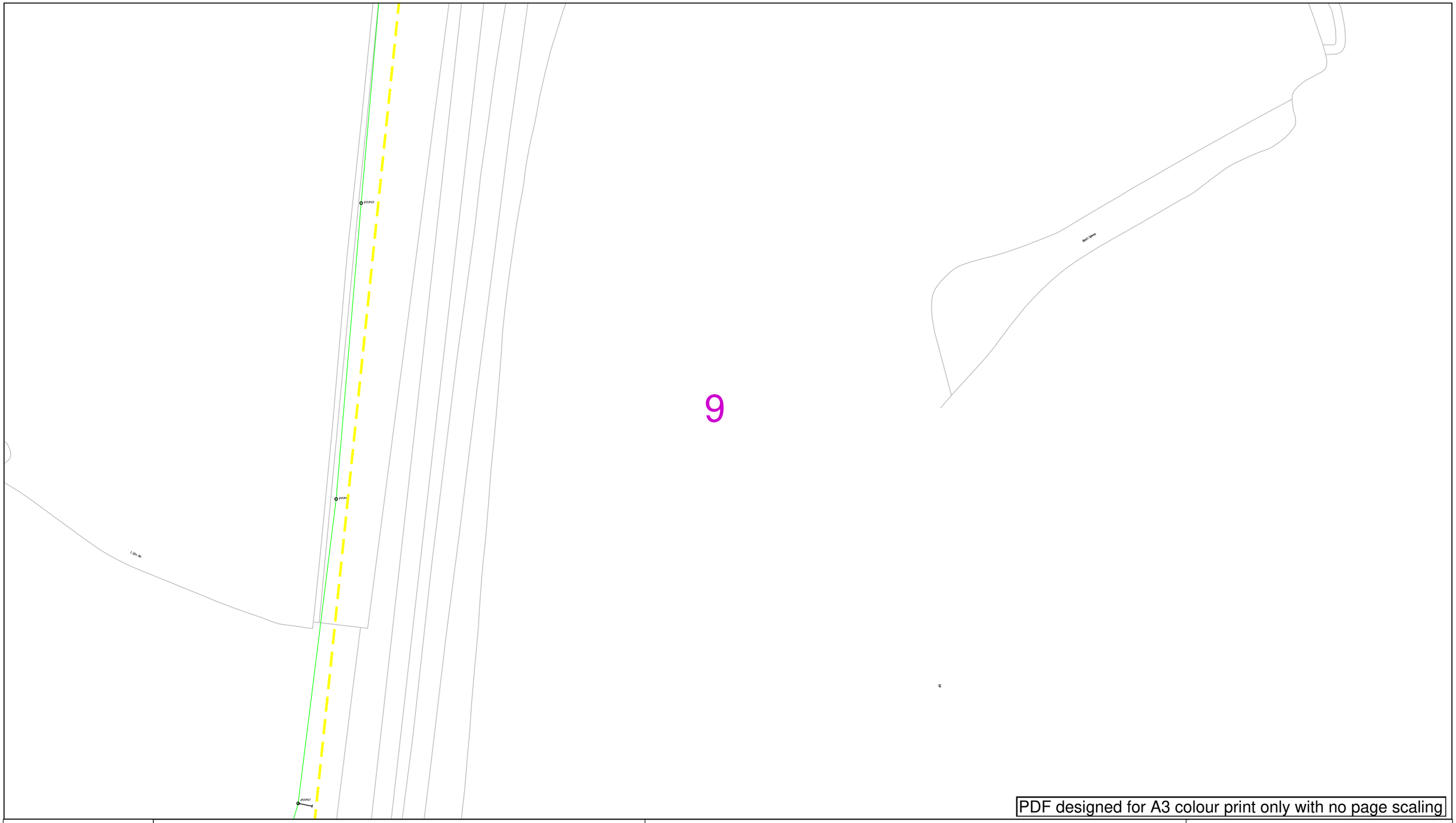
Pilot Cables
Pole Mounted Transformer
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0 100m

**Link Box**

**Site Location Line/Area**

**Overhead Line**
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

**Underground Cable**

**National Grid Telecoms**
S S
**Private Cables**
PME Earth
E Underground Earth

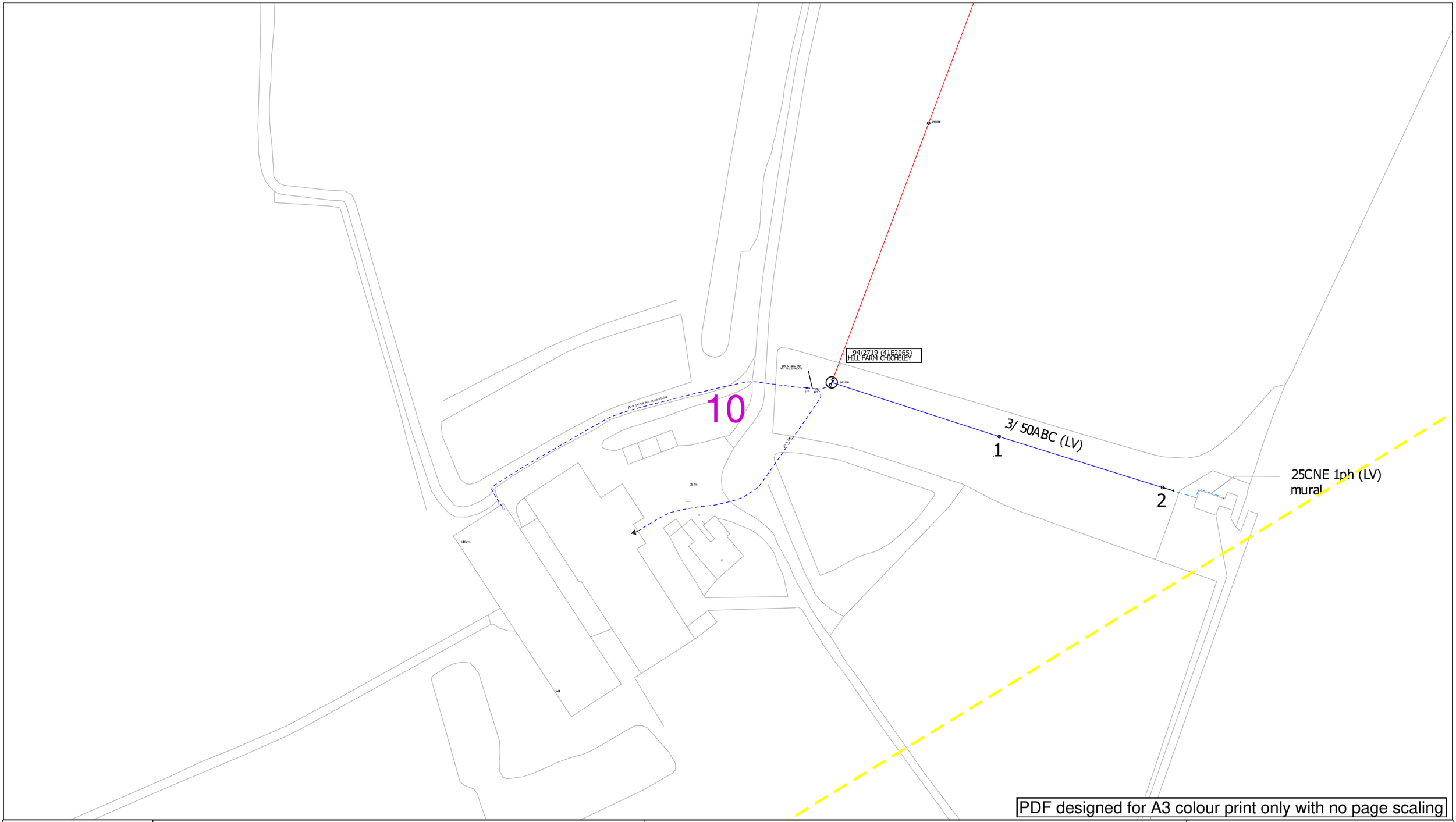
**Pilot Cables**
P P
Pole Mounted Transformer
Ground Mounted Transformer

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0 100m

**Link Box**

**Site Location**
**Line/Area**

**Overhead Line**
PL
Service
LV
HV (11kV)
HV (33kV)
IIV (66kV)
IIV (132kV)

**Underground Cable**

**National Grid Telecoms**
S S
**Private Cables**
**PME Earth**
E
**Underground Earth**

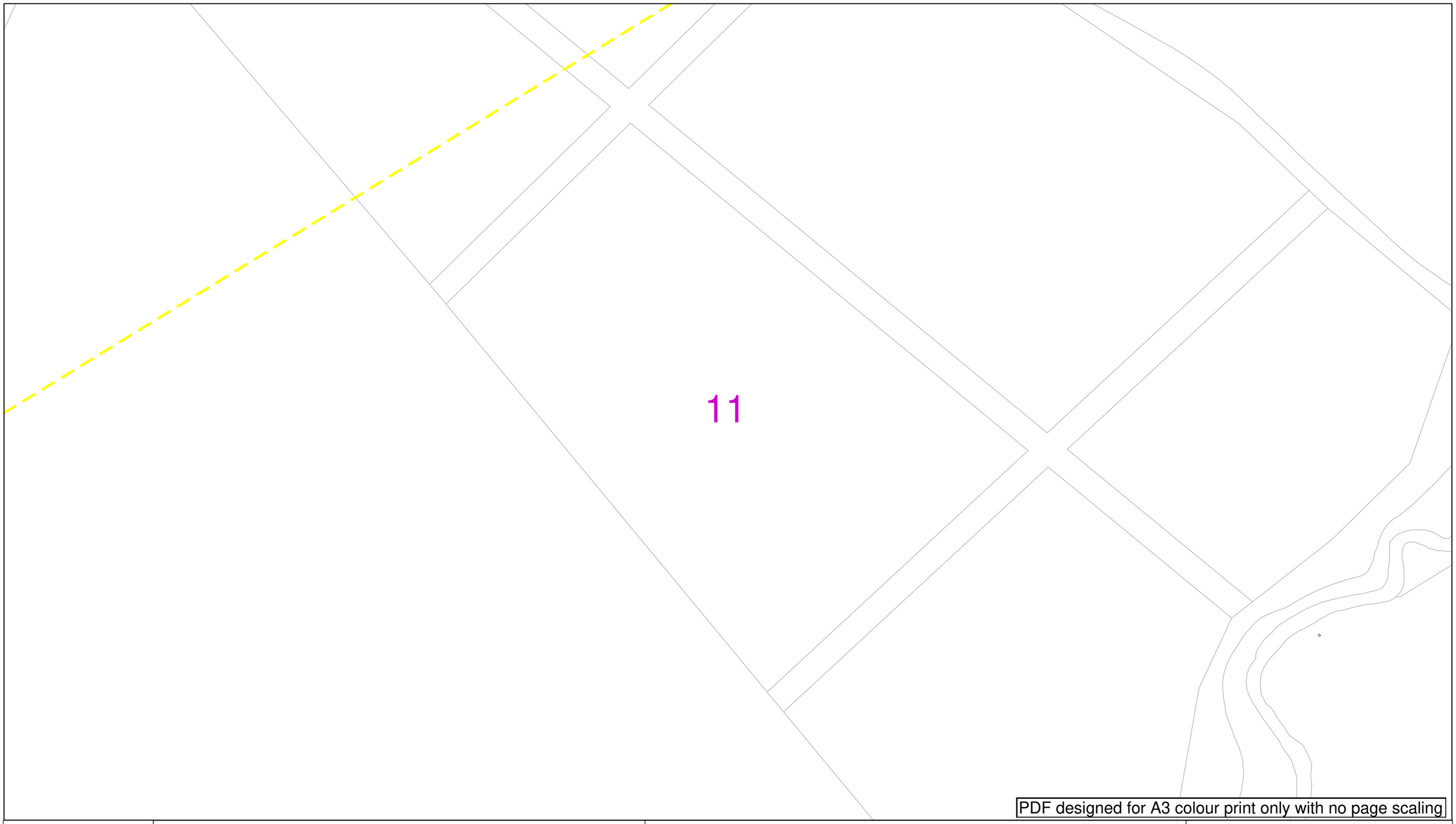
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P P
**Pole Mounted Transformer**
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0 100m

**Link Box**

**Site Location**
**Line/Area**

**Overhead Line**
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

**Underground Cable**

**National Grid Telecoms**
**Private Cables**
**PME Earth**
**Underground Earth**

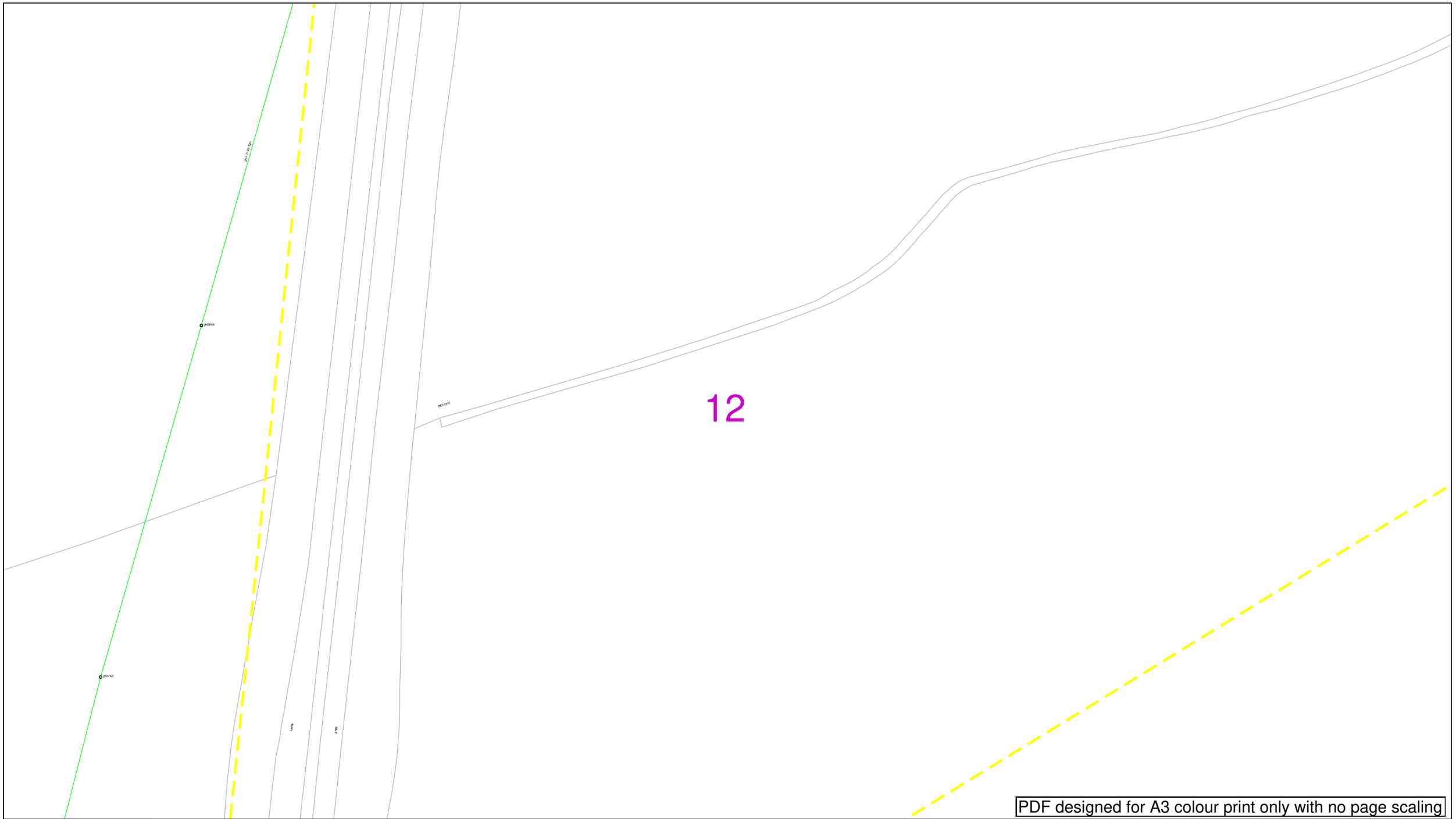
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0 100m

**Link Box**

**Site Location Line/Area**

**Overhead Line**

PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

**Underground Cable**

**National Grid Telecoms**

S S

**Private Cables**

PME Earth

E Underground Earth

**Pilot Cables**

P P

Pole Mounted Transformer

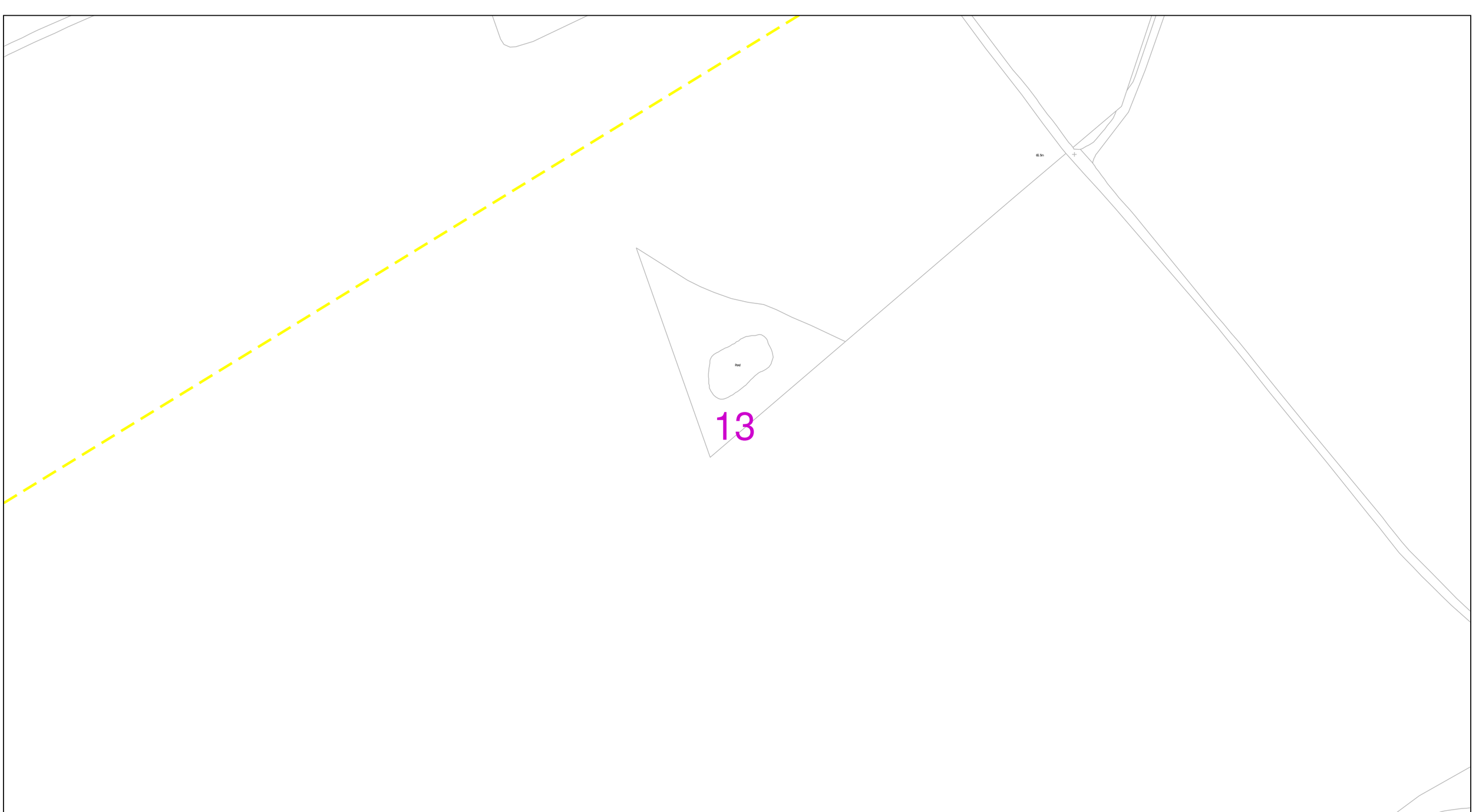
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0 100m

**Link Box**

**Site Location**
**Line/Area**

**Overhead Line**
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

**Underground Cable**

**National Grid Telecoms**
**Private Cables**
**PME Earth**
E **Underground Earth**

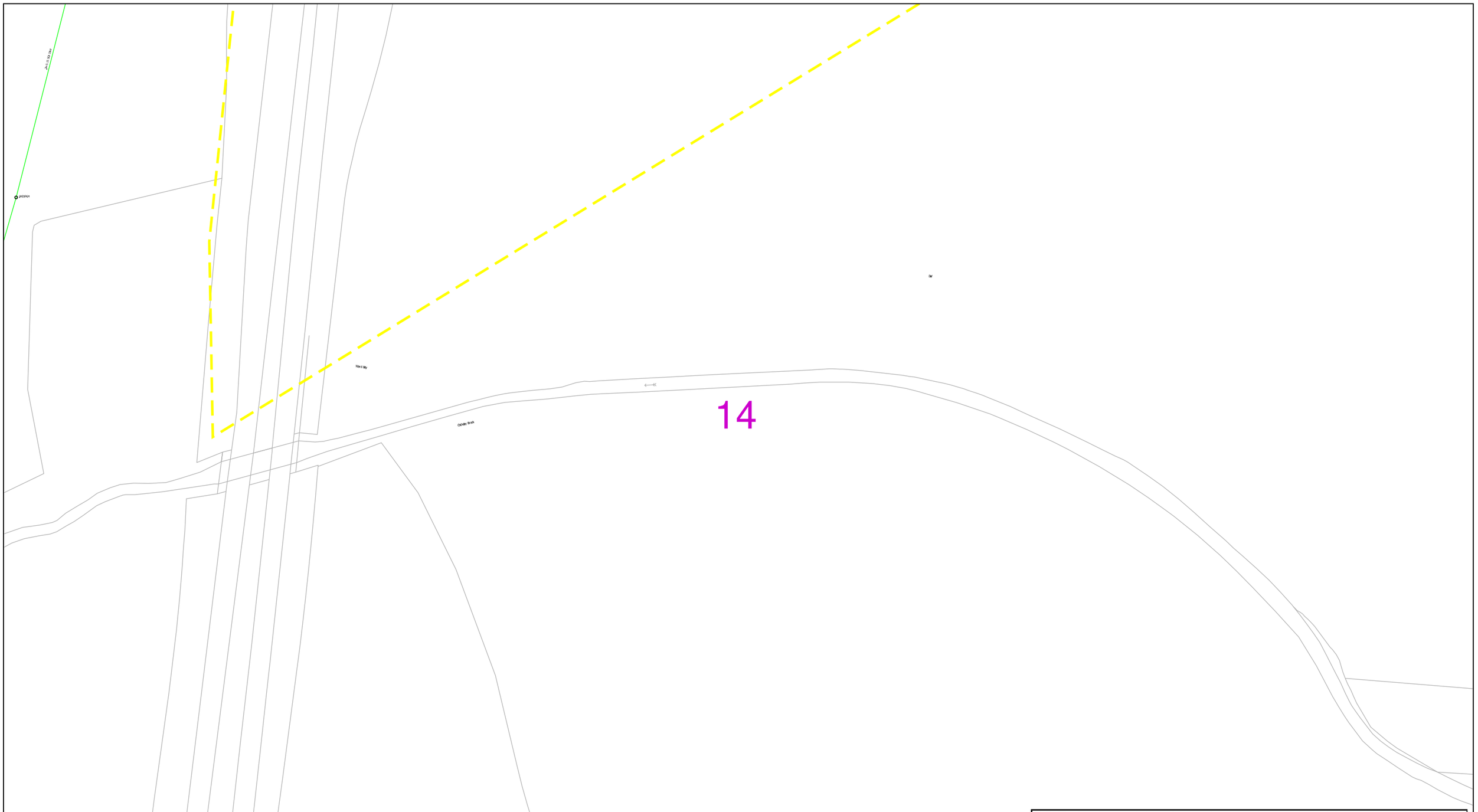
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0 100m

Link Box
Site Location
Line/Area

Overhead Line
PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms
S S
Private Cables
PME Earth
E Underground Earth

Pilot Cables
P P
Pole Mounted Transformer
Ground Mounted Transformer

**Report damage immediately KEEP EVERYONE AWAY FROM THE AREA**
**0800 6783 105**

nationalgrid Electricity Distribution

Email: NGED.MapResponse@NationalGrid.co.uk

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# APPENDIX D
# CADENT GAS RECORDS

# Overview Map of Worksite

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | | | | |
| 6 | 7 | 8 | 9 | 10 | 11 | | | |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 | | |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | |
| 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 |
| 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 |
| 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 |
| 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 |

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**In case of an emergency call 0800 111 999**

Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference:
890869

Scale: 1:4612 (When plotted at A3)

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Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

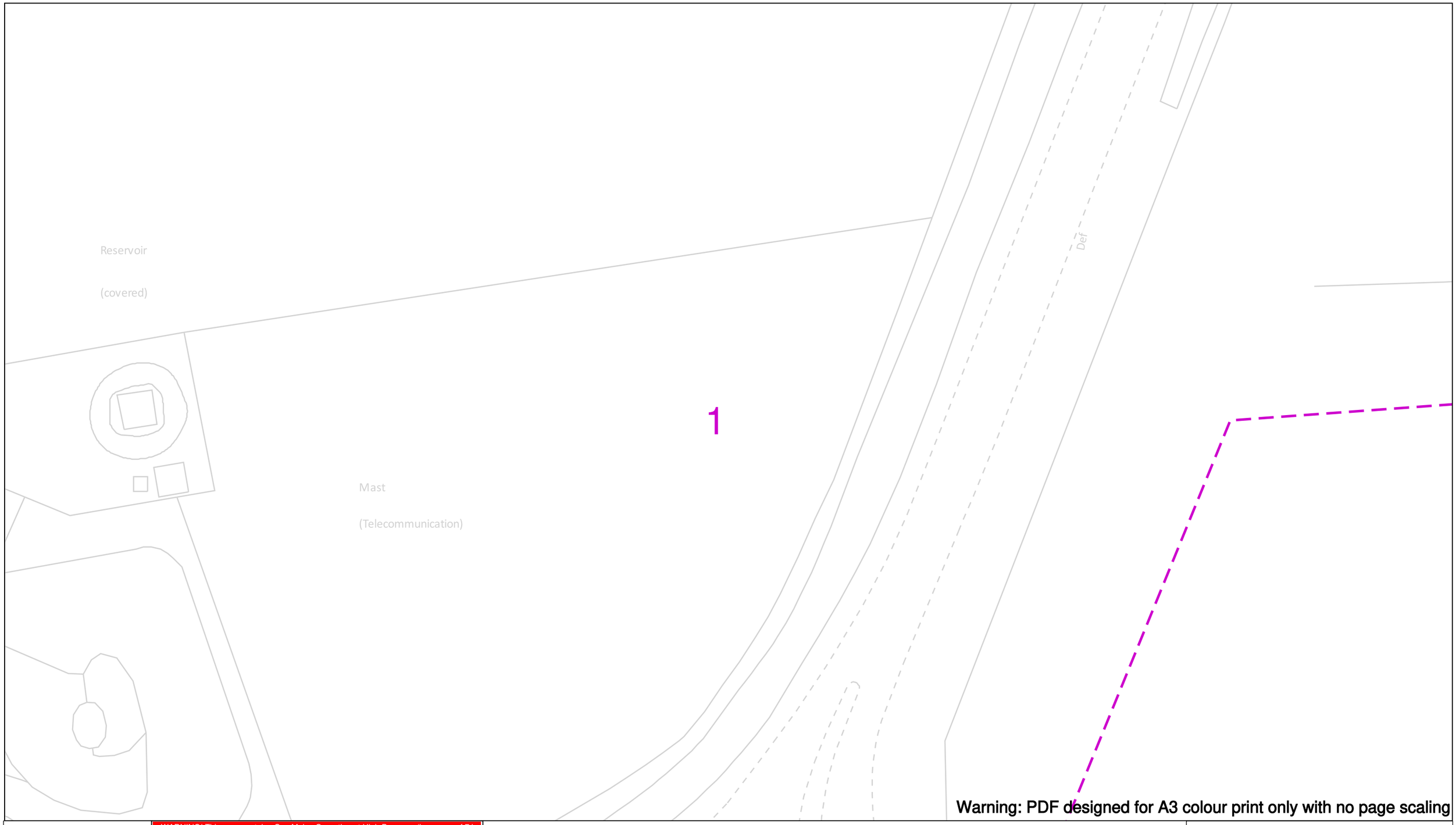
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Your Gas Network

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

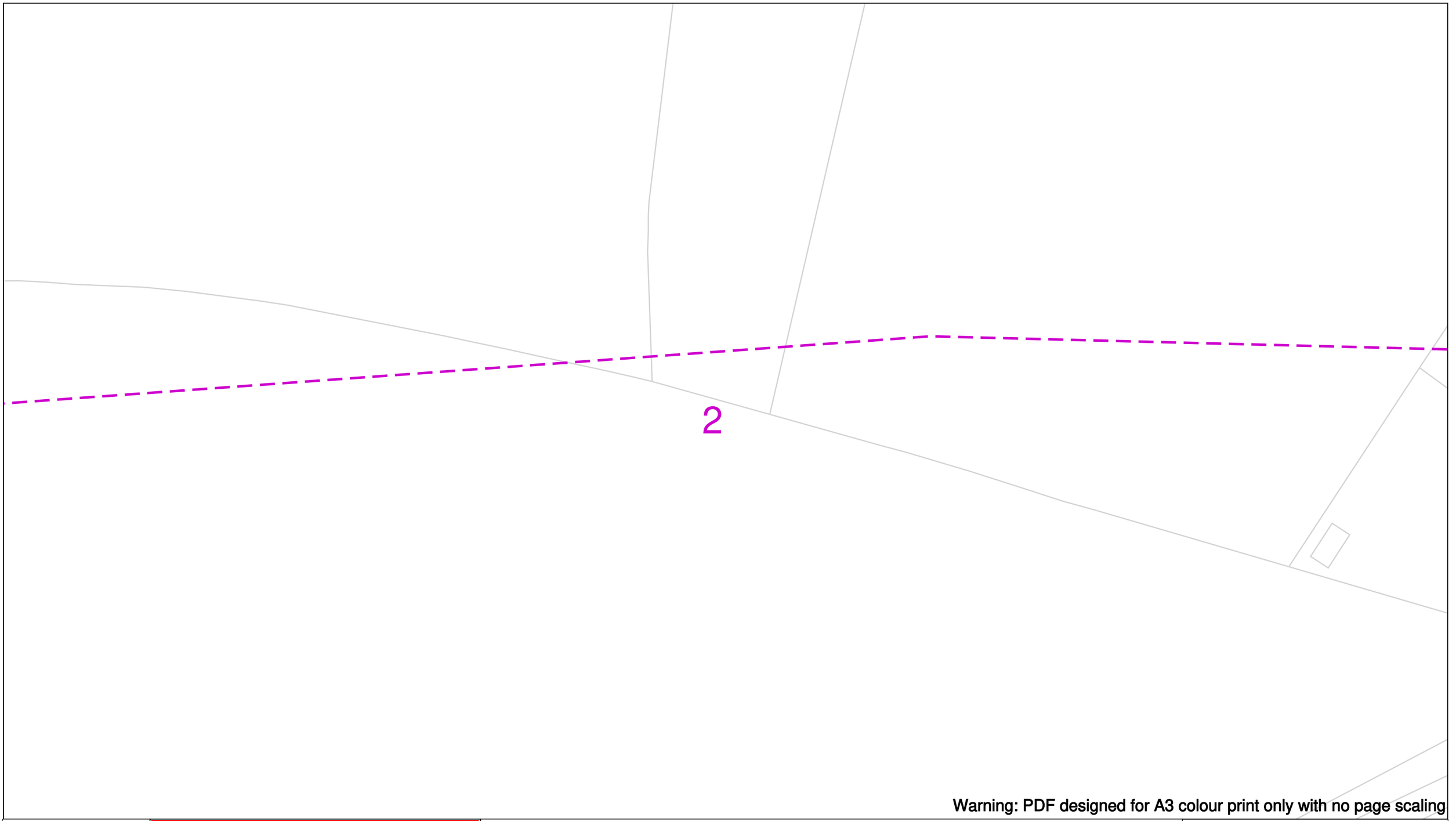
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

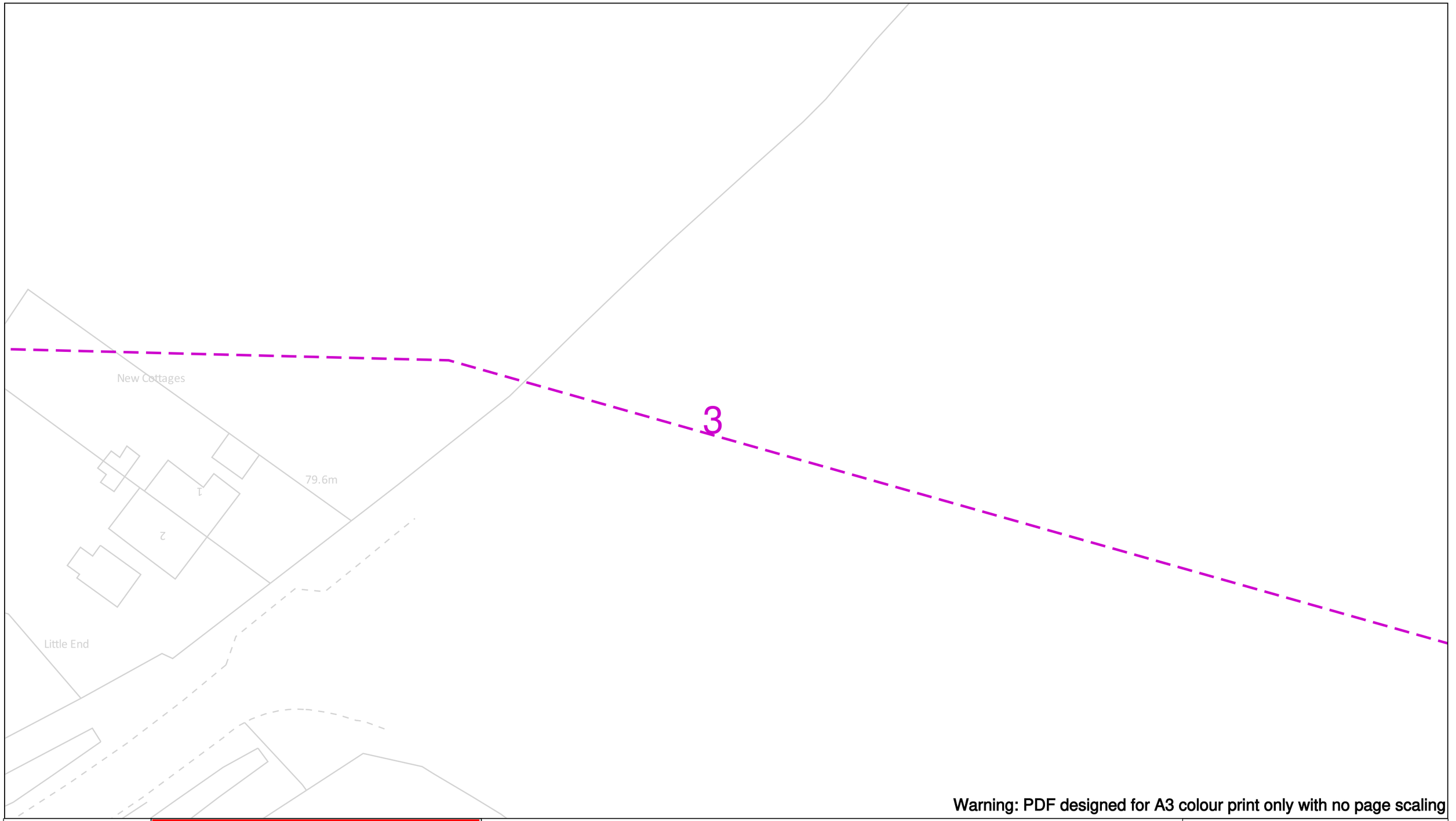
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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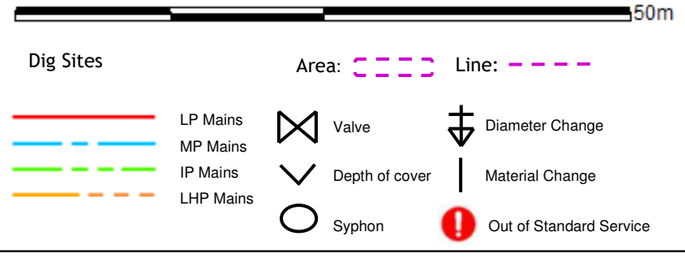
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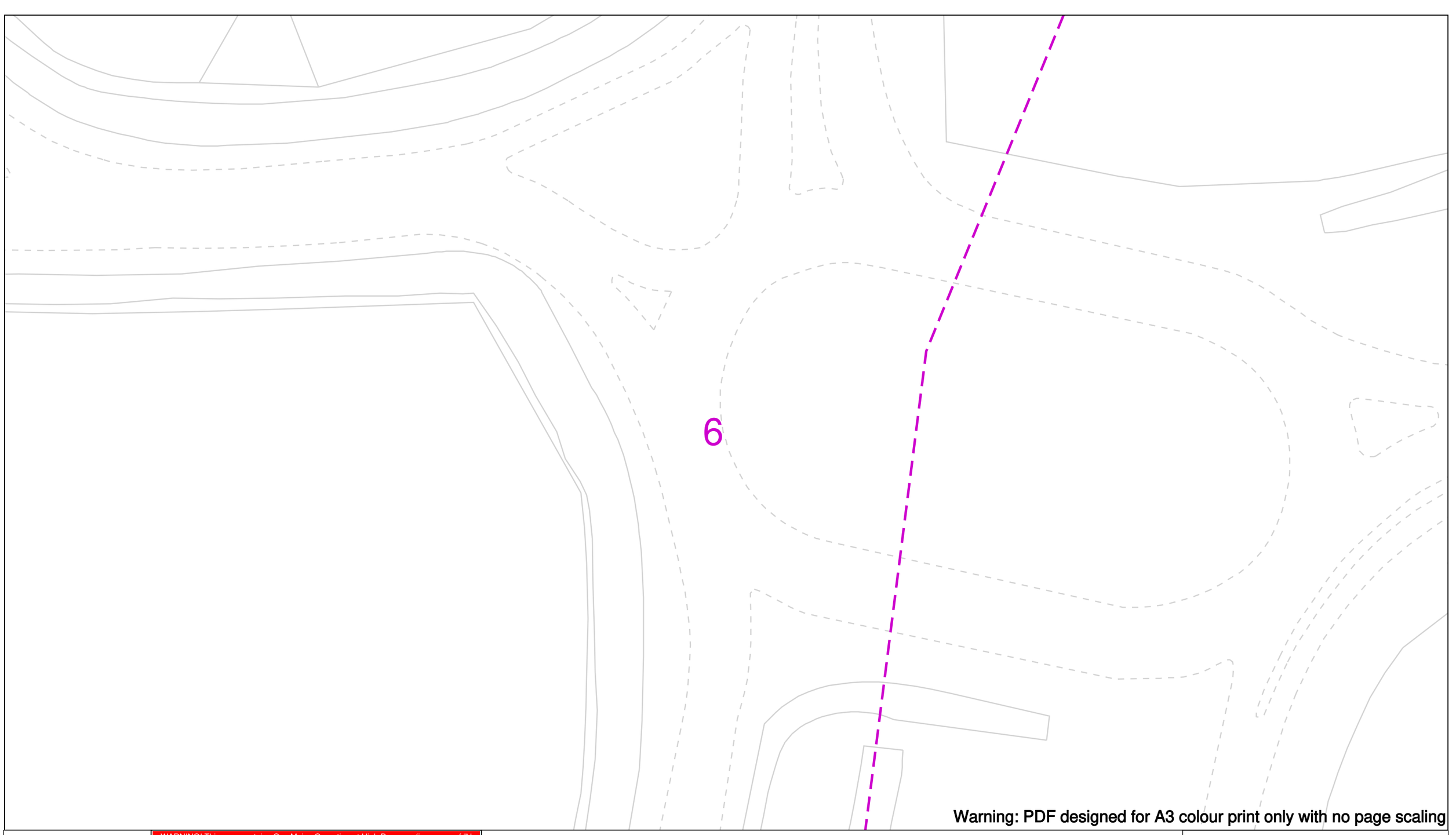

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

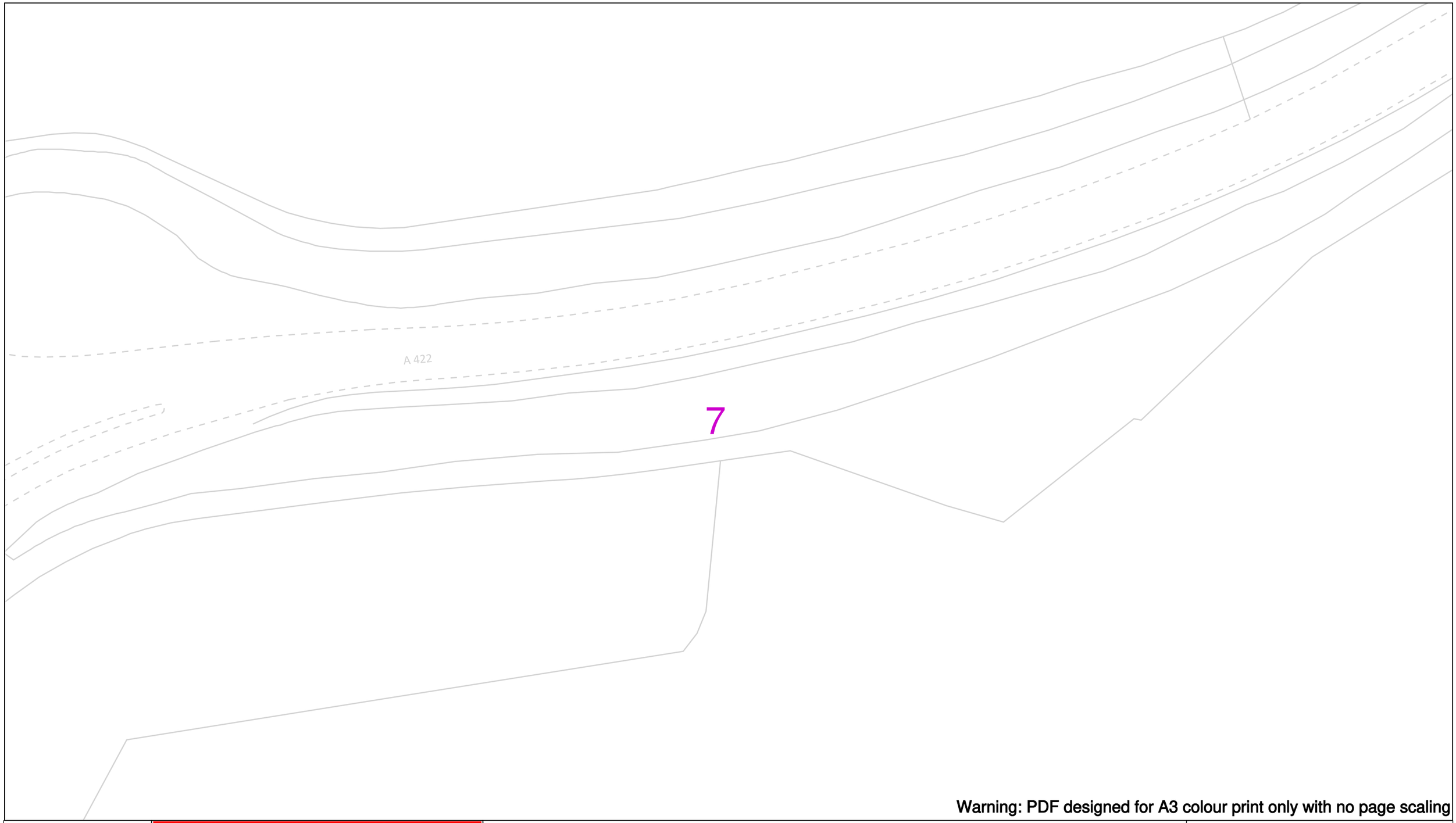
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

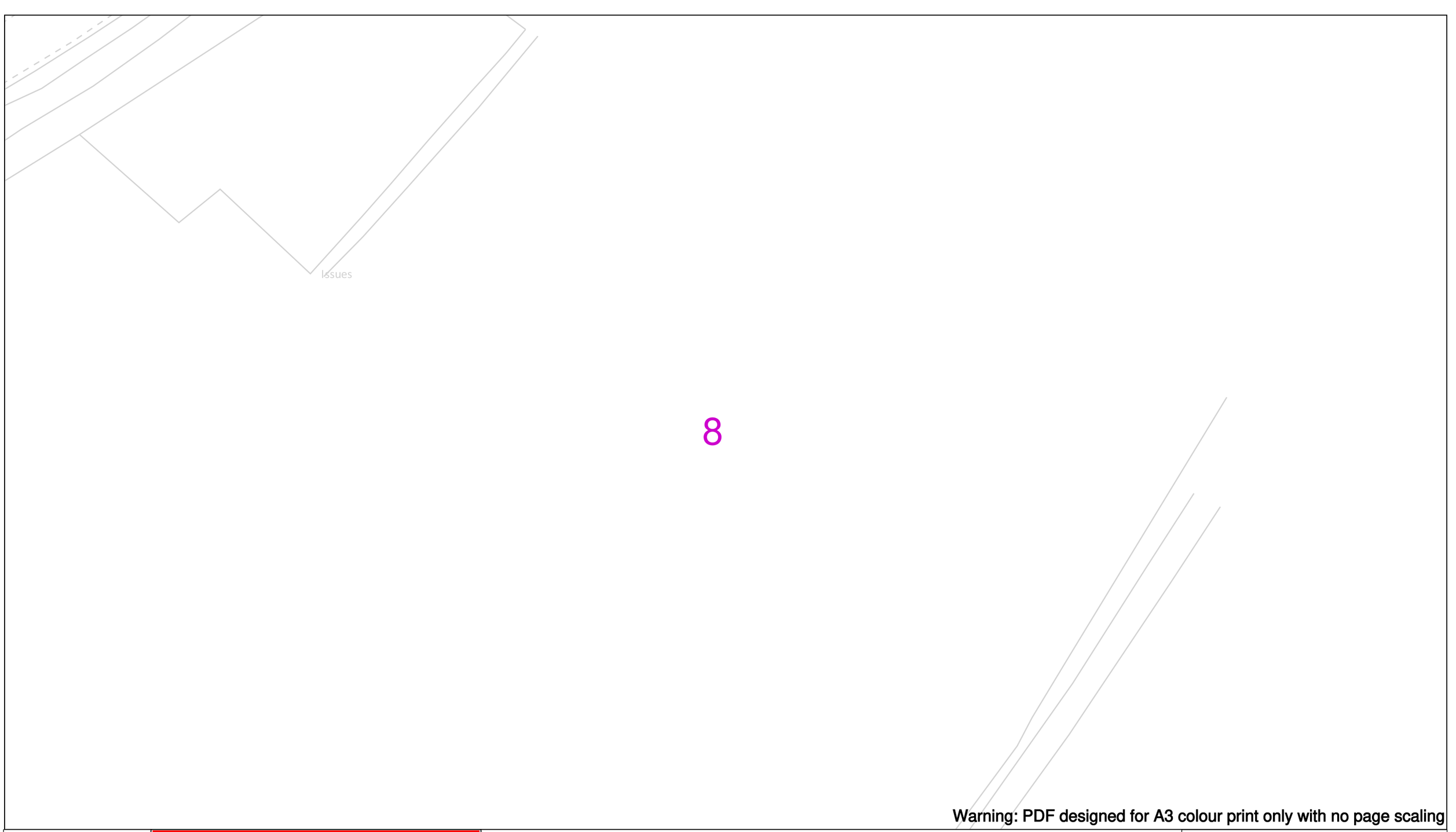
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

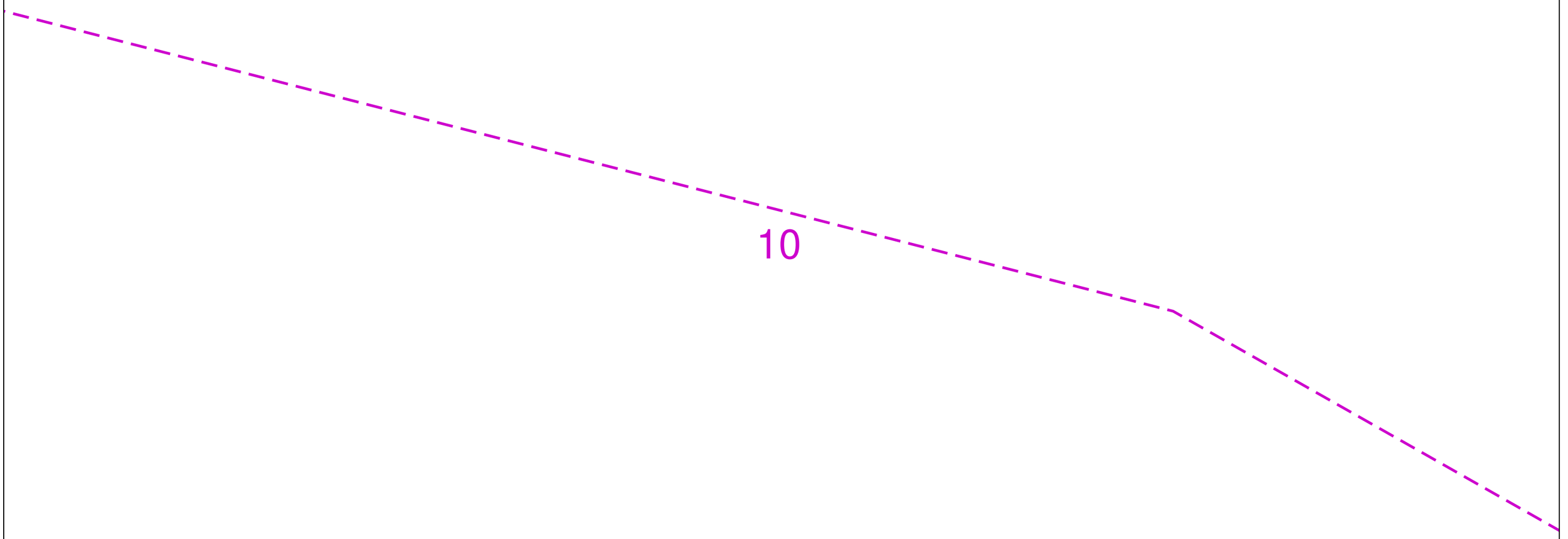
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50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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**In case of an emergency call 0800 111 999**

Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

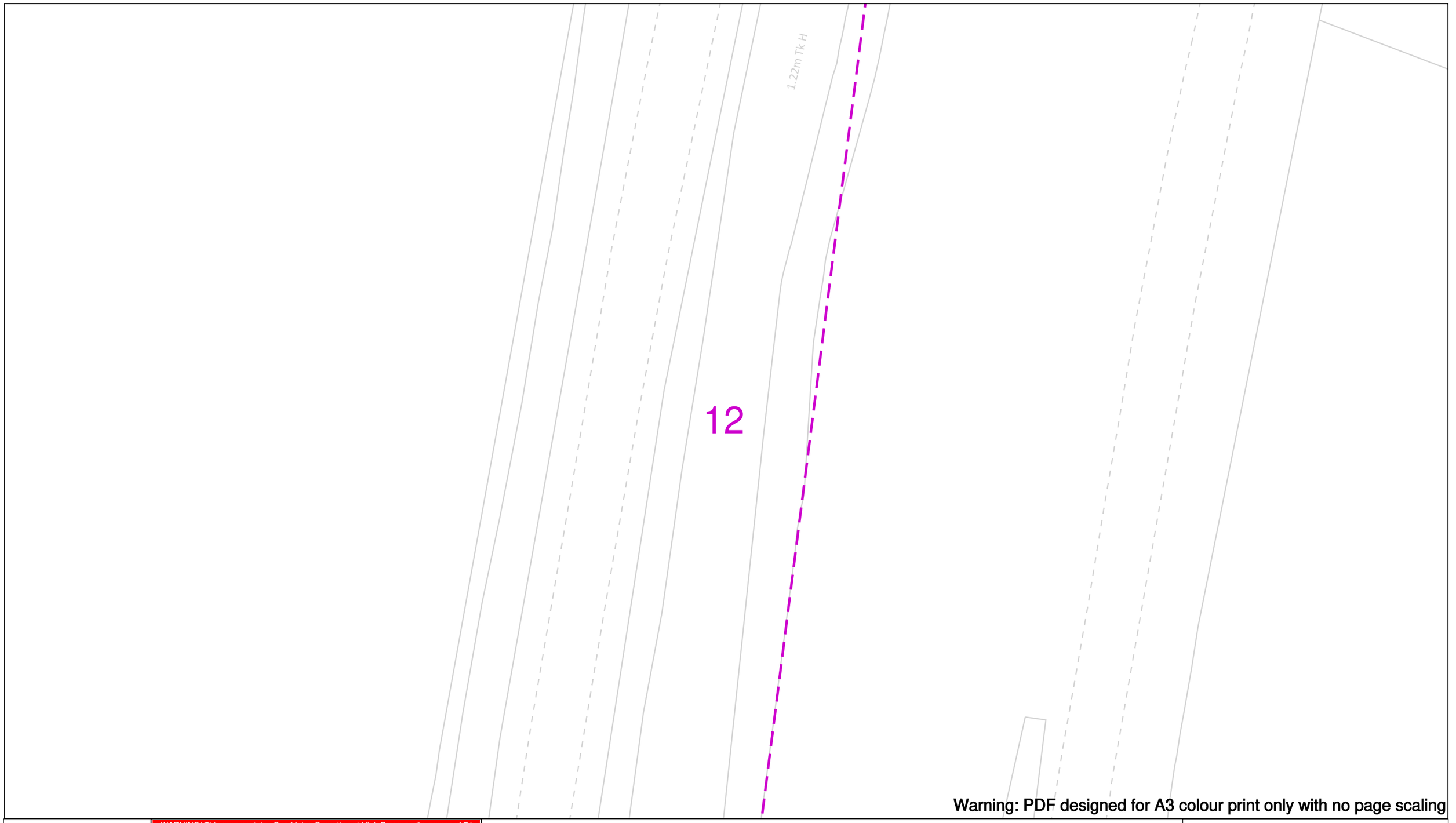
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50m

Dig Sites

Area:

Line:

LP Mains
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IP Mains
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Valve
Depth of cover
Syphon

Diameter Change
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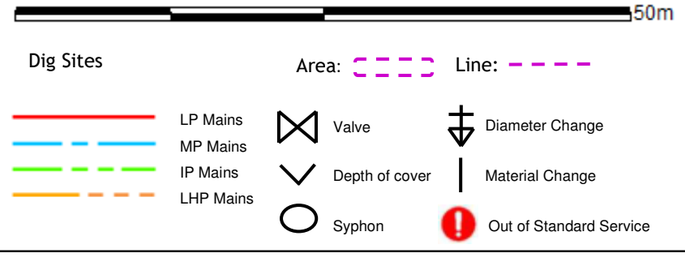
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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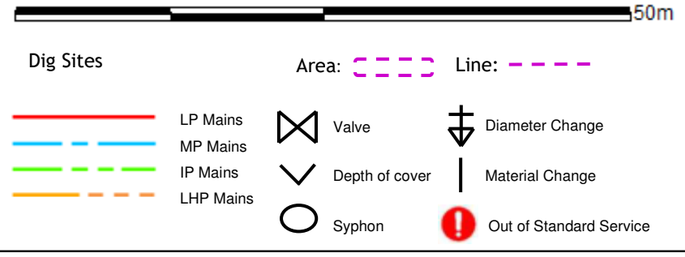
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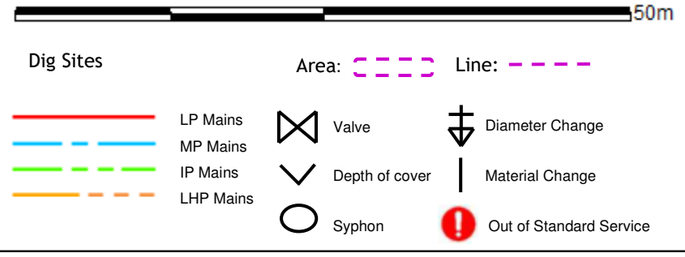
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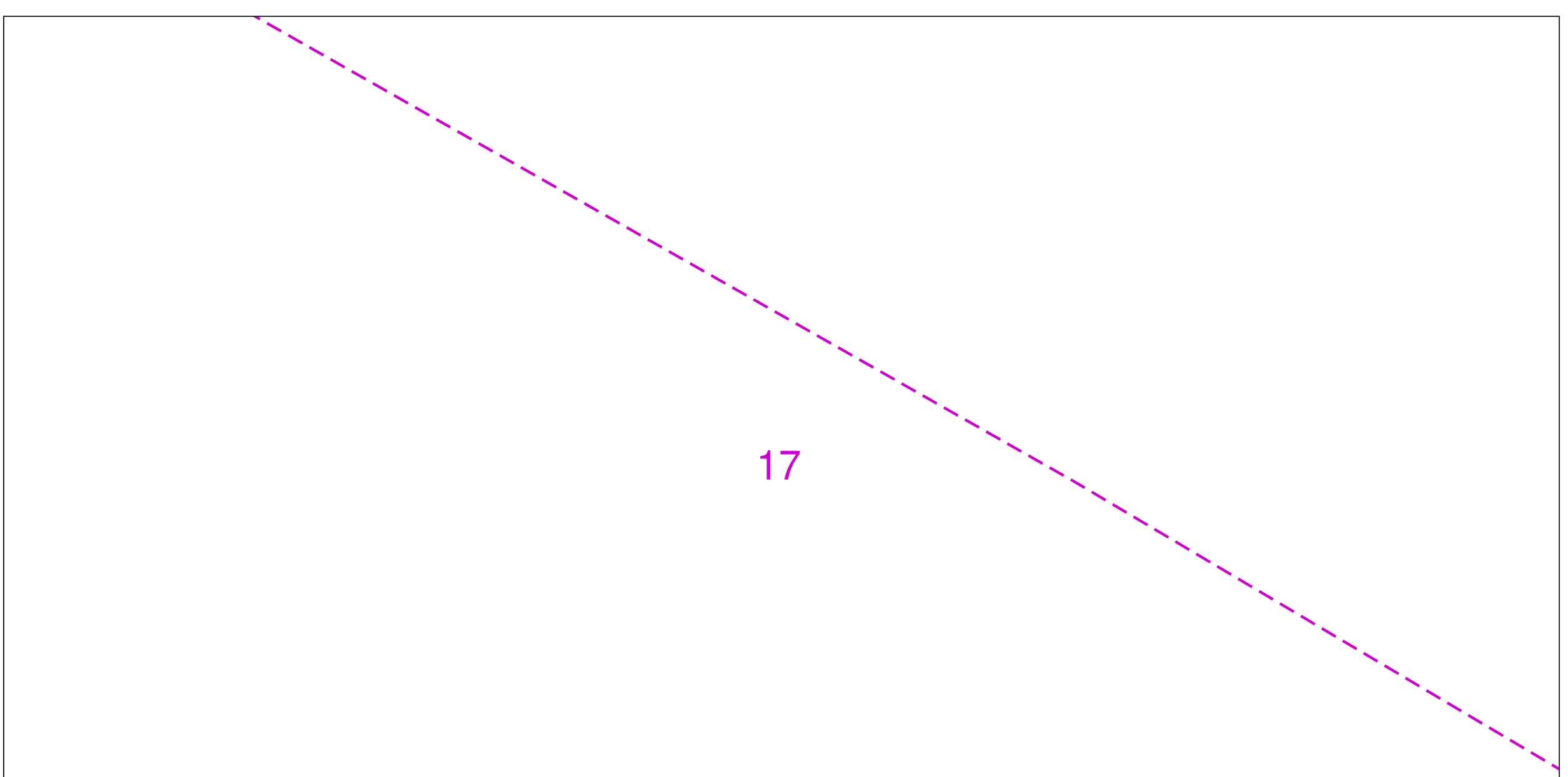

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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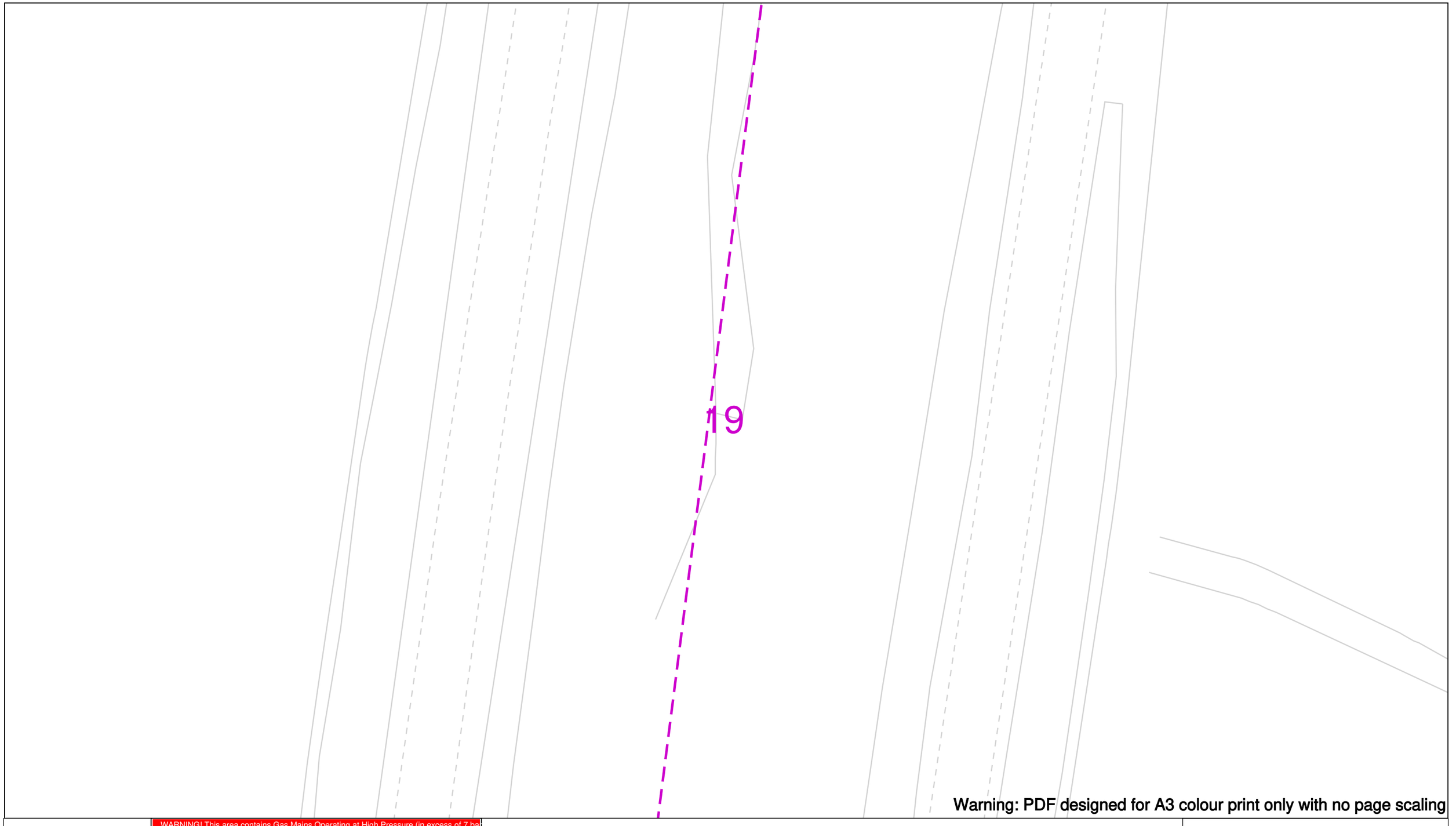
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Valve
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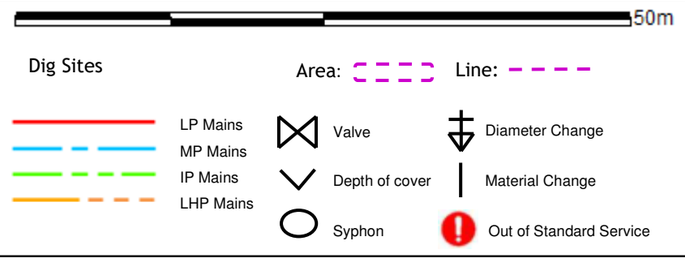
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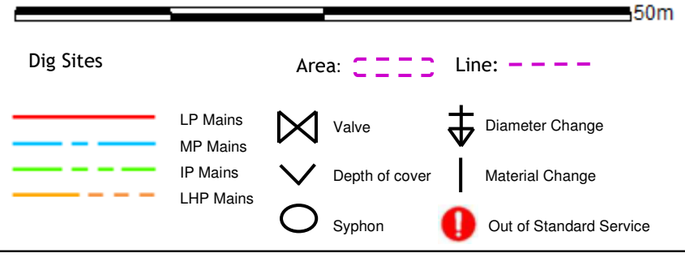
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**In case of an emergency call 0800 111 999**

50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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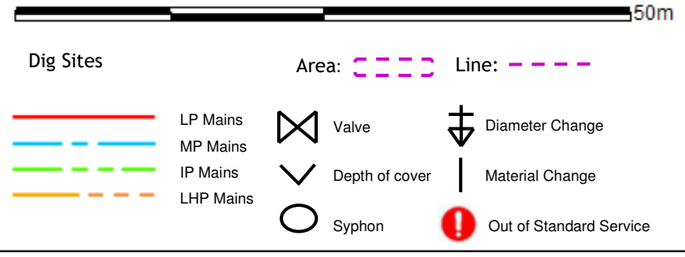
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Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

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LP Mains
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IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

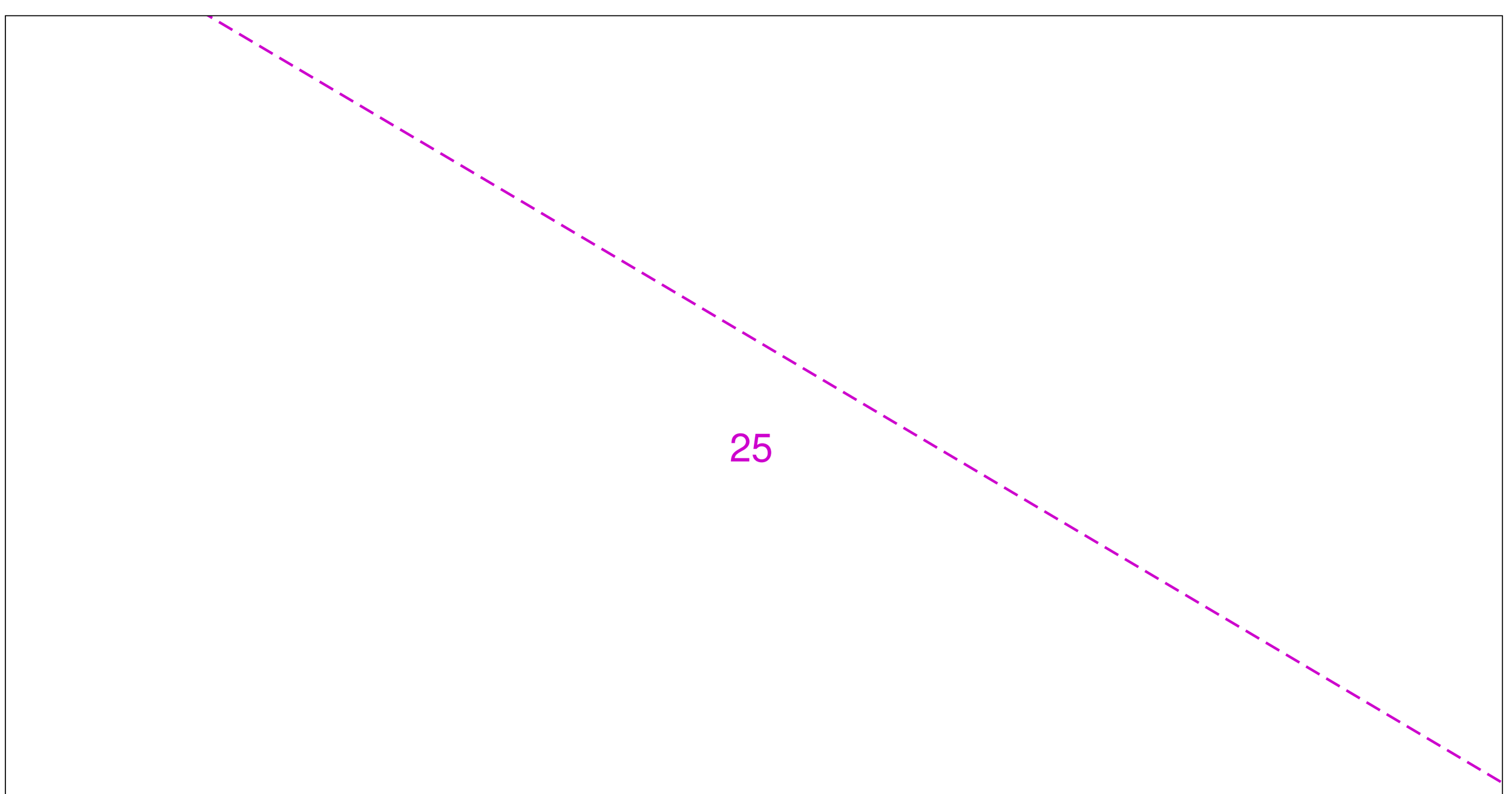
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Valve
Depth of cover
Syphon

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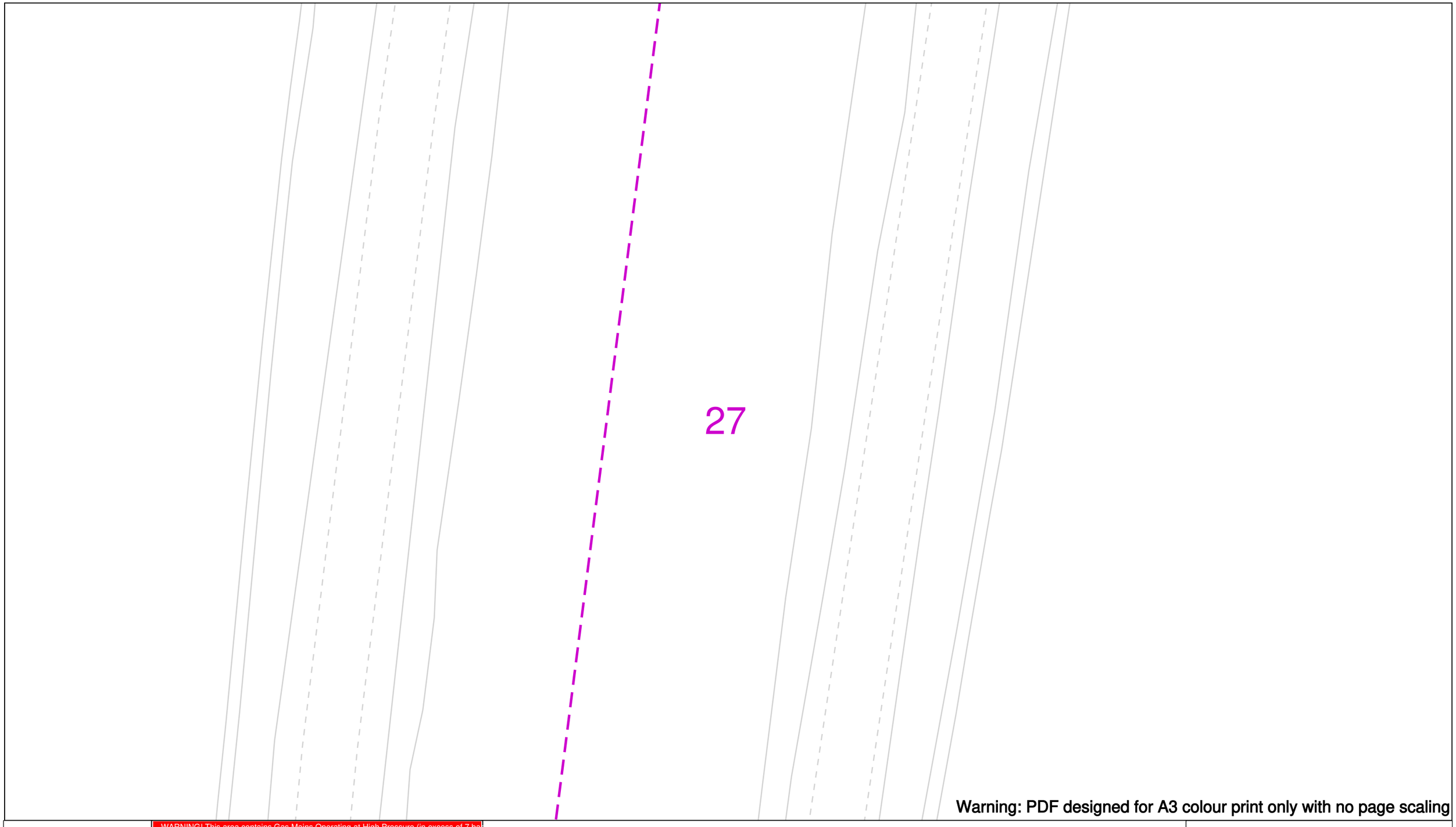
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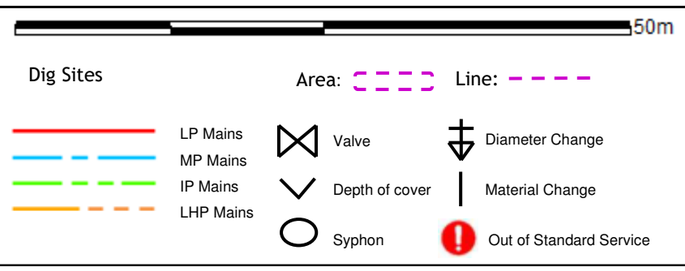
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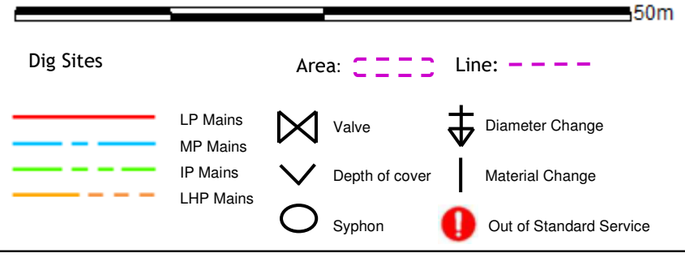
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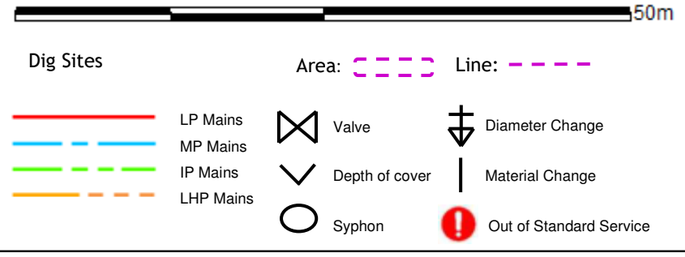
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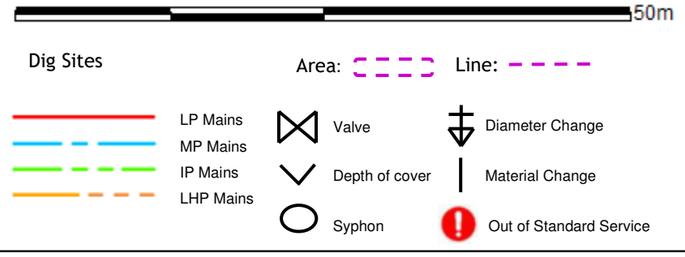
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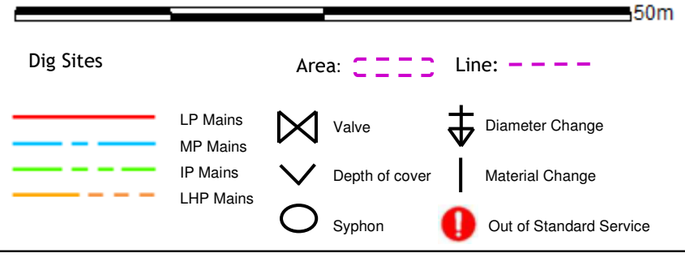
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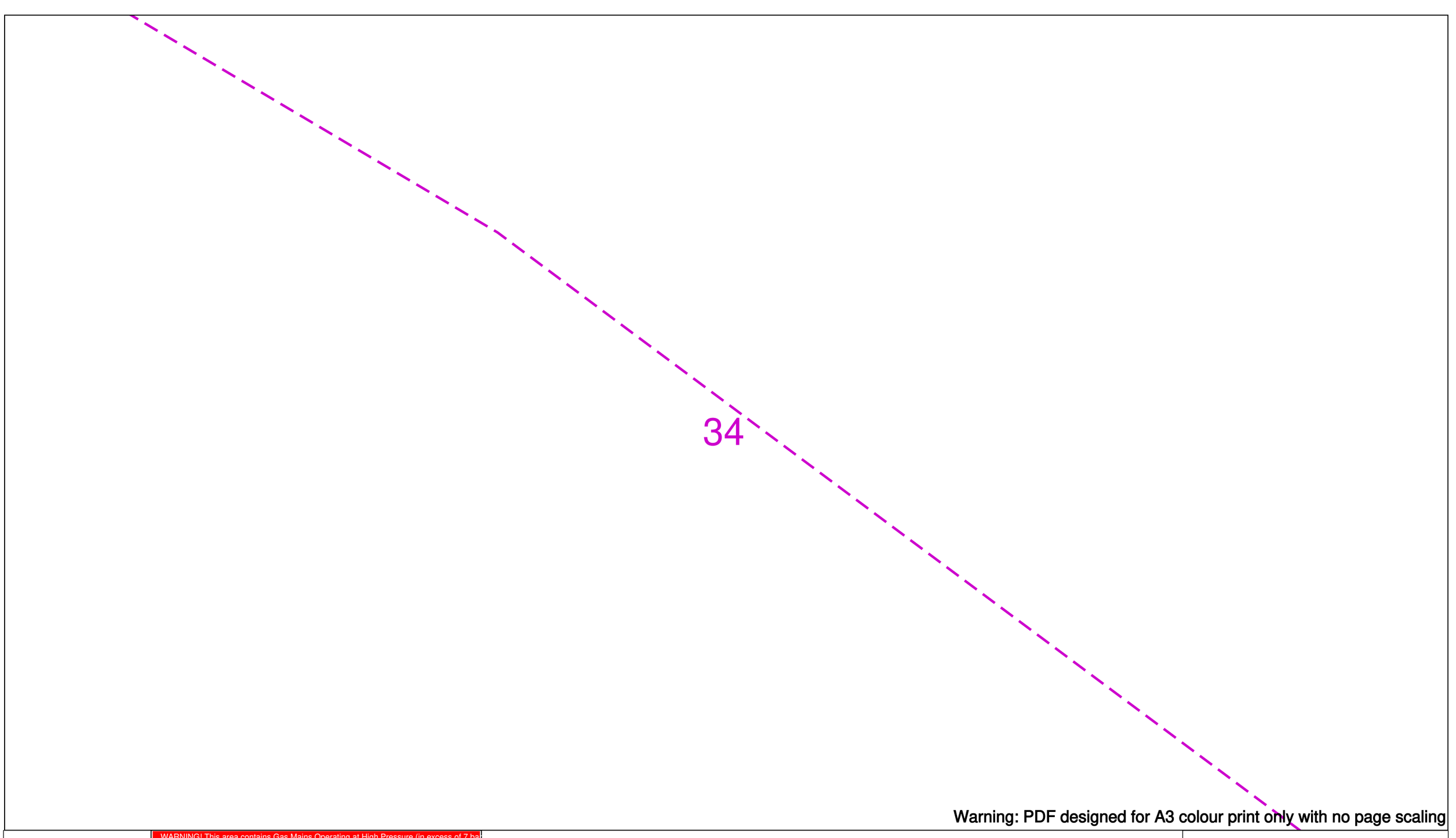

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Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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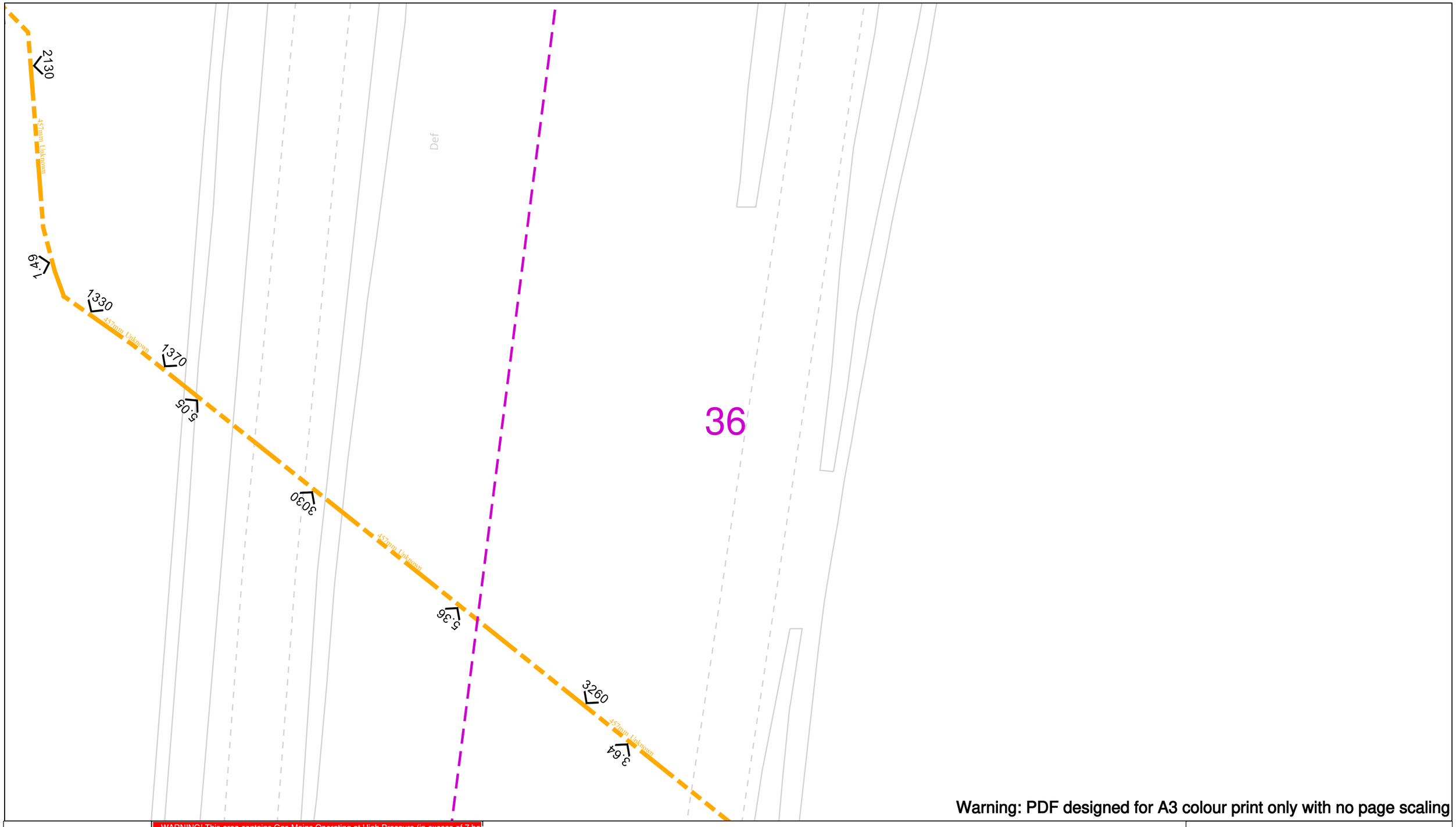
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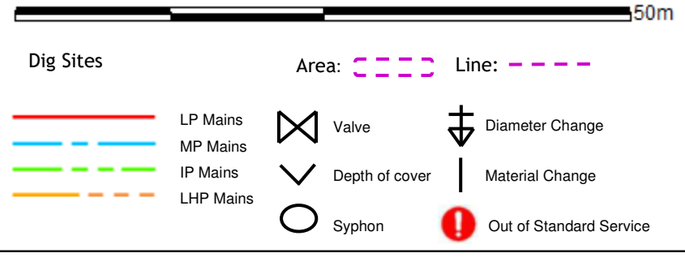
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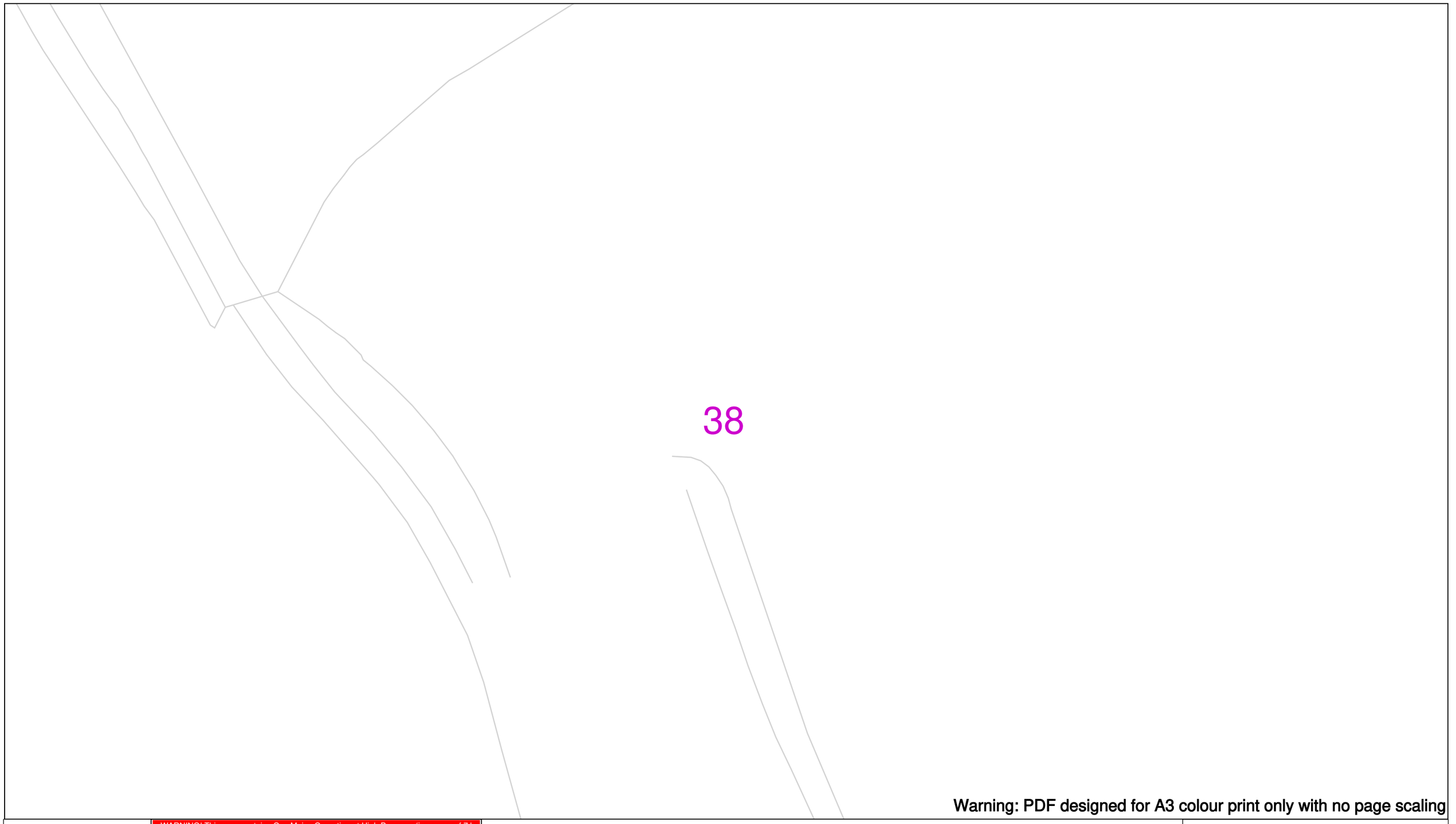

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Valve
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Syphon

Diameter Change
Material Change
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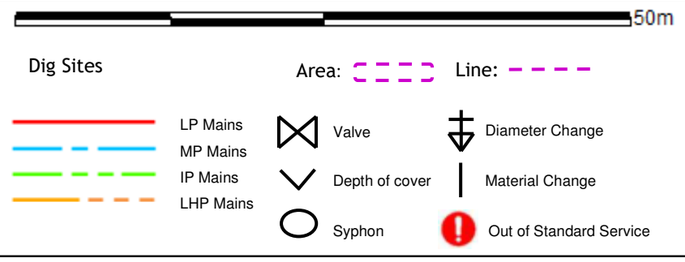
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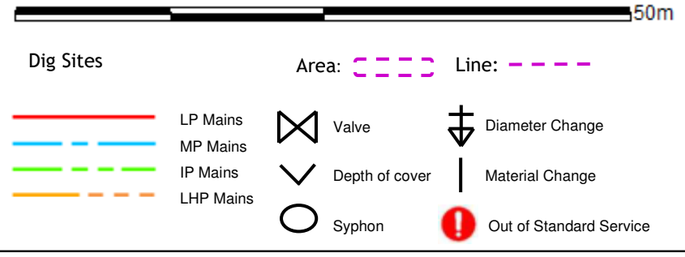
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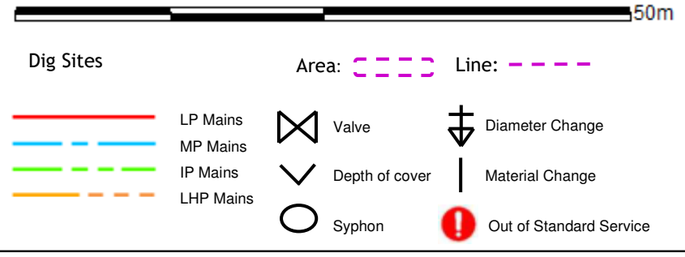
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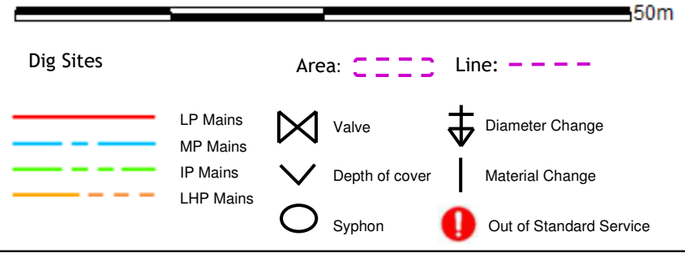
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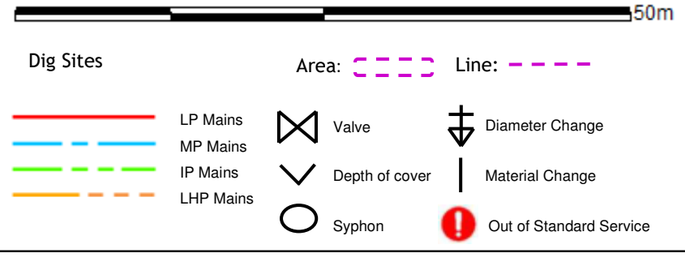
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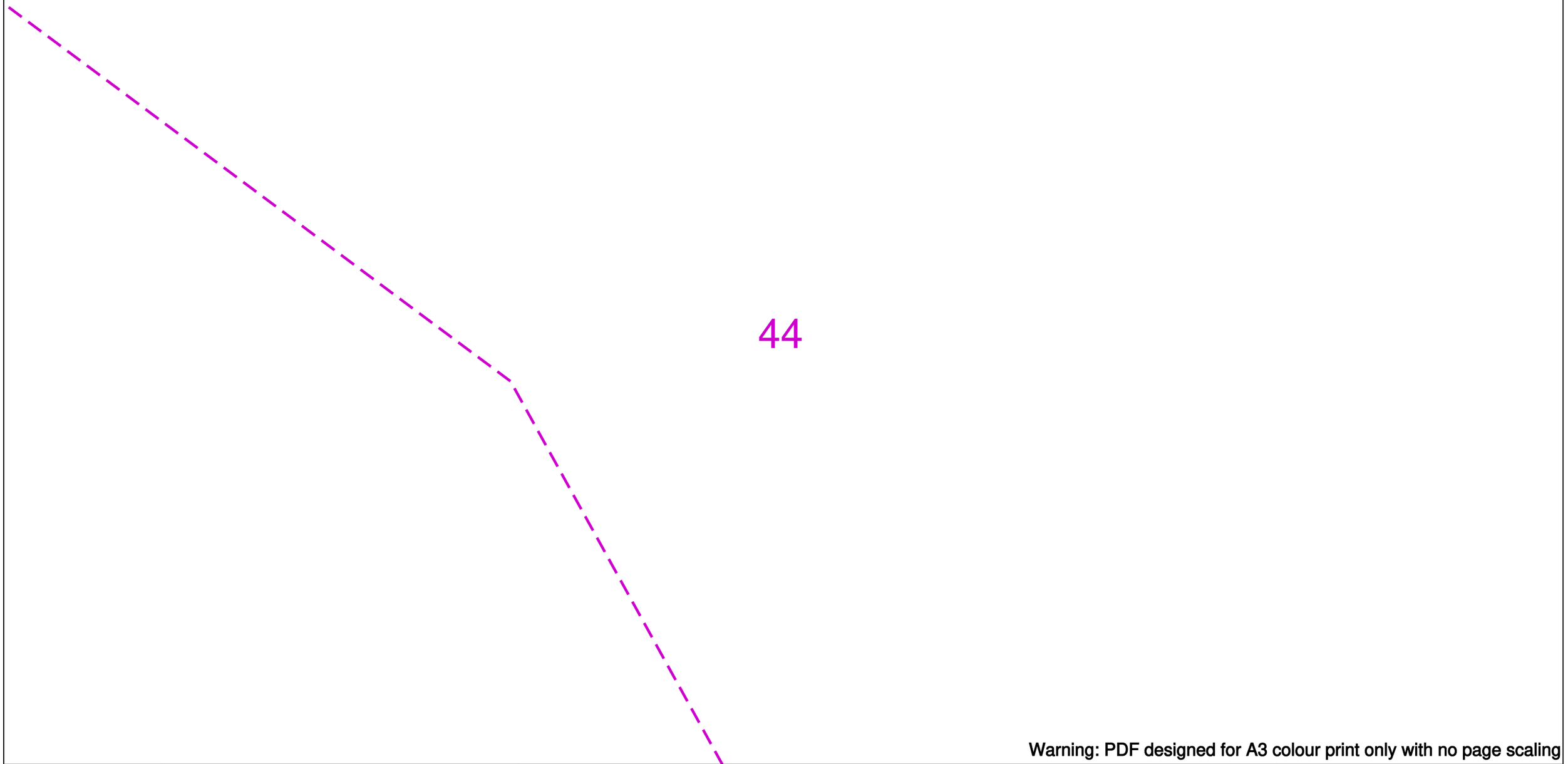



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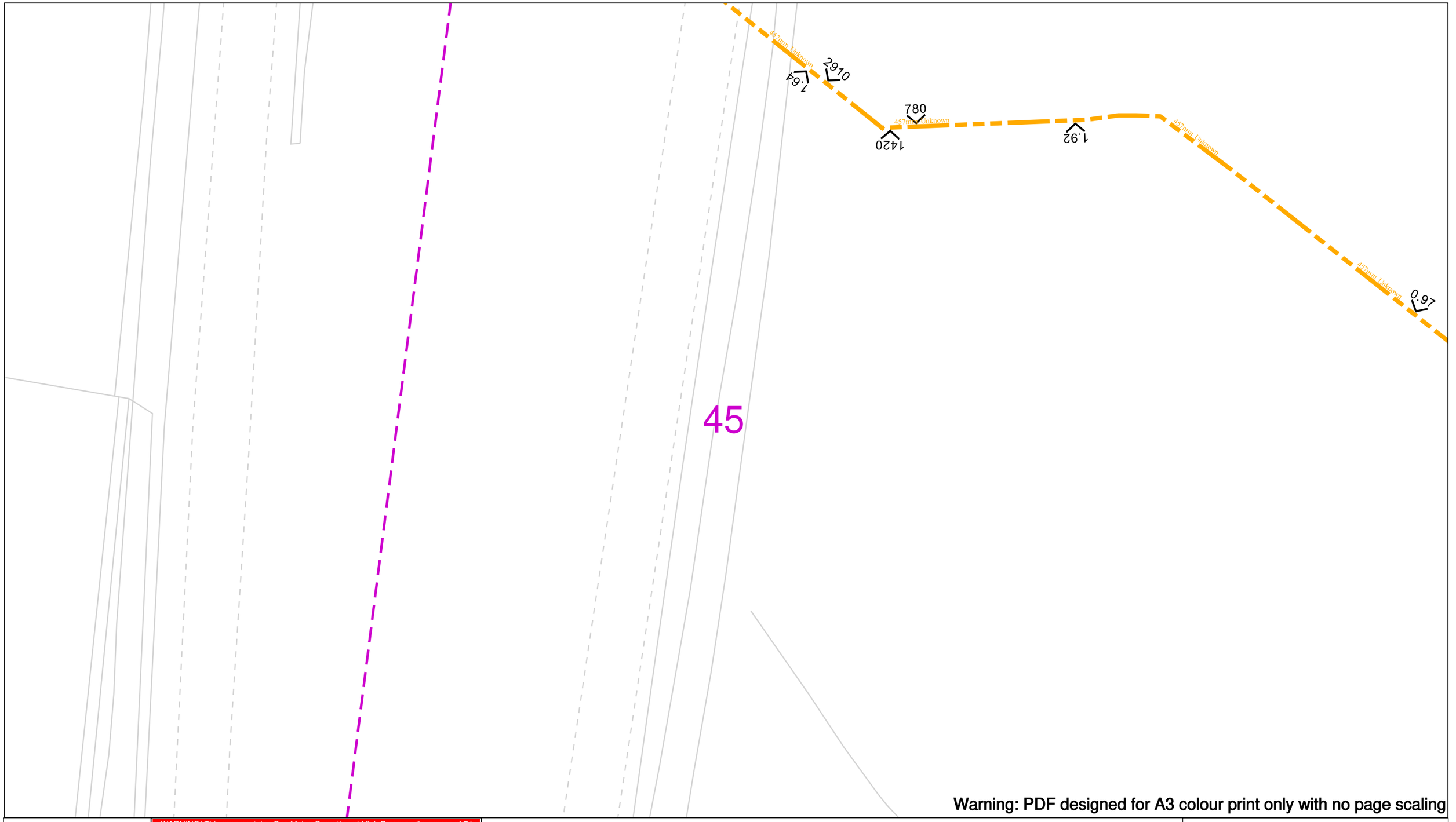
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Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

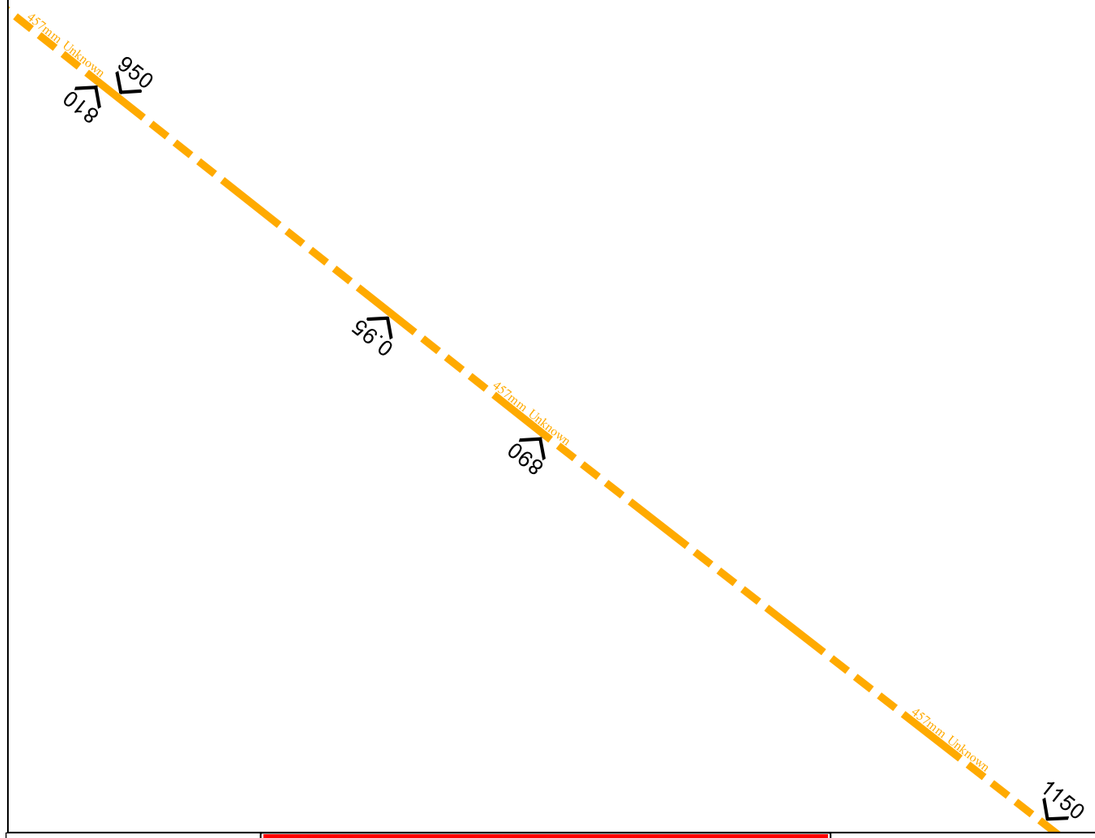
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50m

Dig Sites

Area:

Line:

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MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

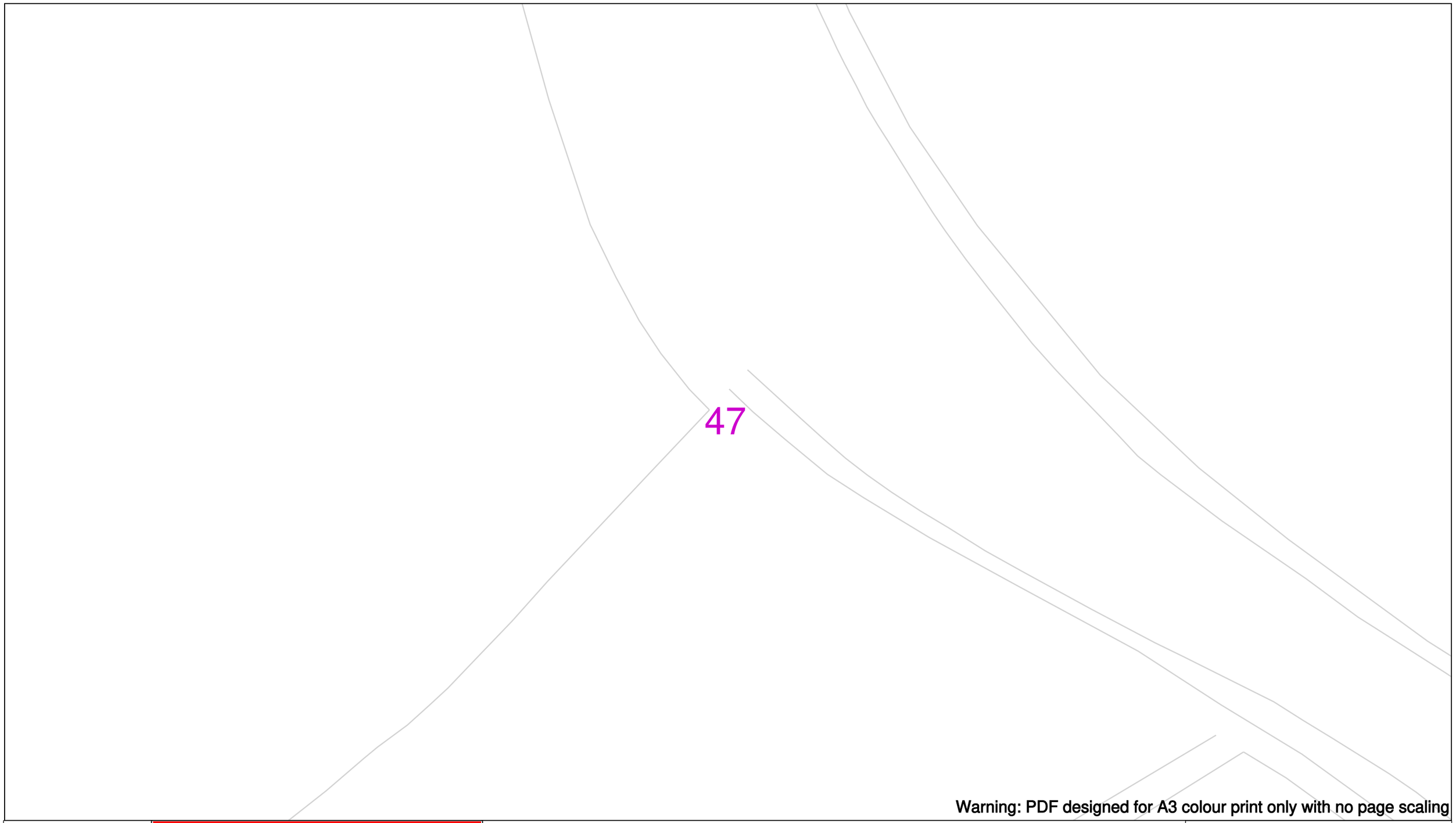
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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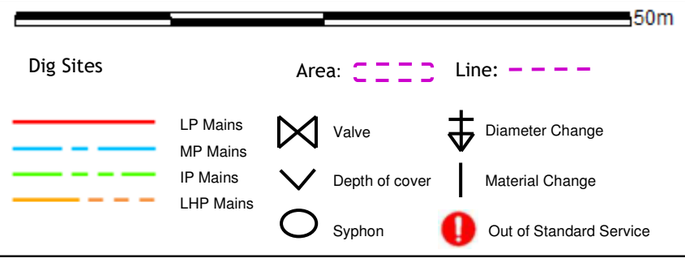
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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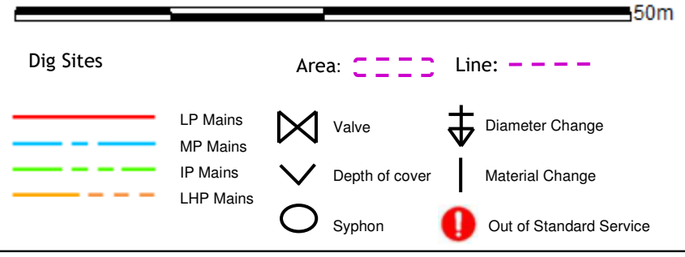
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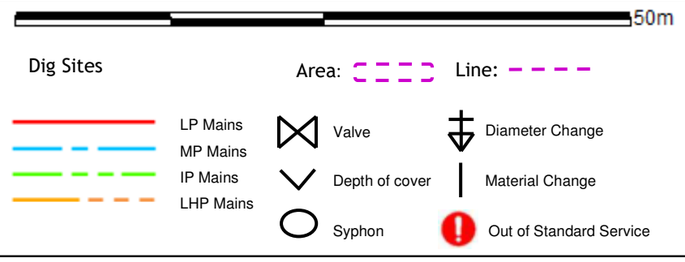
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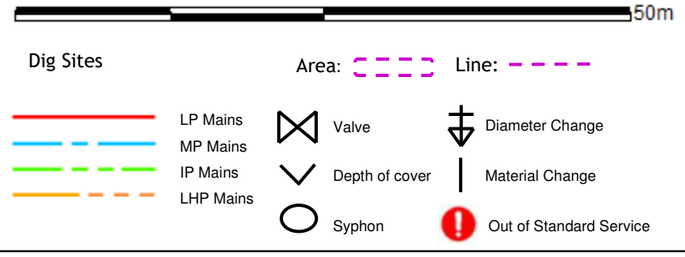
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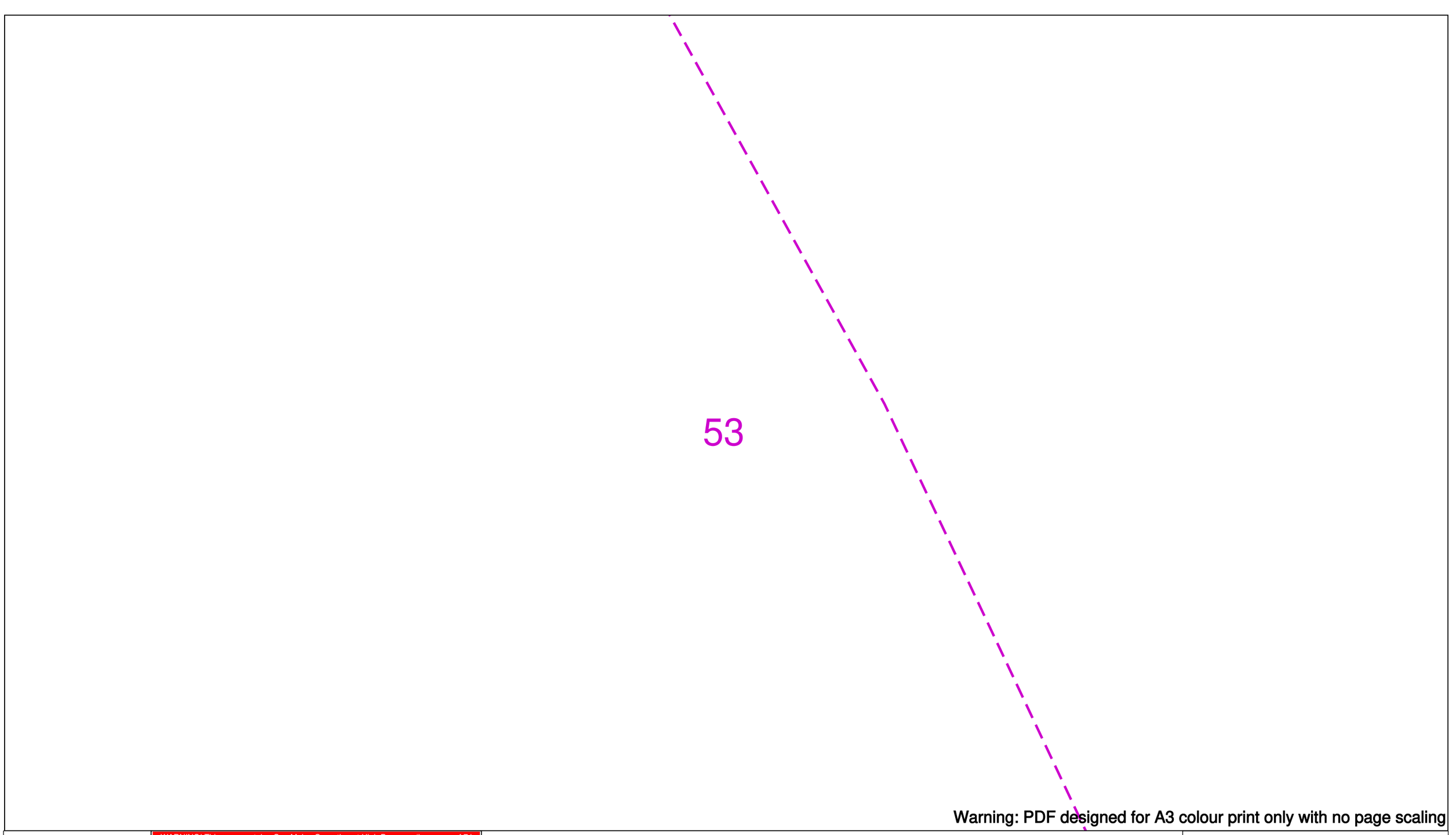

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50m

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Area:

Line:

LP Mains
MP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

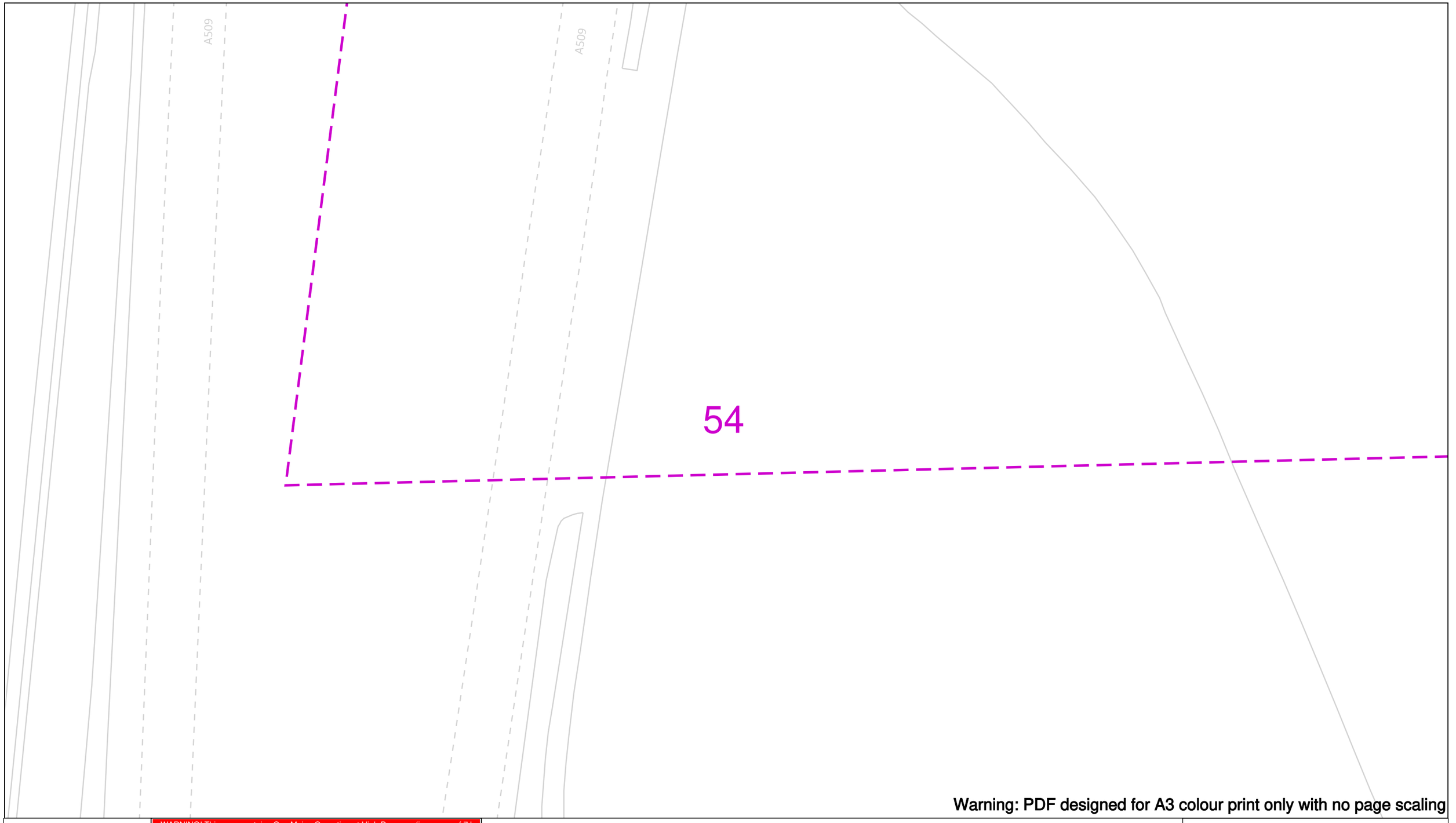
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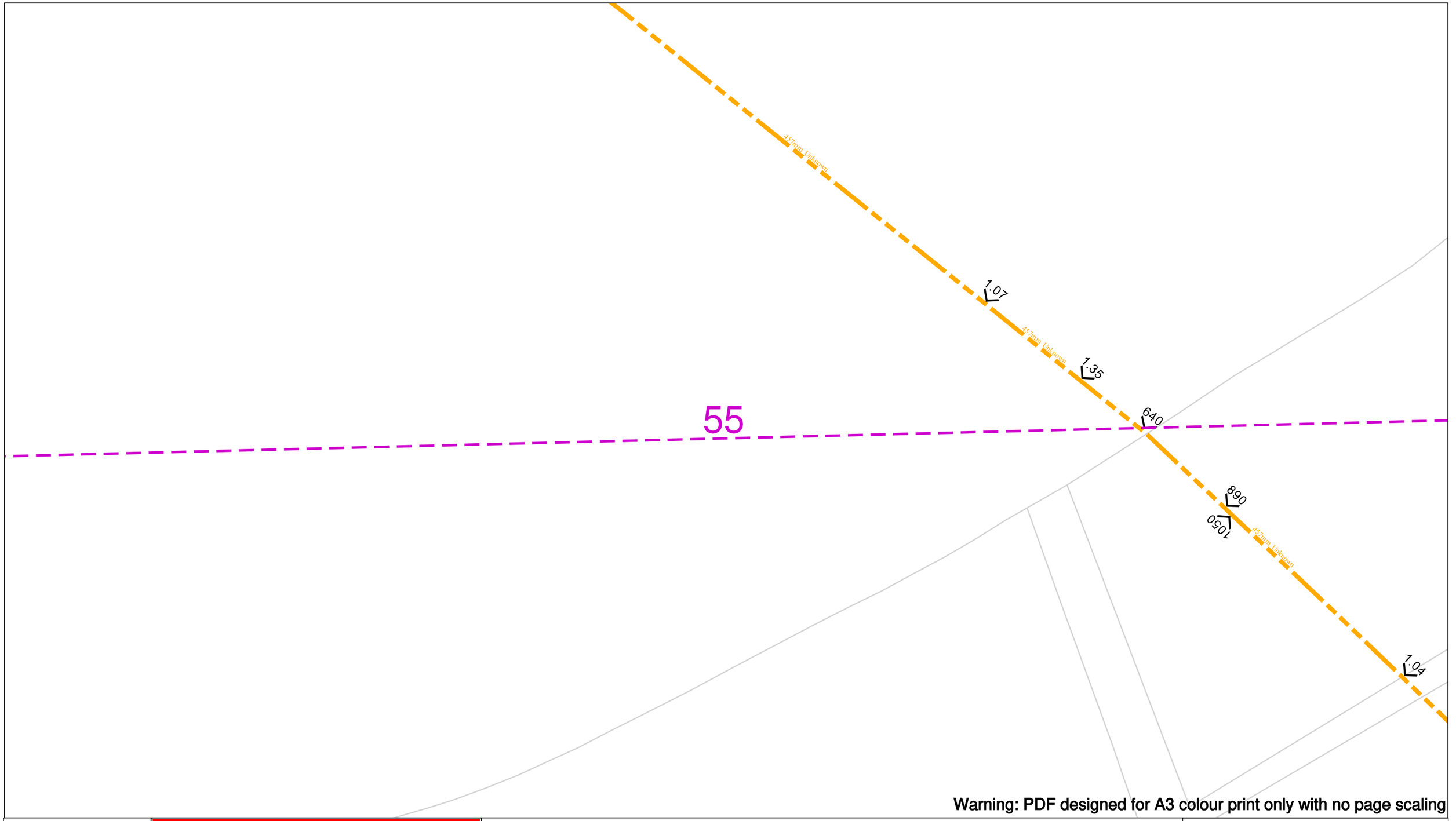
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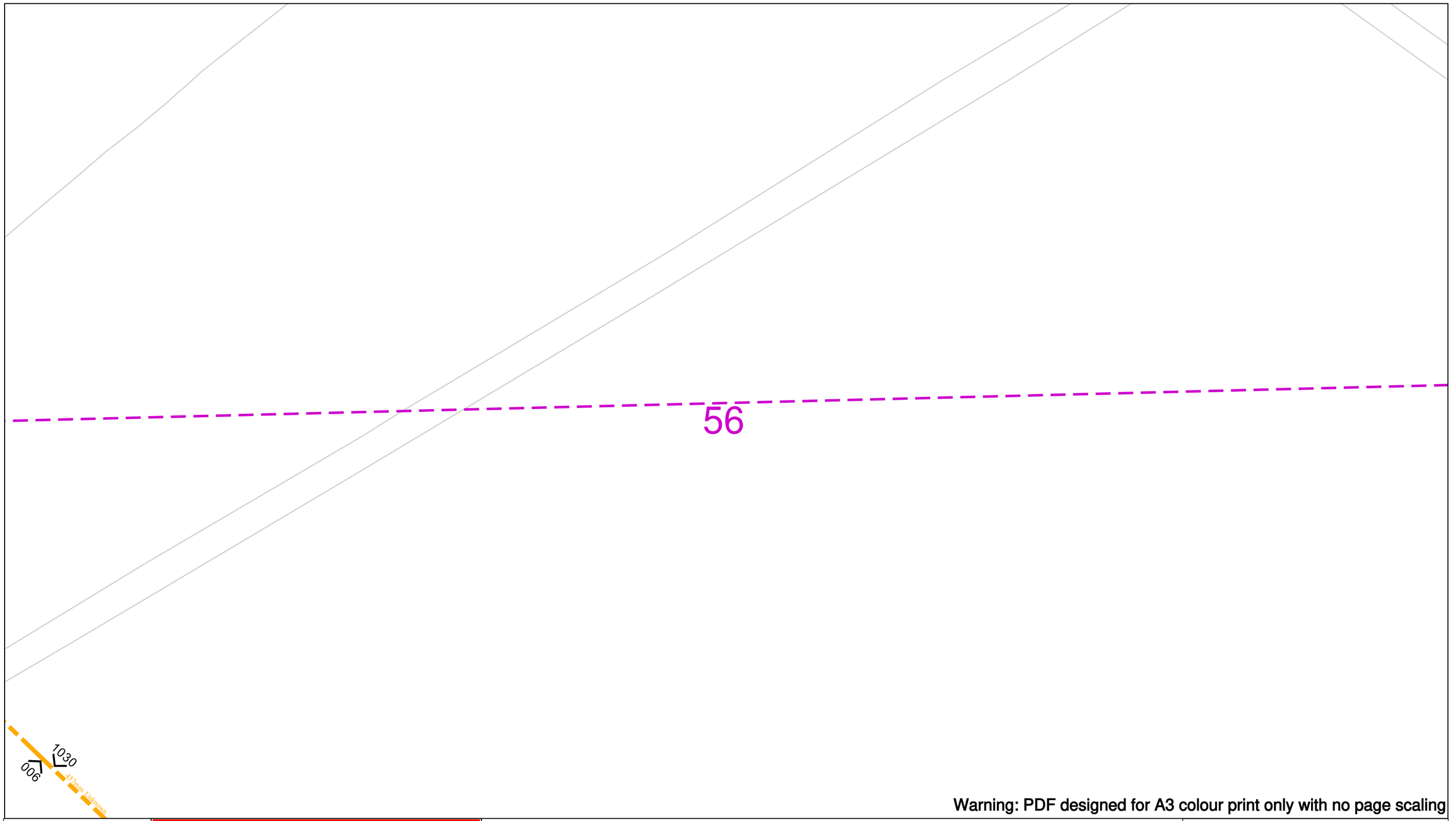
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Date Requested: 28/08/2024
Job Reference: 34530925
Site Location: 490254 245413
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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**In case of an emergency call 0800 111 999**

50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

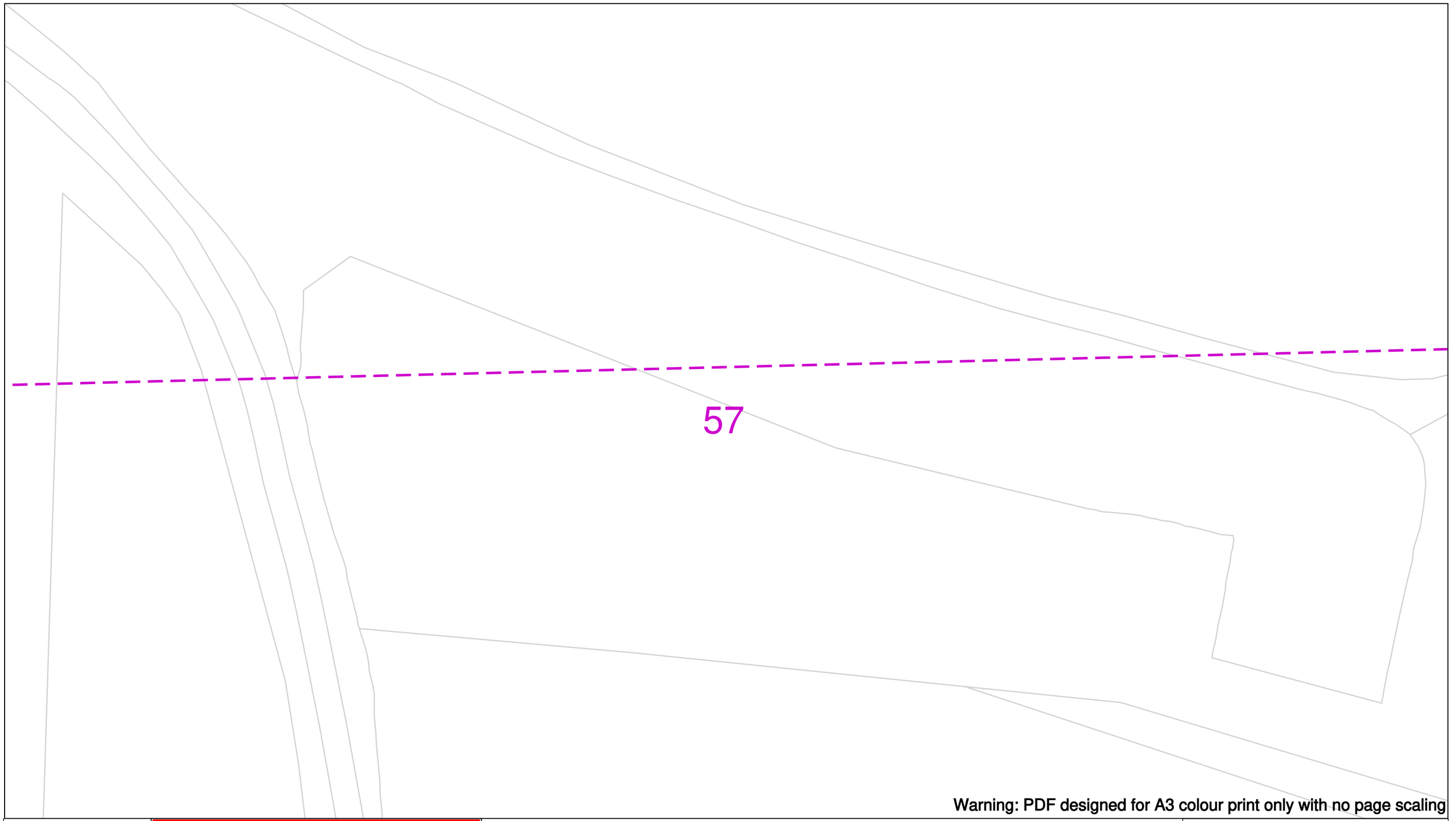
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- Identification of dual services
- Recording of non-perpendicular services

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Your Gas Network

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50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

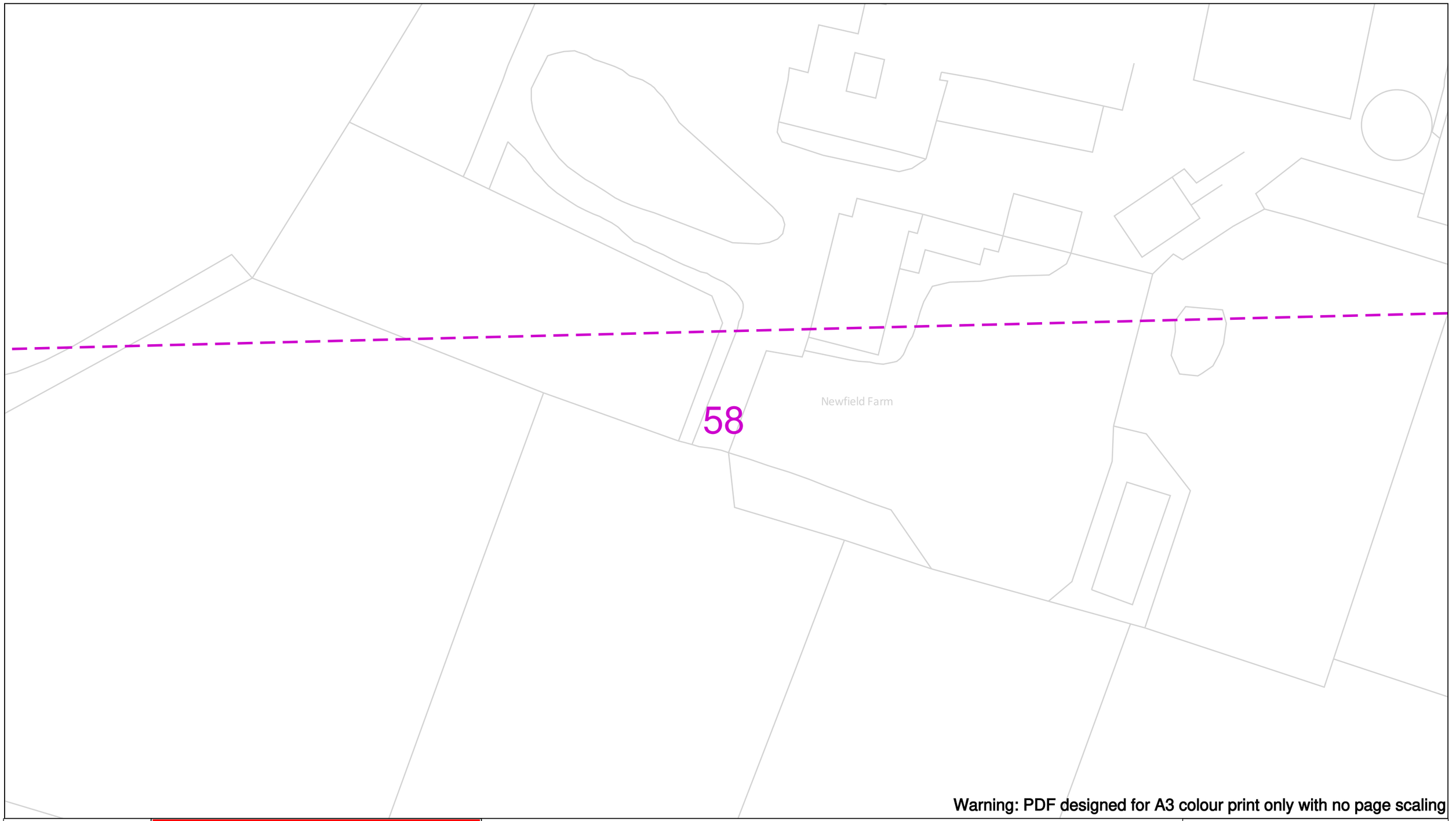
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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

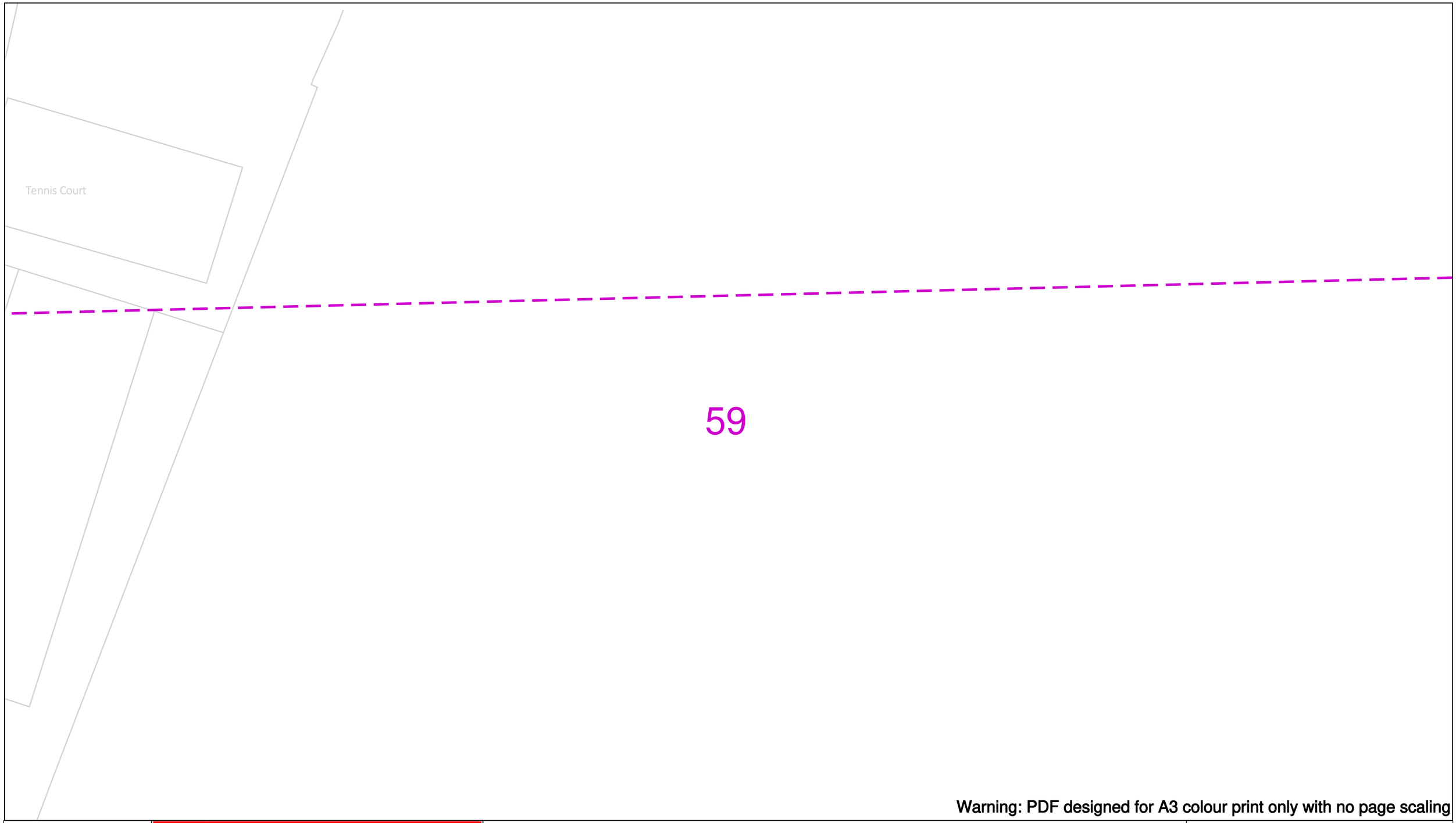
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

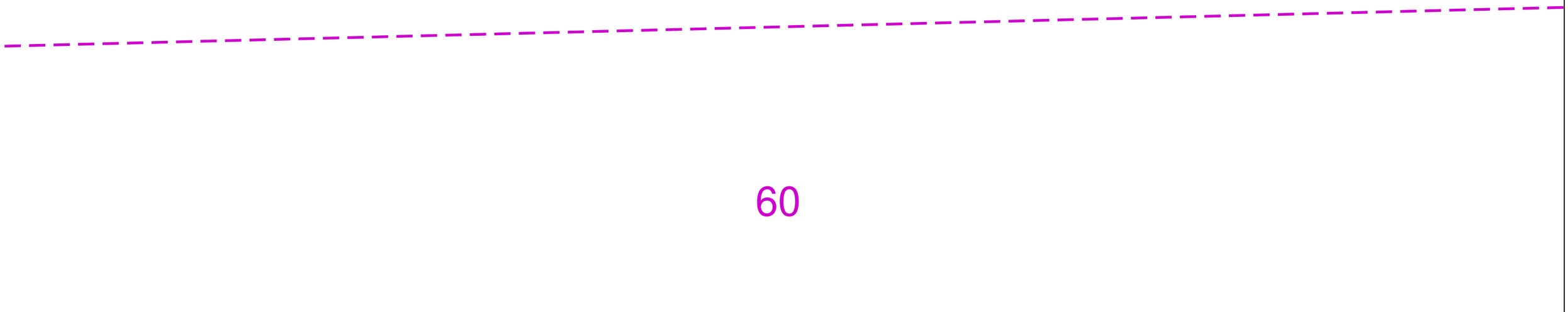
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

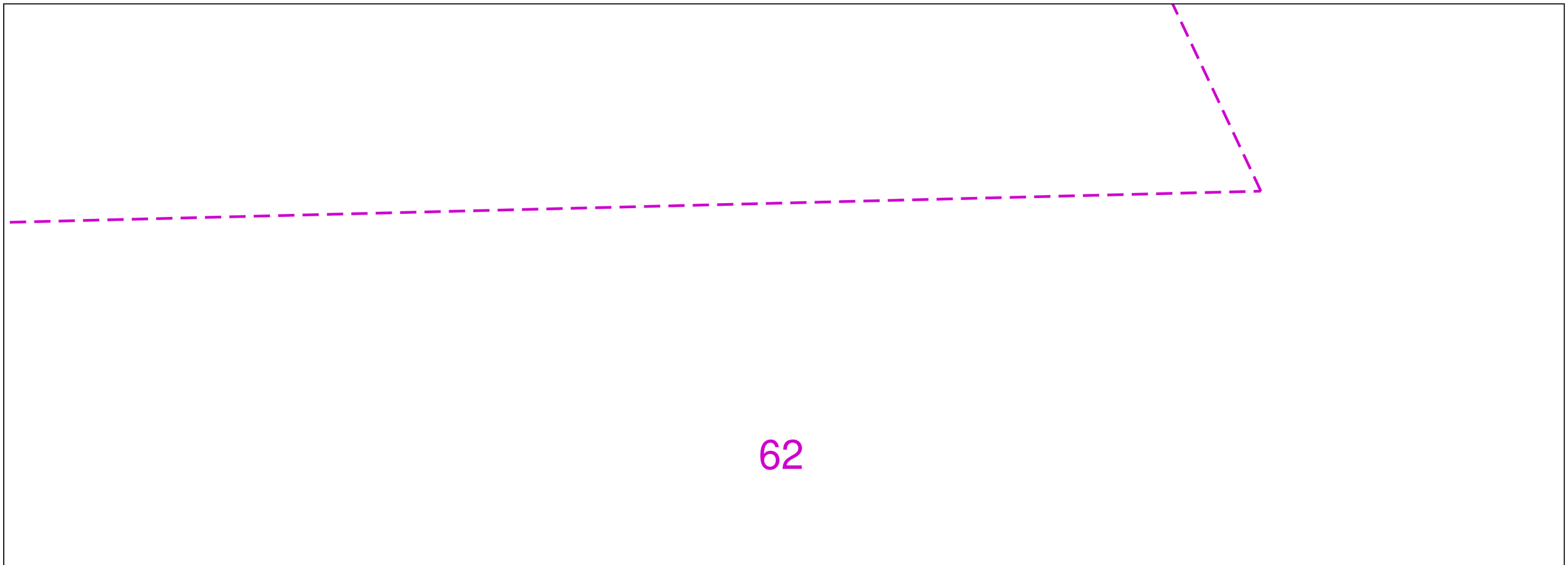
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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# Overview Map of Worksite

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | |
| 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | | |
| 38 | 39 | 40 | 41 | 42 | 43 | 44 | | | |
| 45 | 46 | 47 | 48 | 49 | 50 | | | | |
| 51 | 52 | 53 | 54 | 55 | | | | | |
| 56 | 57 | 58 | 59 | | | | | | |
| 60 | 61 | 62 | | | | | | | |
| 63 | 64 | 65 | | | | | | | |
| 66 | 67 | | | | | | | | |

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Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference:
890869

Scale: 1:5638 (When plotted at A3)

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Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- Valve
- Depth of cover
- Syphon
- Diameter Change
- Material Change
- Out of Standard Service

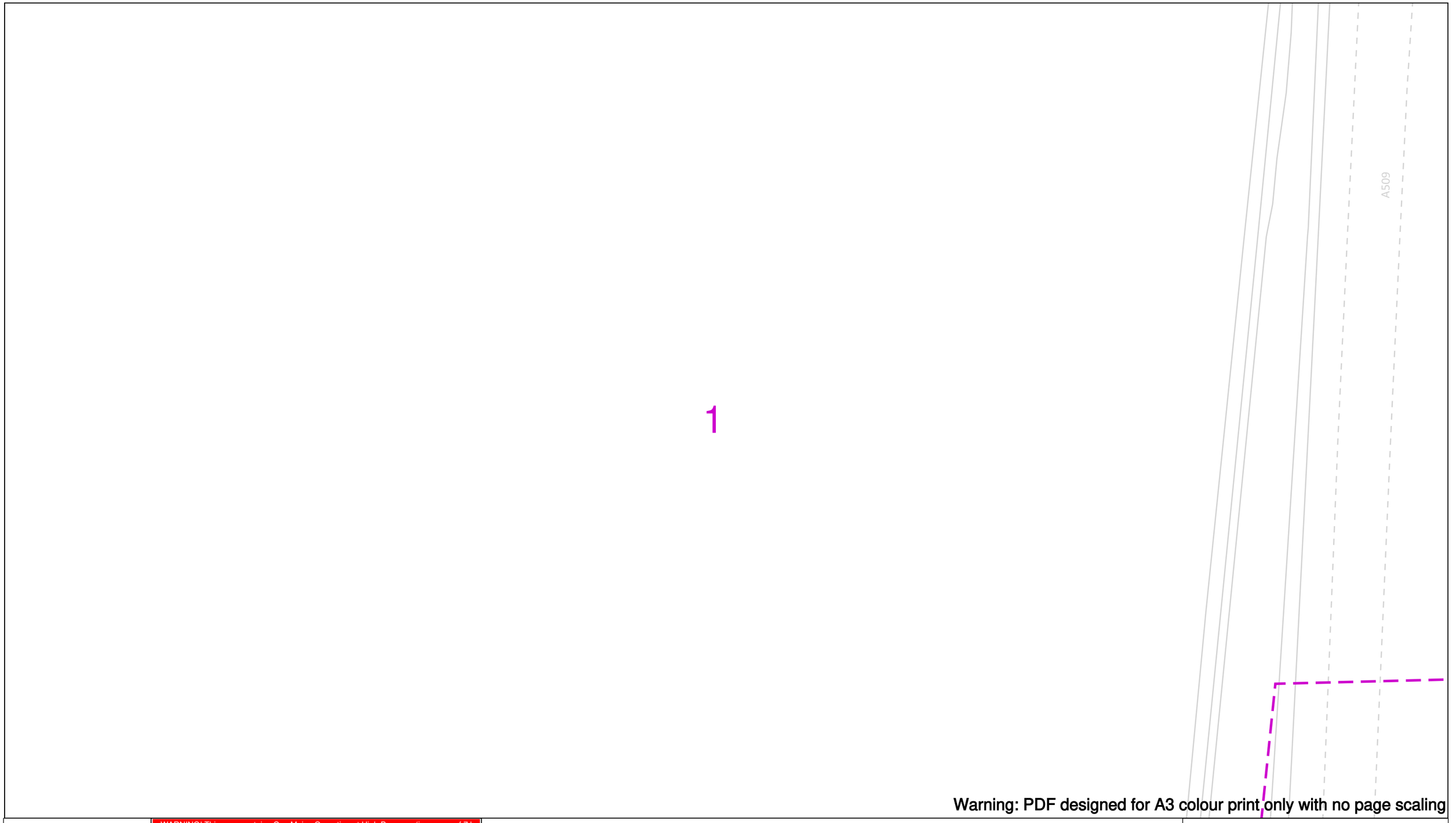
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

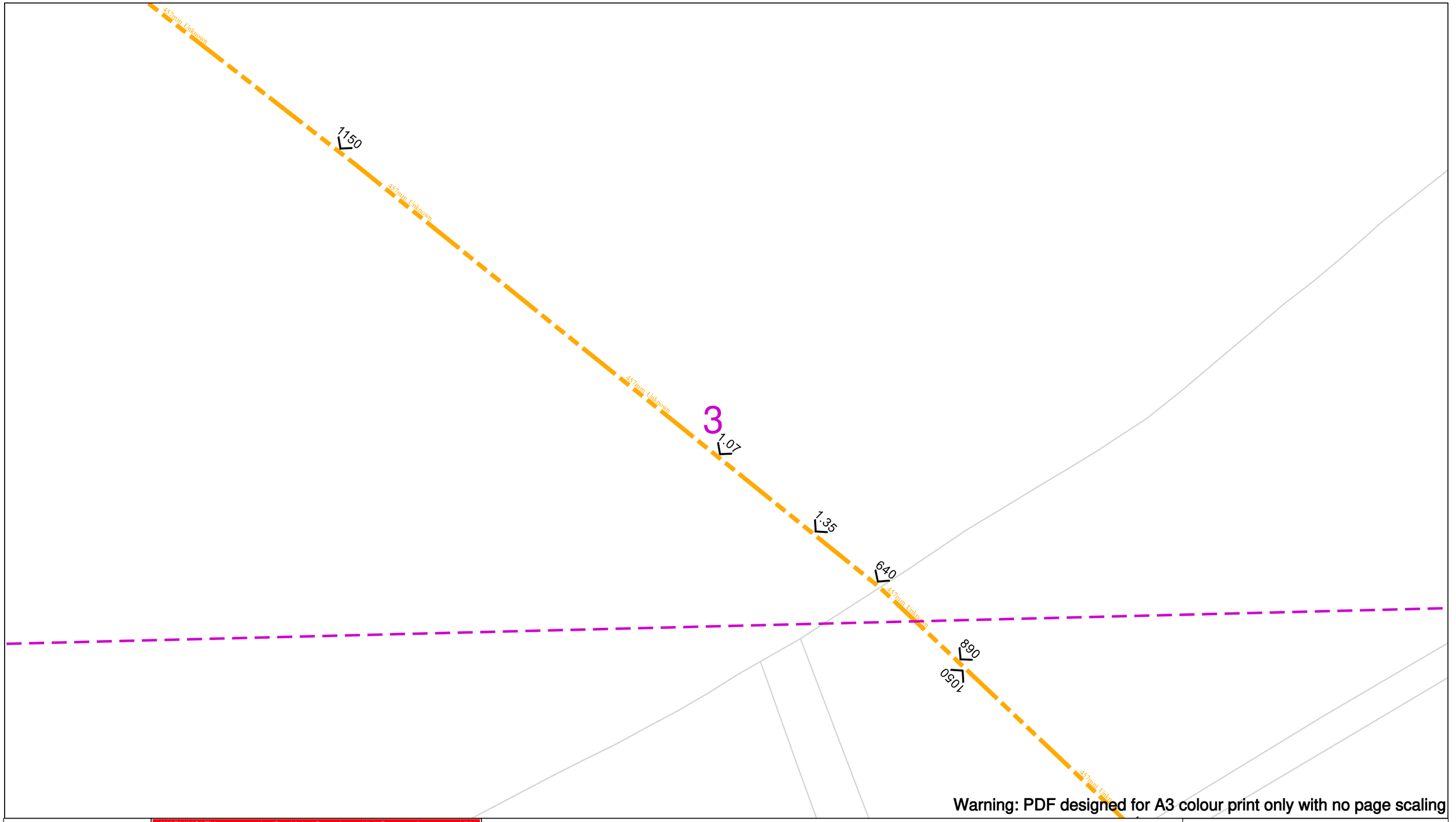
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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

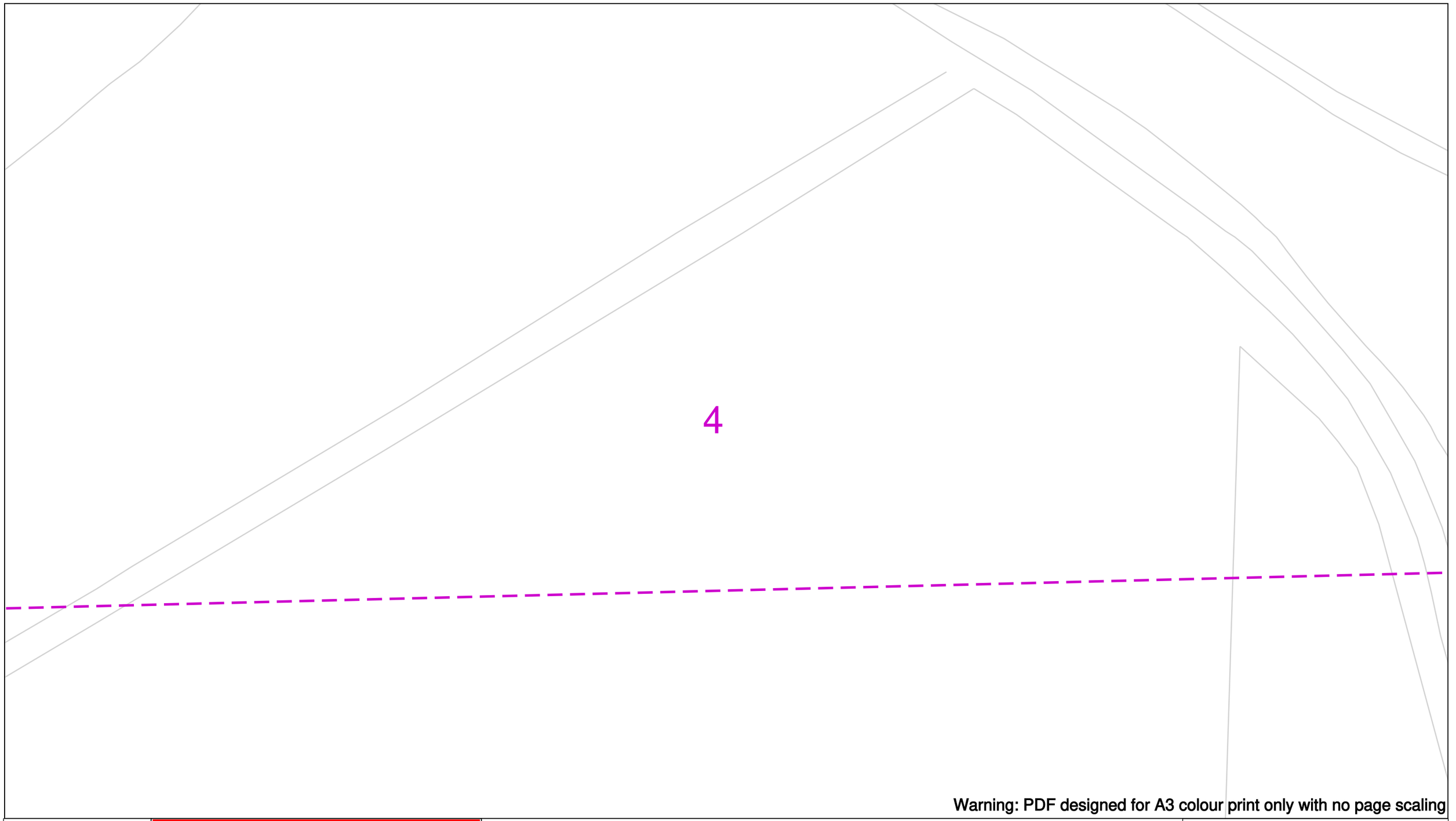
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Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

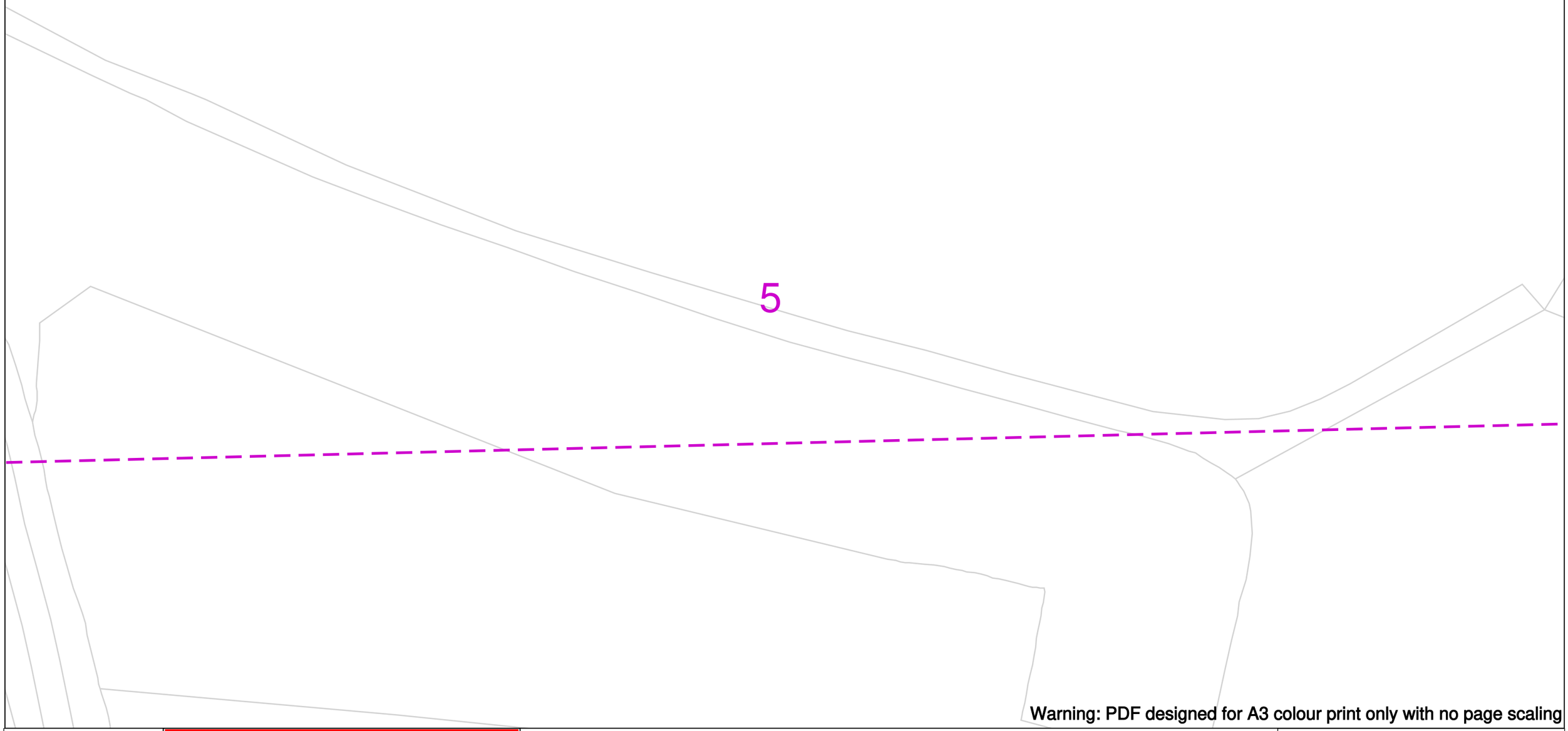
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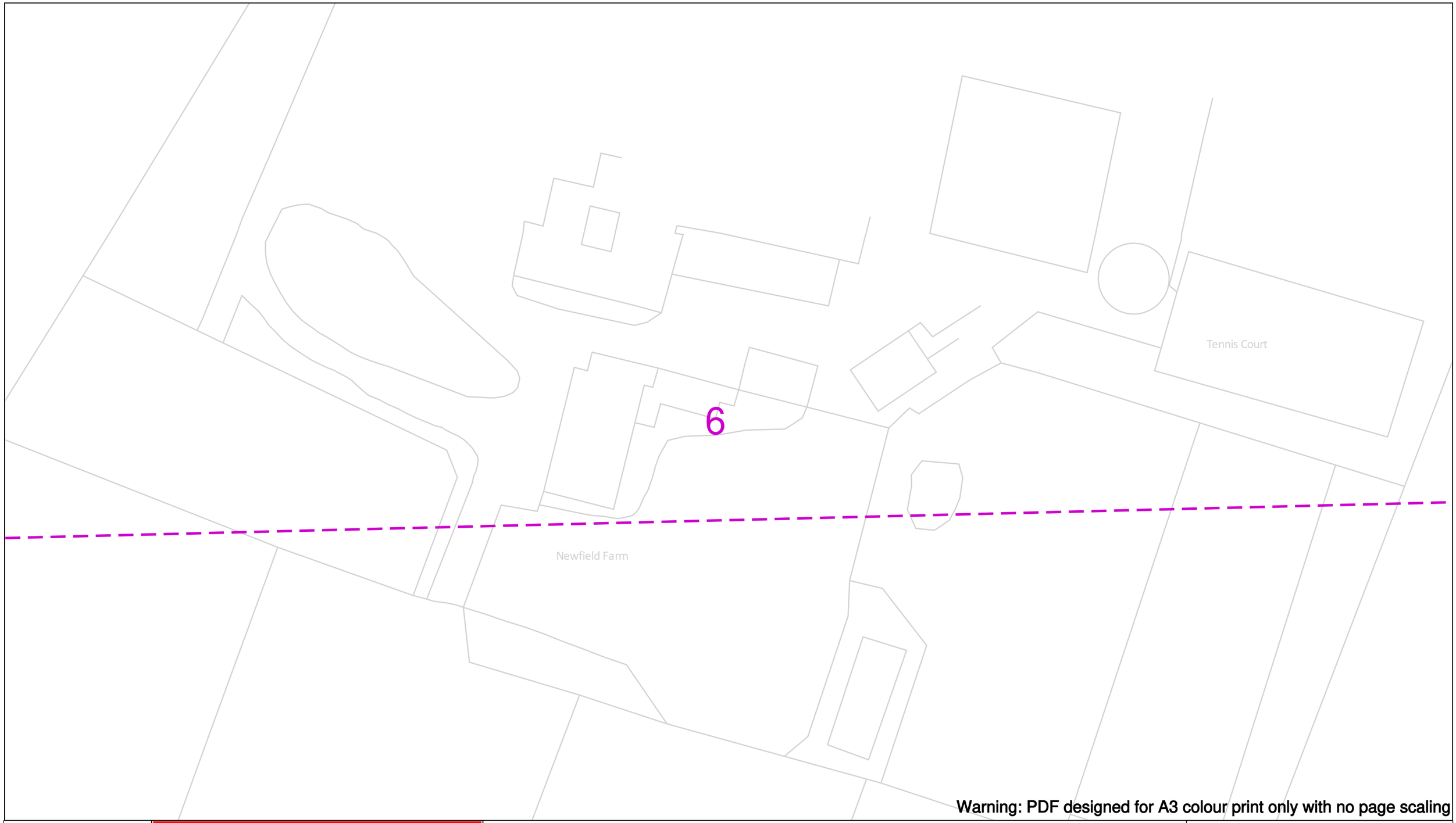
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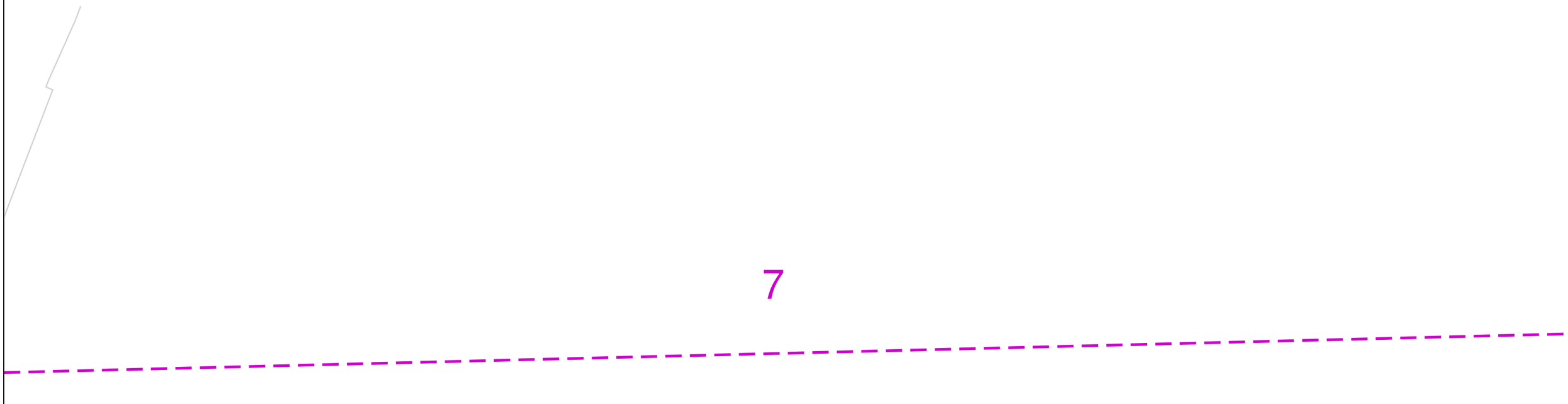
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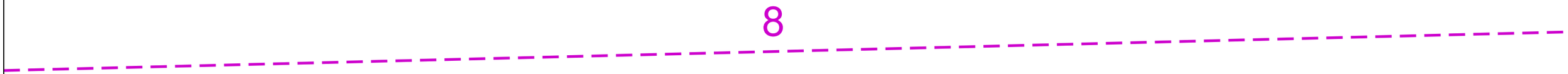
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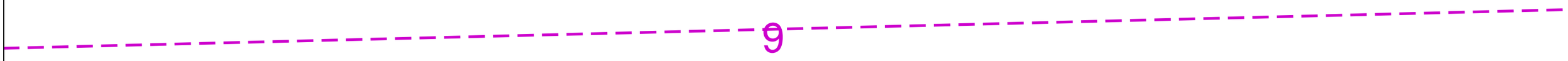
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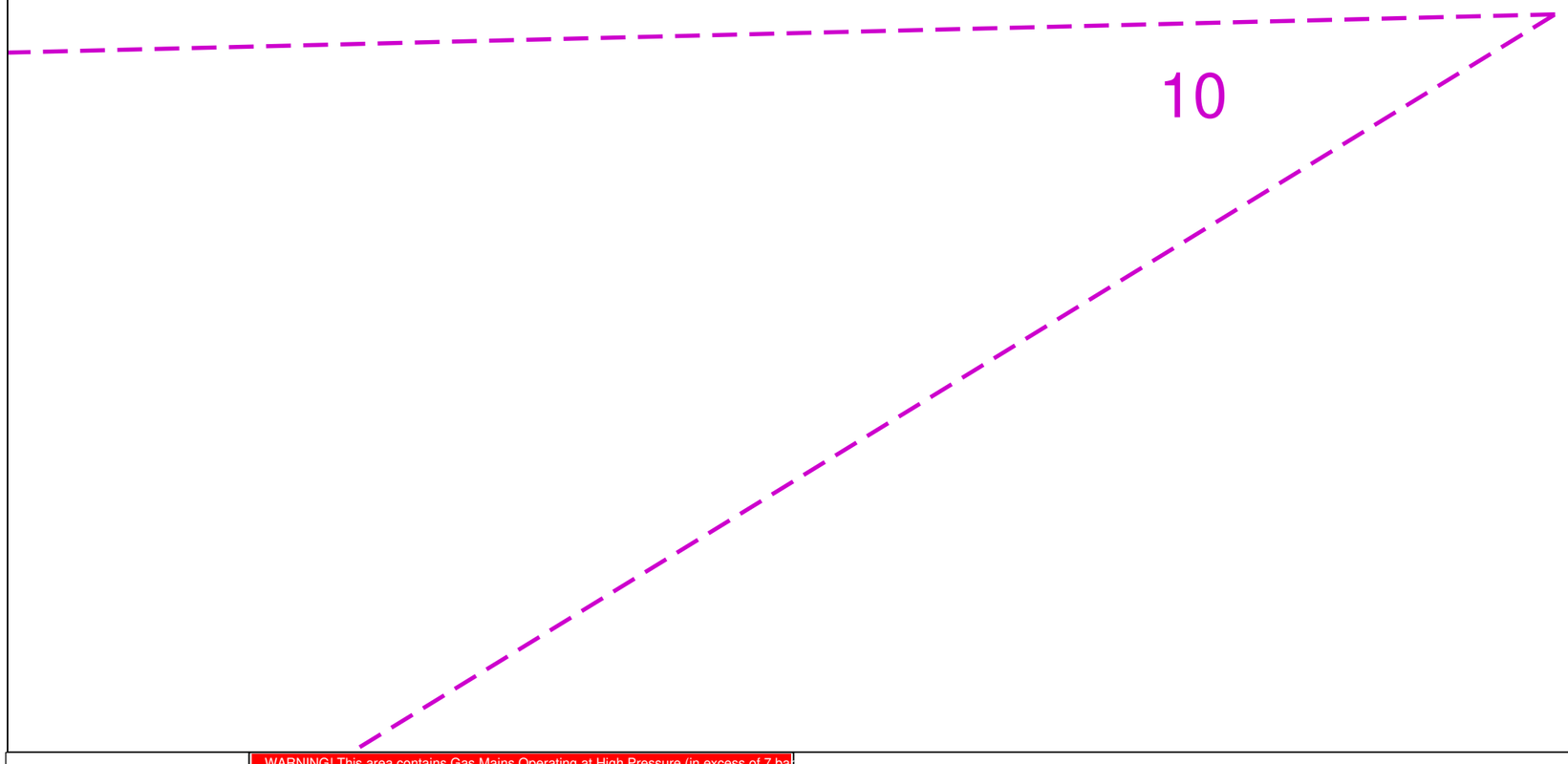
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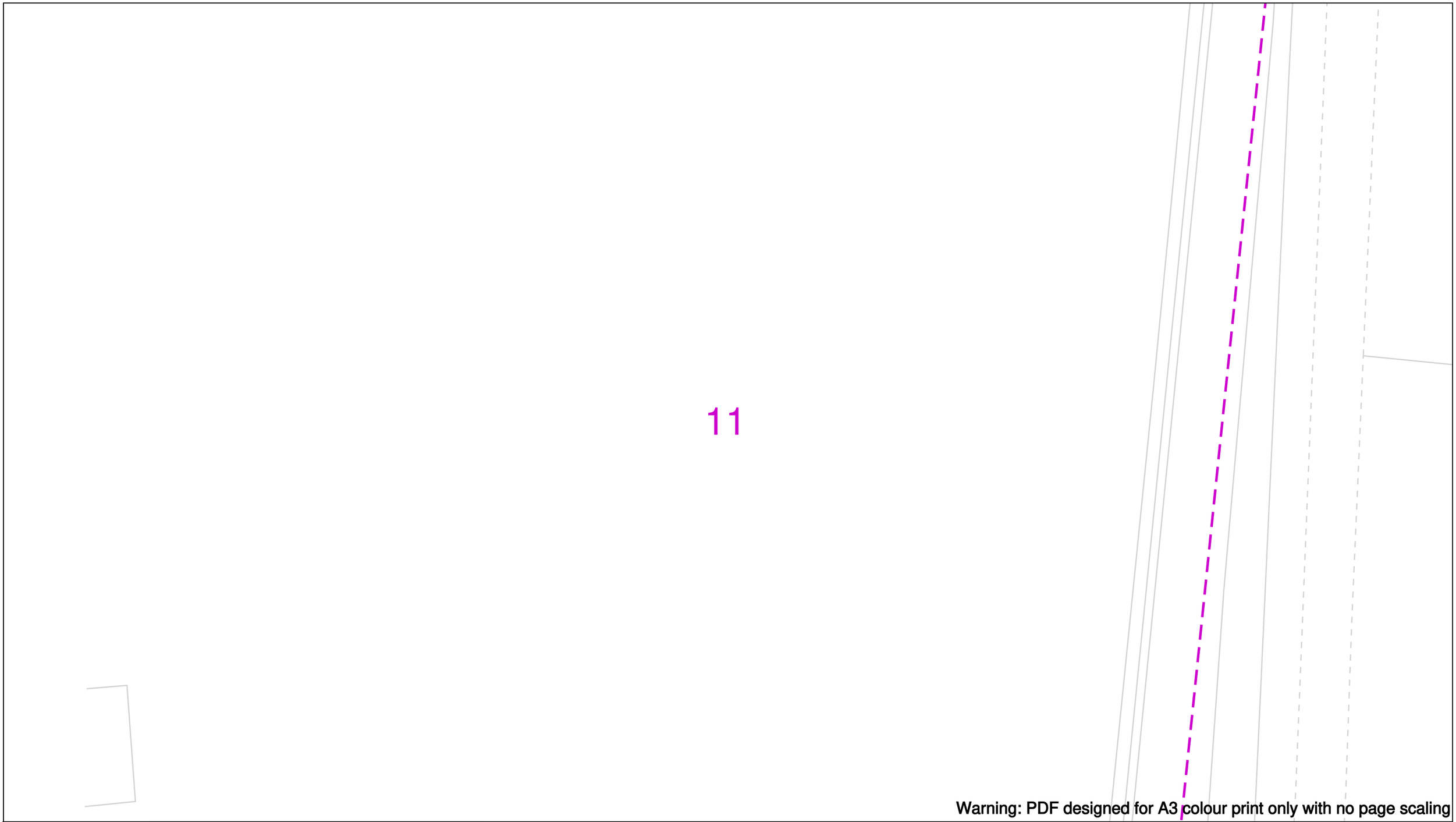
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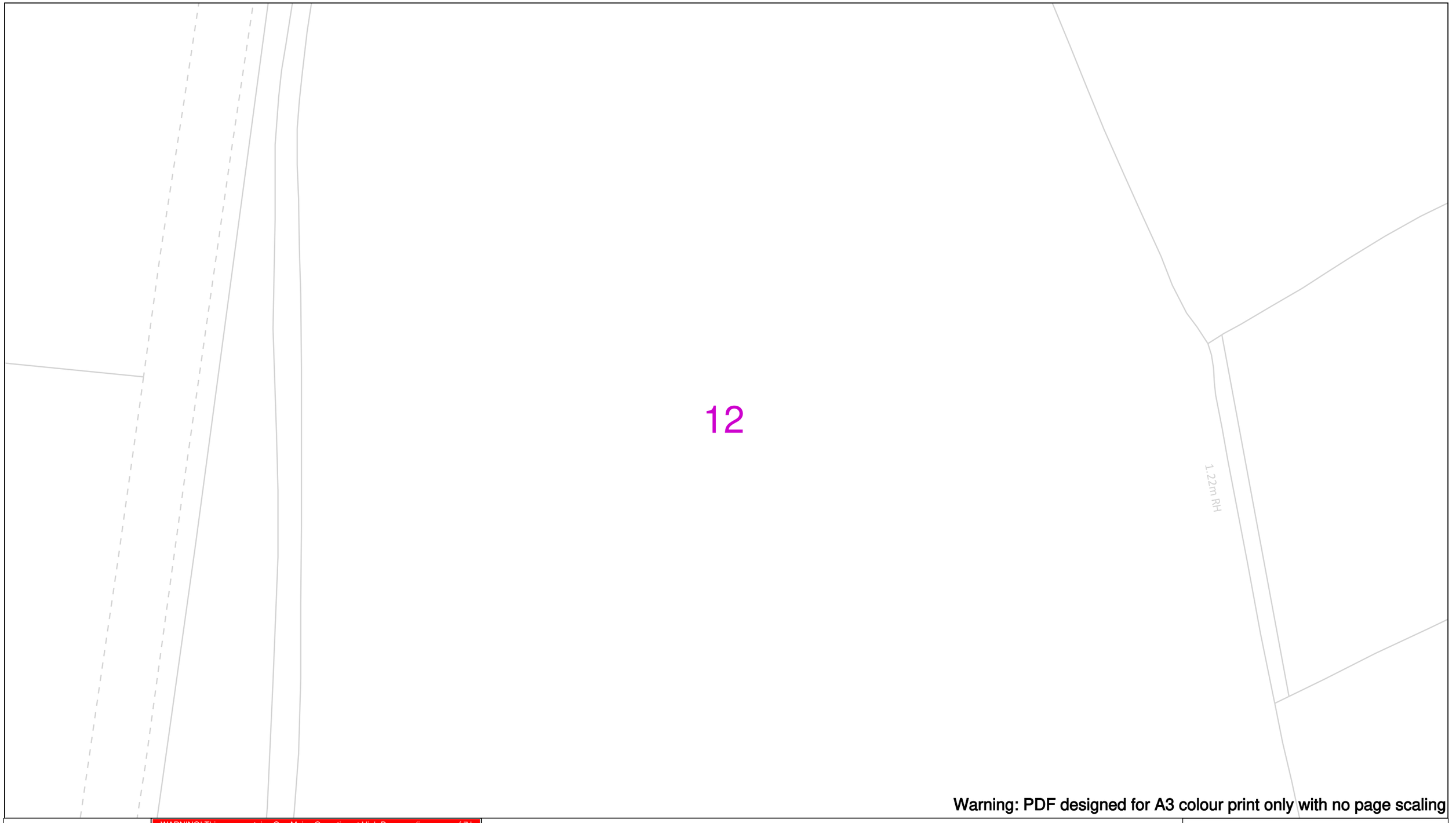
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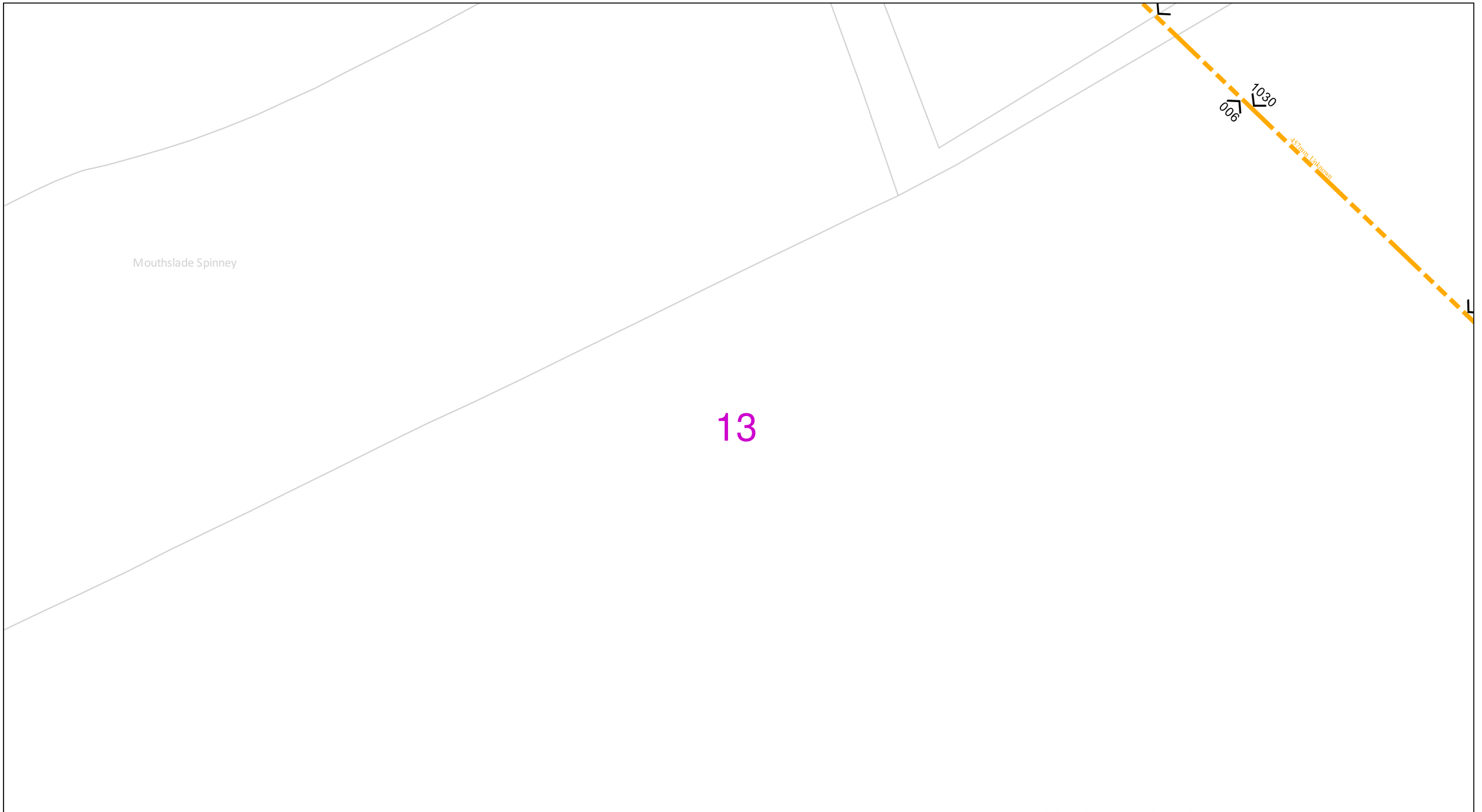
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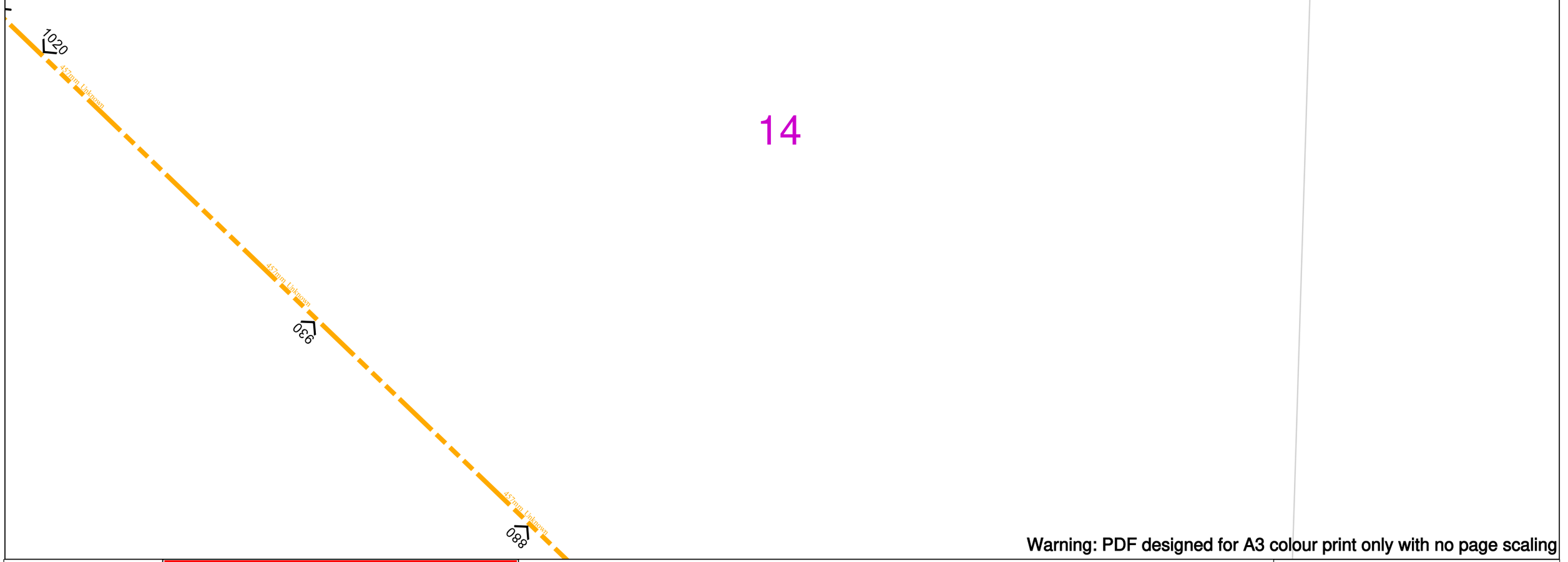
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Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

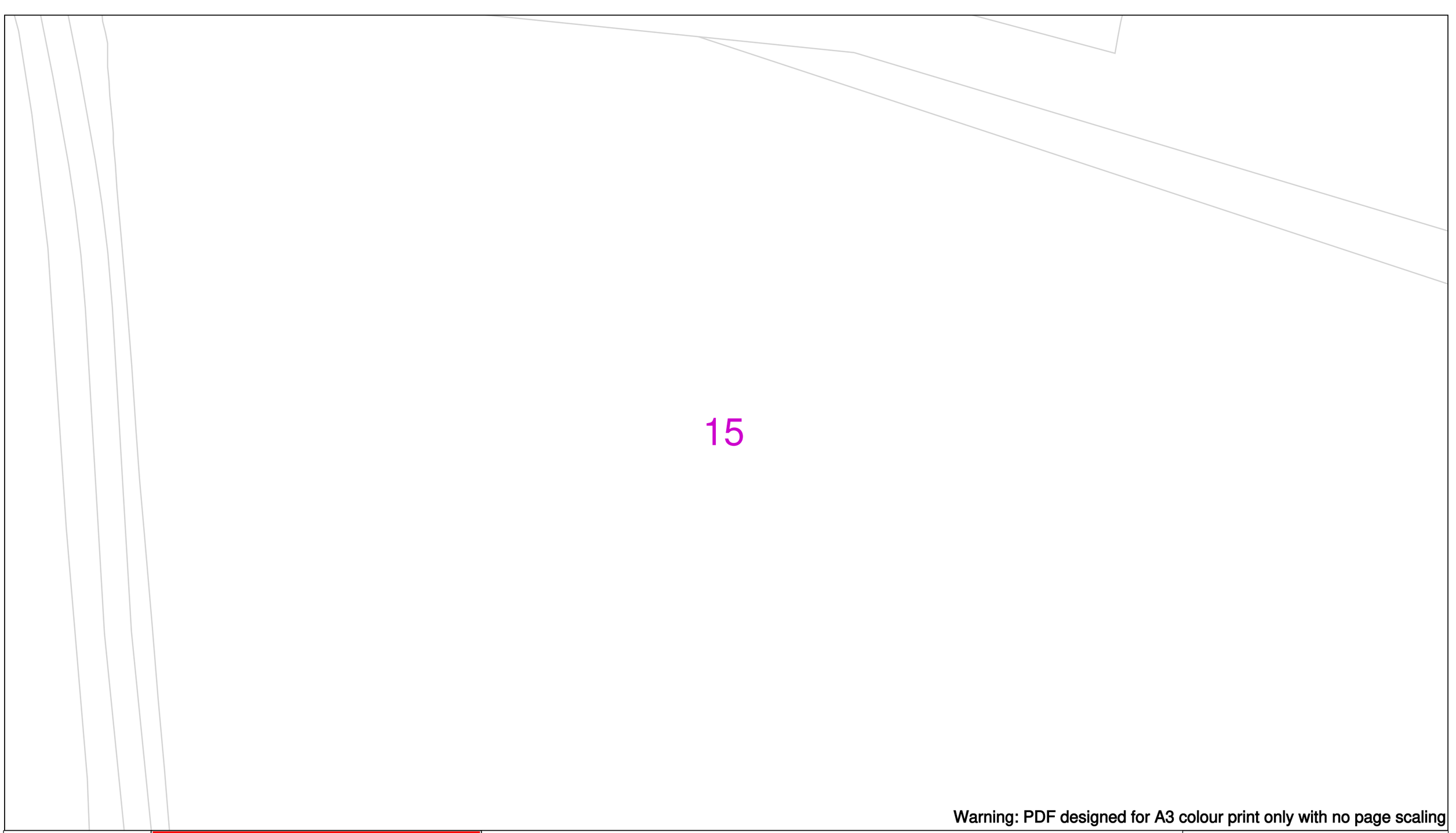
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Valve
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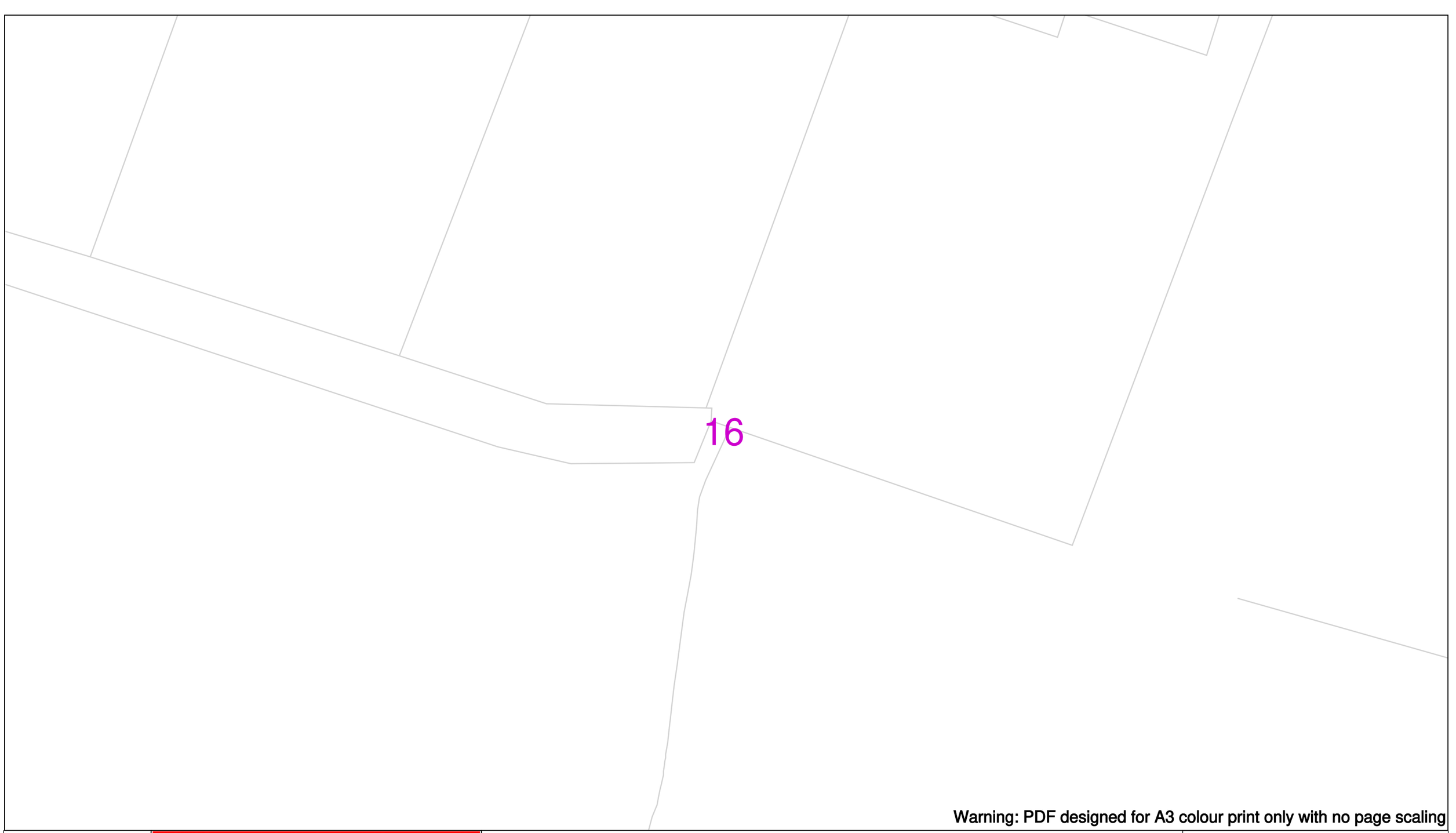
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MP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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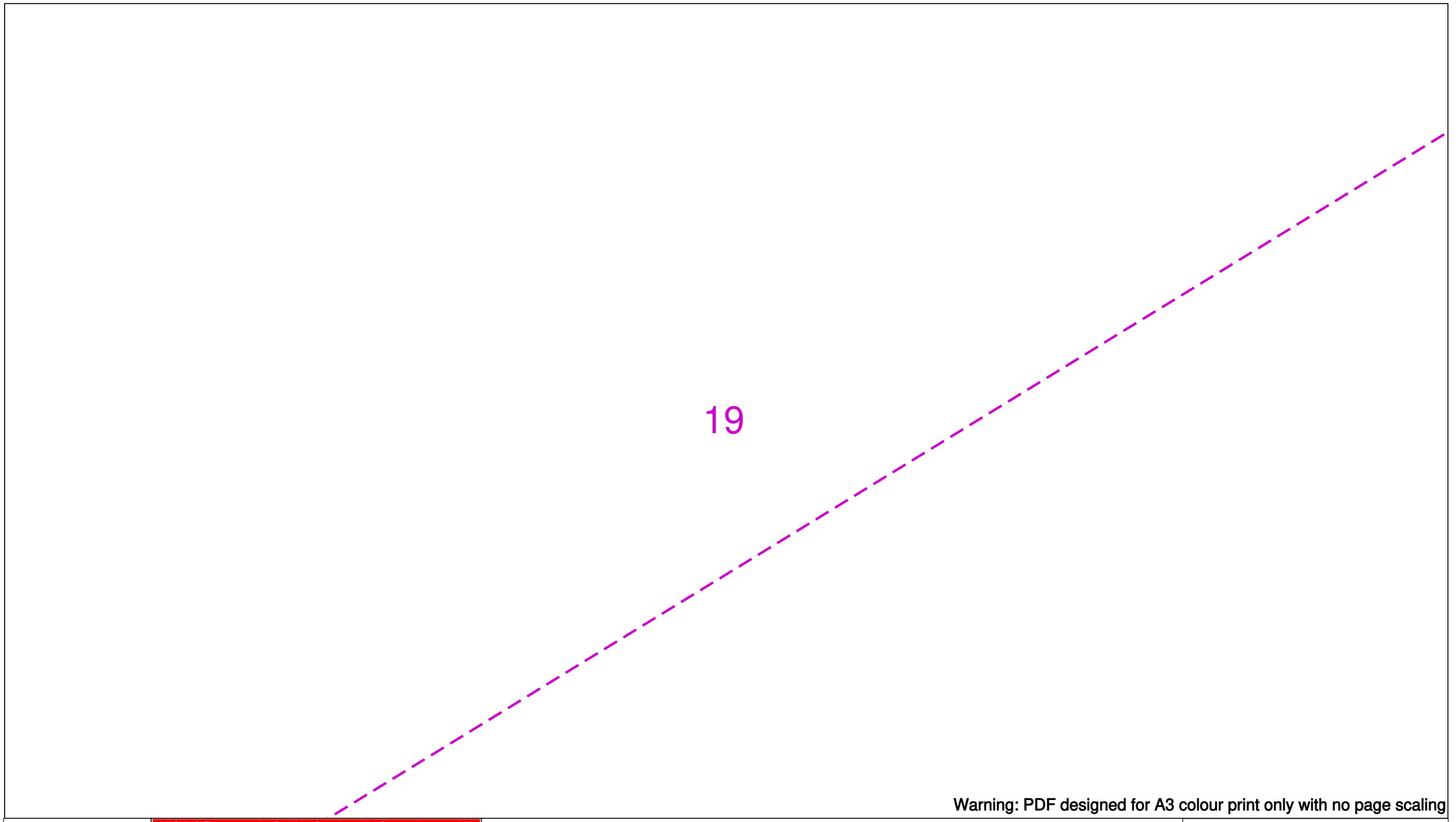
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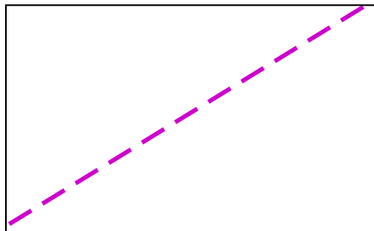
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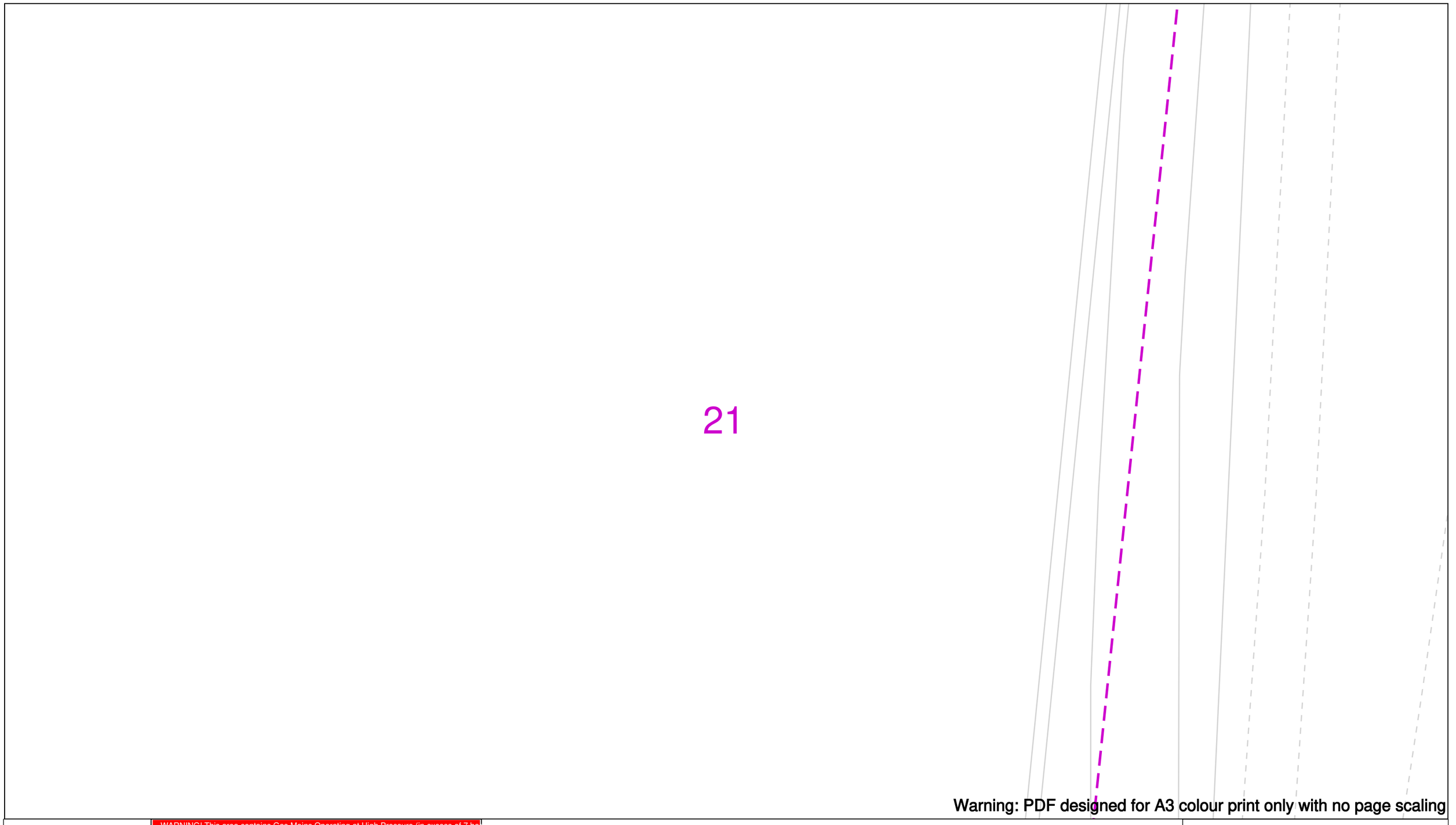
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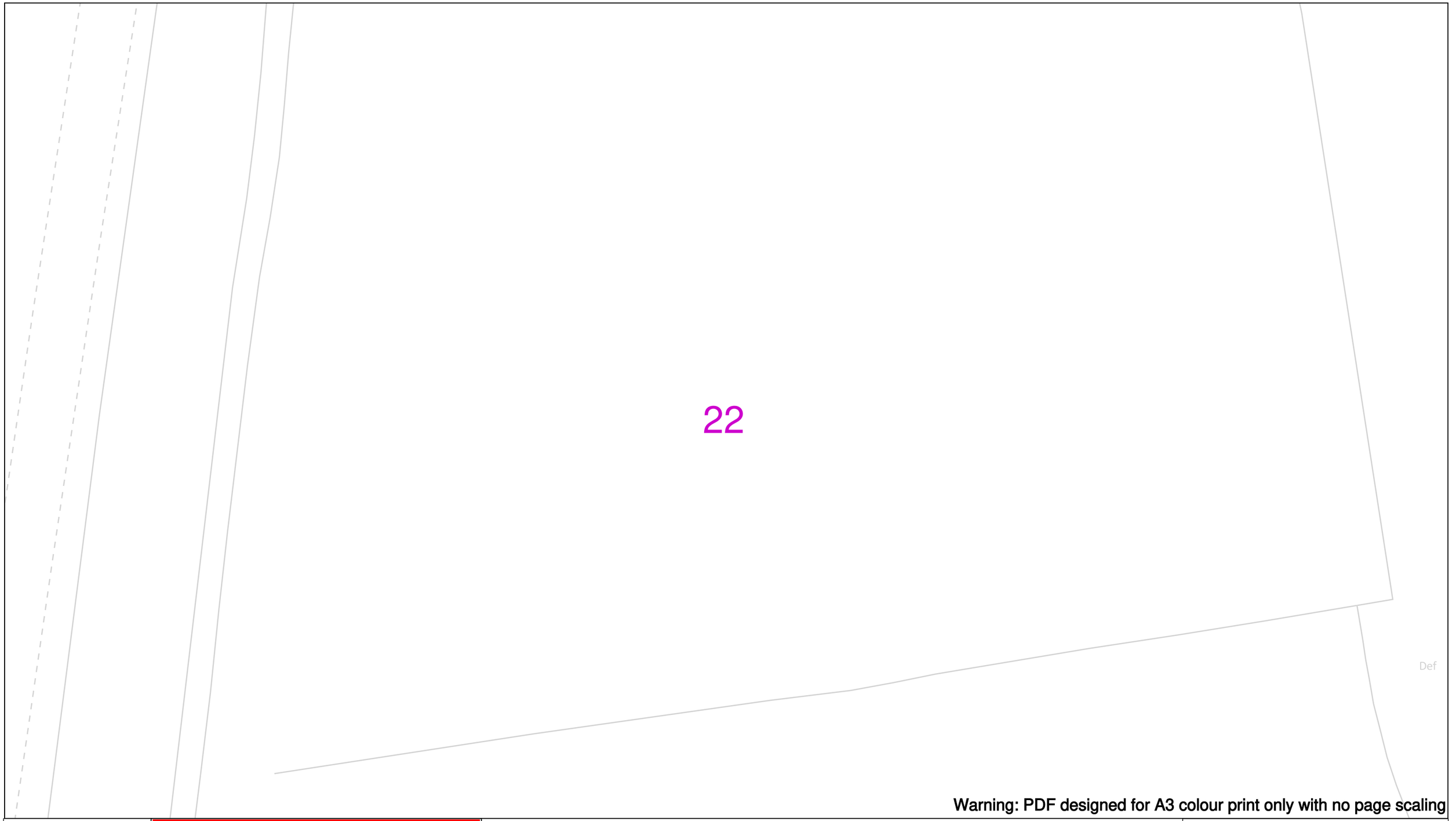
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Valve
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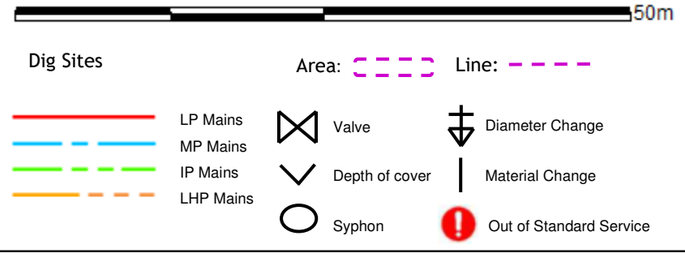
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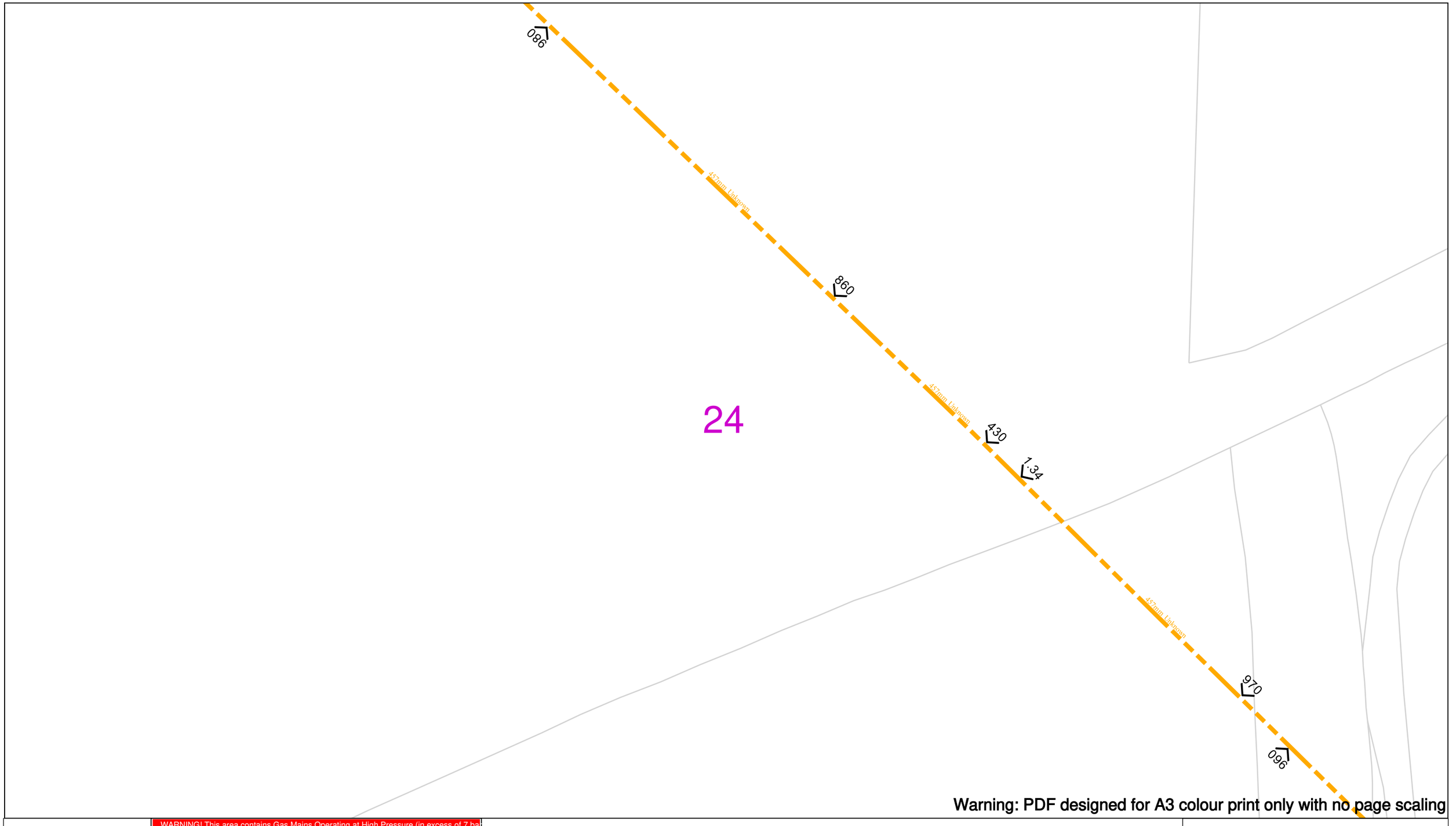

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Valve
Depth of cover
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Diameter Change
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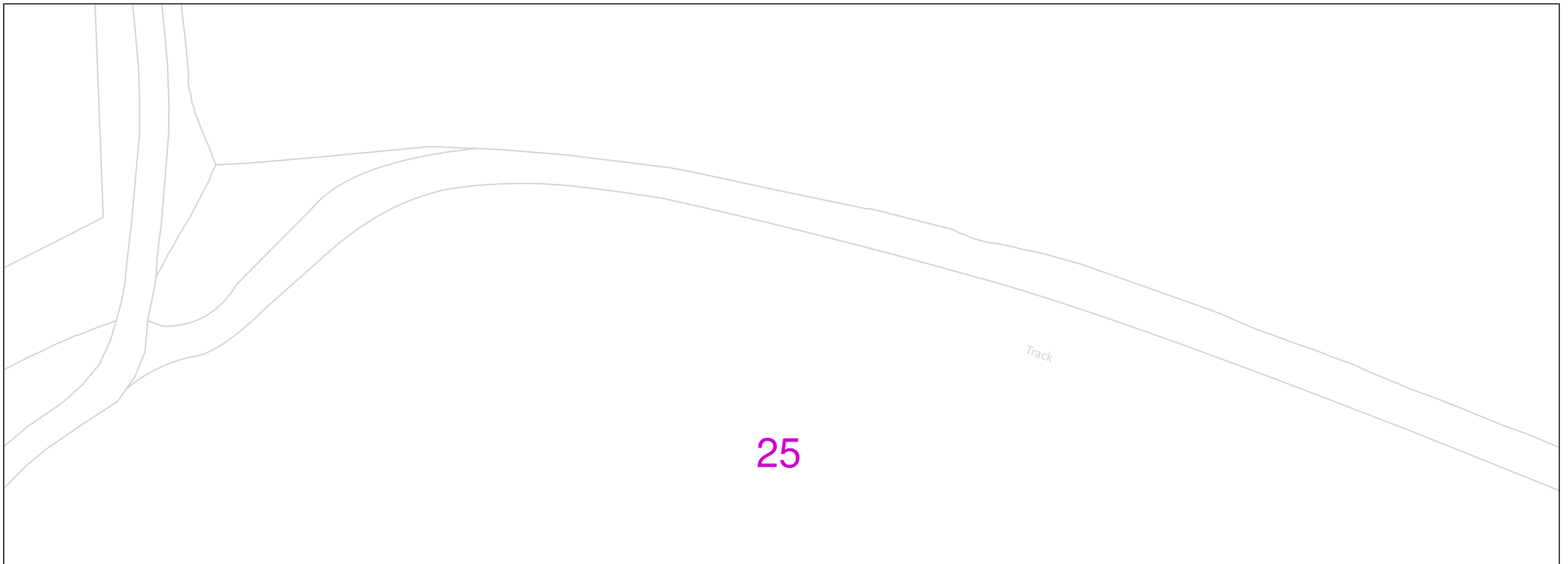
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Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

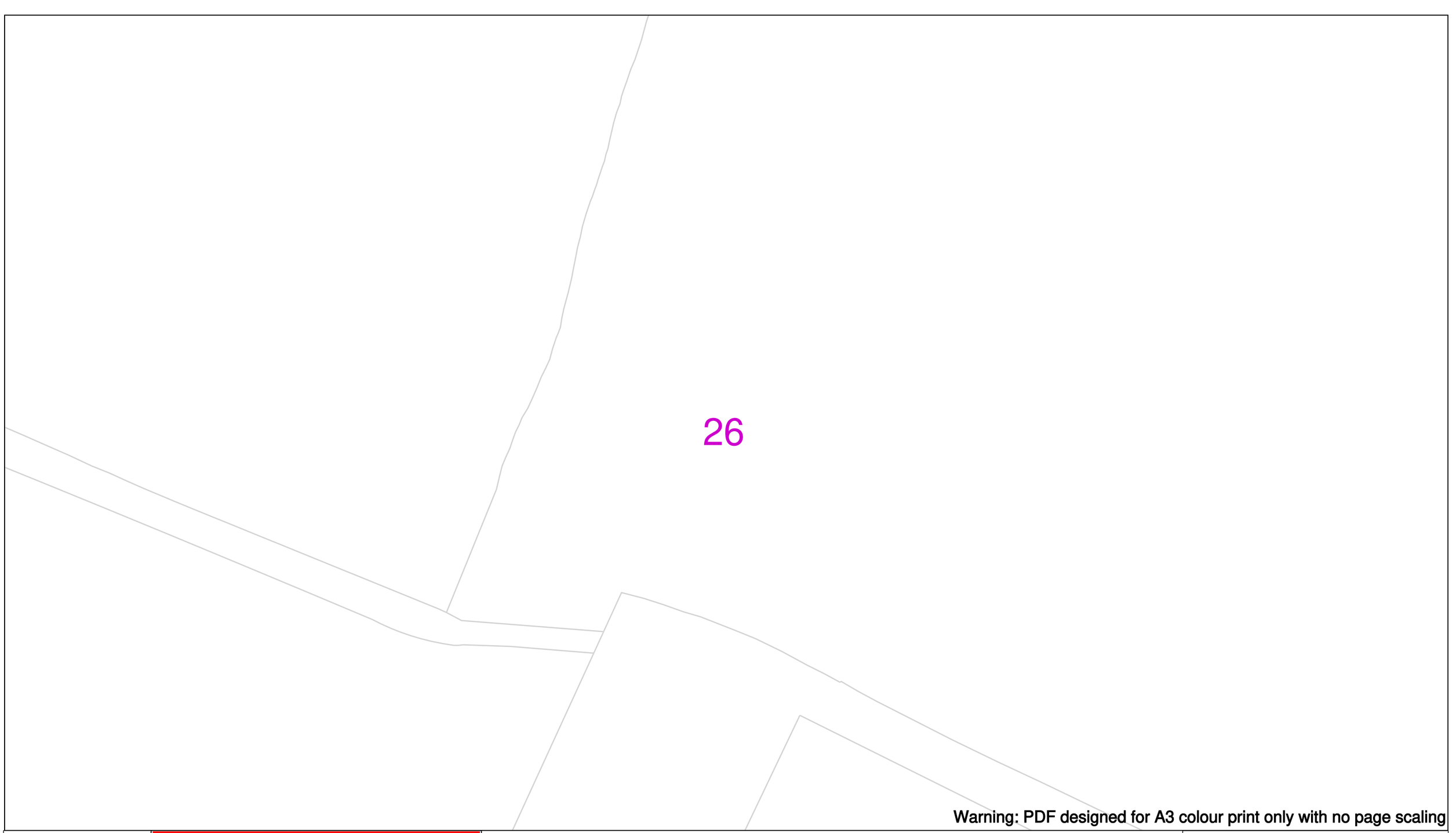
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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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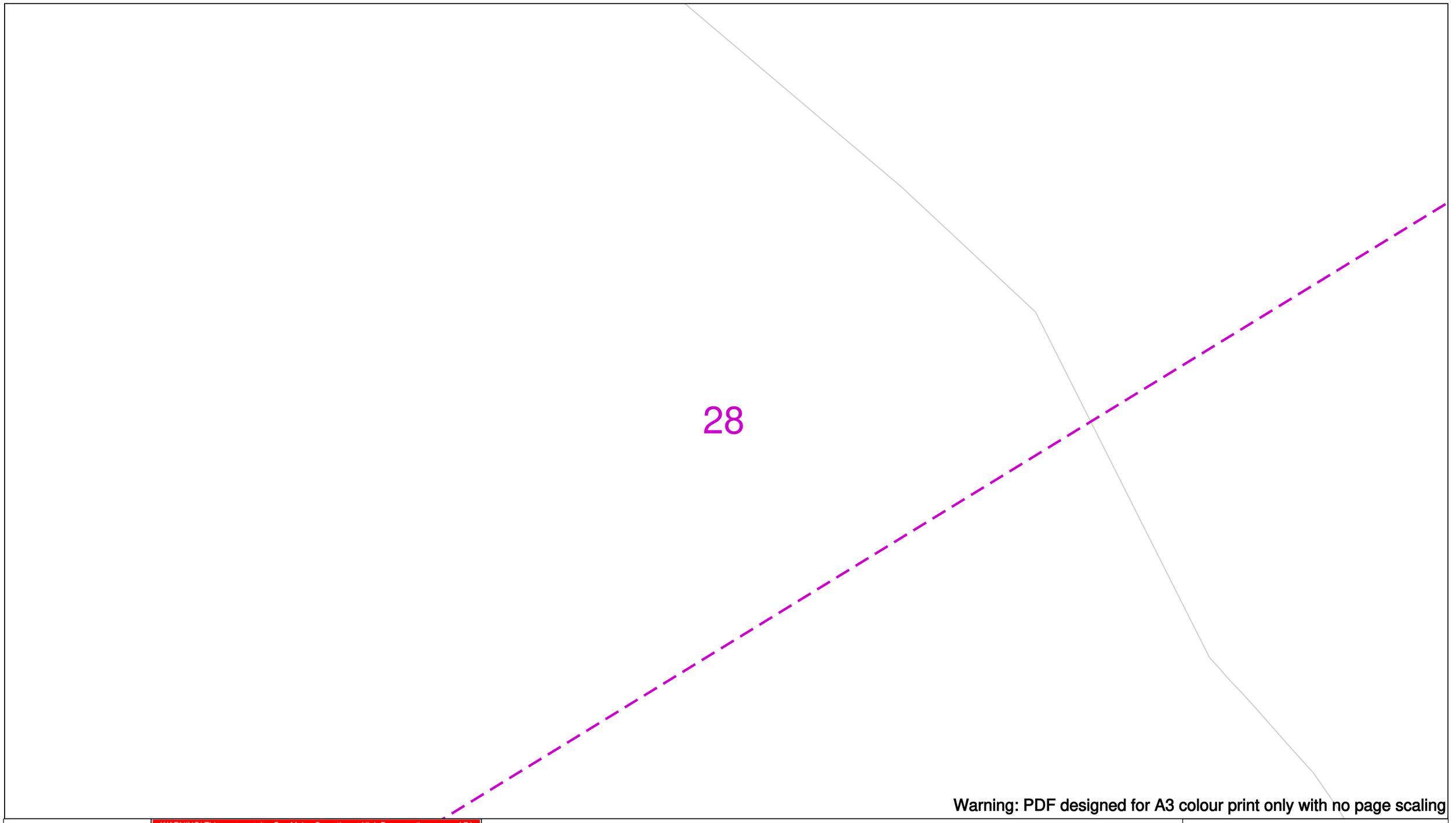
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Dig Sites

Area:

Line:

LP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

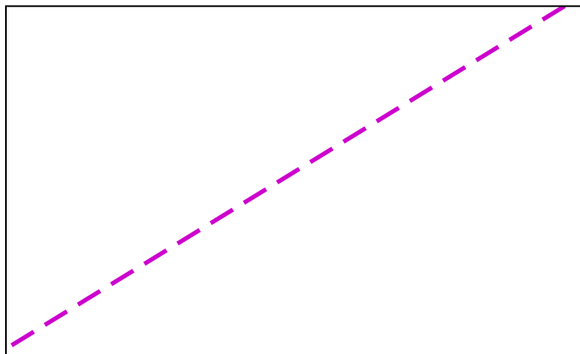
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50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

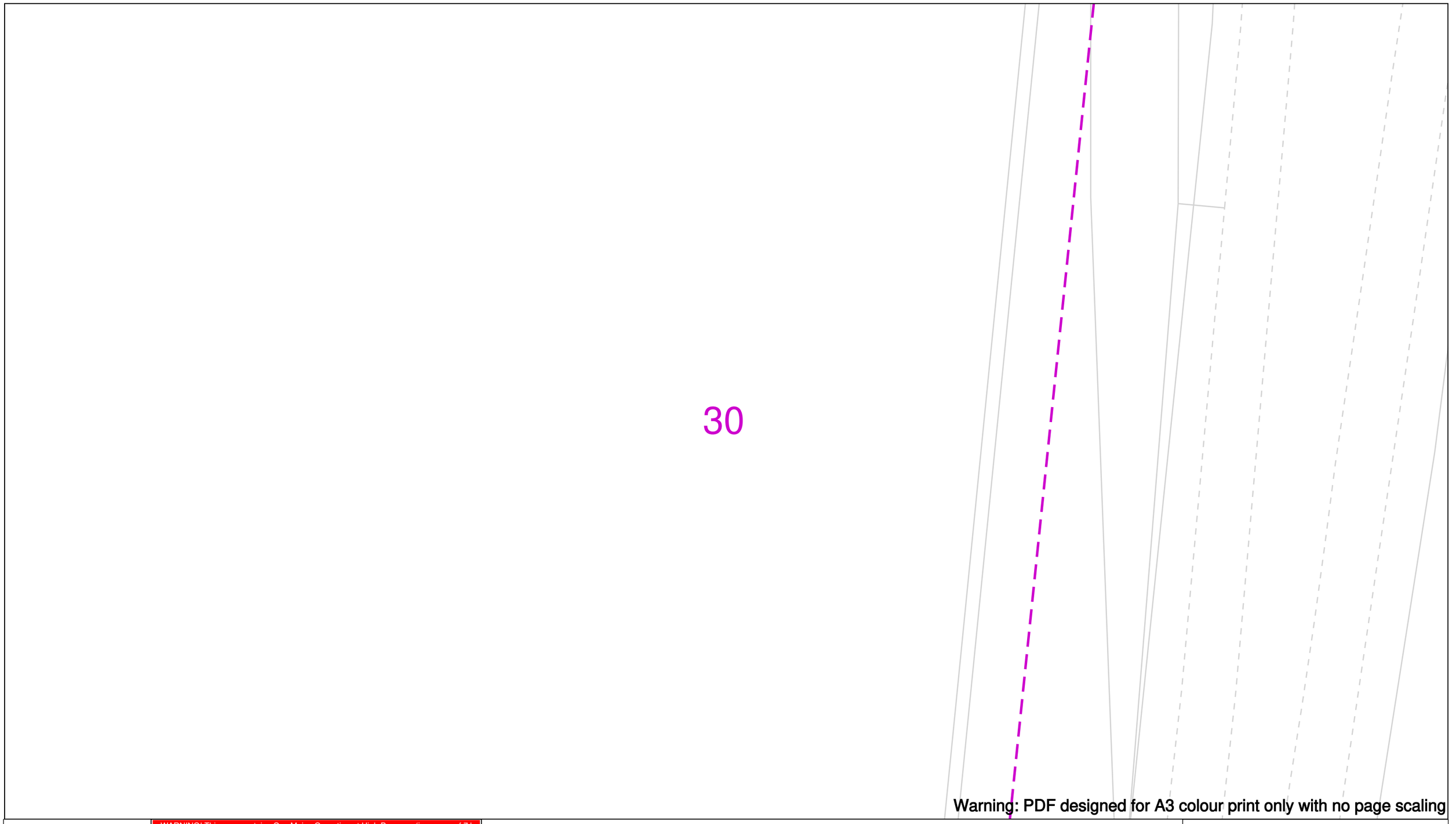
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50m

Dig Sites

Area:

Line:

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Valve
Depth of cover
Syphon

Diameter Change
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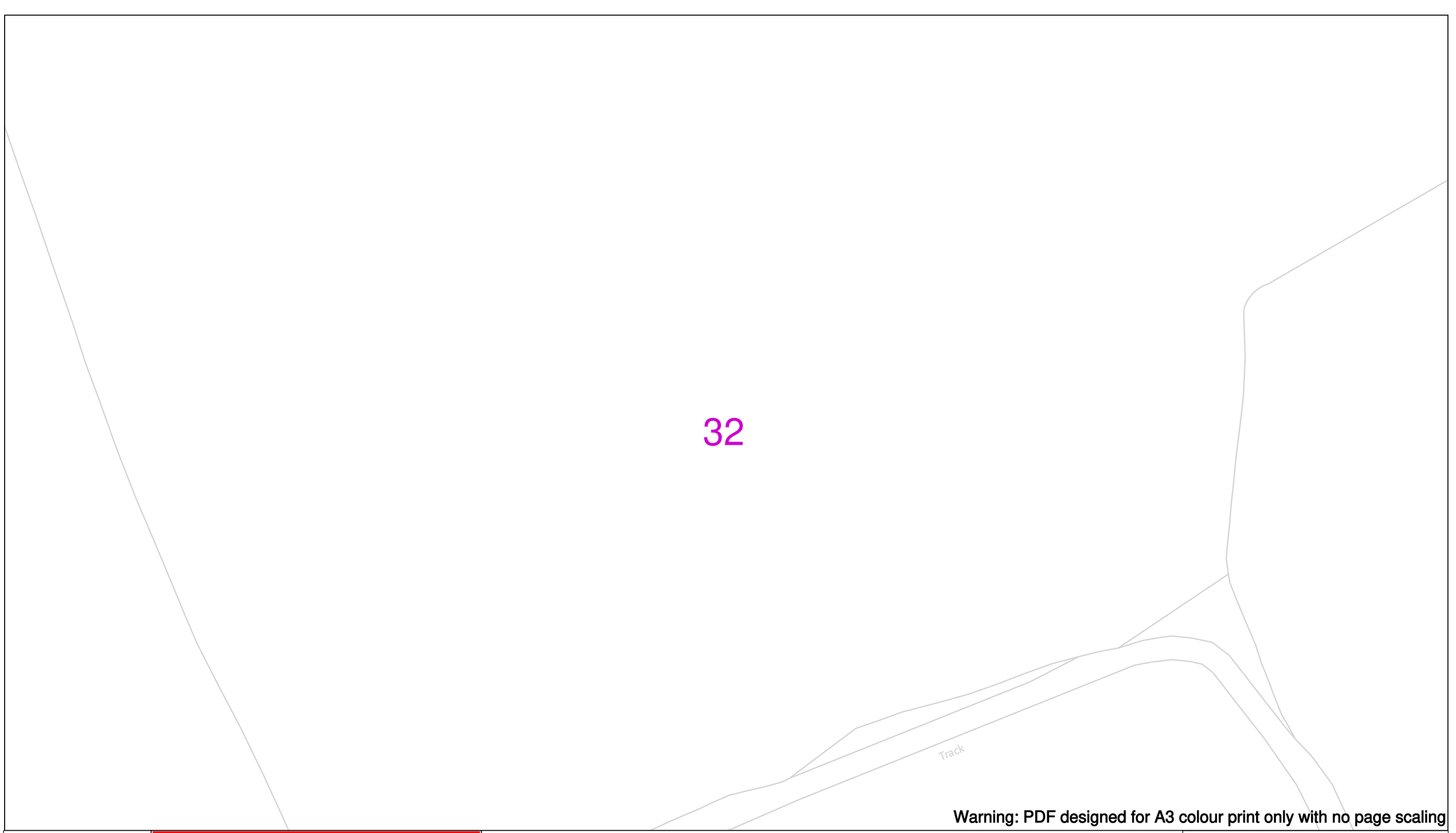
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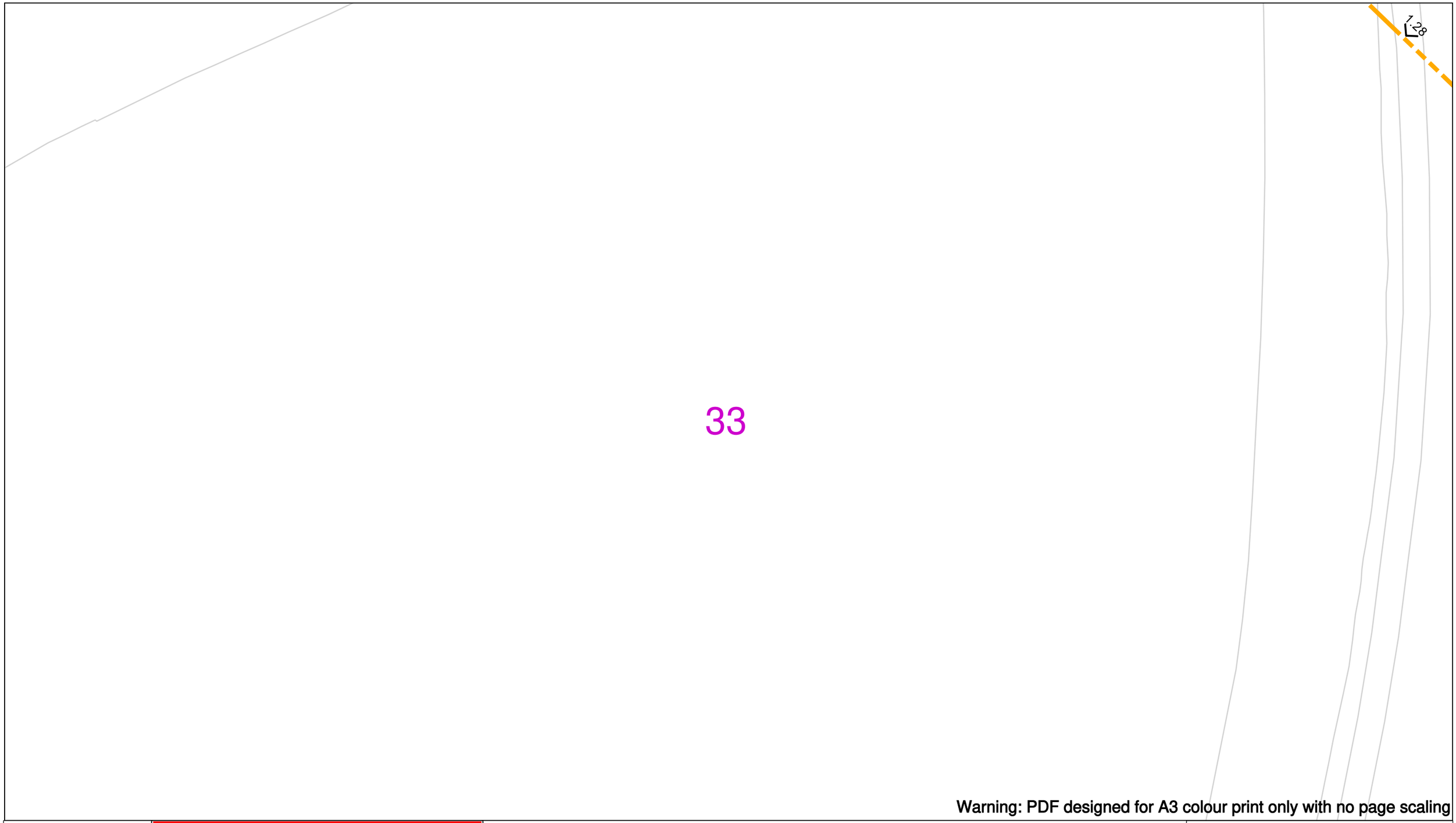
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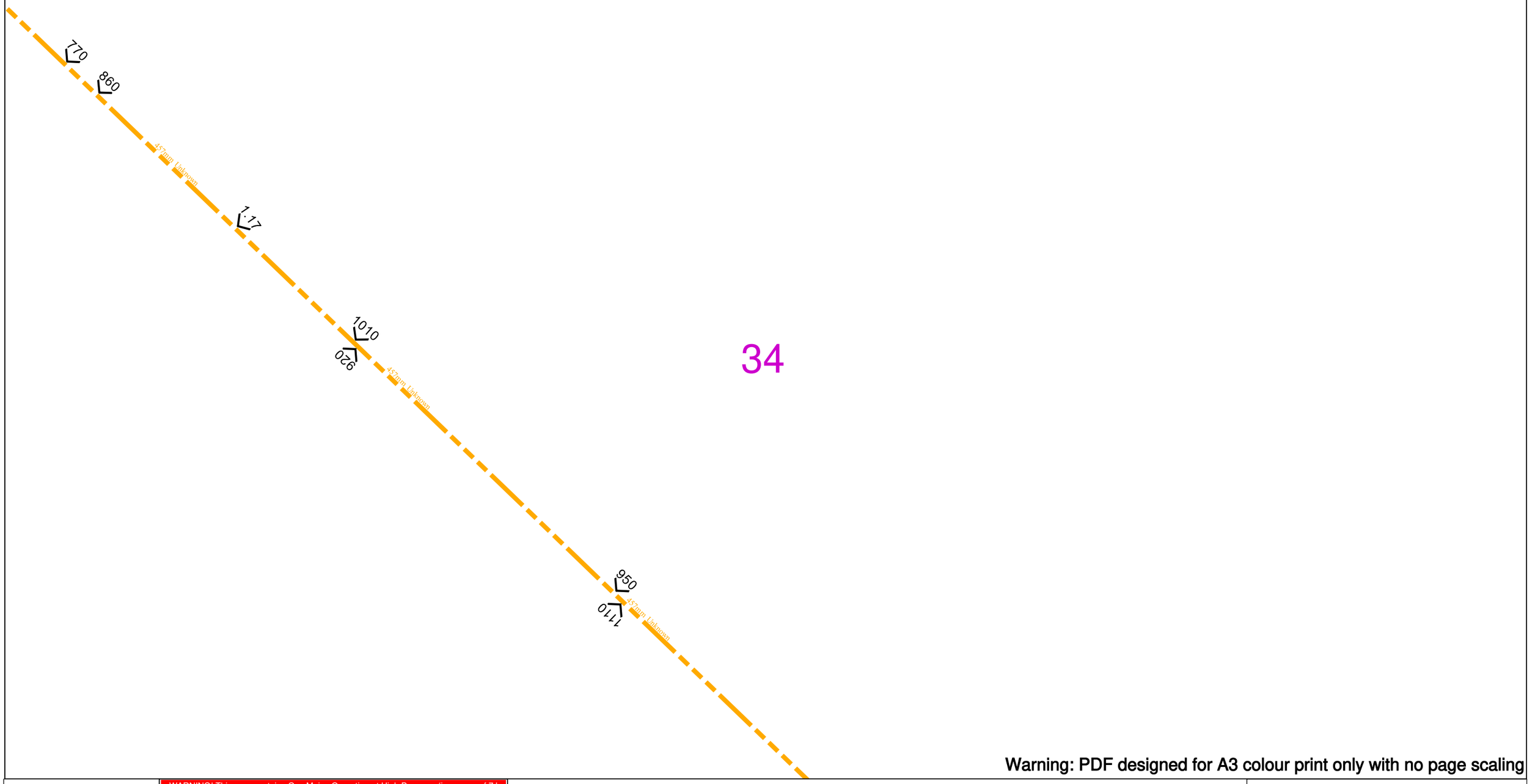
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Valve
Depth of cover
Syphon

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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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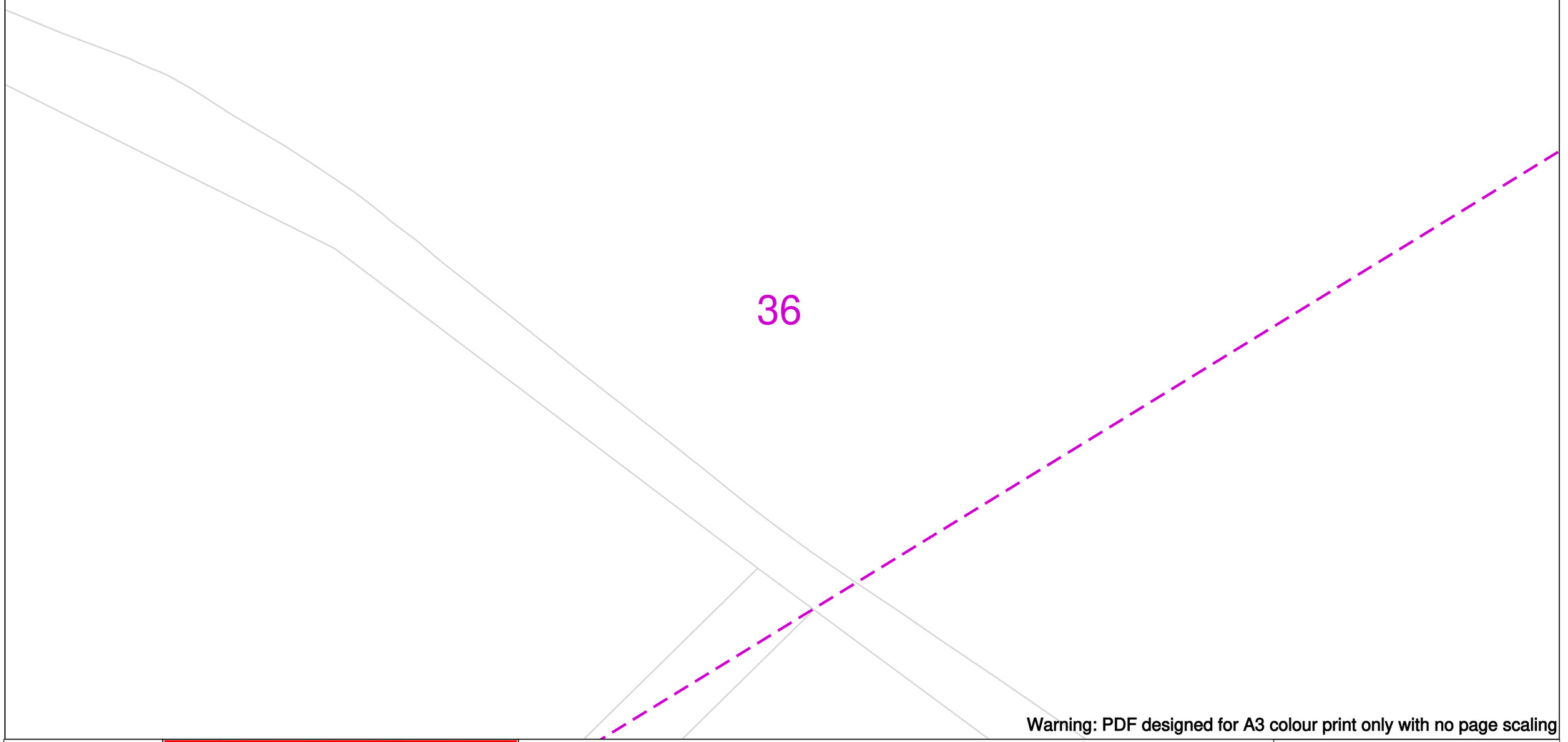
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Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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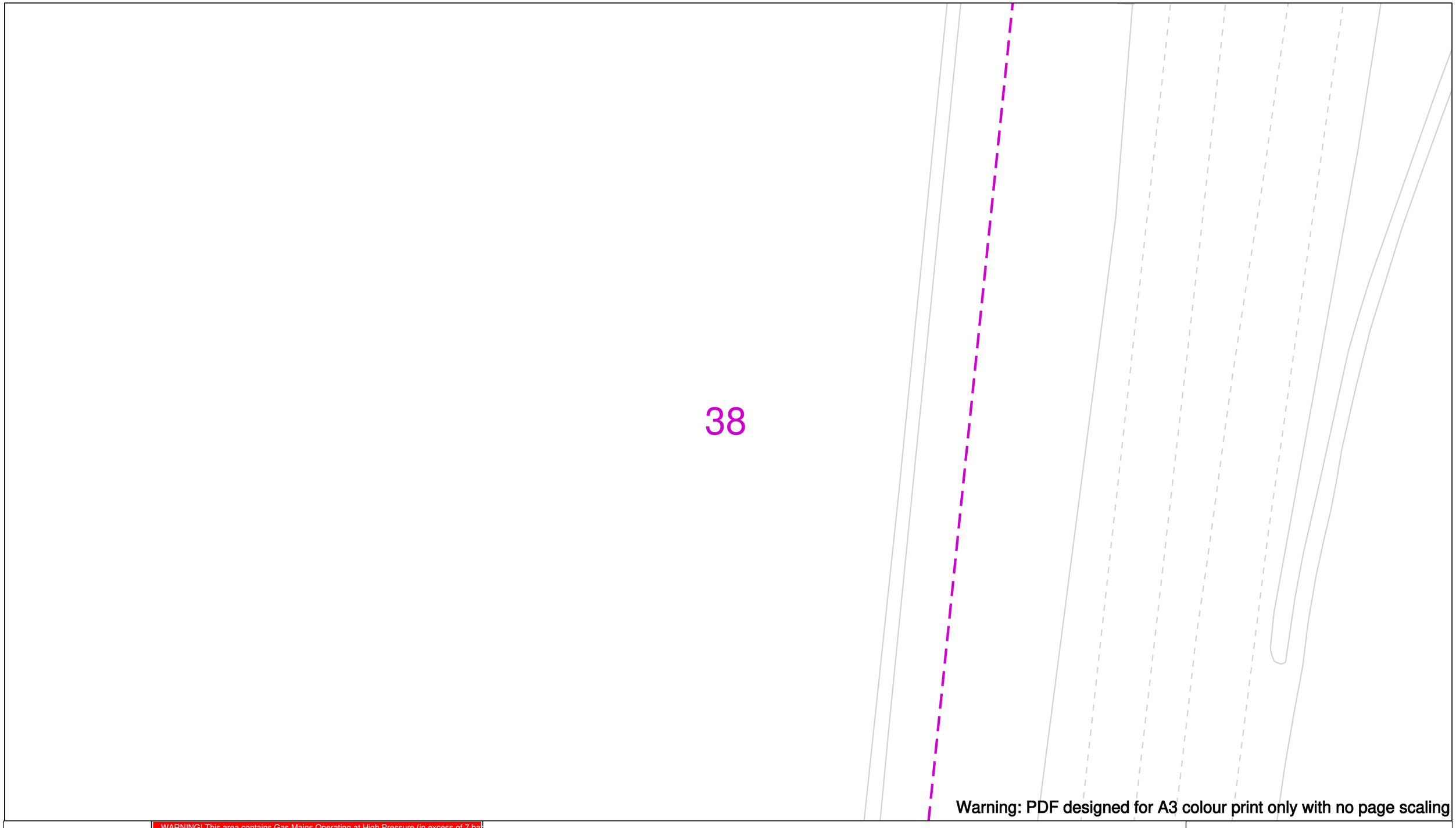
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Syphon

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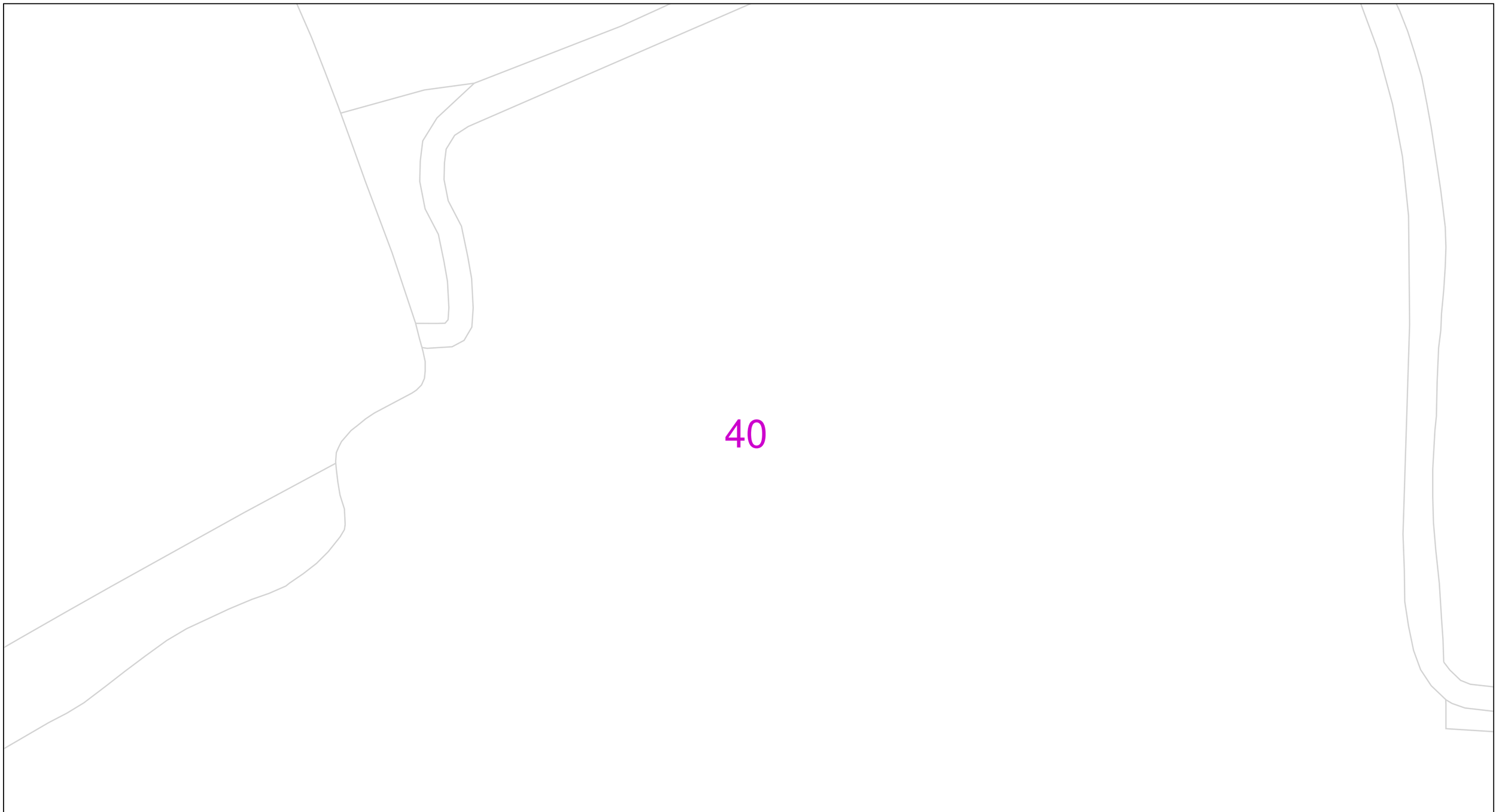
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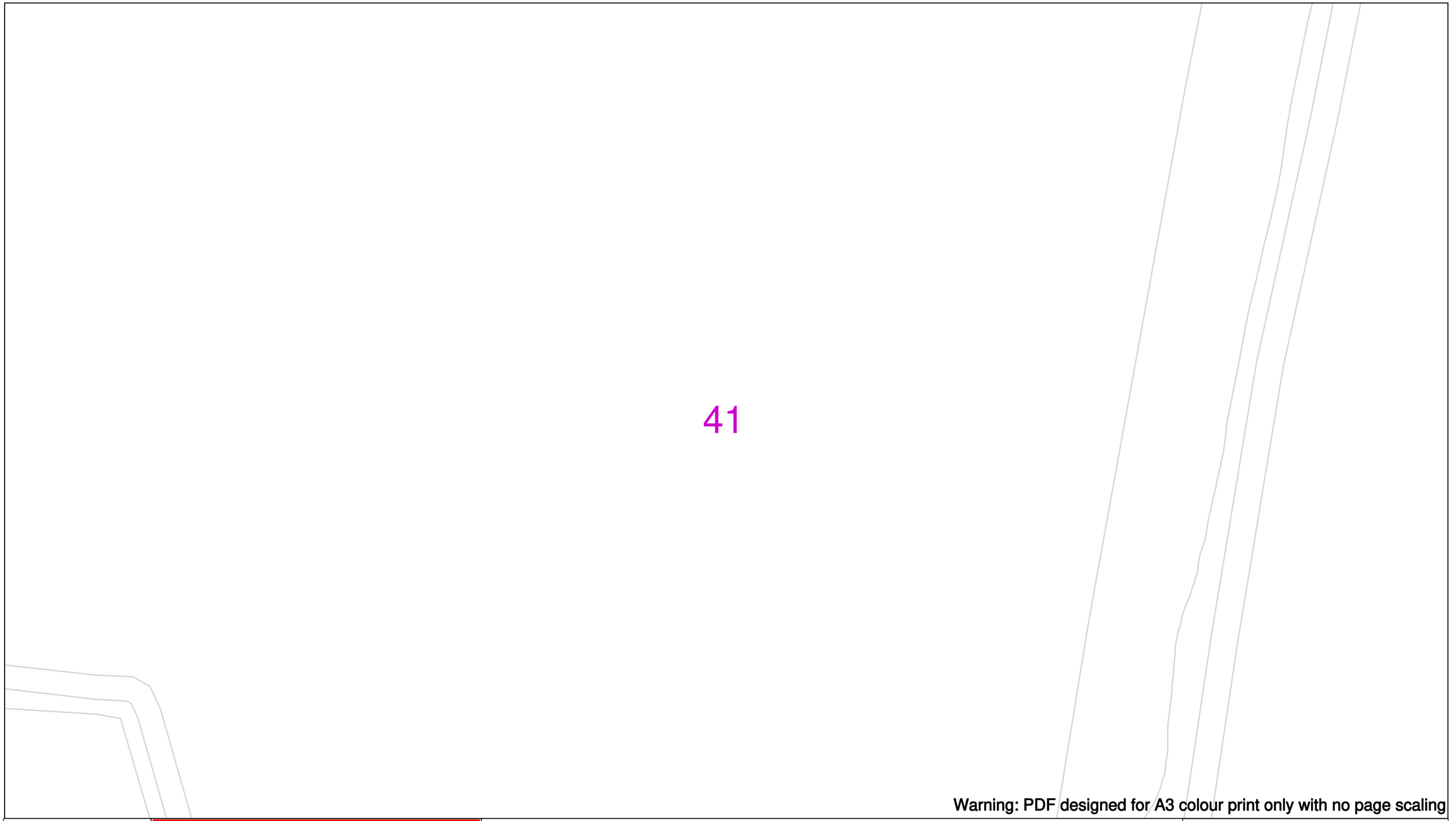
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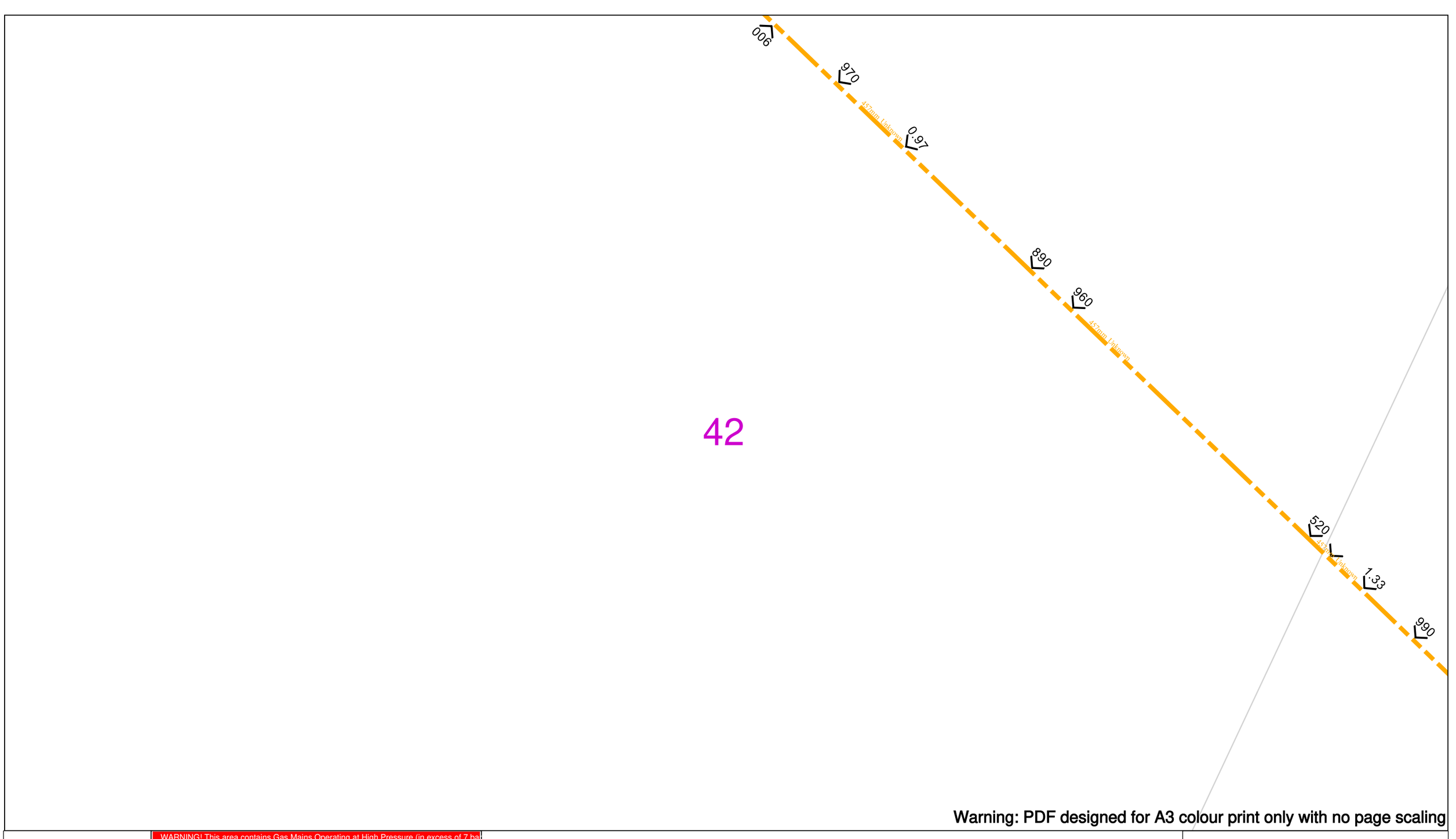
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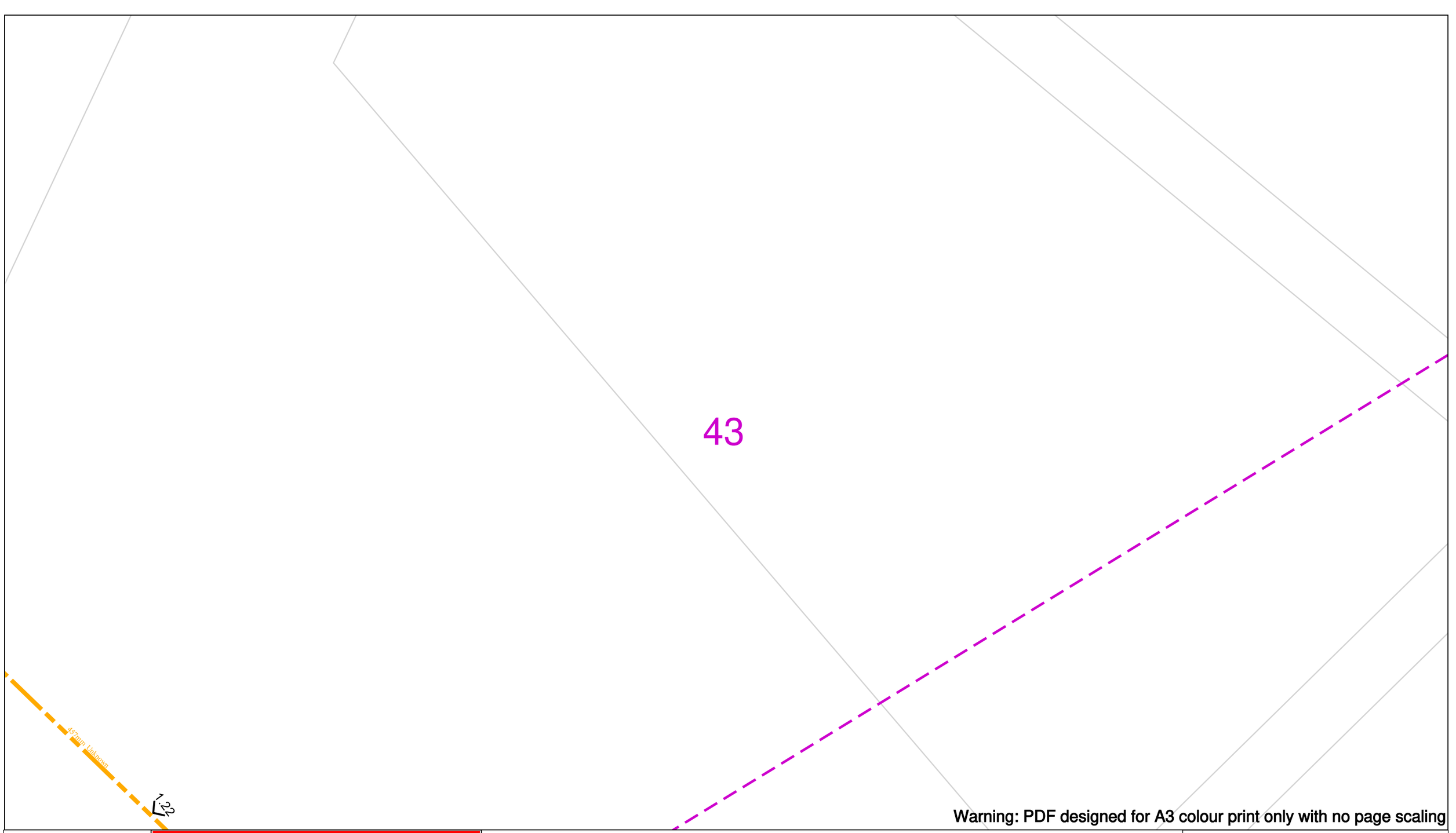
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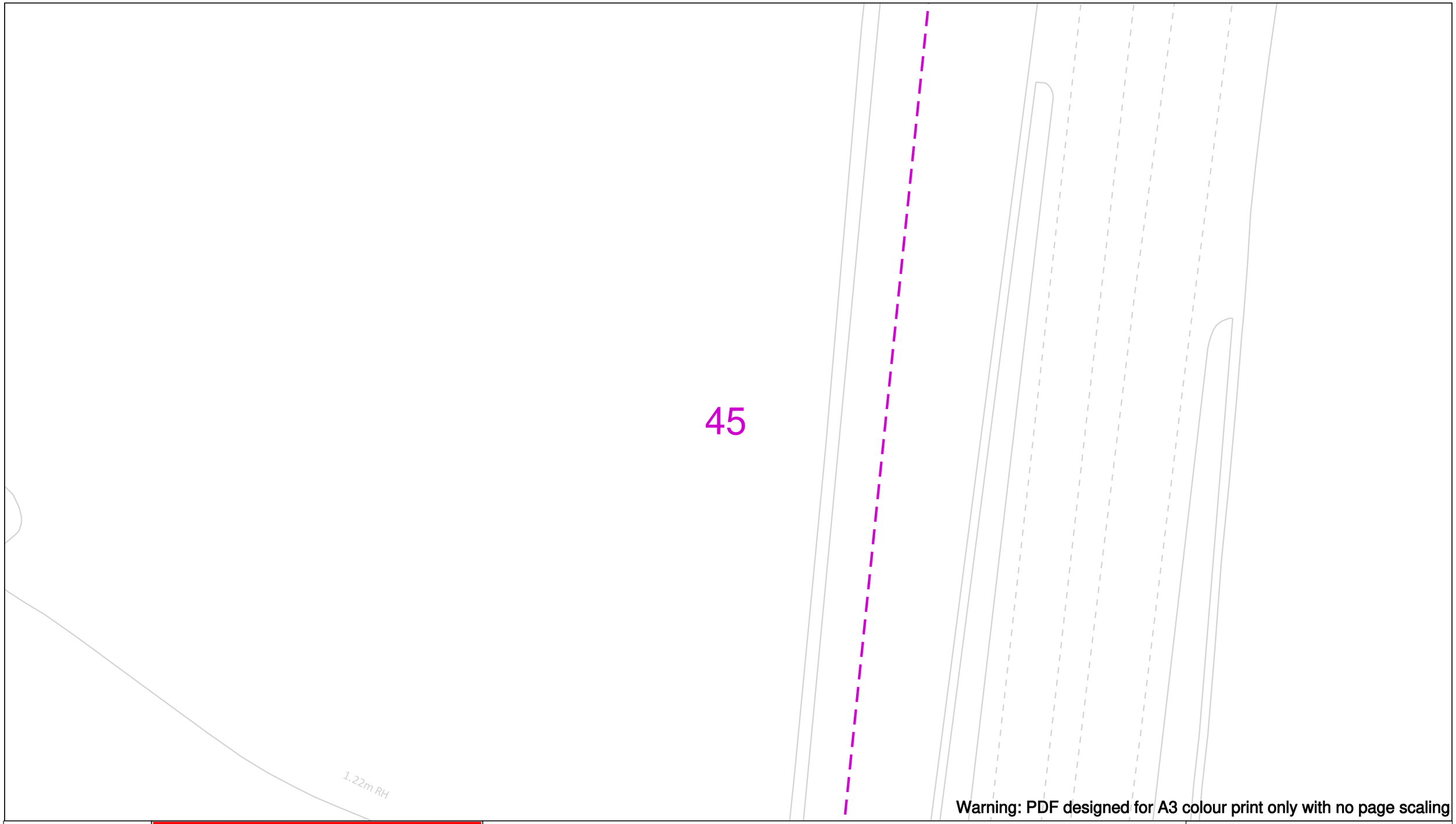
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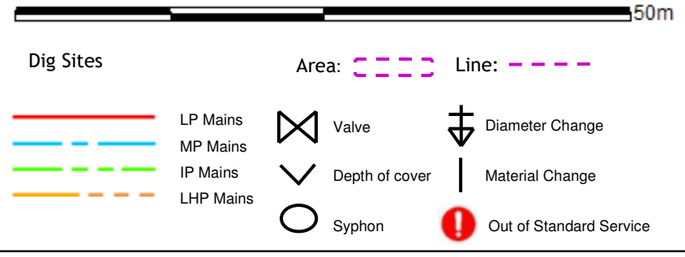
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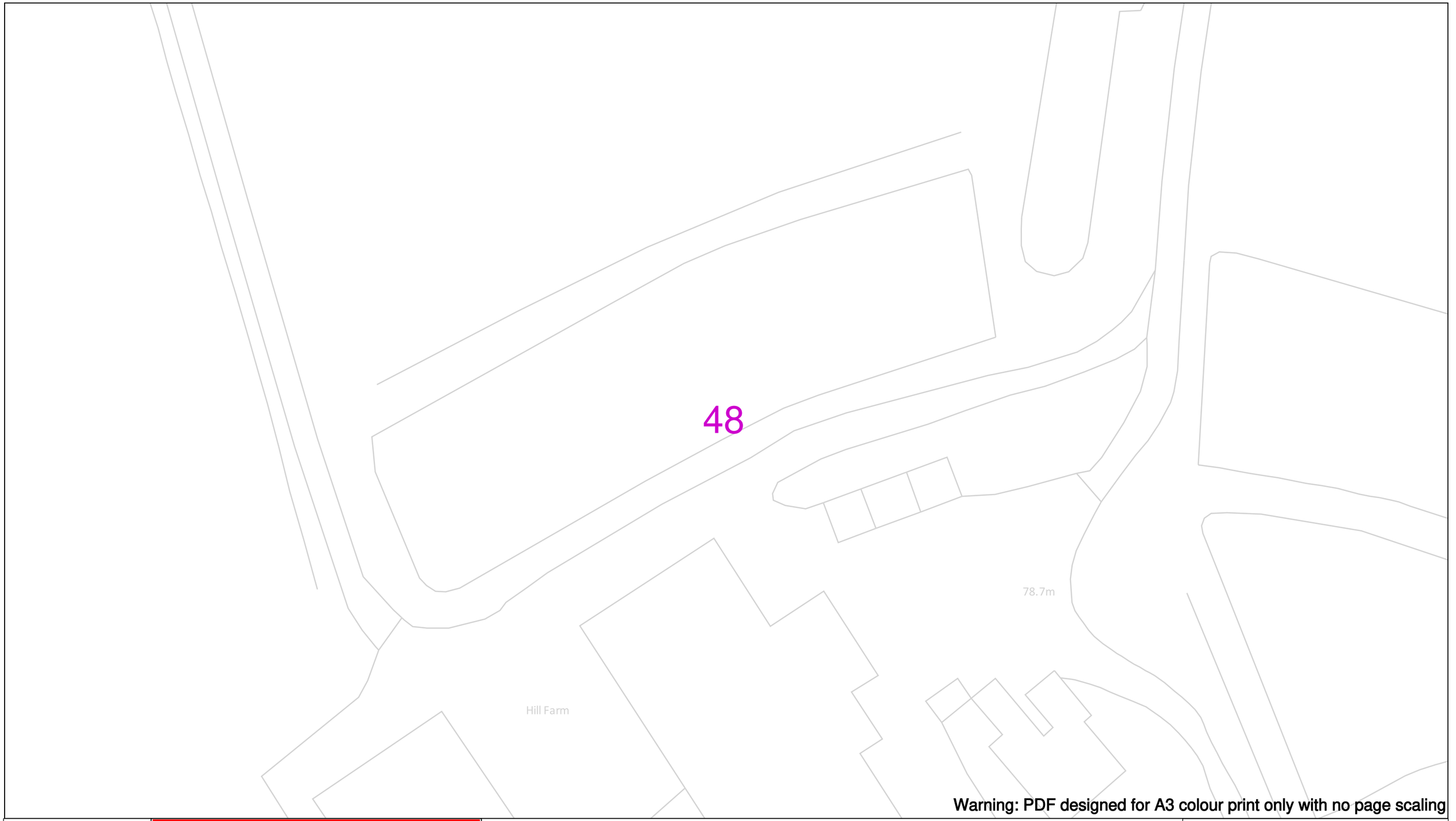

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Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

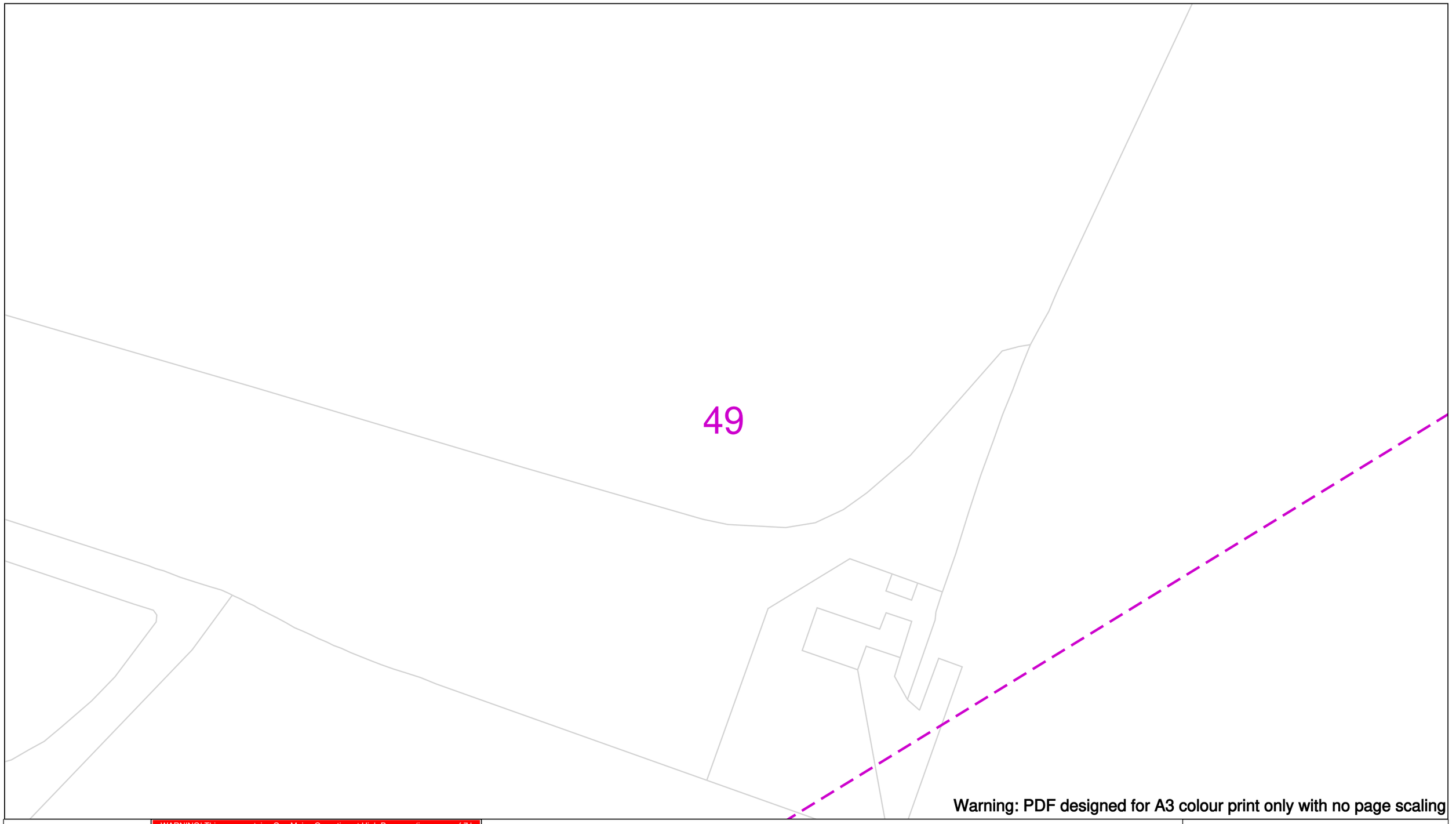
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Valve
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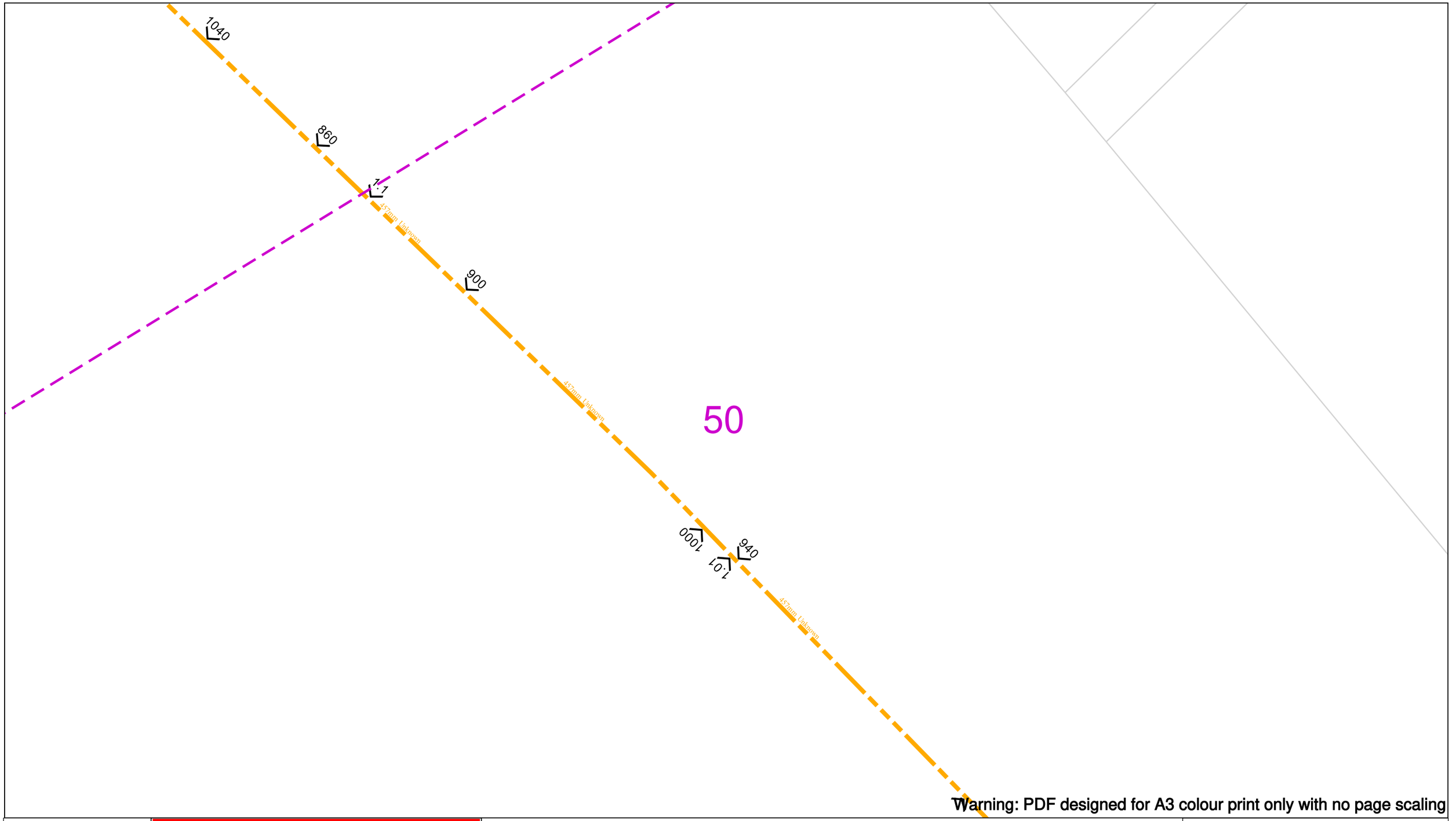
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Dig Sites

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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

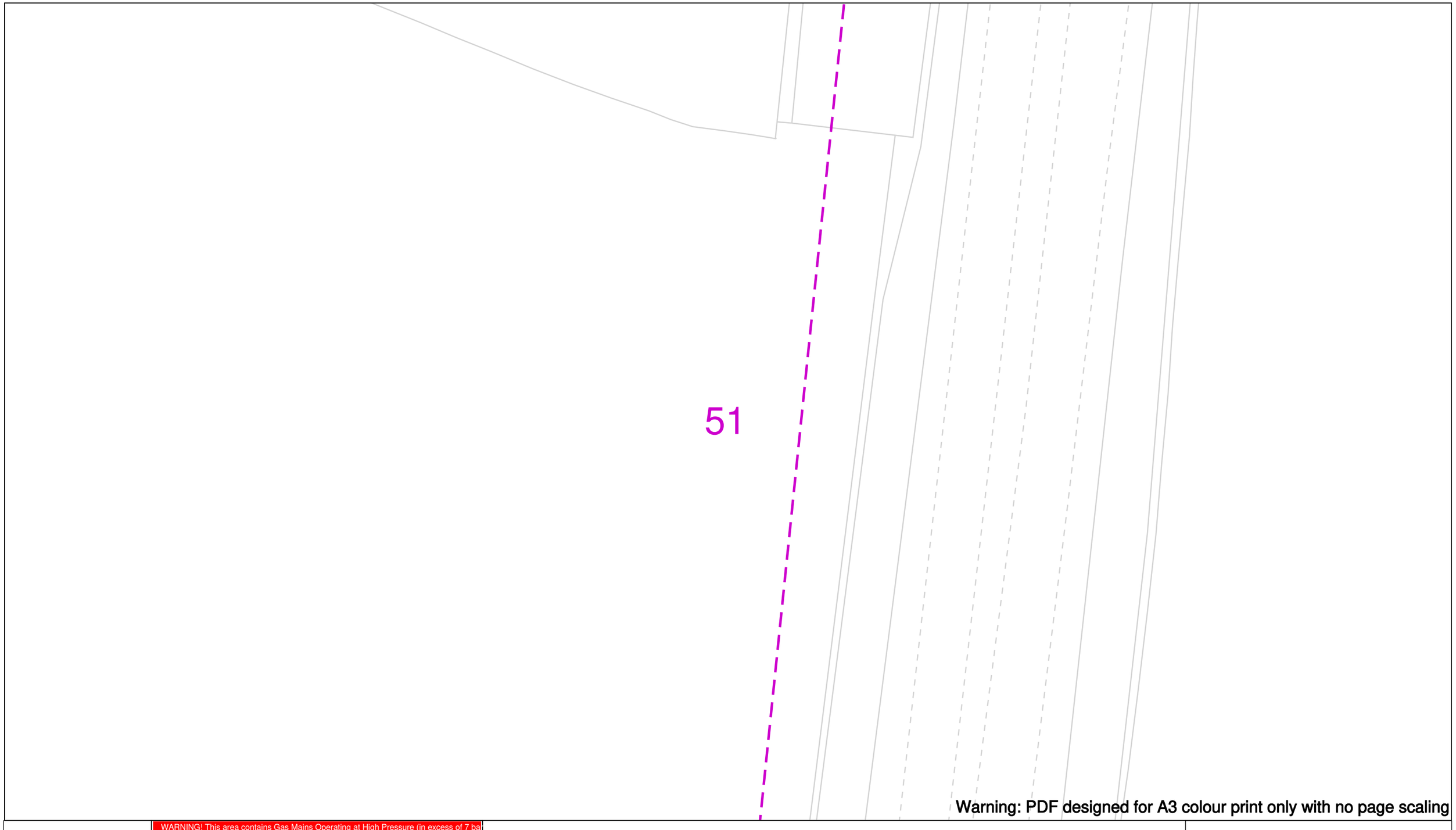
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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Def

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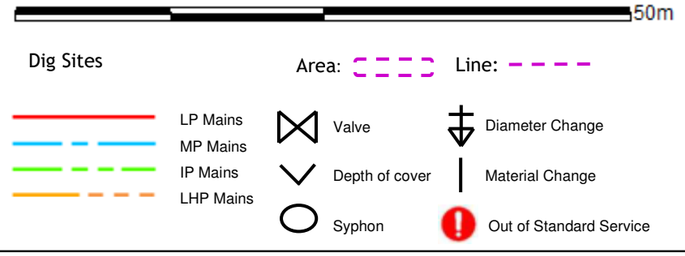
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

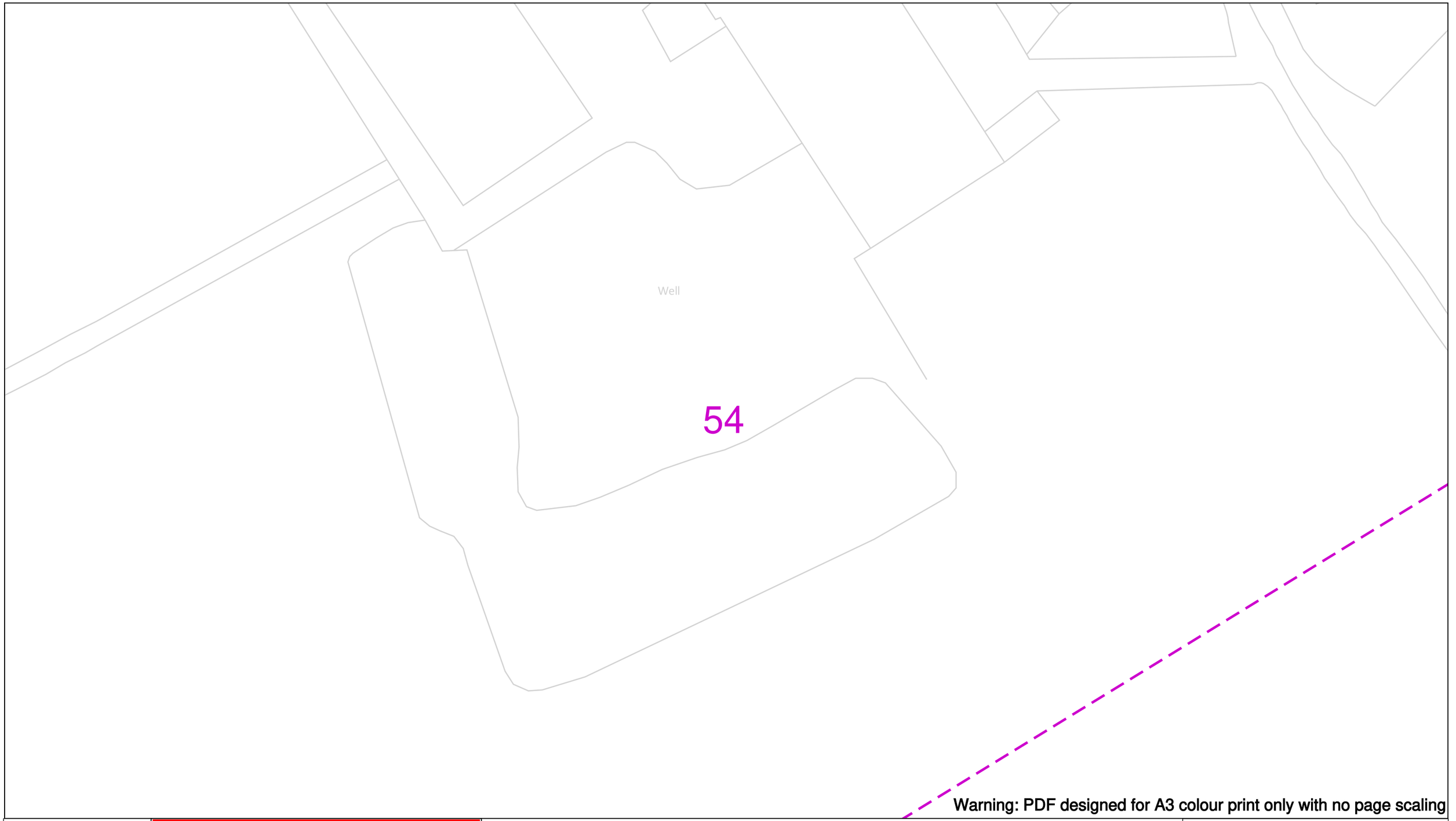
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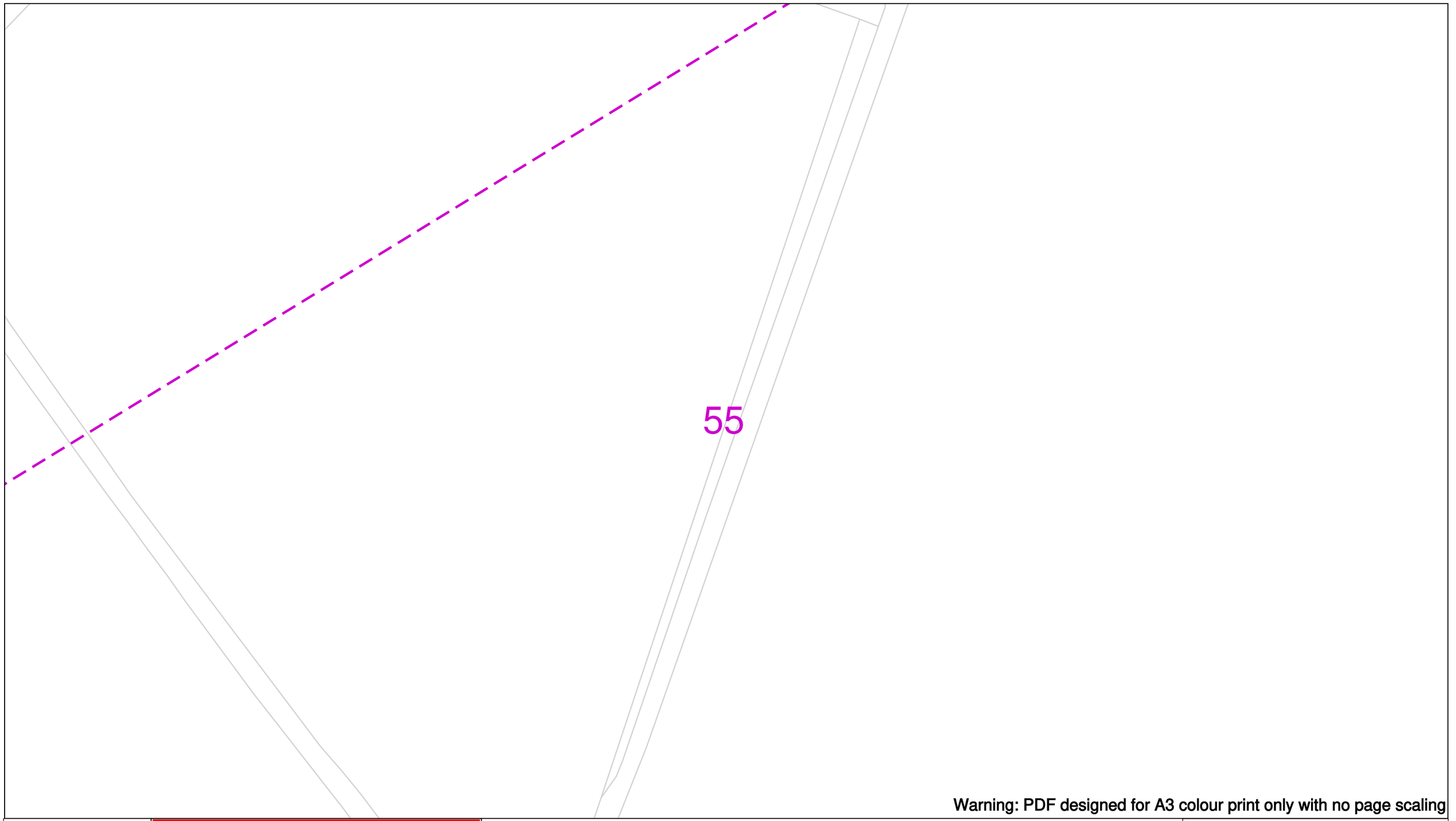
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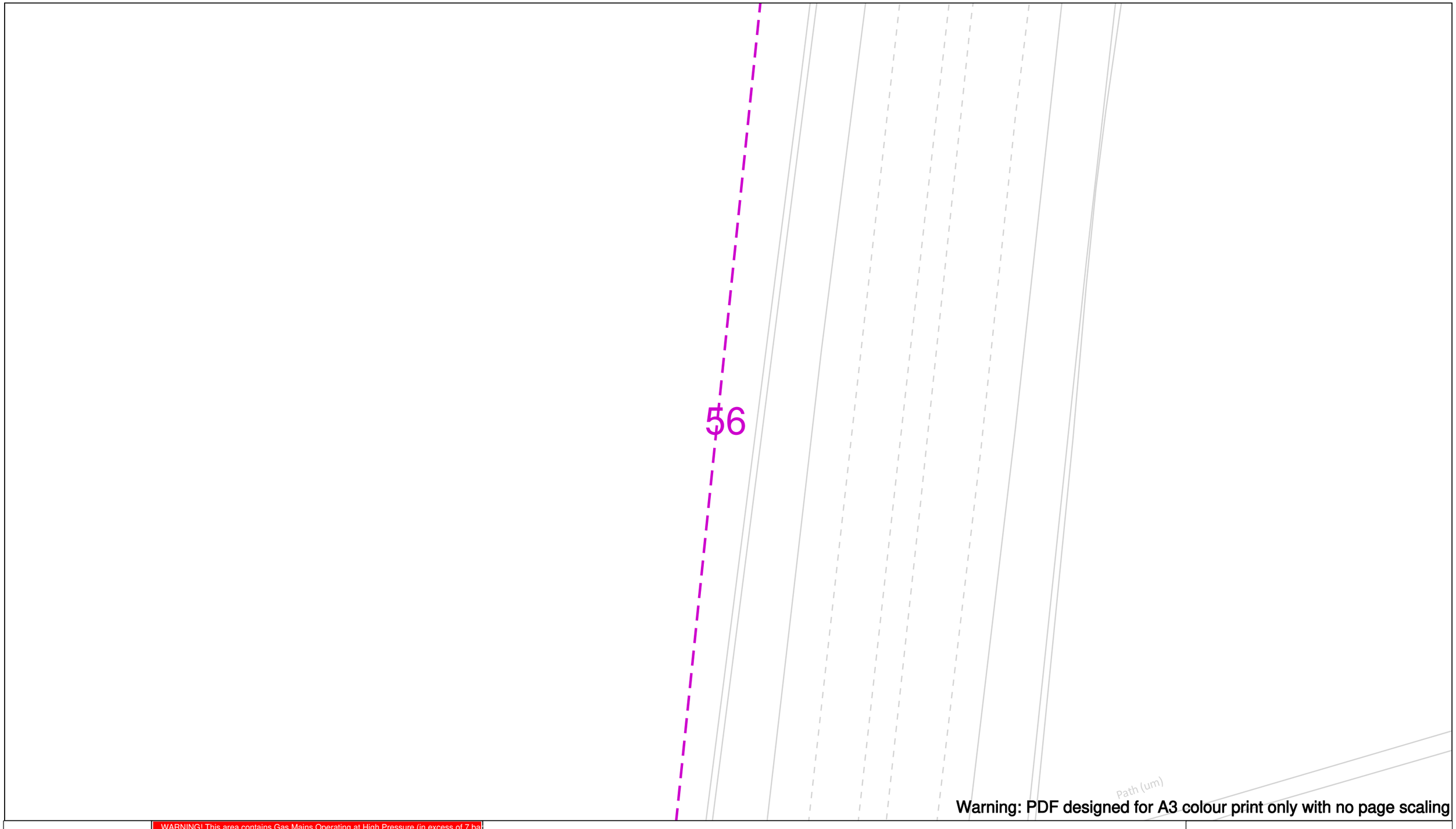
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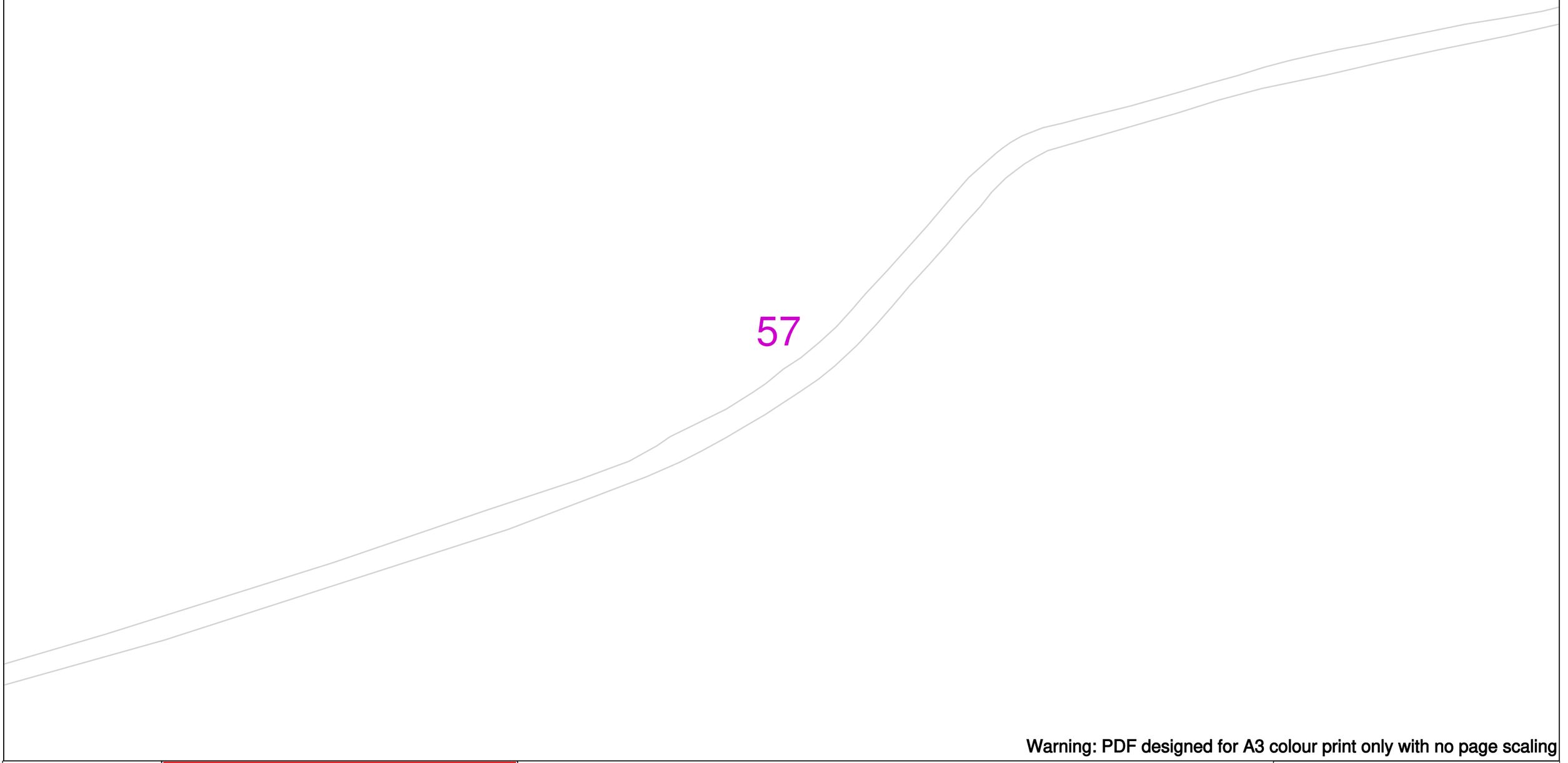
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Valve
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

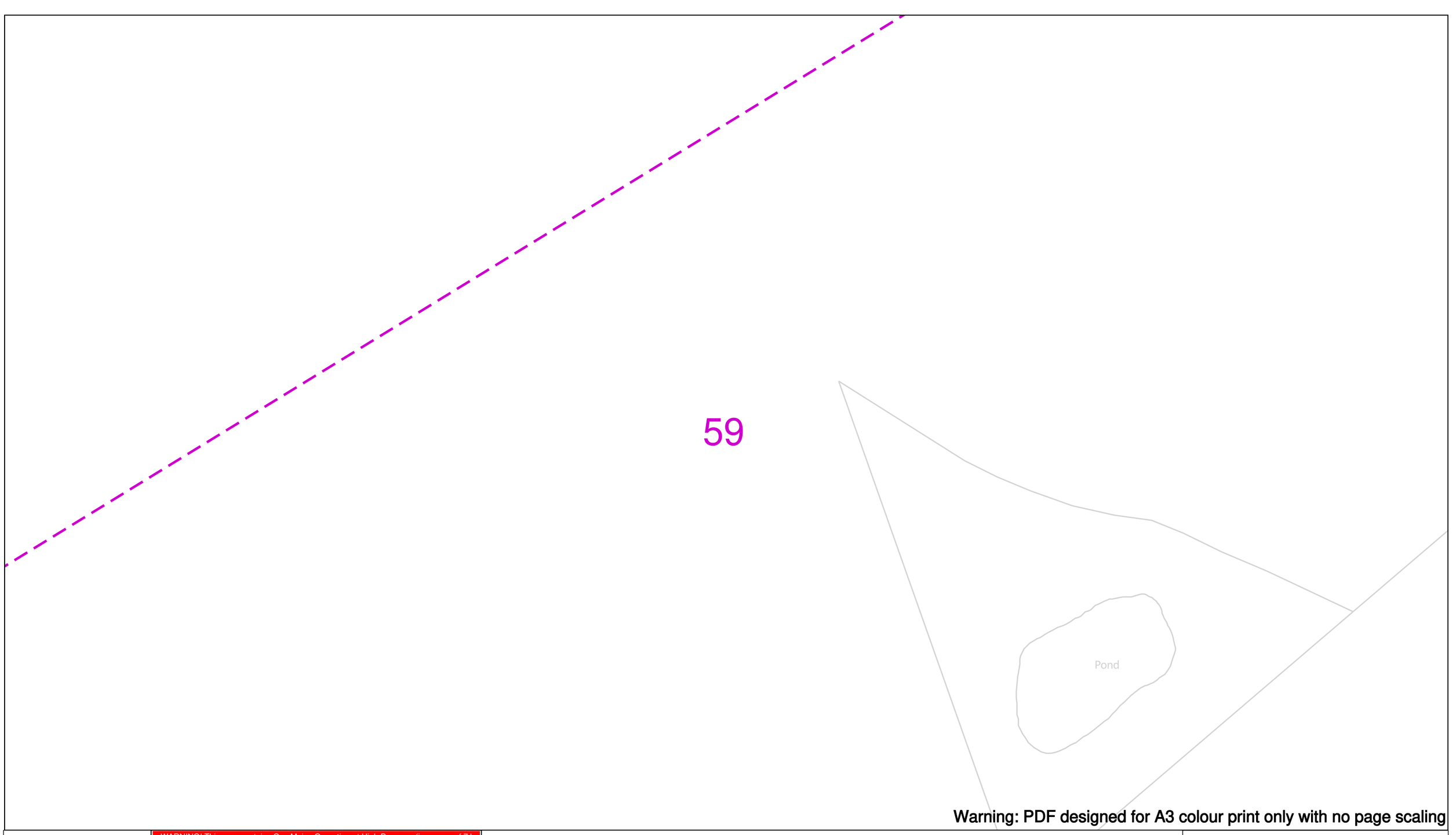
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Your Gas Network

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**In case of an emergency call 0800 111 999**

Date Requested: 28/08/2024
Job Reference: 34530952
Site Location: 489972 244422
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

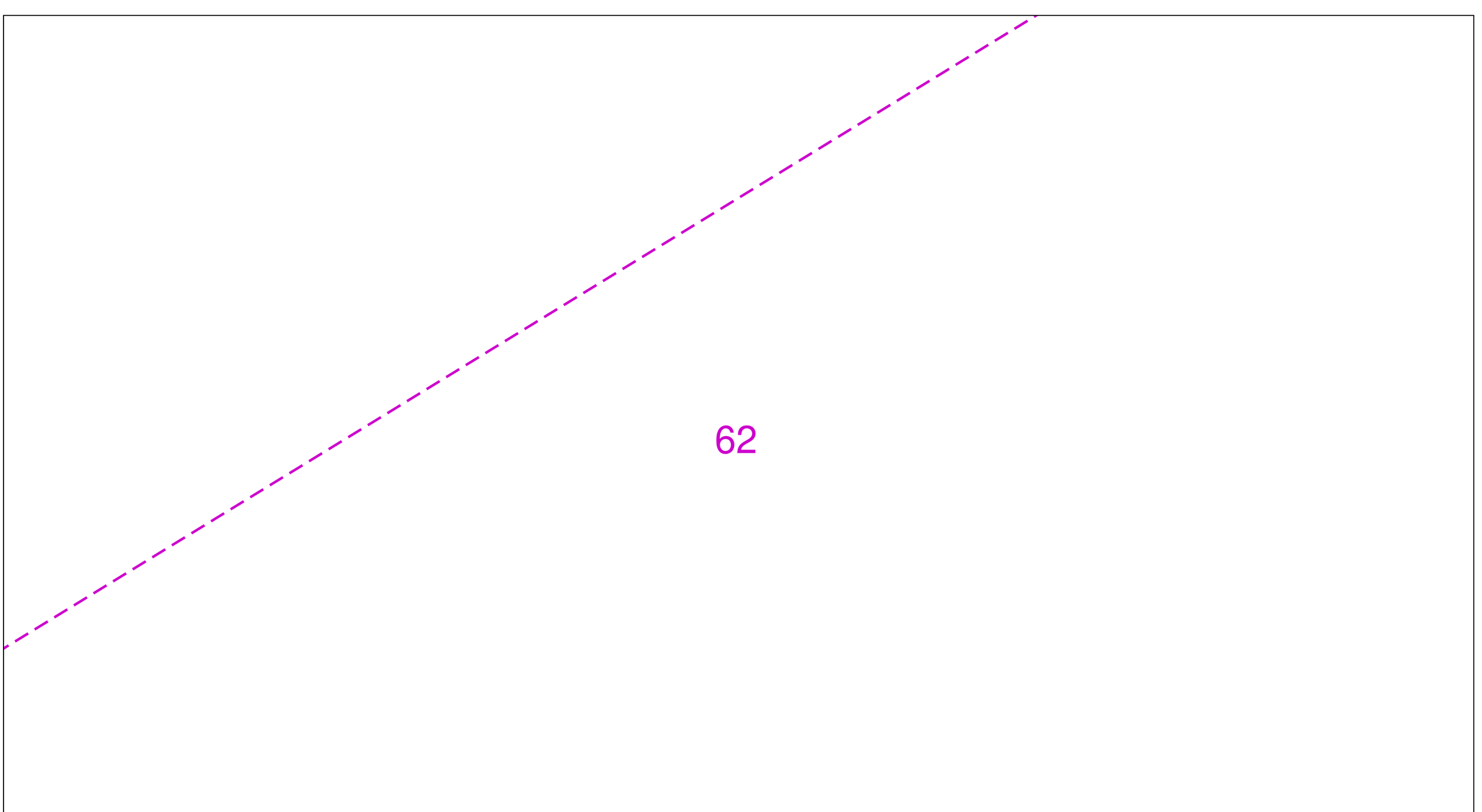
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

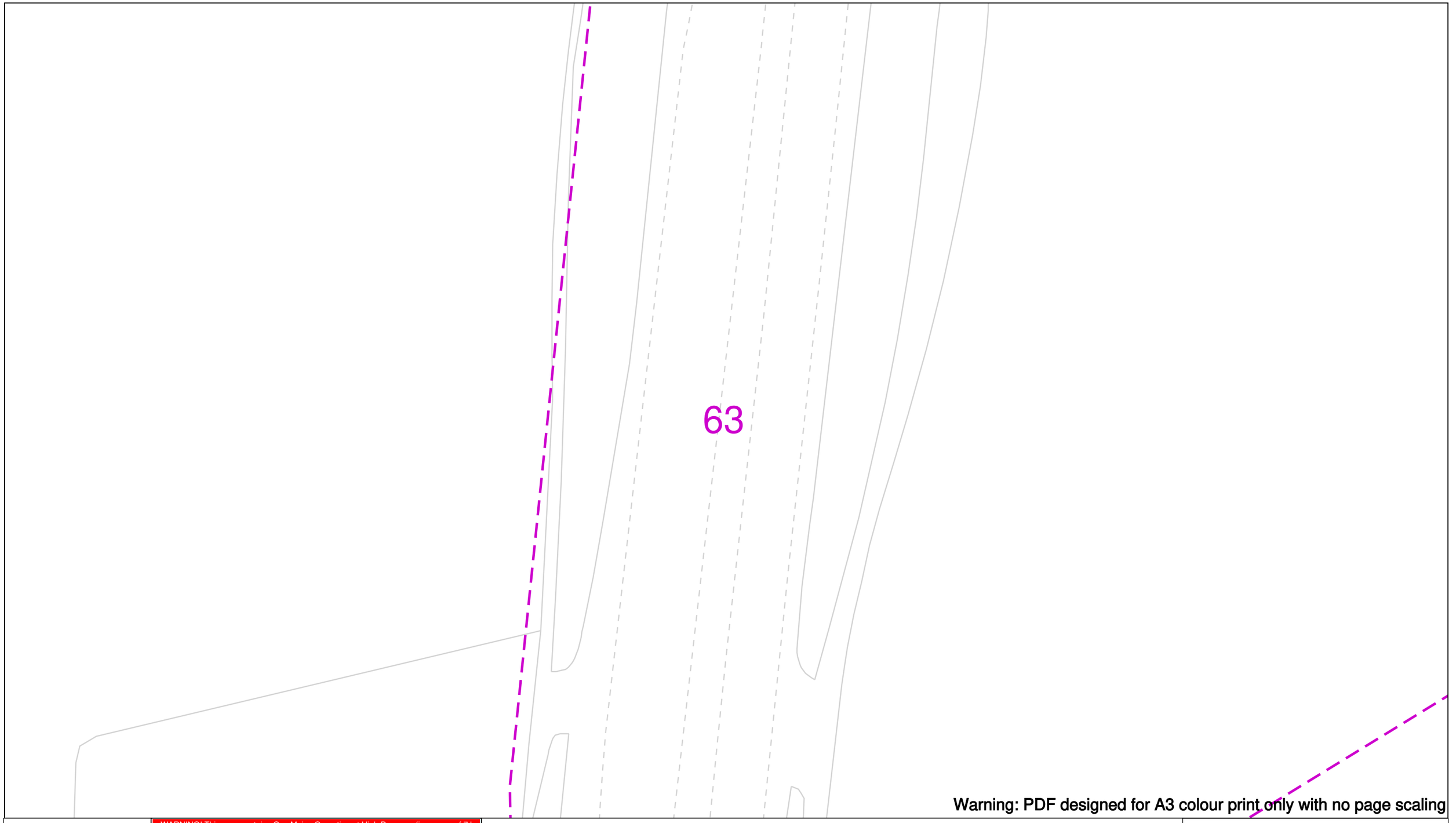
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

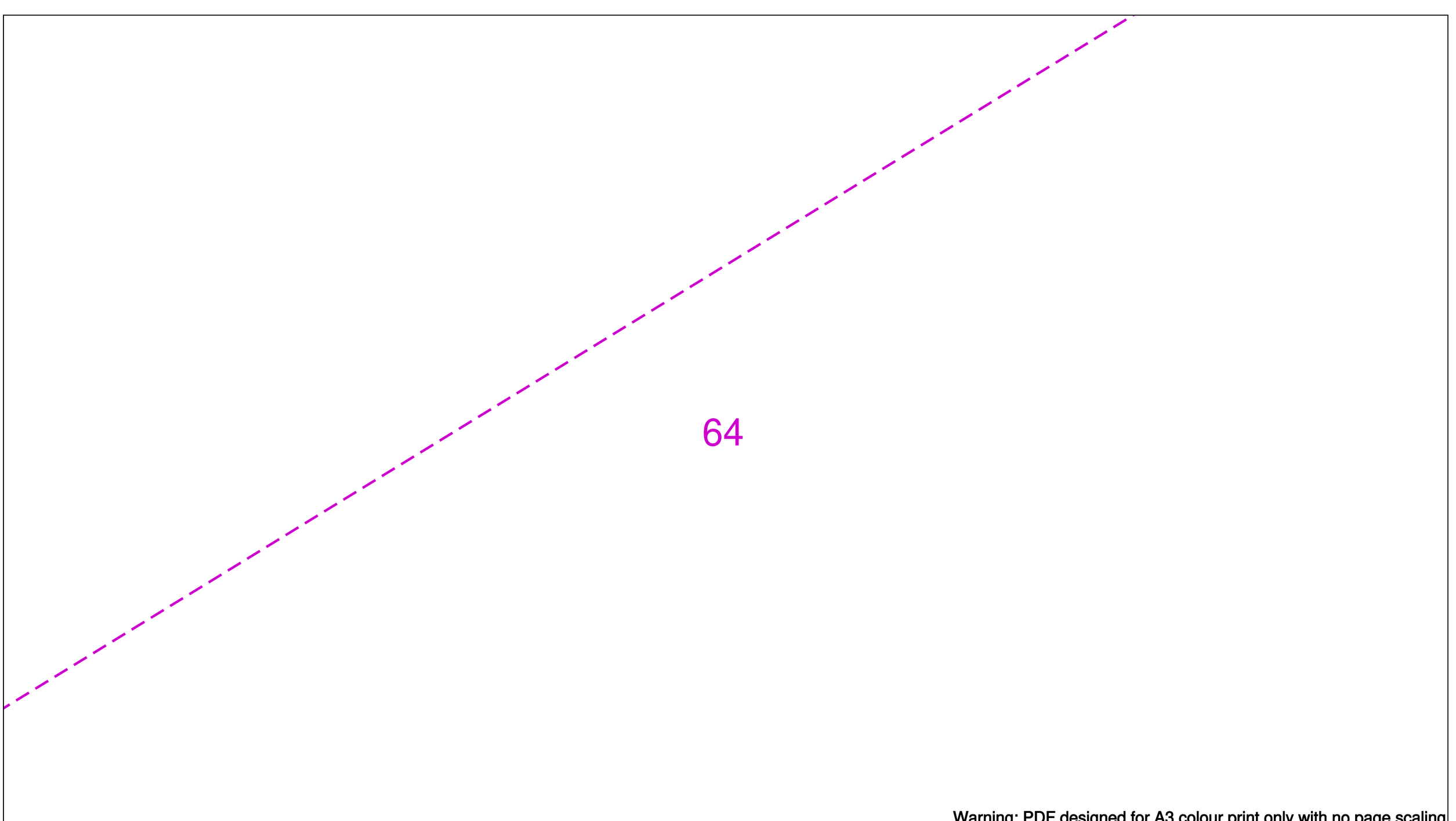
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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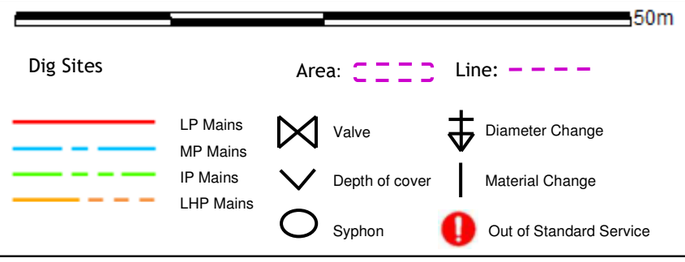
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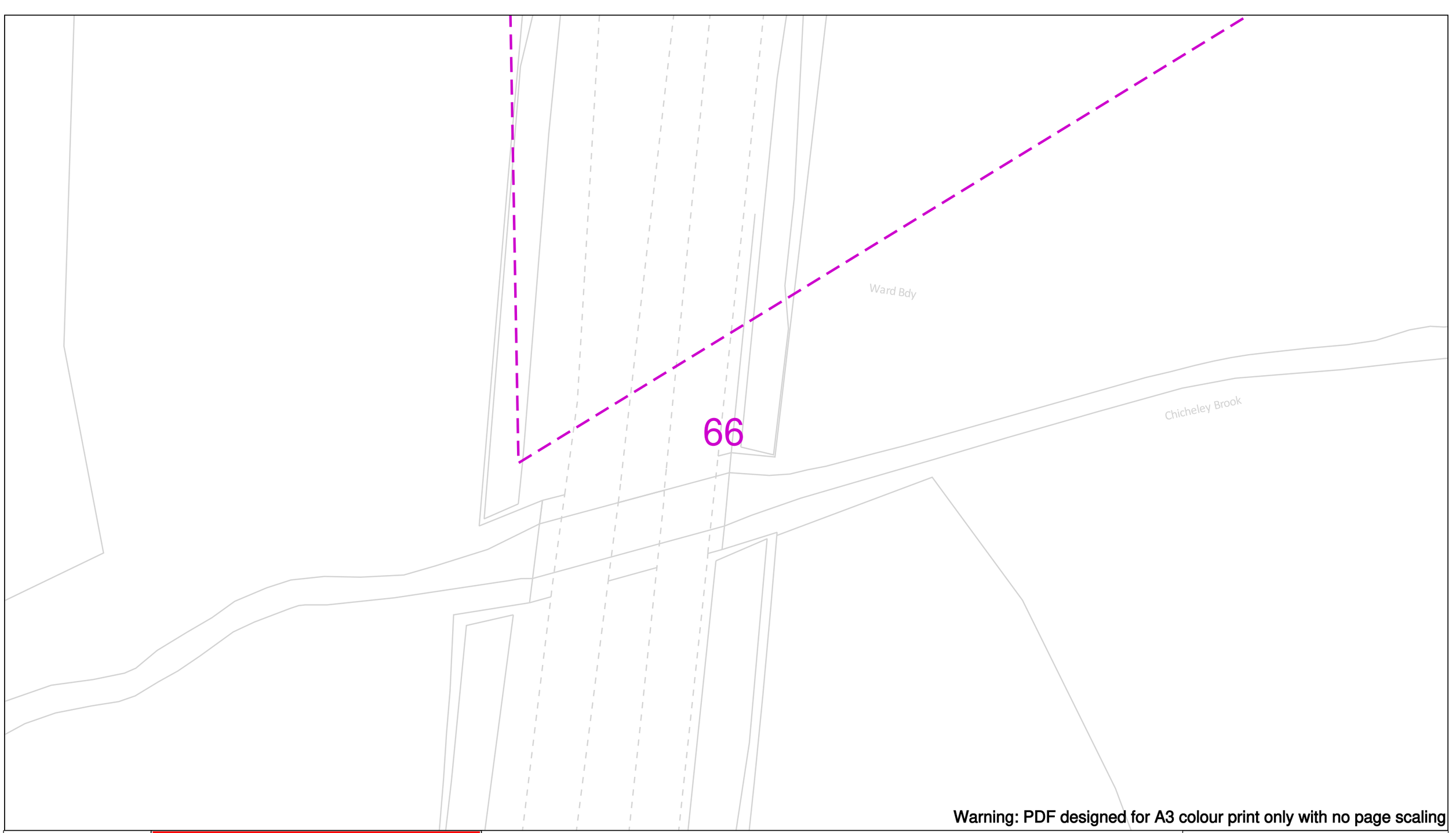

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Def

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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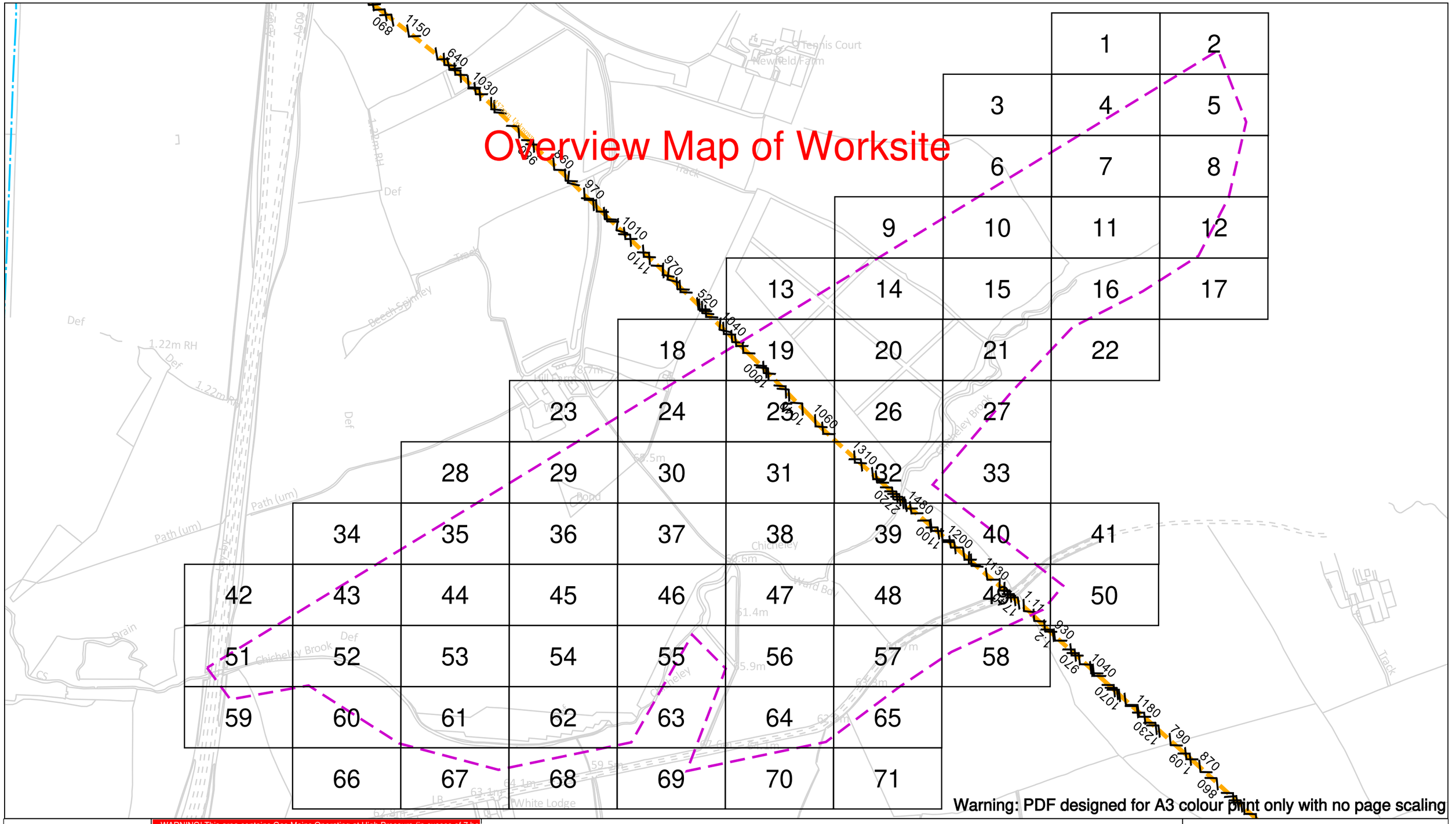
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# Overview Map of Worksite




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Date Requested: 28/08/2024
Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference:
890869

Scale: 1:6663 (When plotted at A3)

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Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- Valve
- Depth of cover
- Syphon
- Diameter Change
- Material Change
- Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

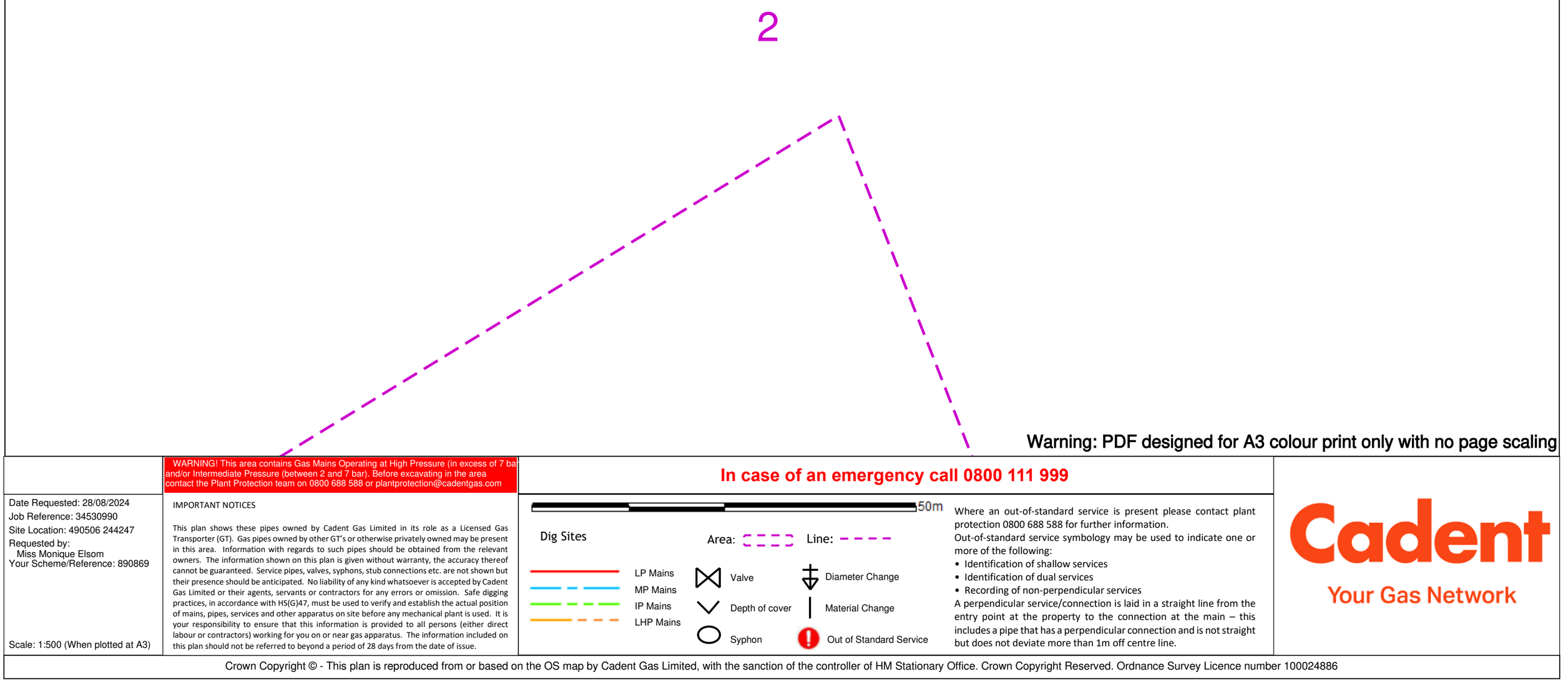
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Date Requested: 28/08/2024
Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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**In case of an emergency call 0800 111 999**

50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

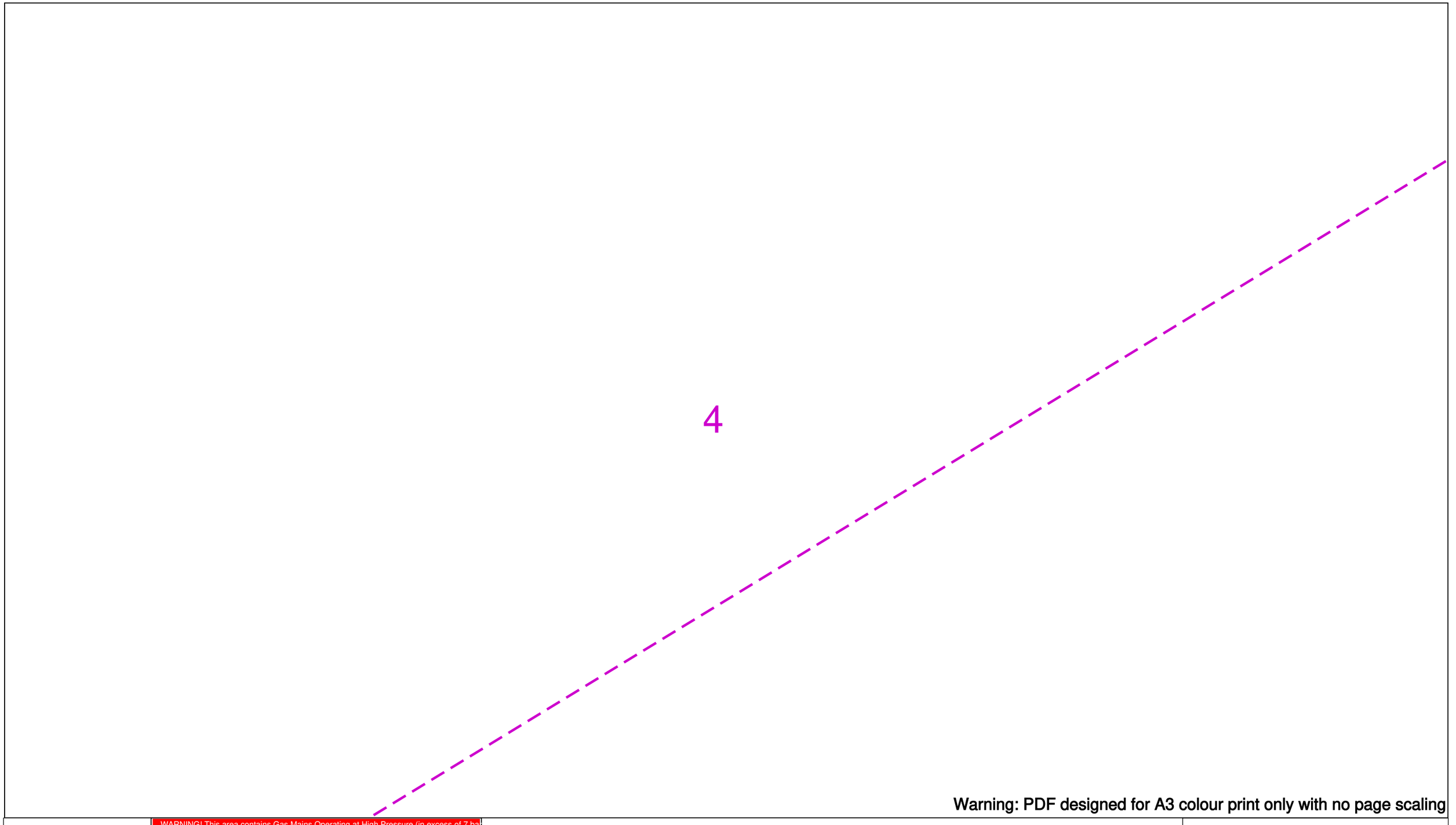
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50m

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Line:

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IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

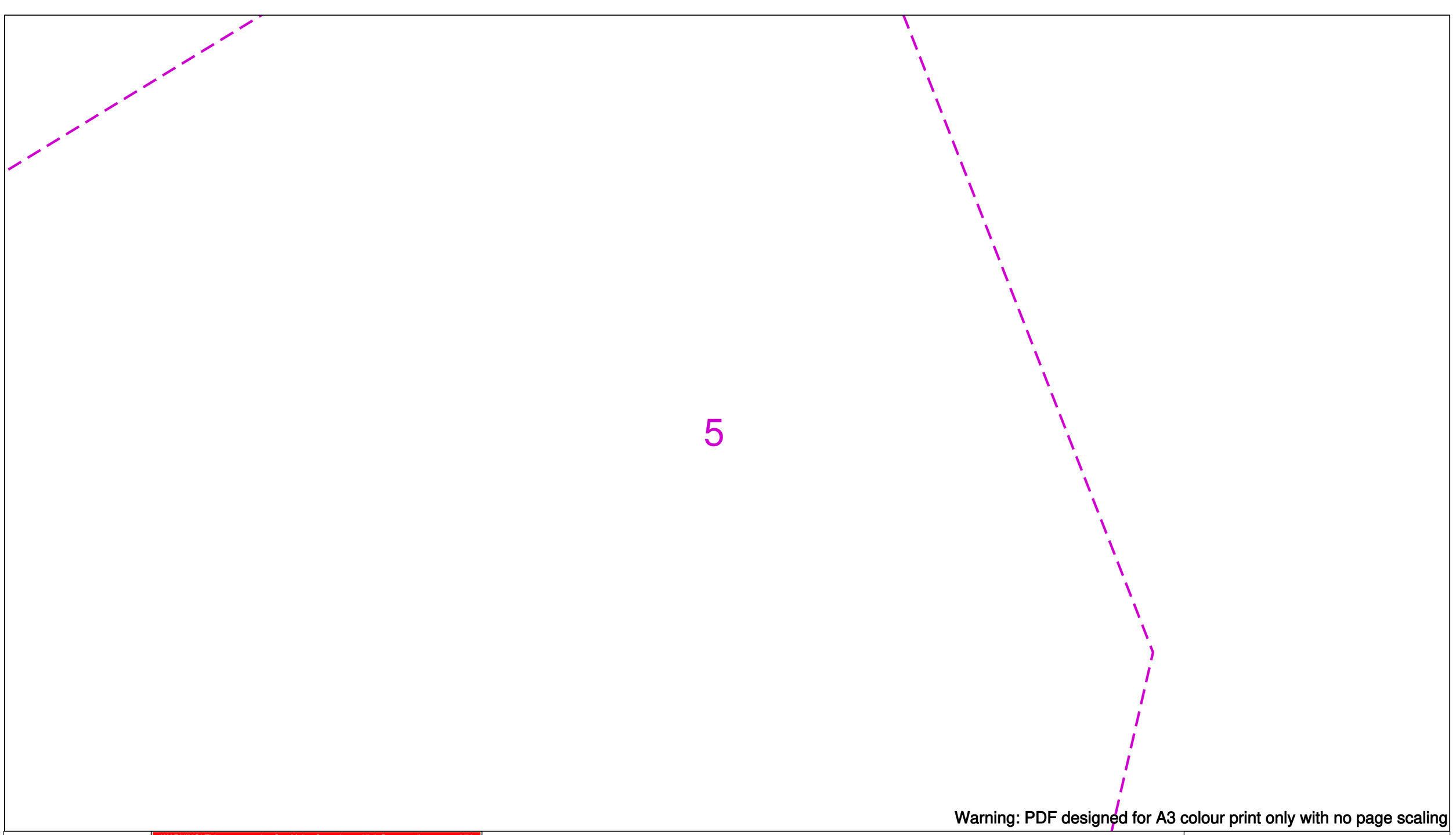
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

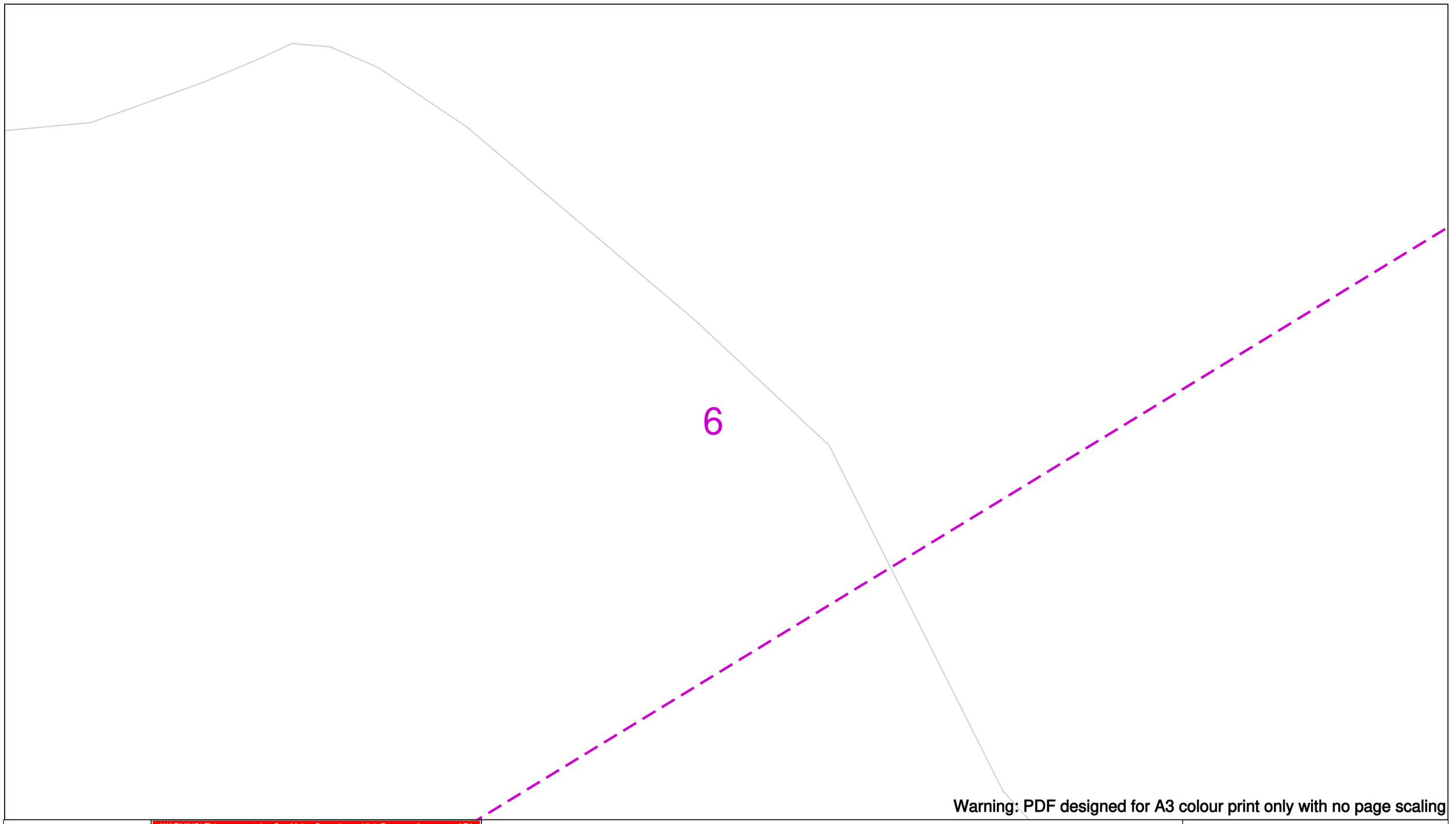
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

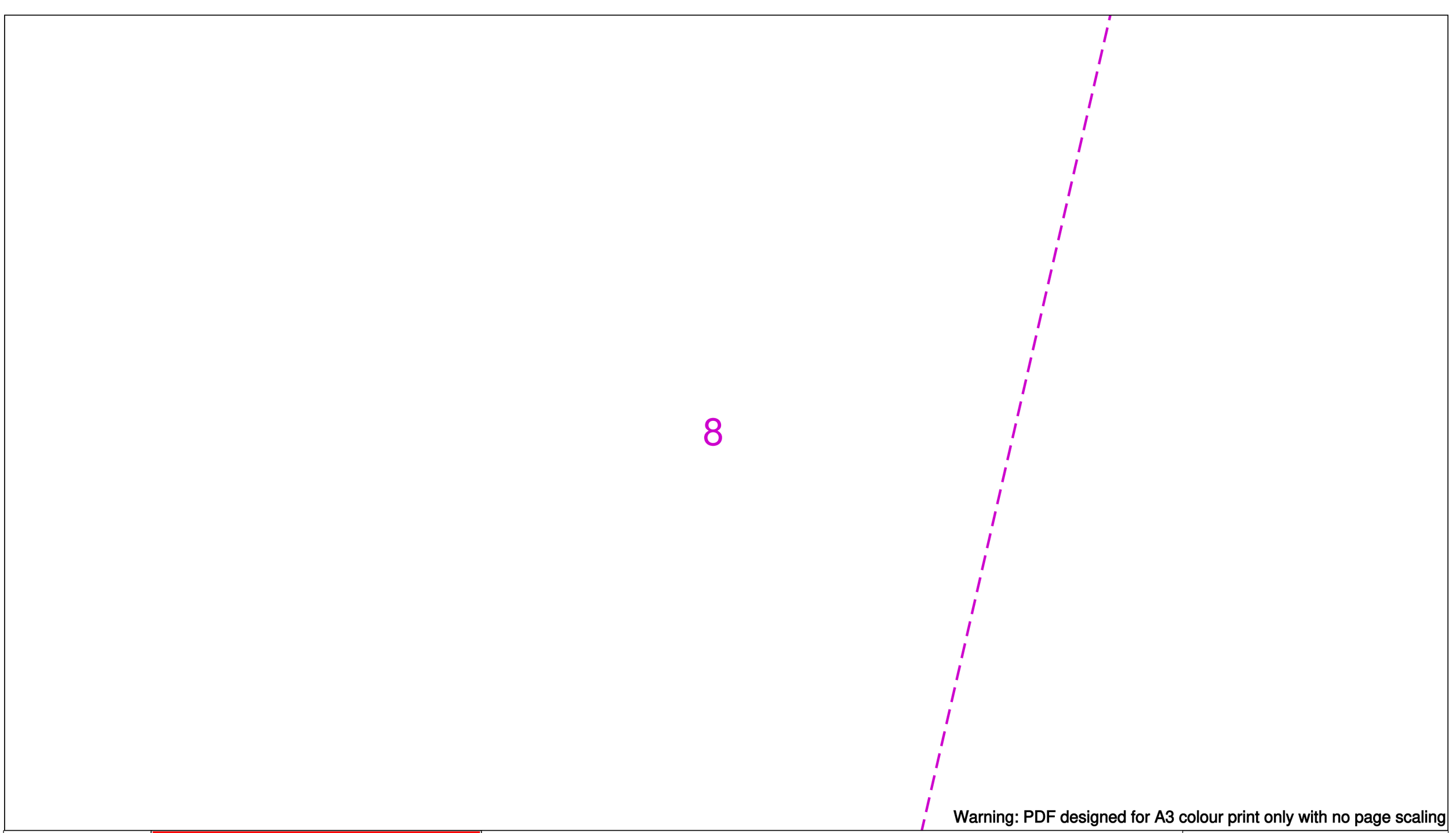
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50m

Dig Sites

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LP Mains
MP Mains
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LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

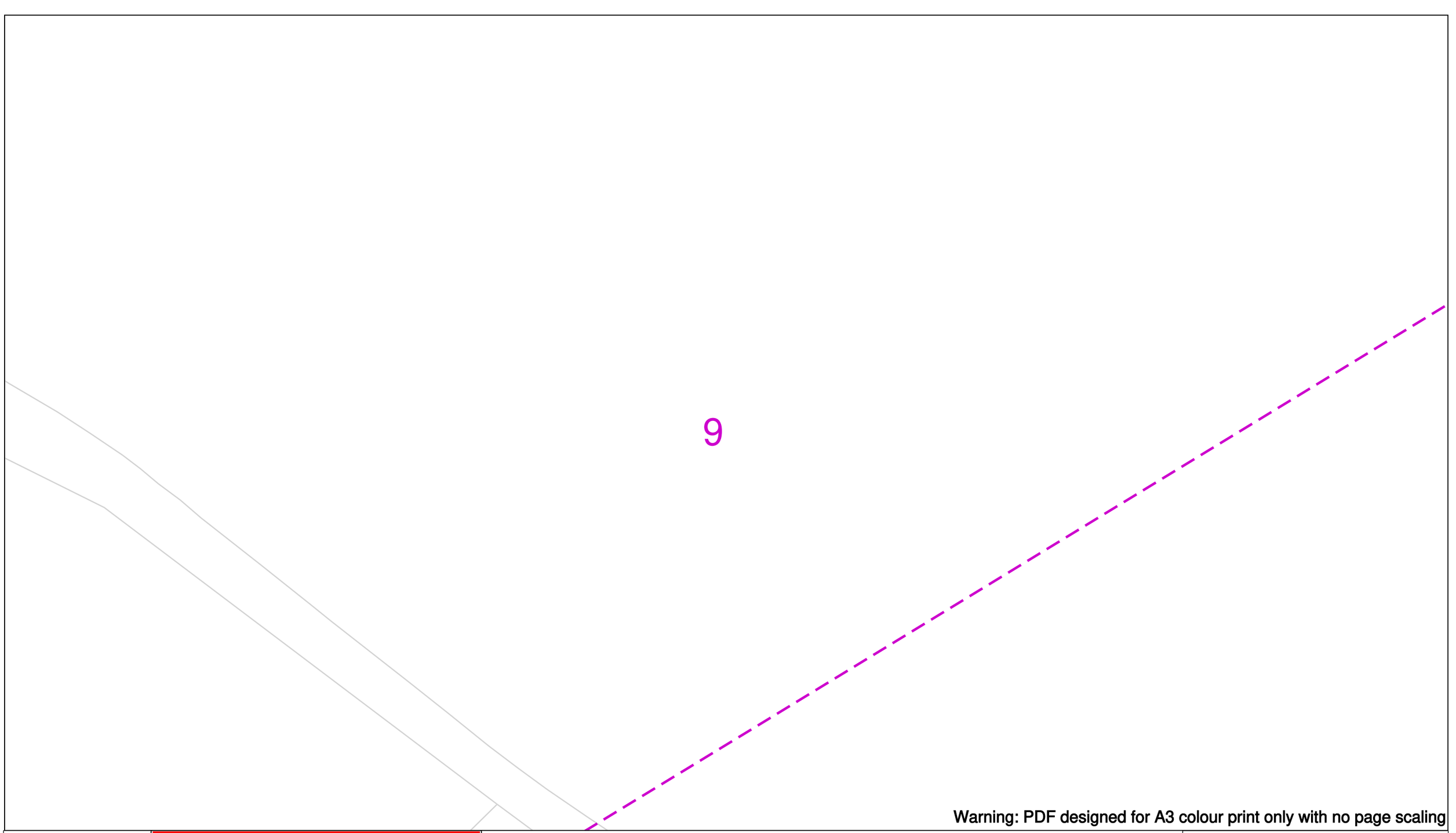
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
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50m

Dig Sites

Area:

Line:

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MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
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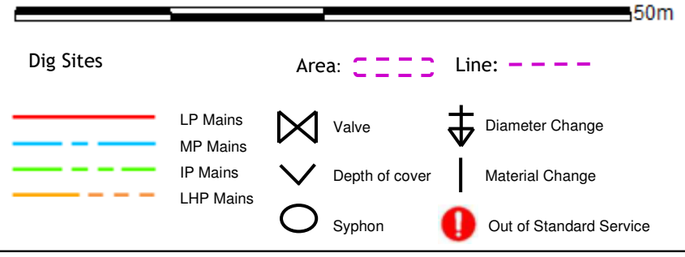
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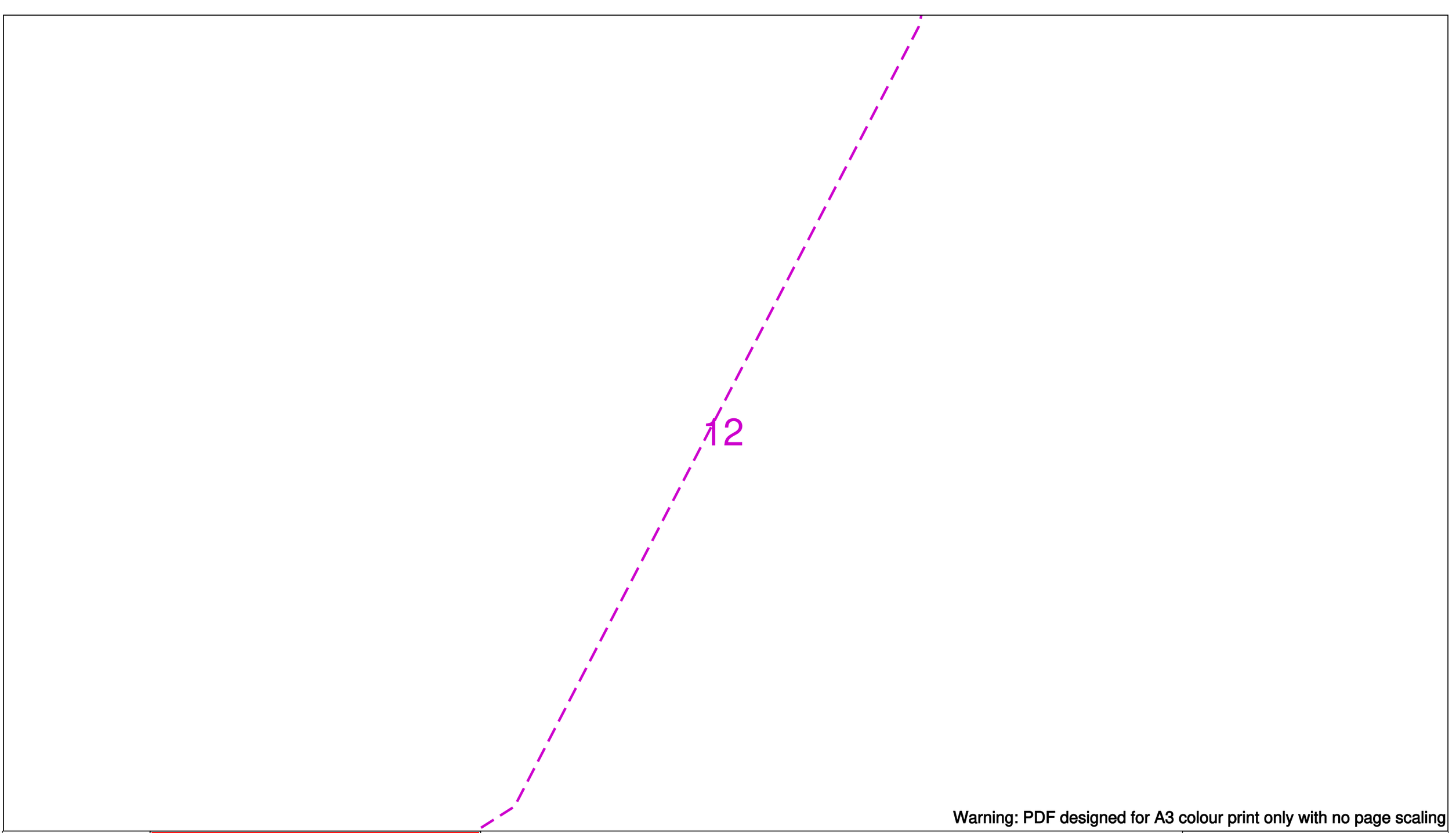

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
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Date Requested: 28/08/2024
Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Diameter Change
Material Change
Out of Standard Service

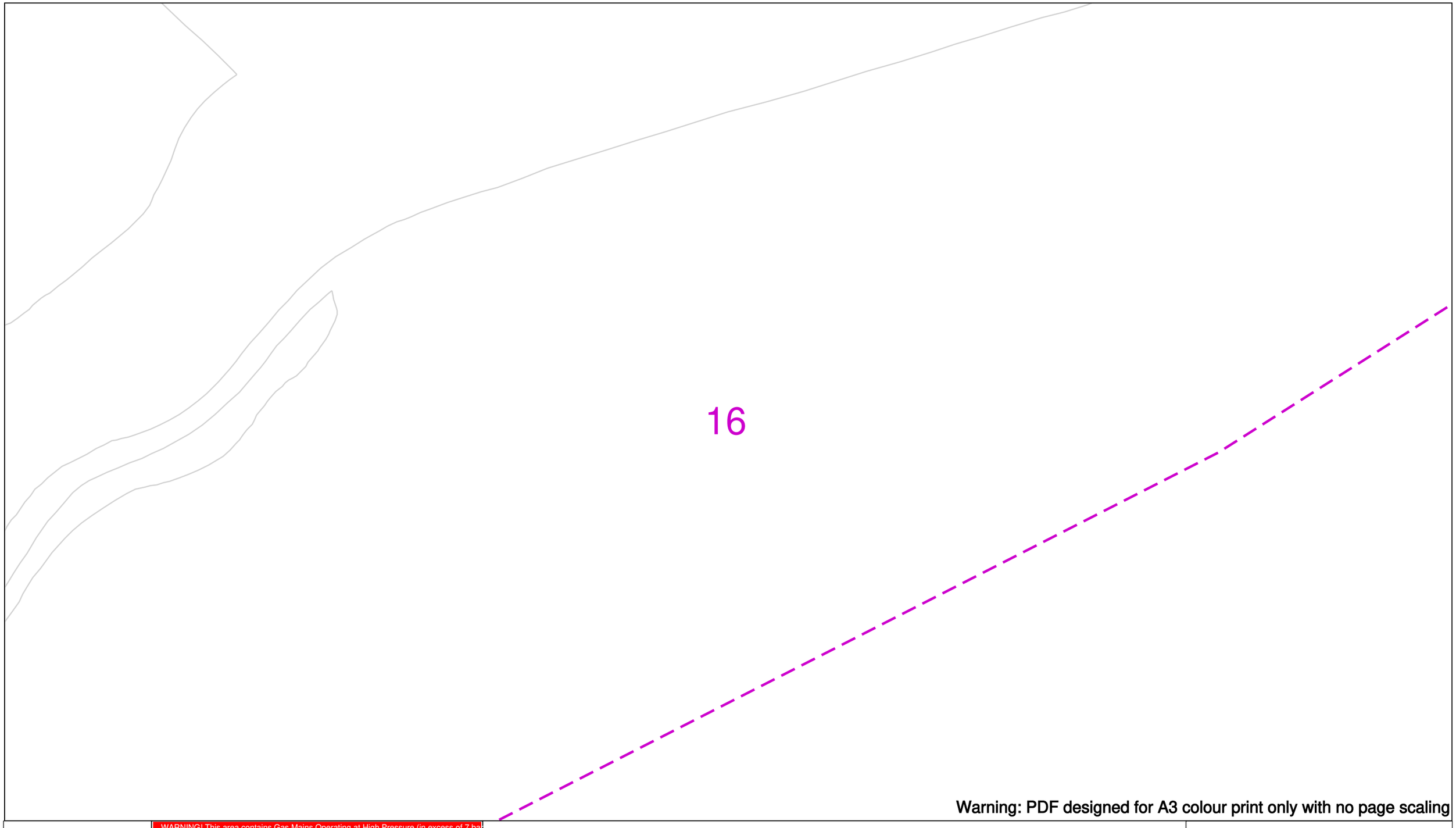
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

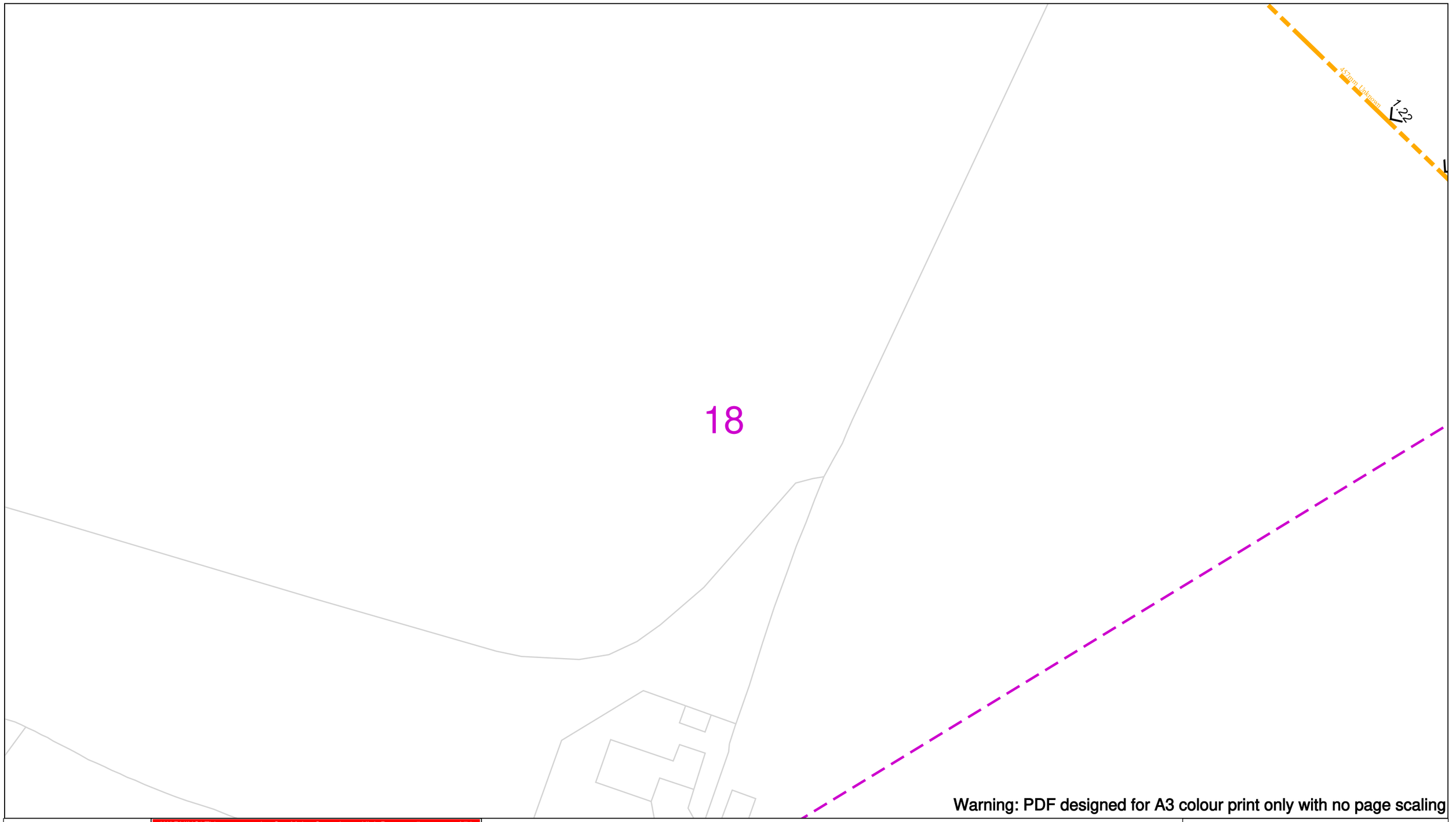
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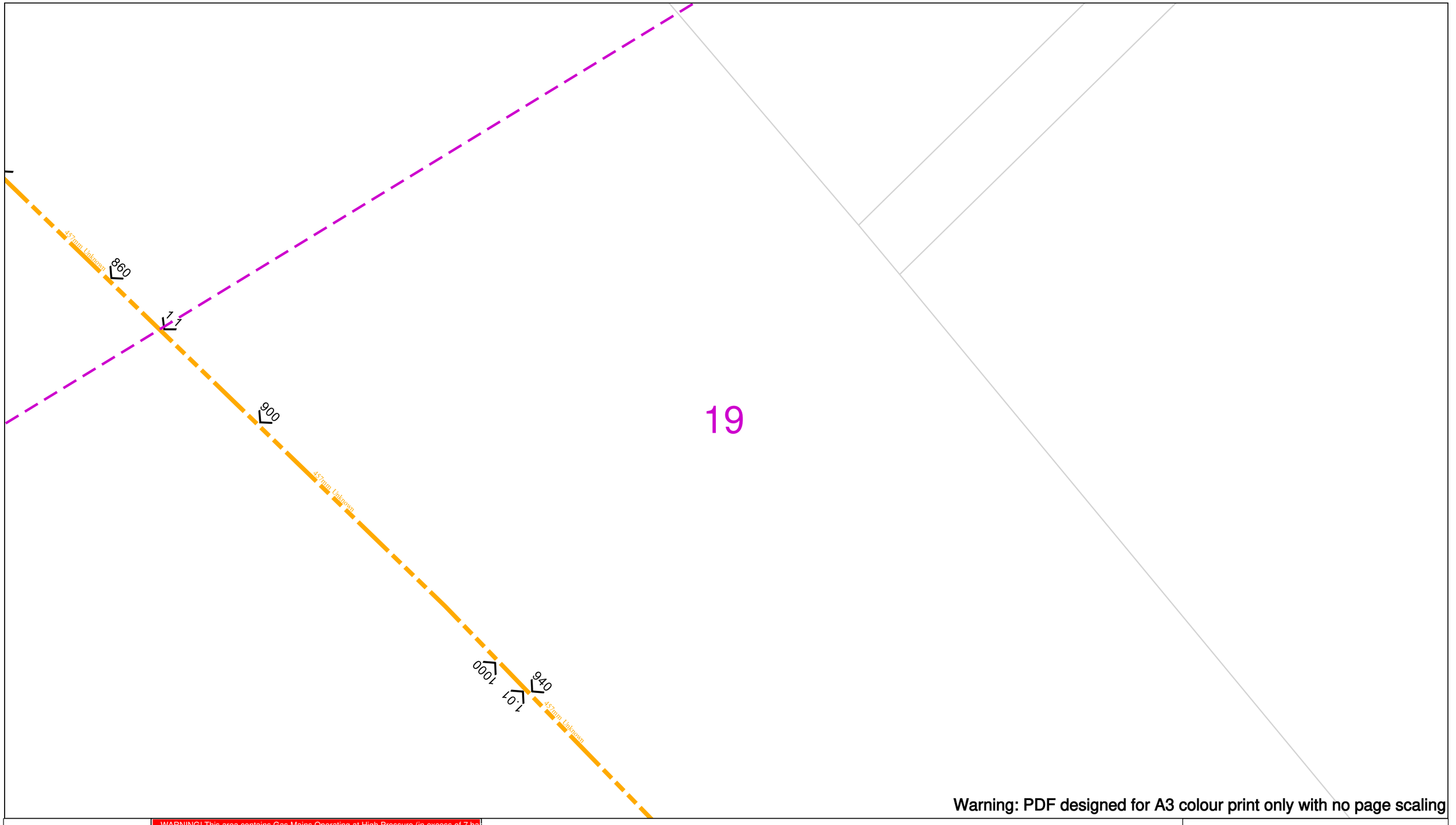
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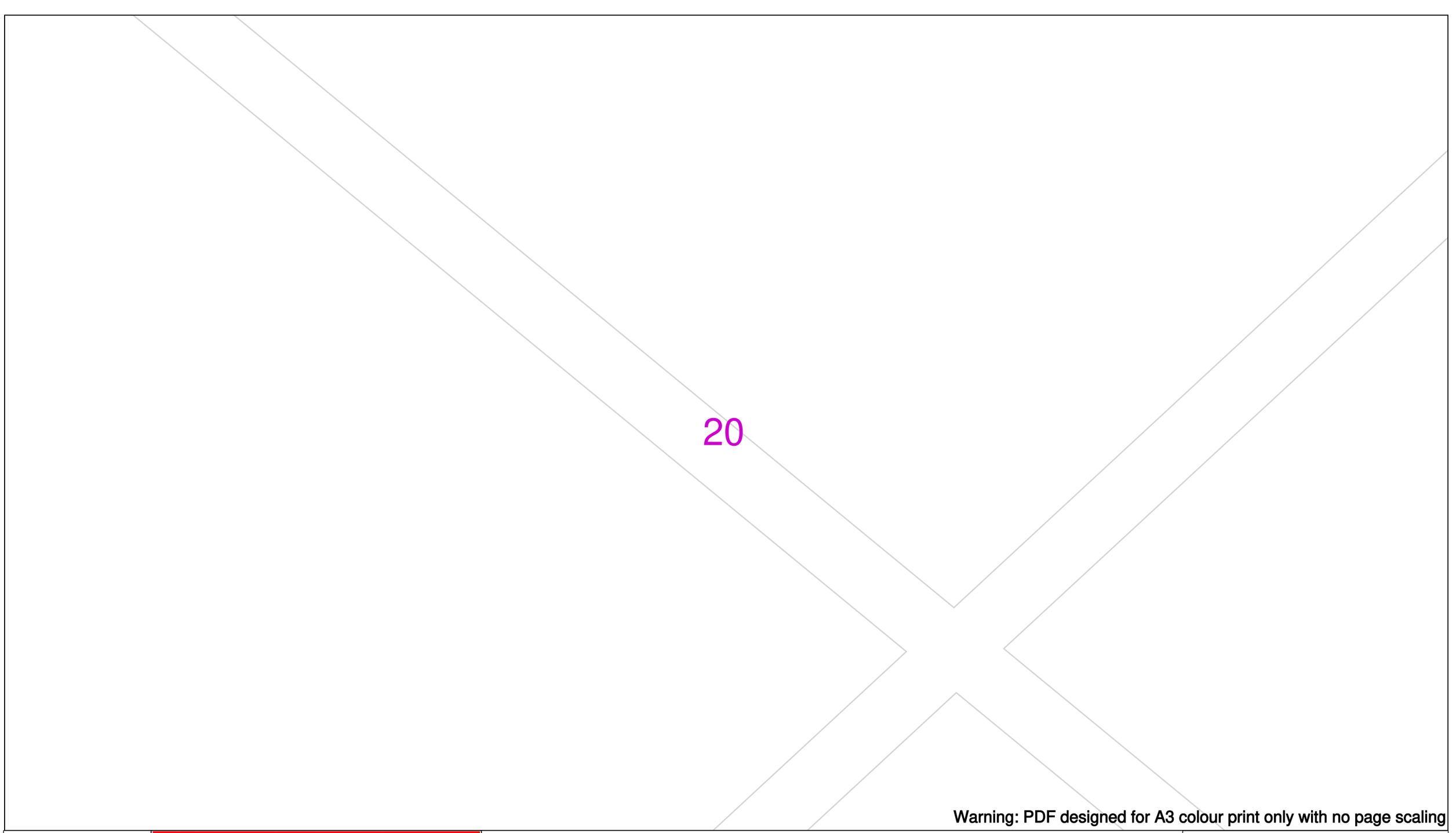
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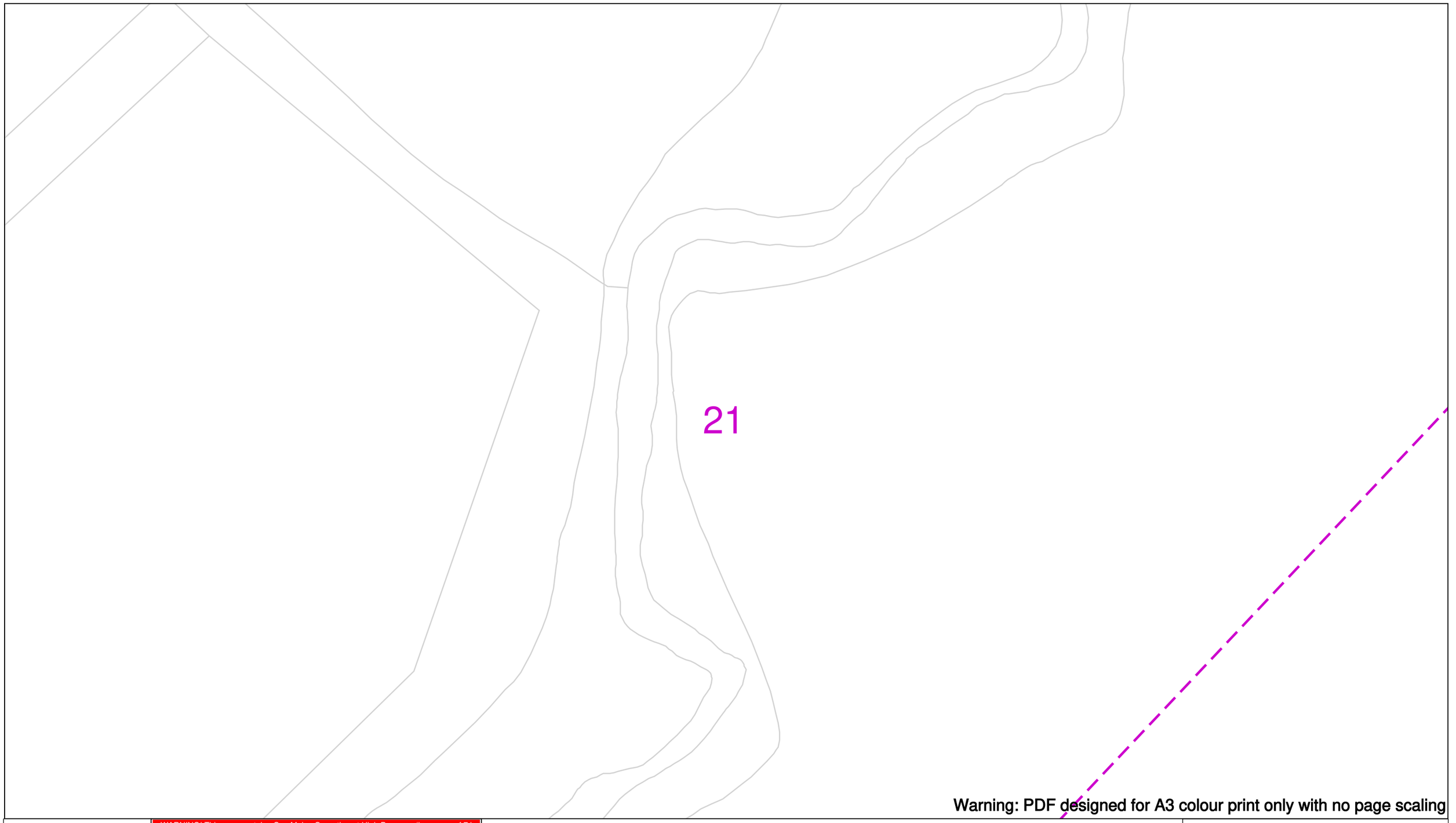
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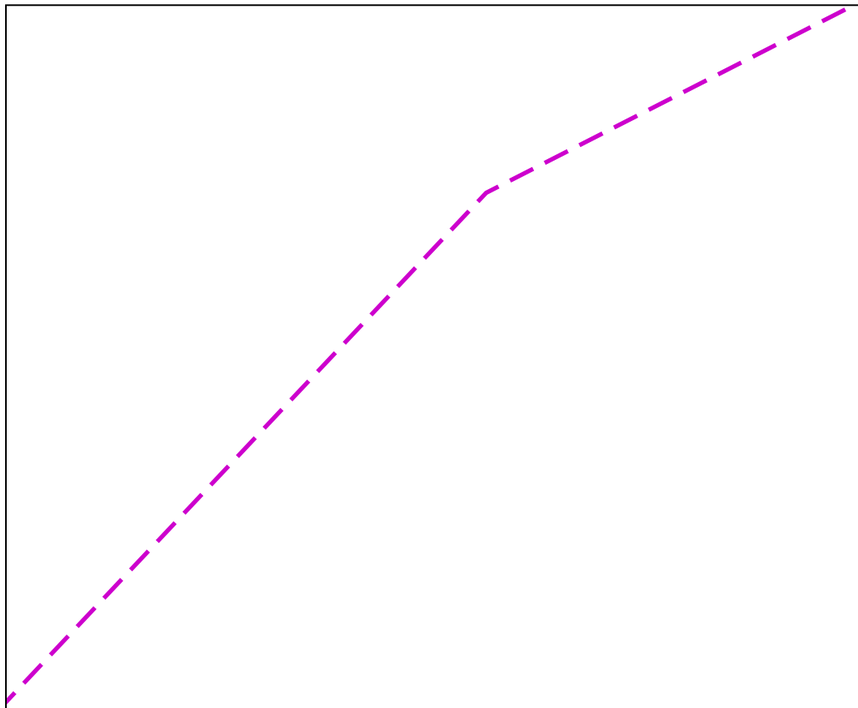
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Valve
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Material Change
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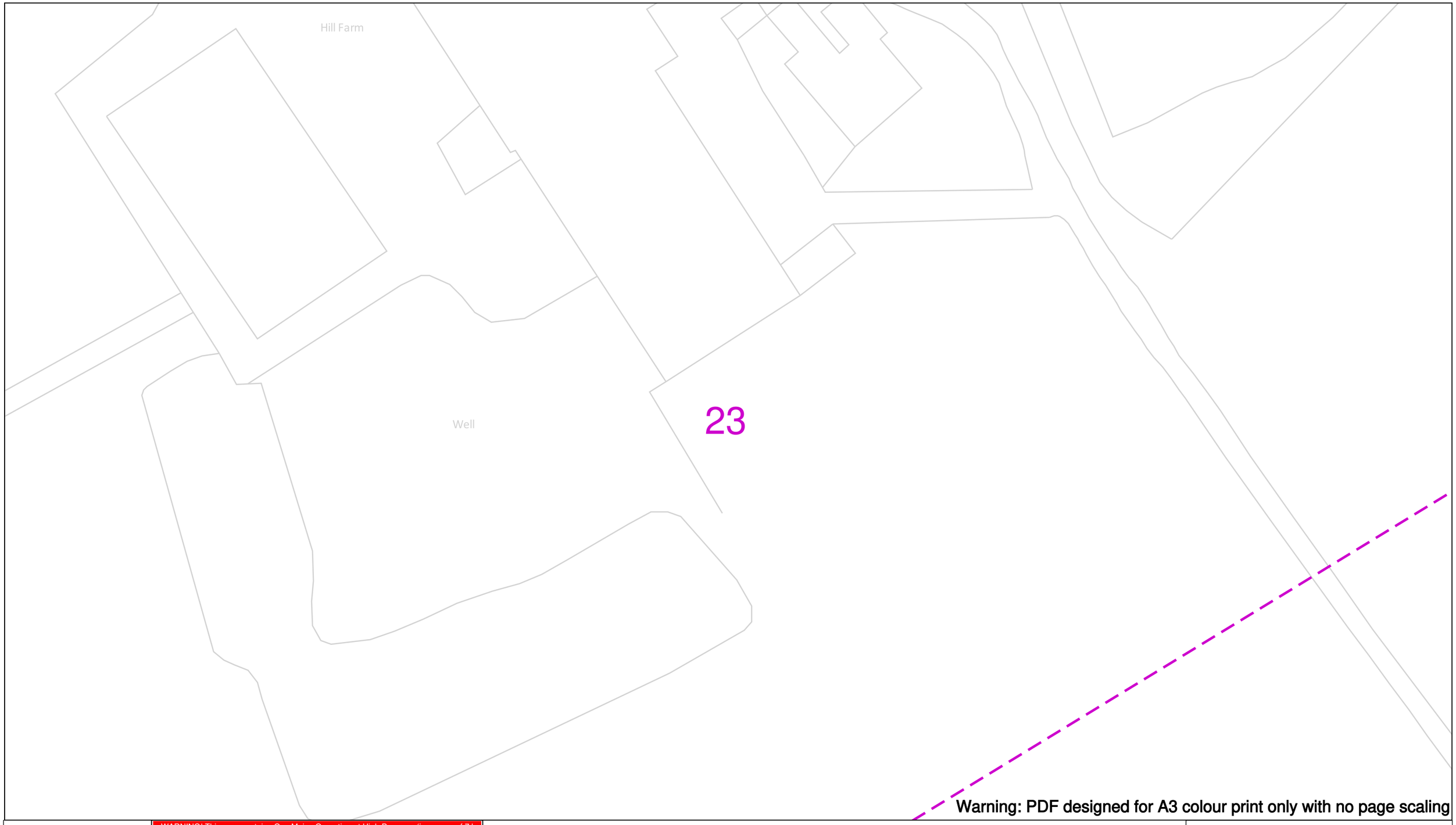
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Valve
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Diameter Change
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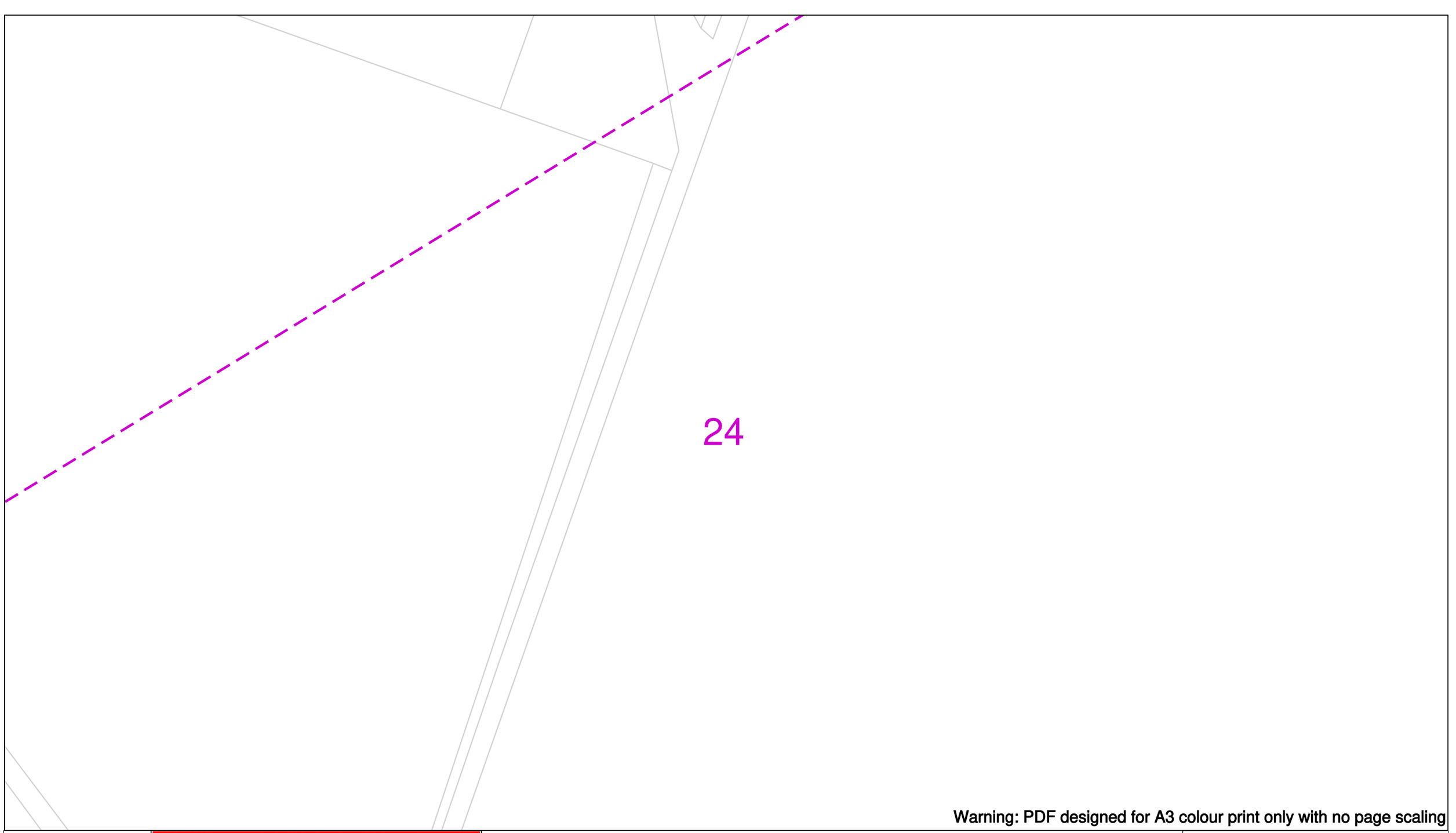
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**In case of an emergency call 0800 111 999**

Date Requested: 28/08/2024
Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

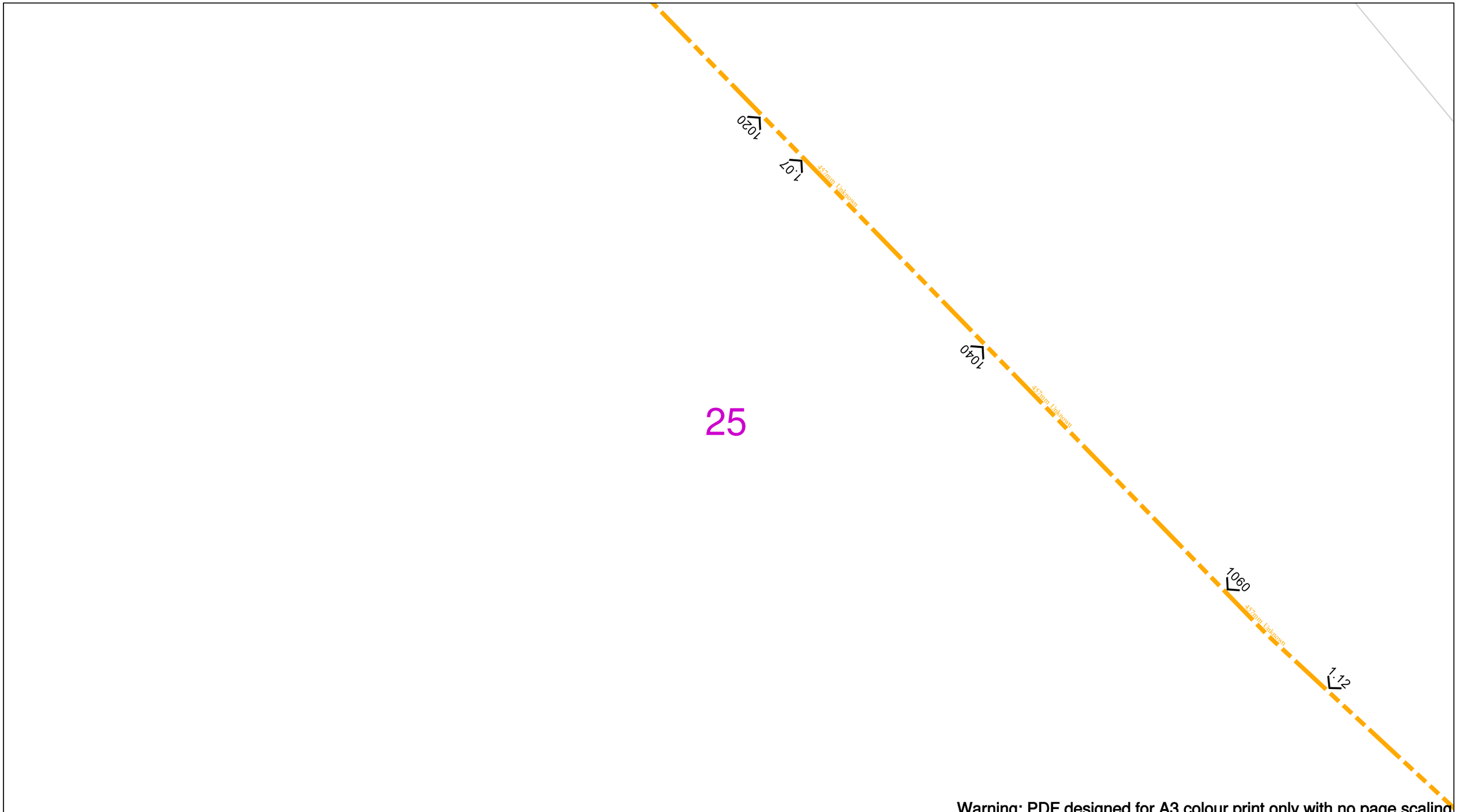
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- Identification of shallow services
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Valve
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Diameter Change
Material Change
Out of Standard Service

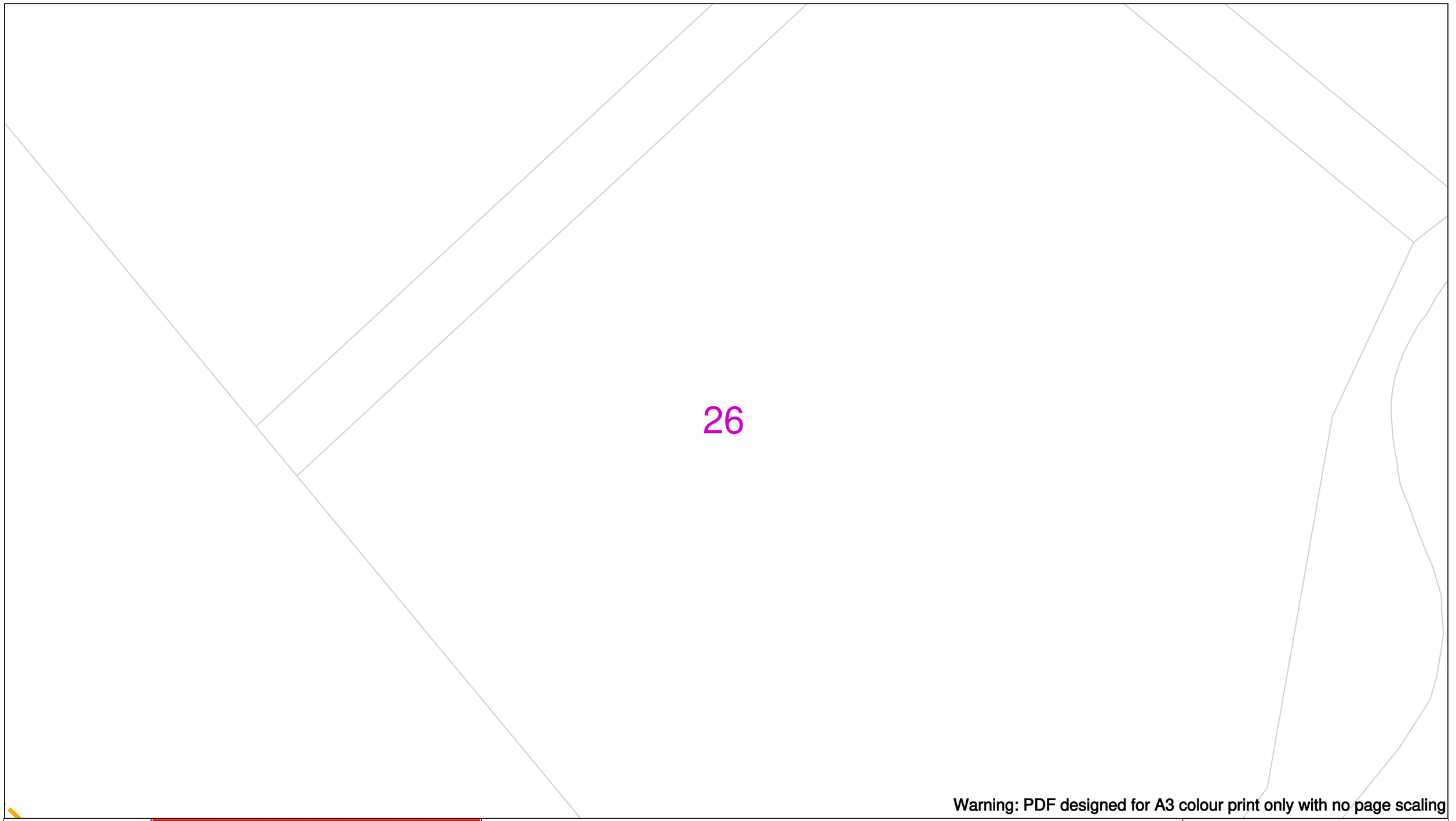
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Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

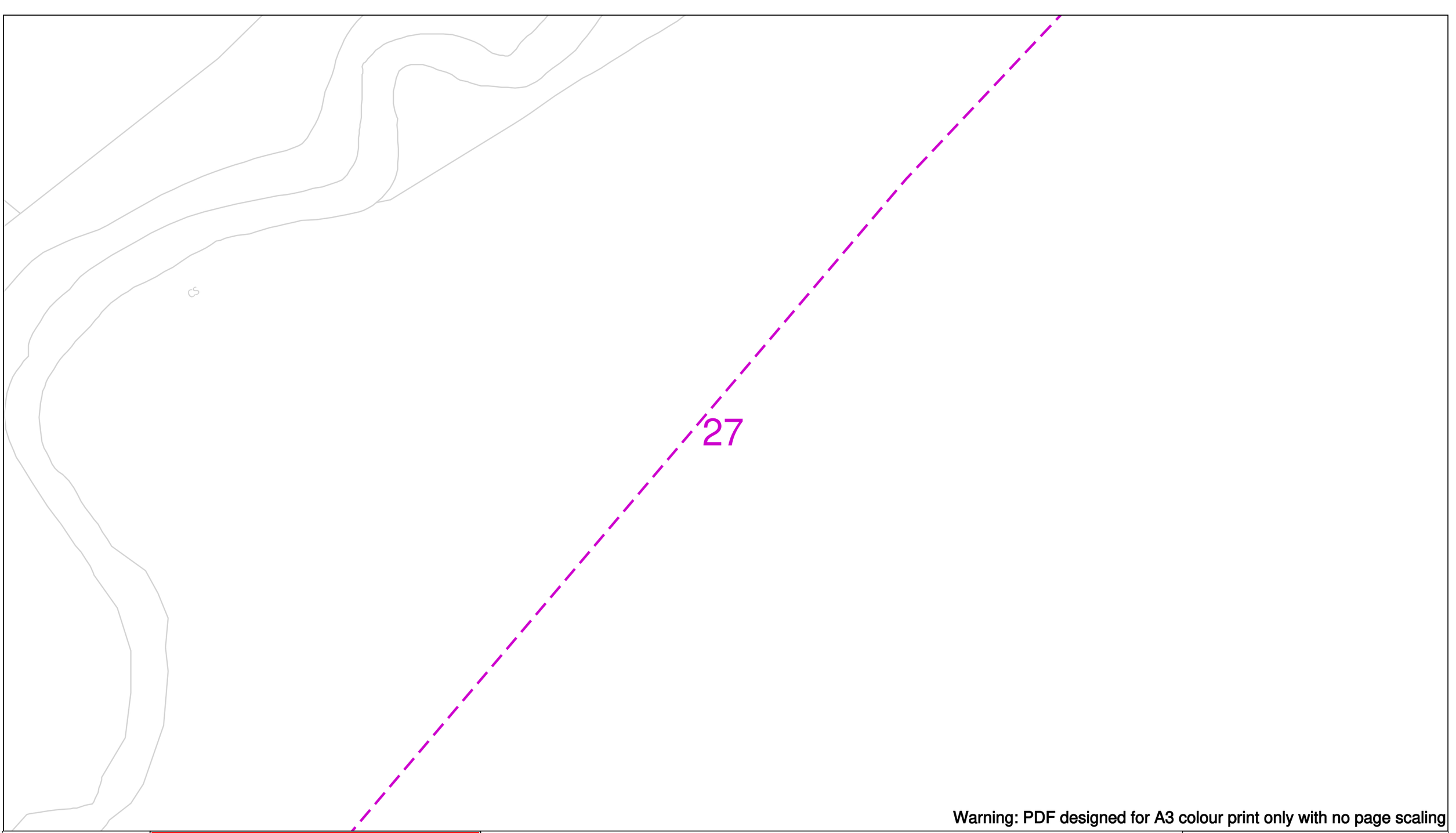
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Valve
Depth of cover
Syphon

Diameter Change
Material Change
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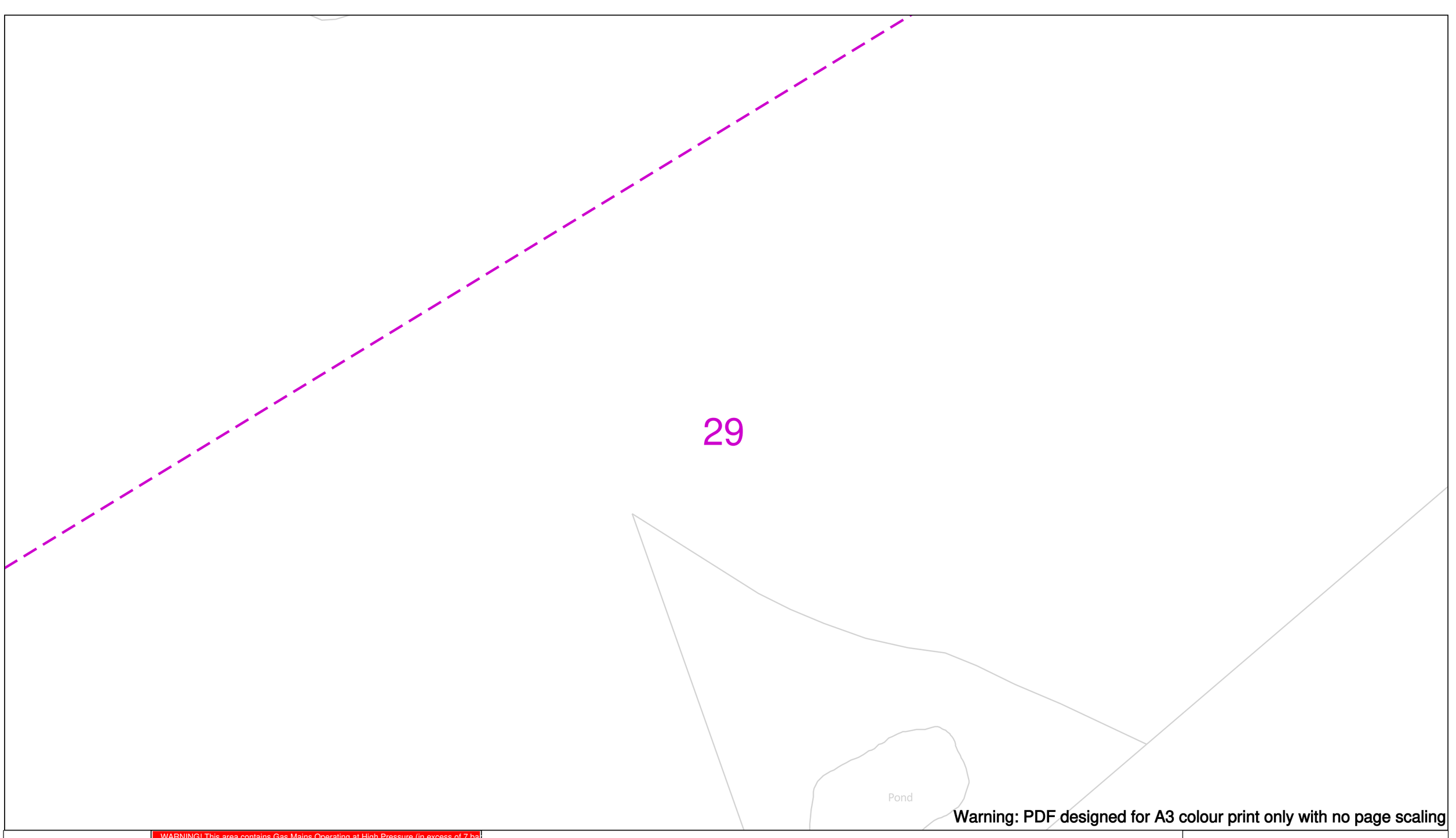
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Valve
Depth of cover
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Diameter Change
Material Change
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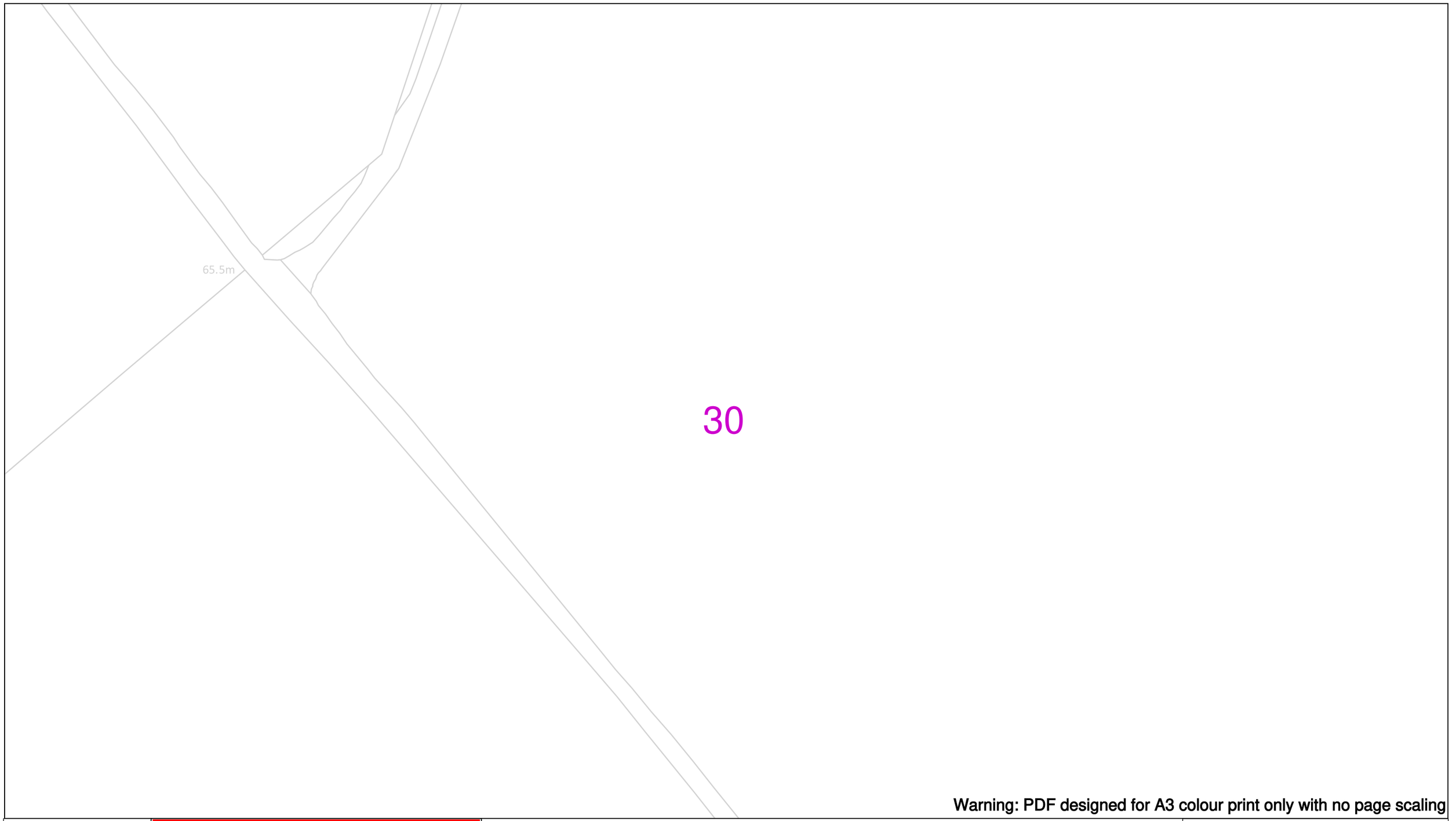
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Valve
Depth of cover
Syphon

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Material Change
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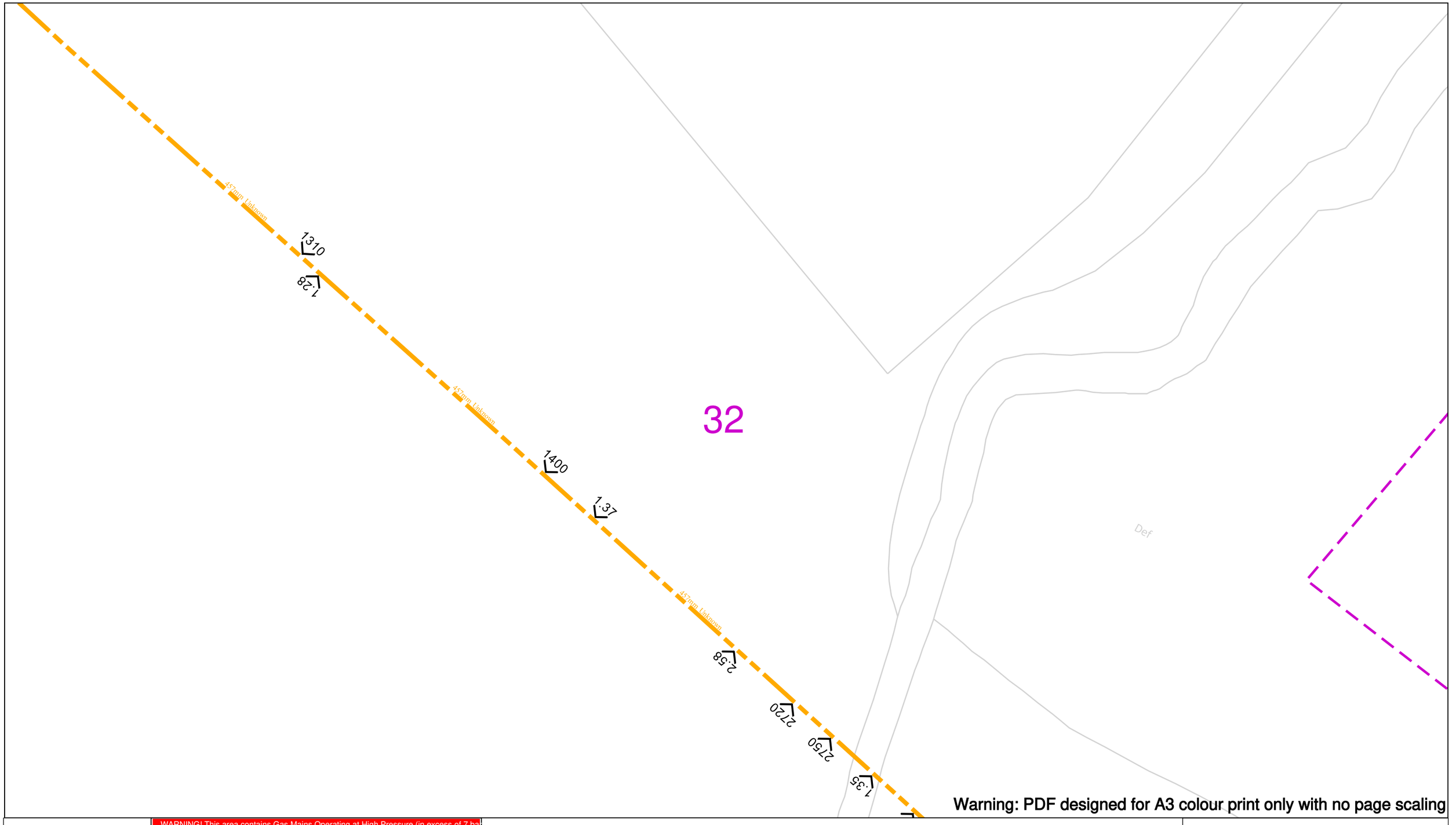
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Dig Sites

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IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
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Valve
Depth of cover
Syphon

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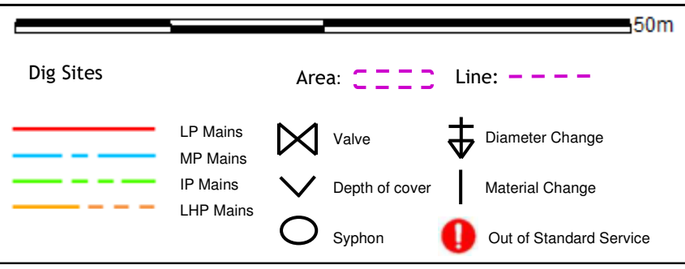
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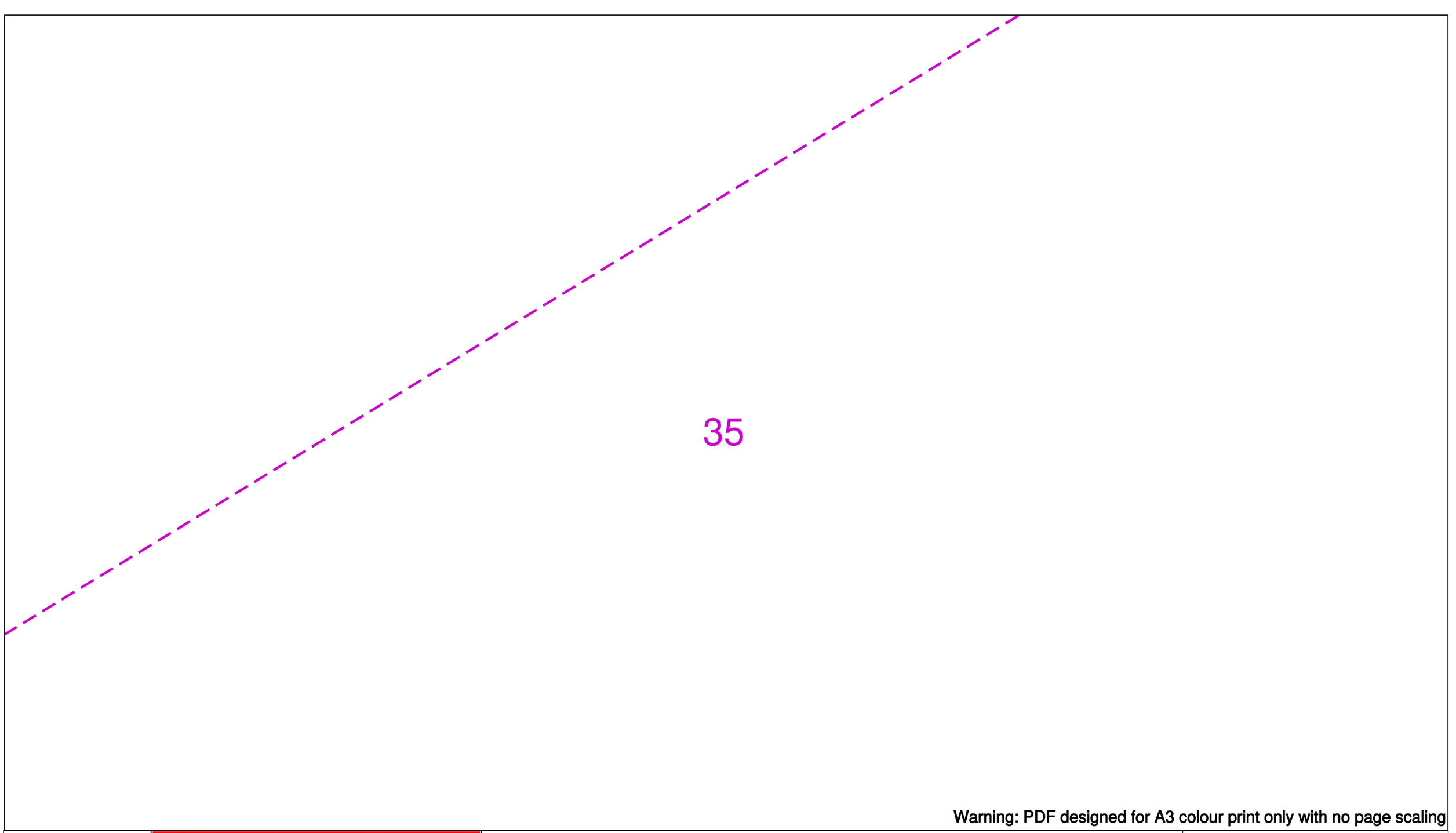

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**In case of an emergency call 0800 111 999**

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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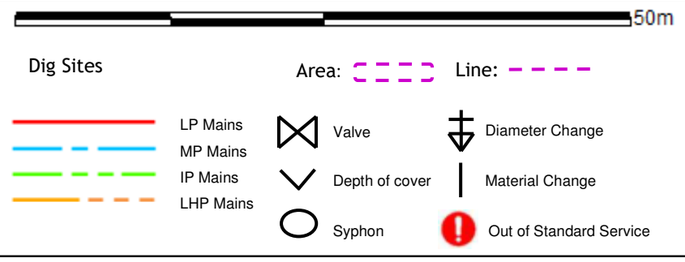
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Job Reference: 34530990
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Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

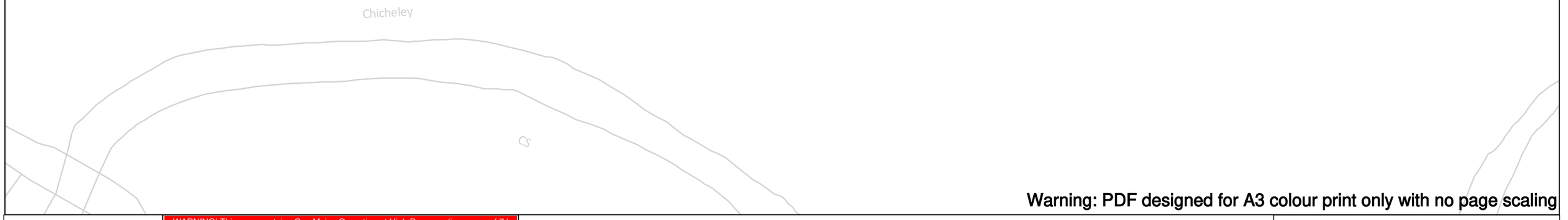
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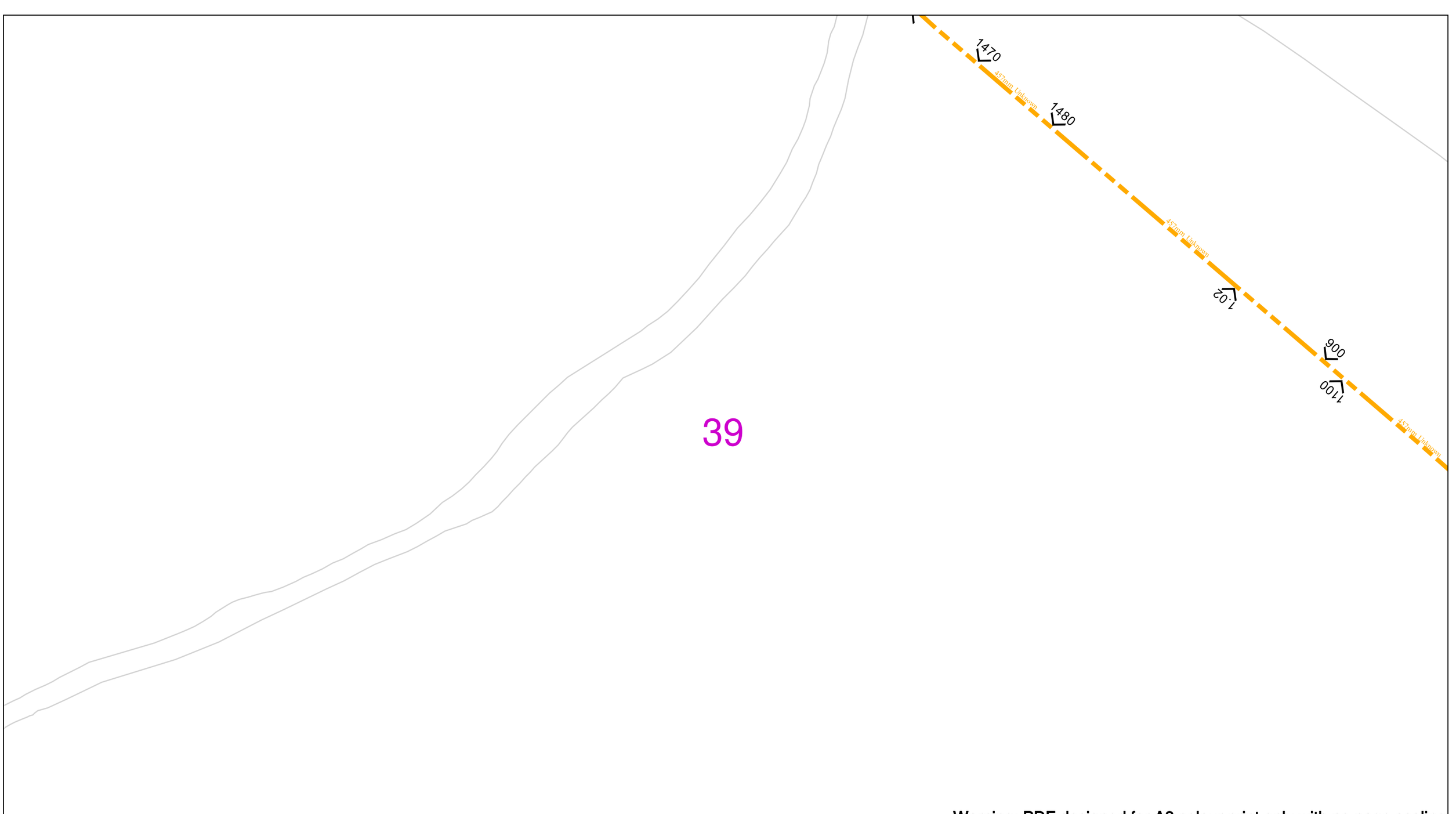
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Valve
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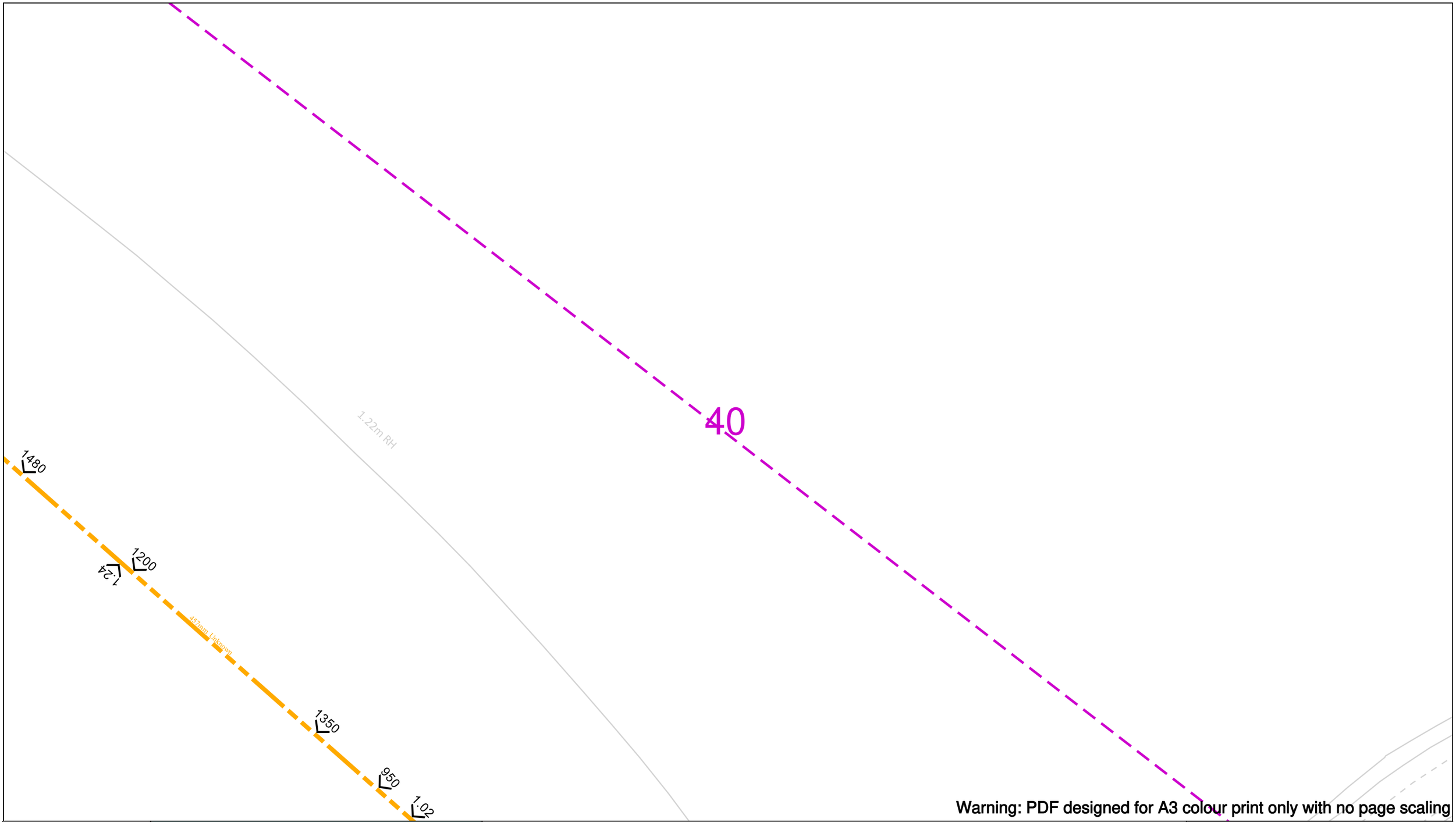
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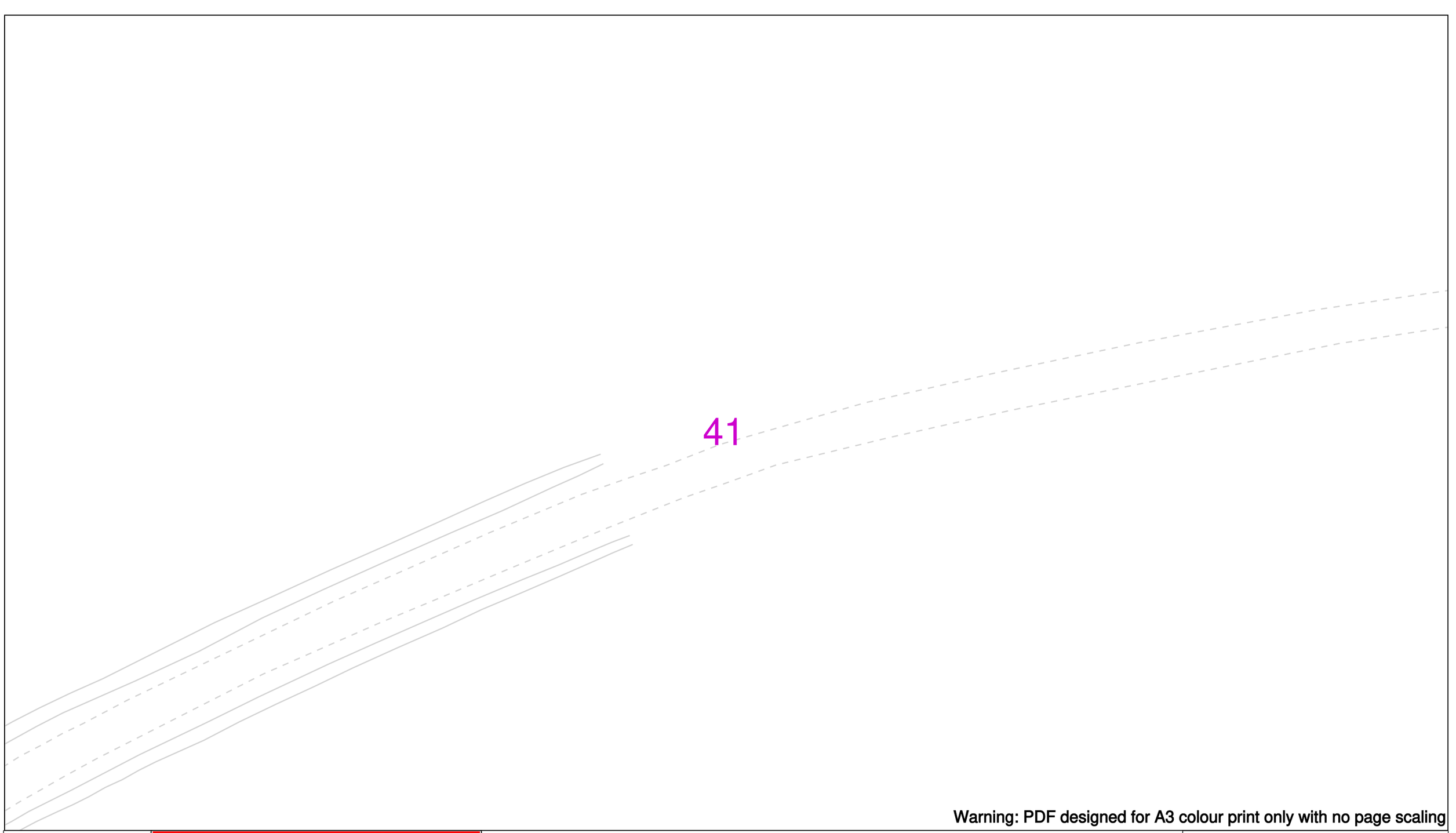
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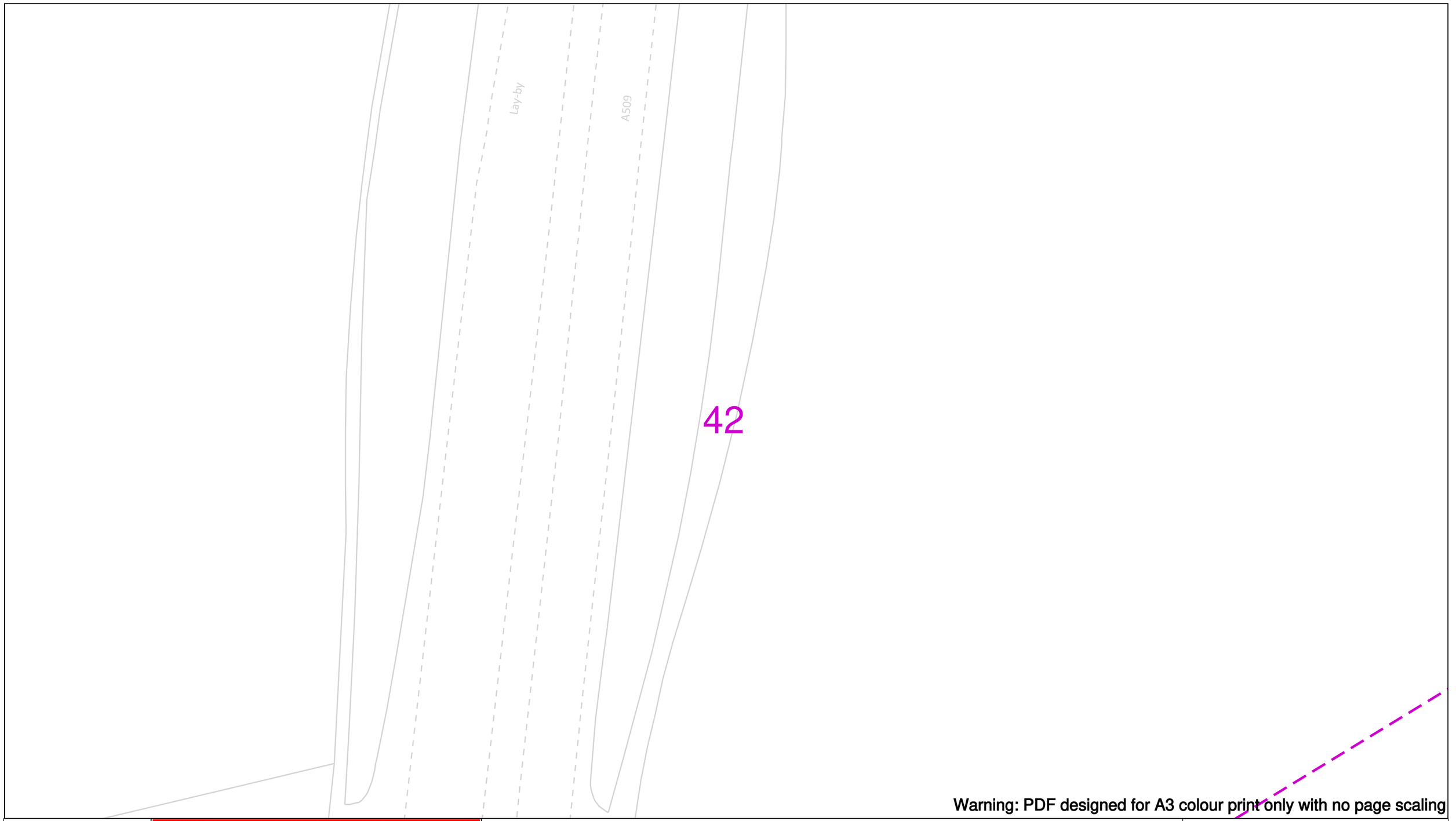
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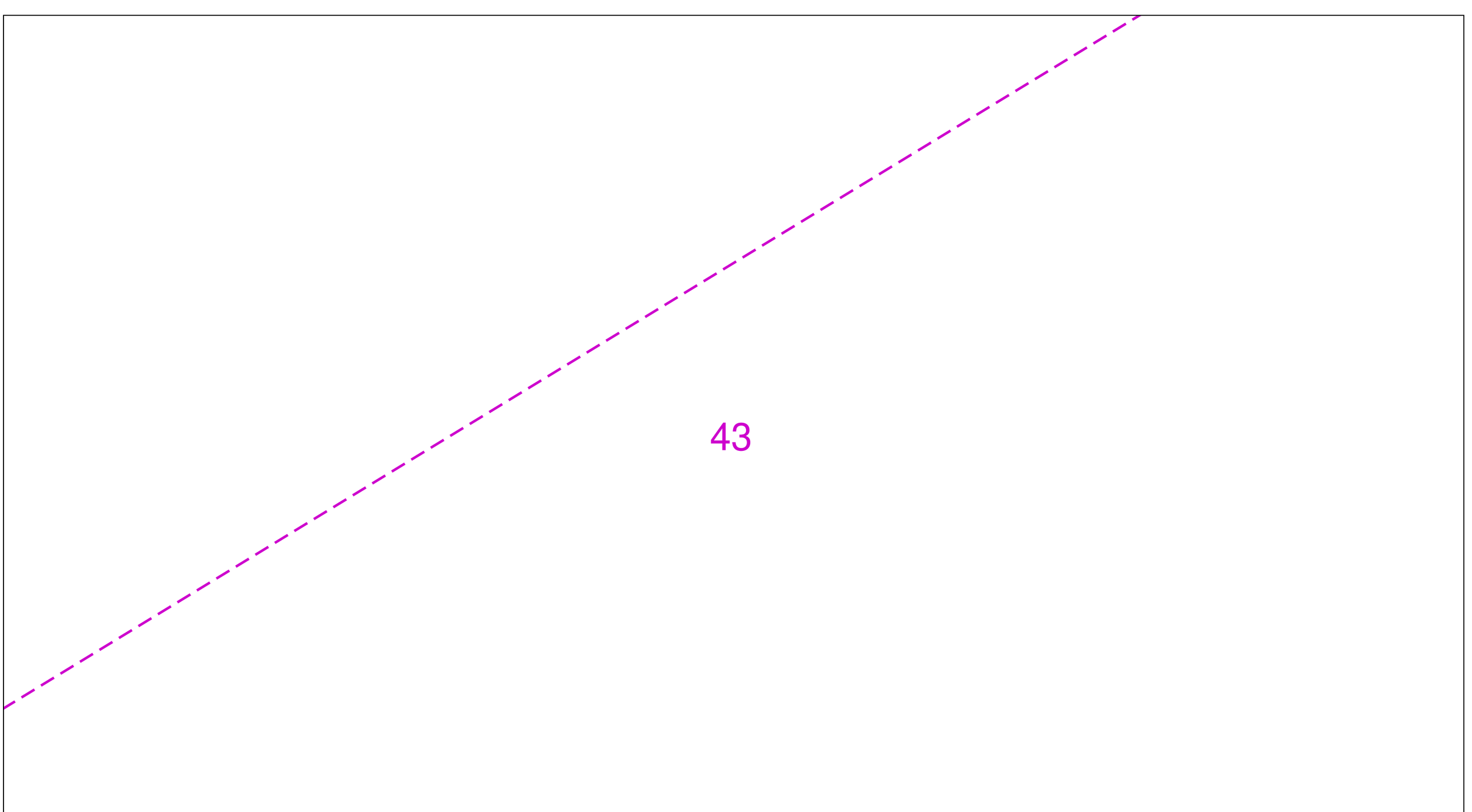
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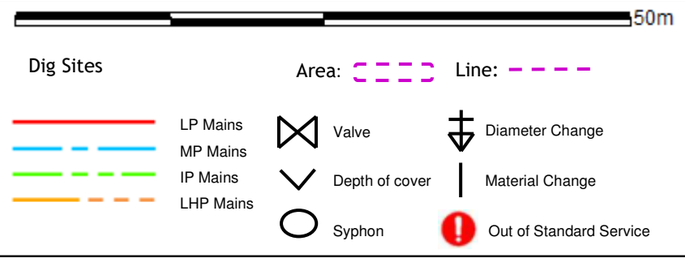
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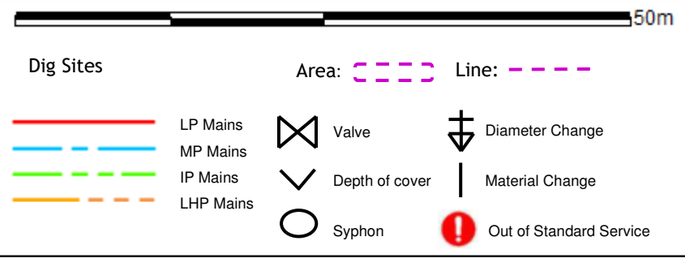
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

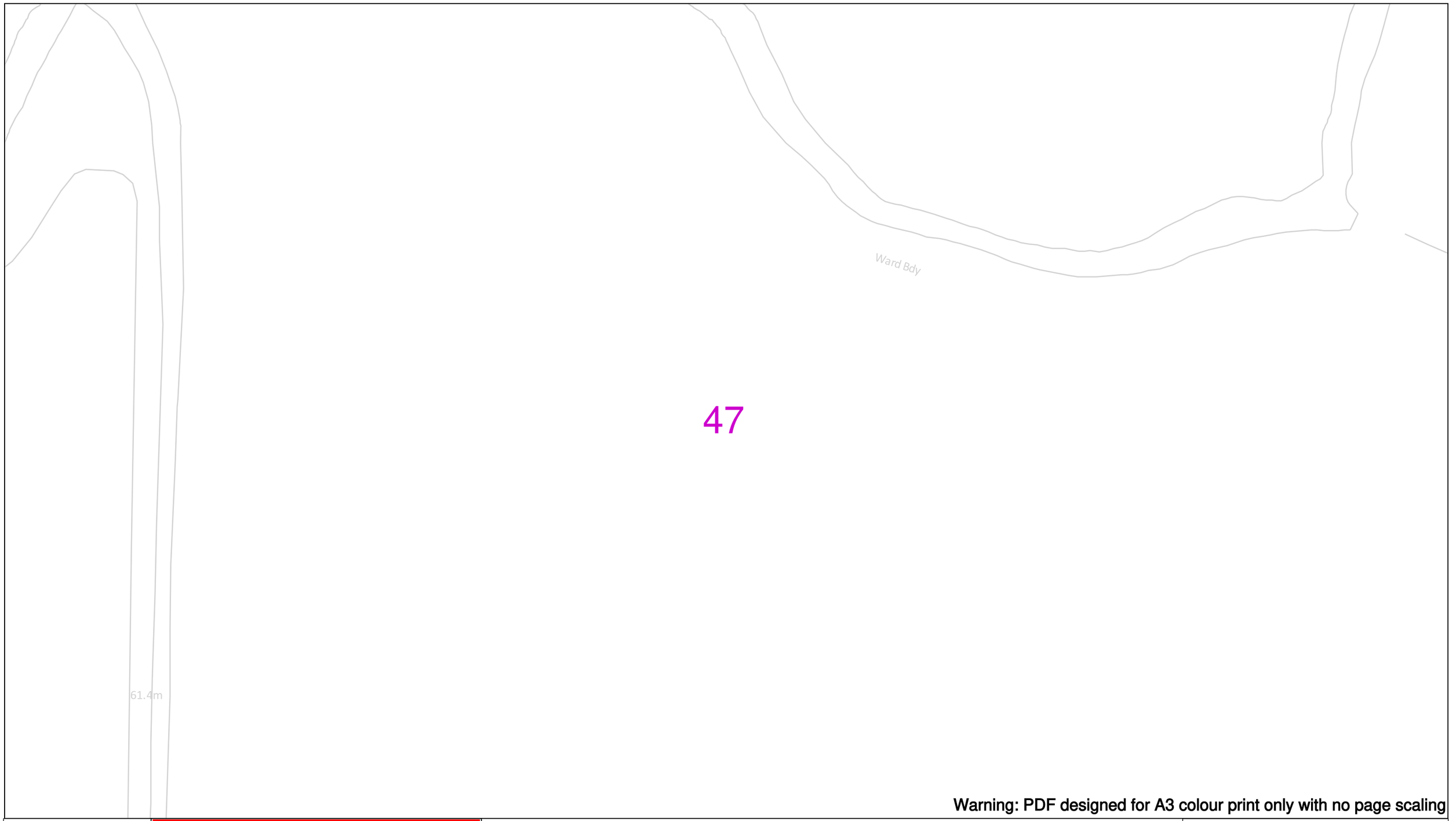
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47

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**In case of an emergency call 0800 111 999**

Date Requested: 28/08/2024
Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

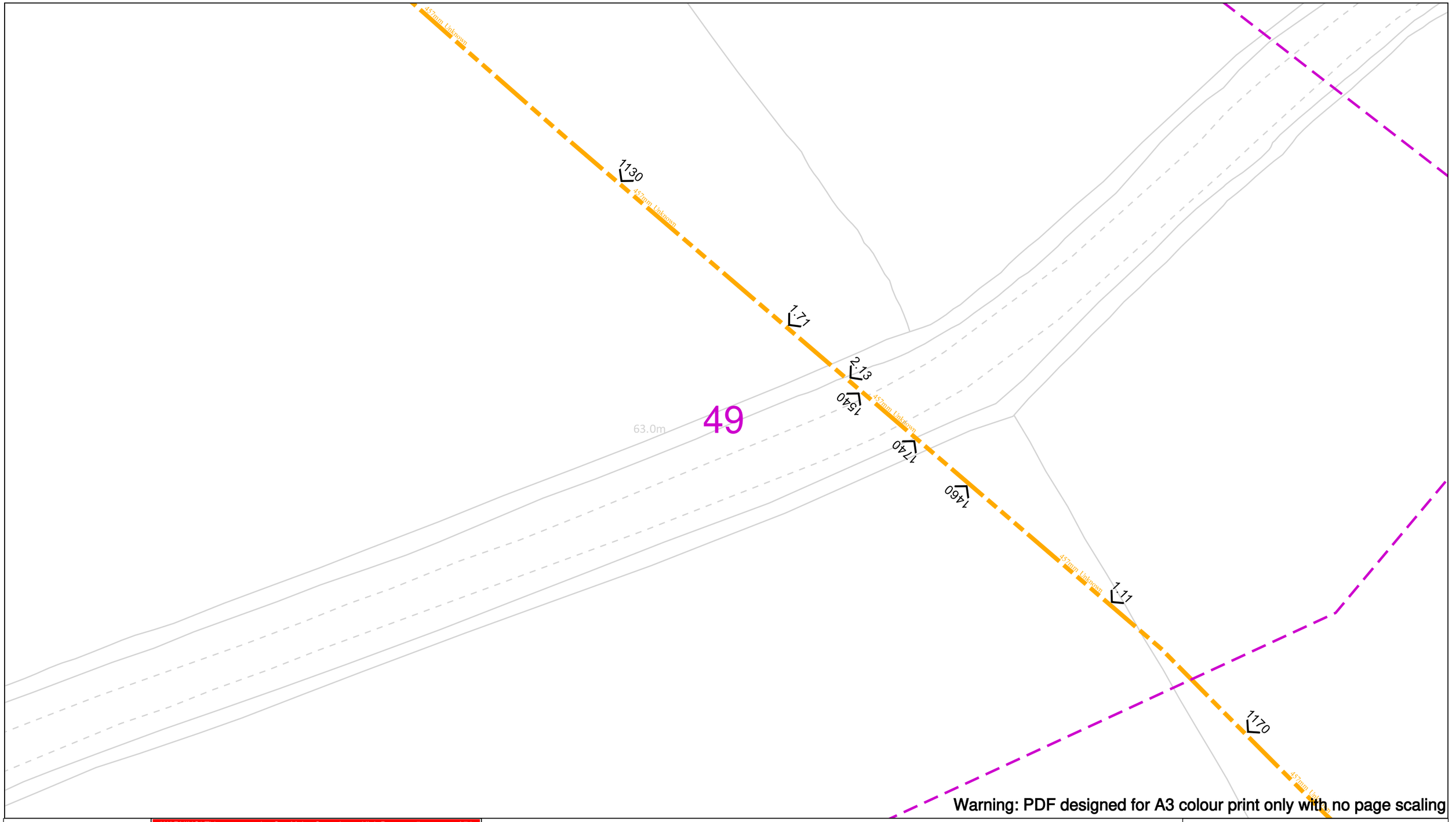
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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

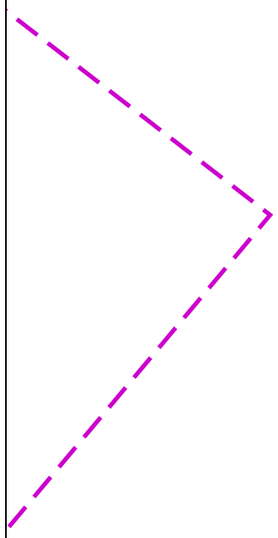
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Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

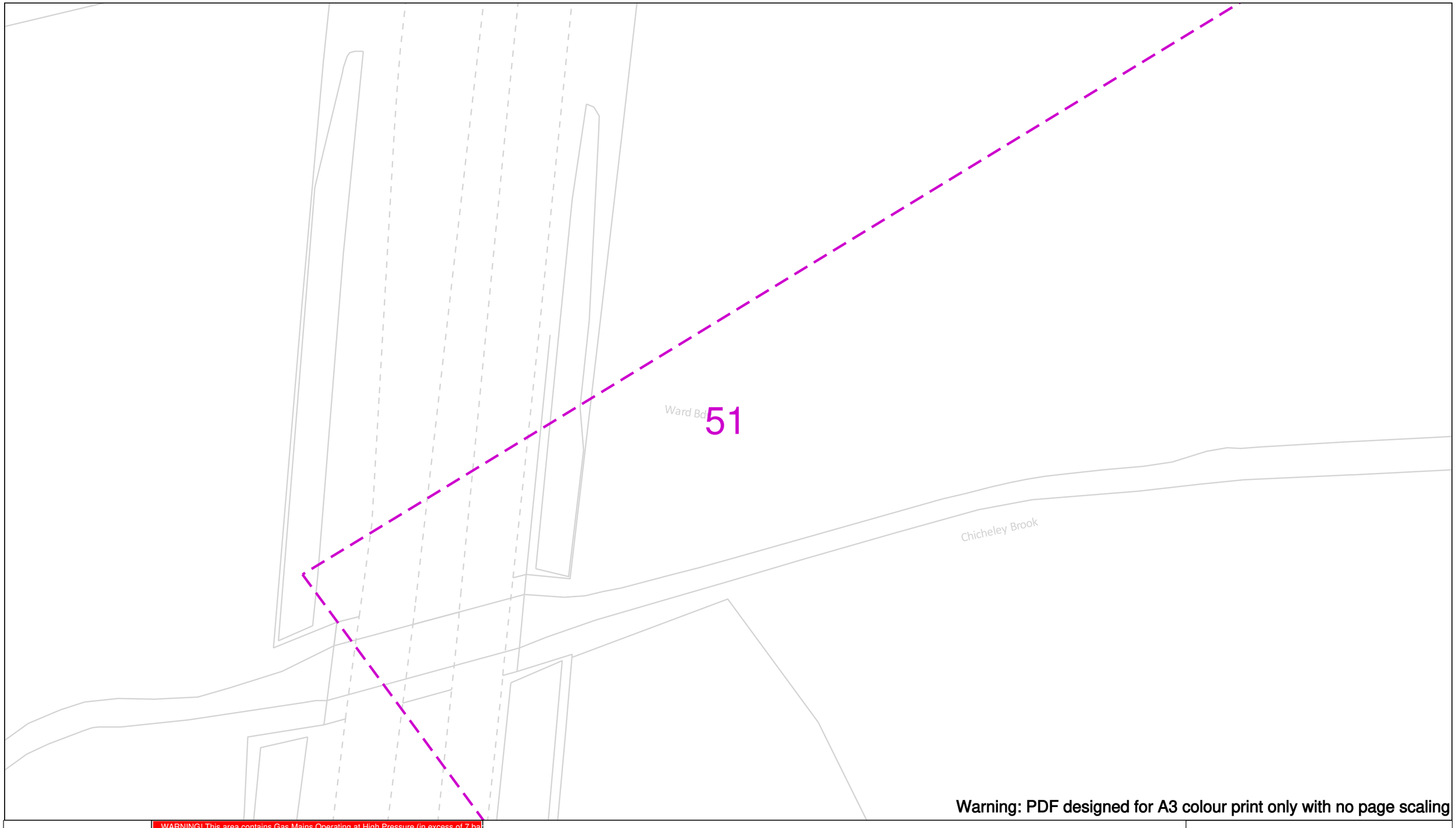
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Def

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
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Valve
Depth of cover
Syphon

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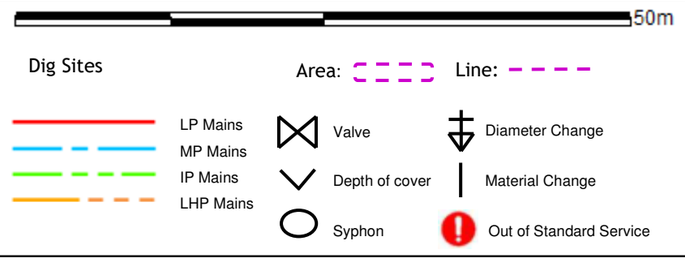
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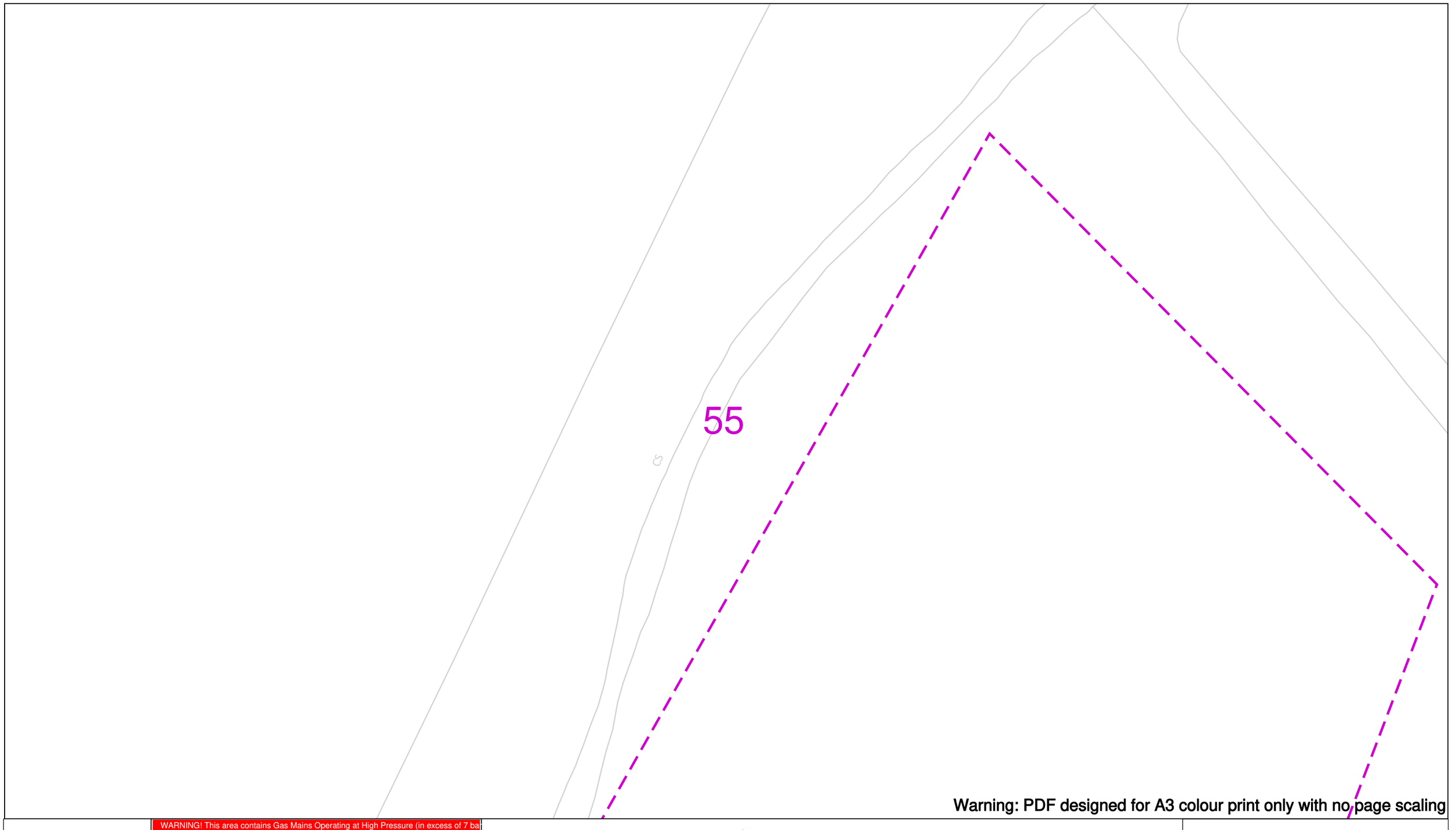

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50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

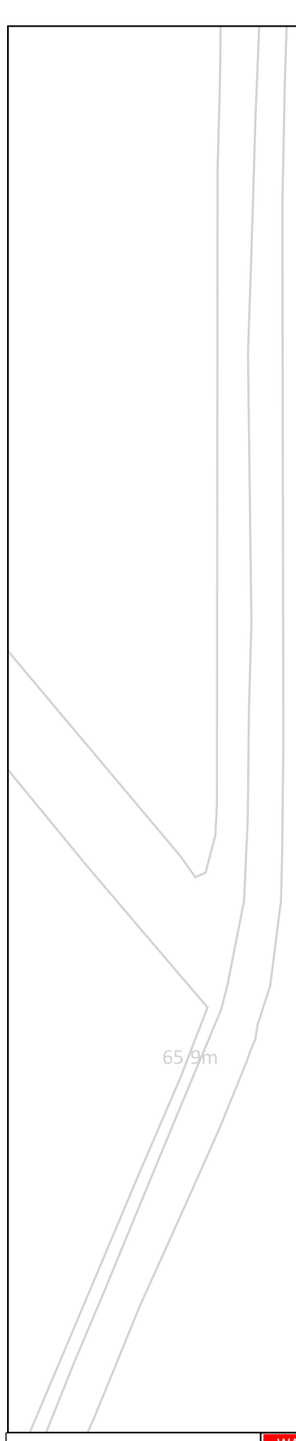
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Valve
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Syphon

Diameter Change
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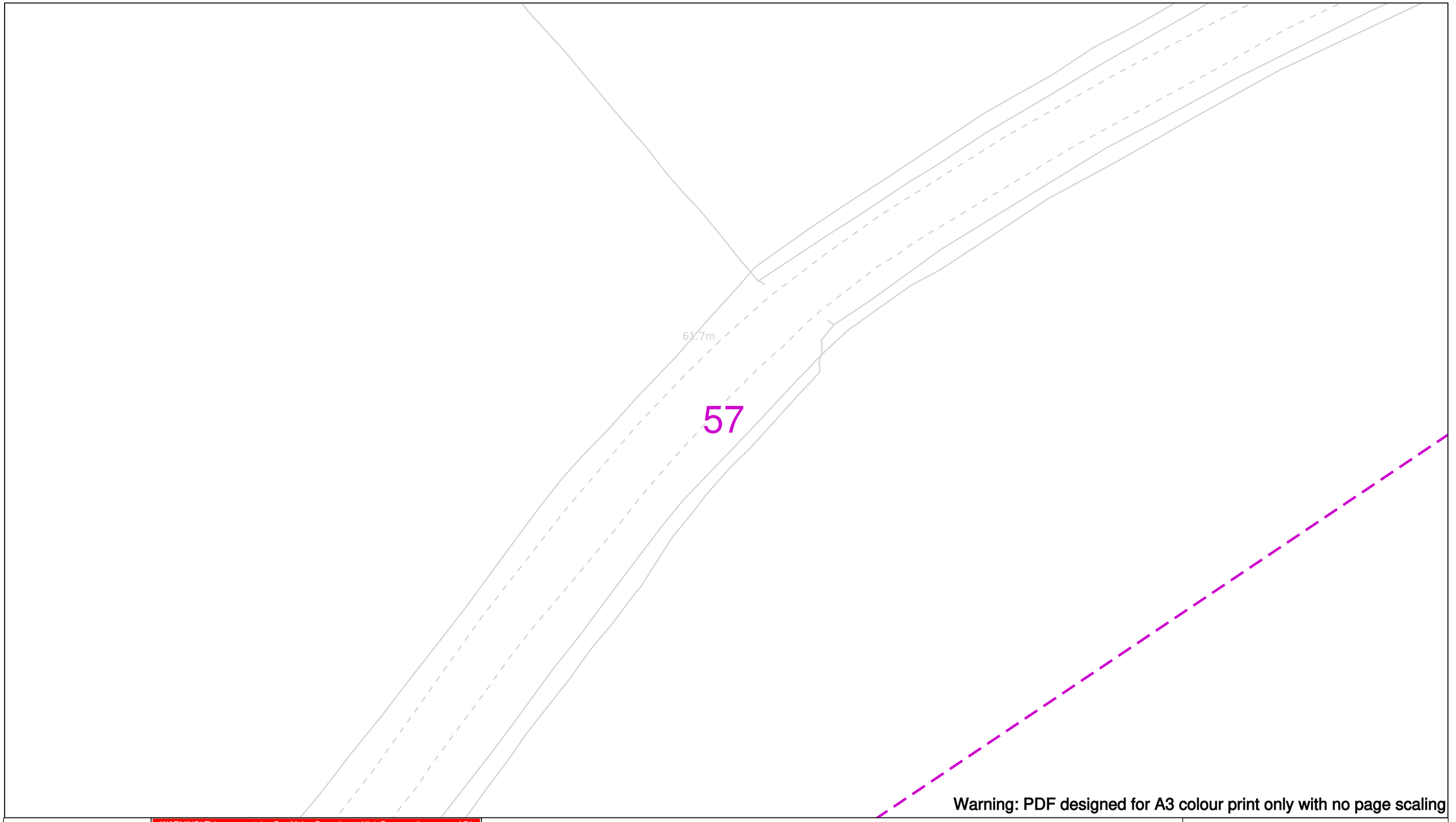
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50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

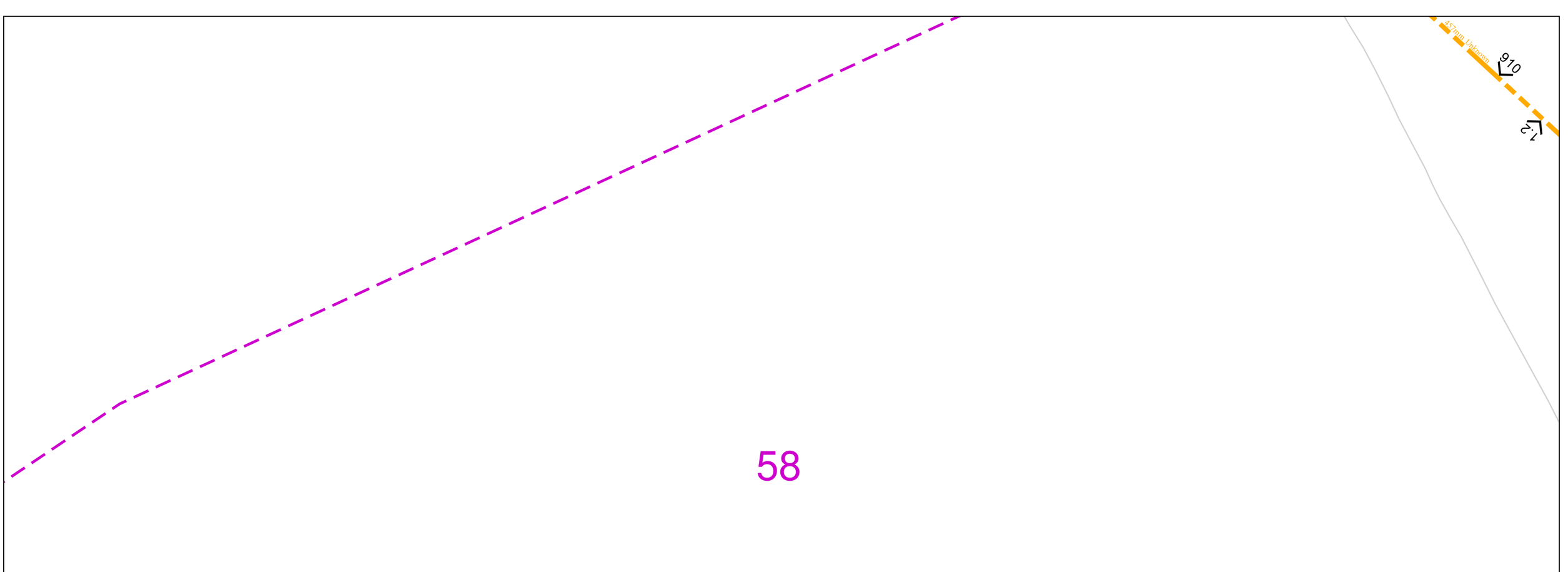
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Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

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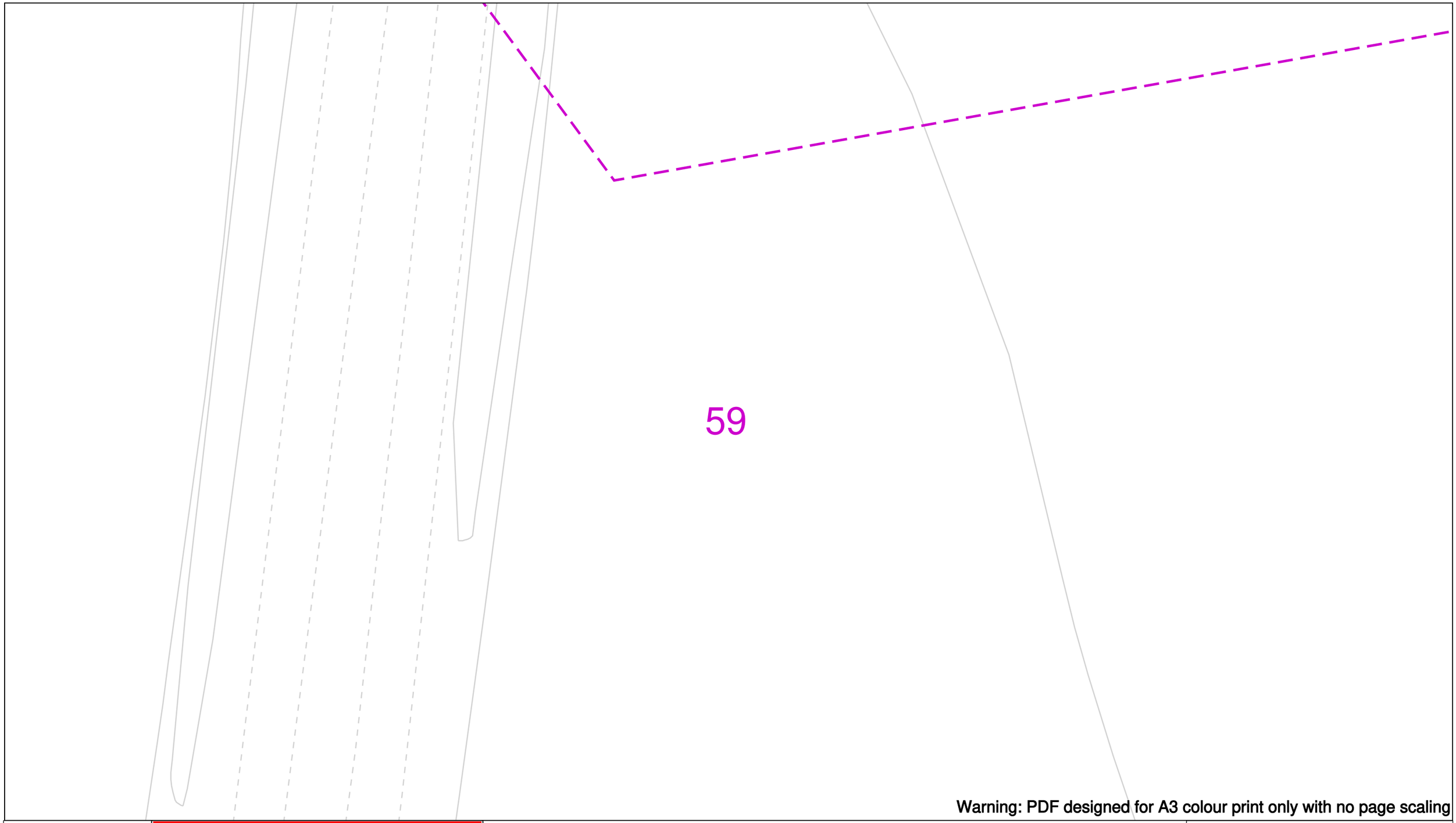
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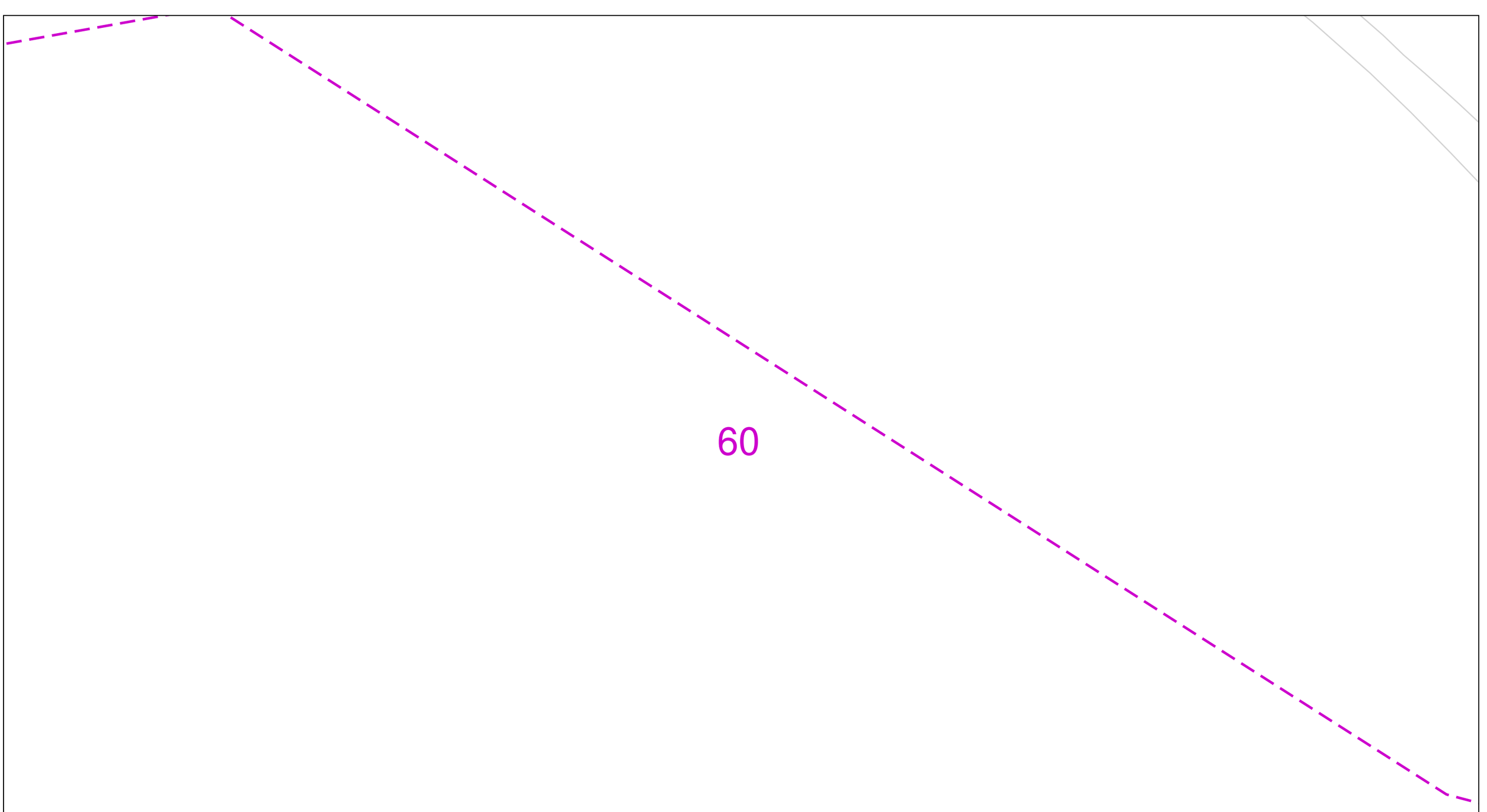
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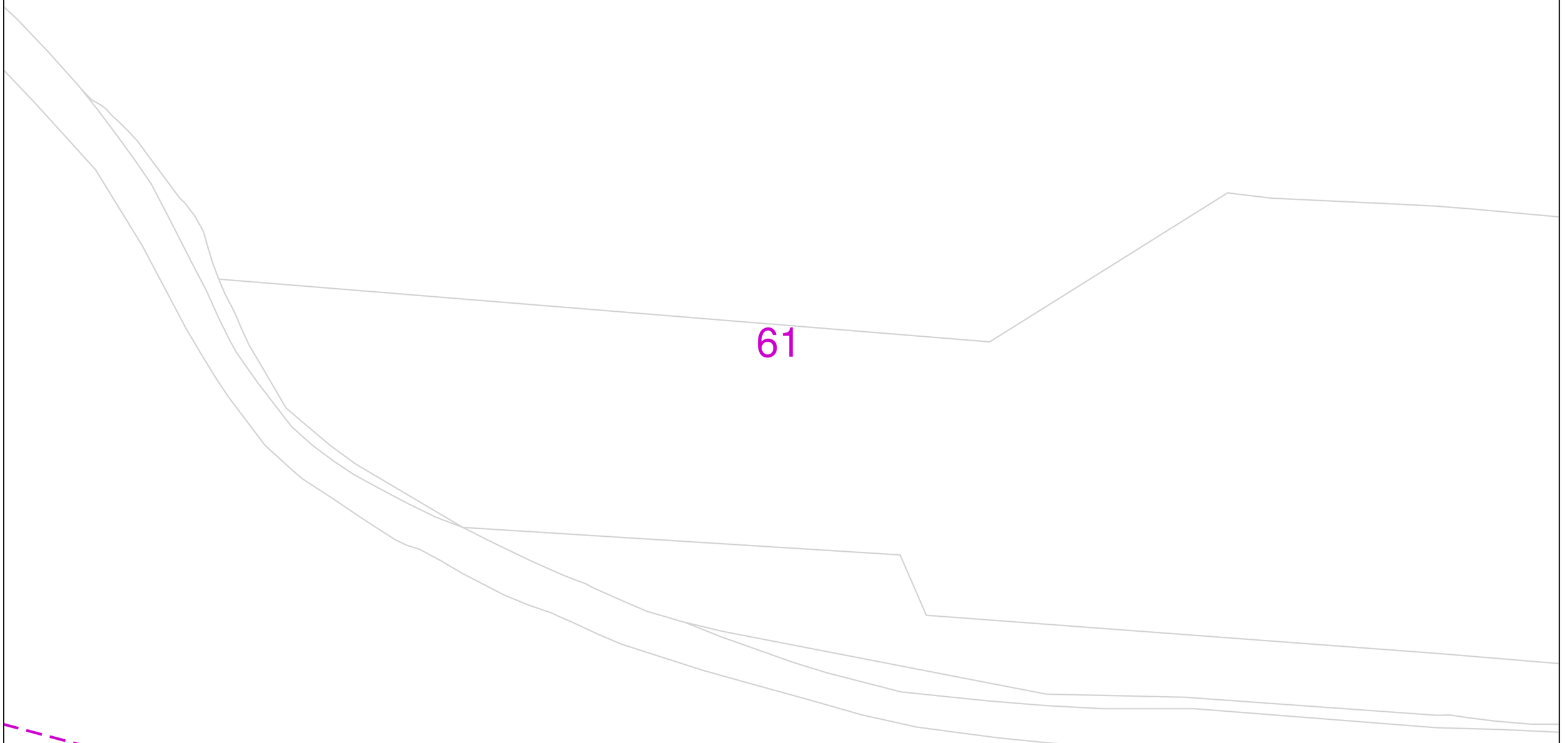
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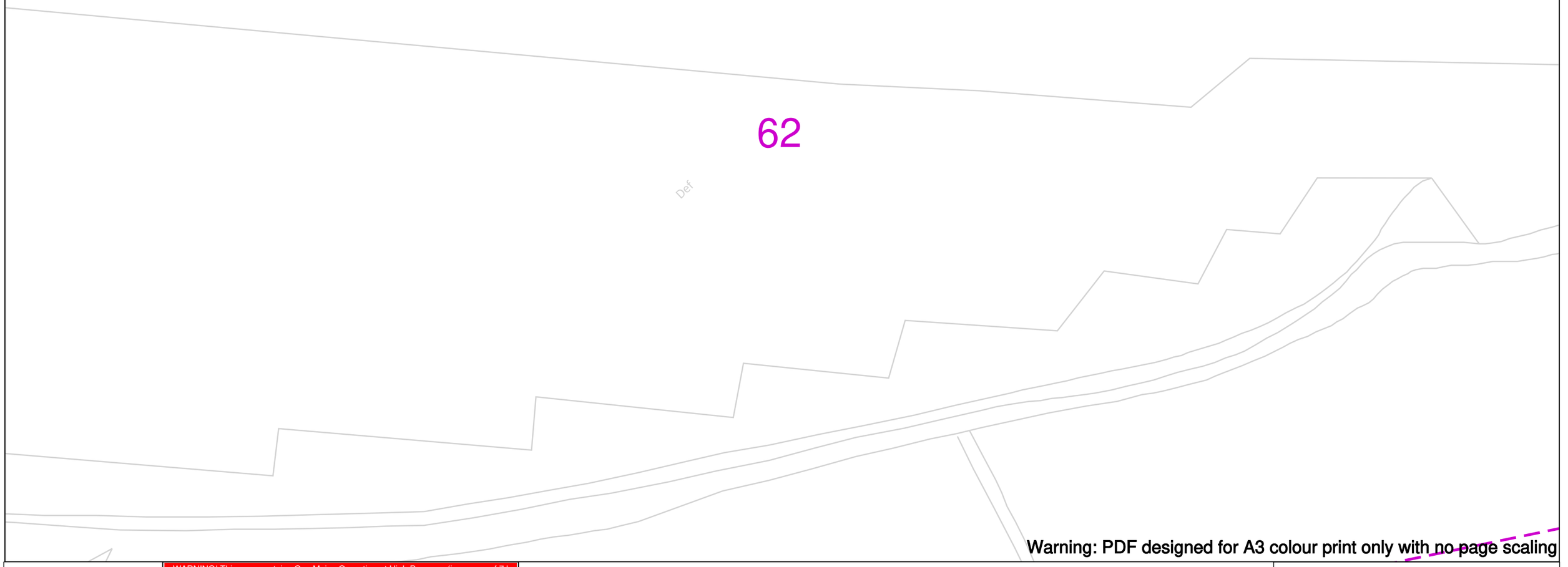
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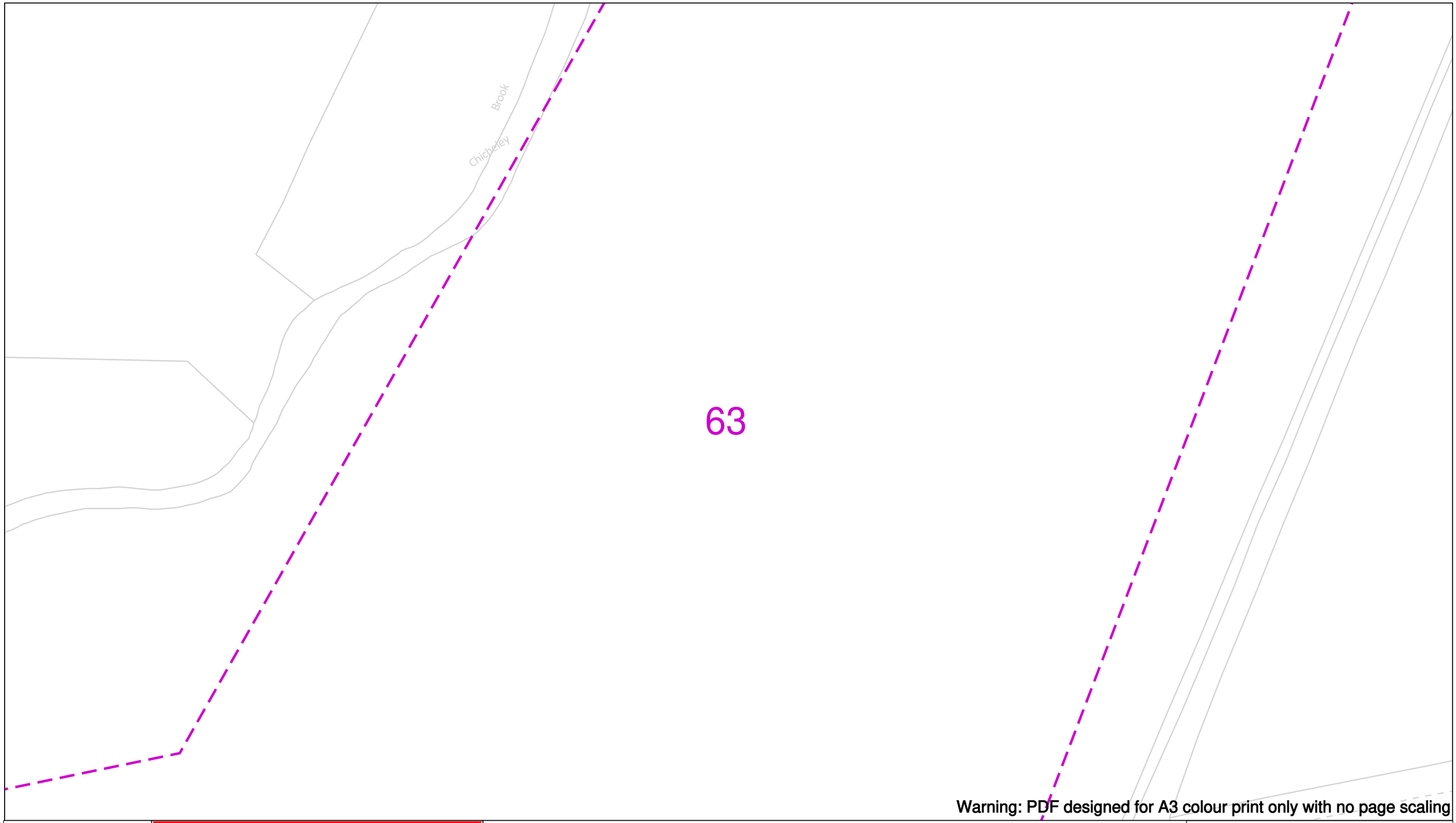
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Dig Sites

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Valve
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Diameter Change
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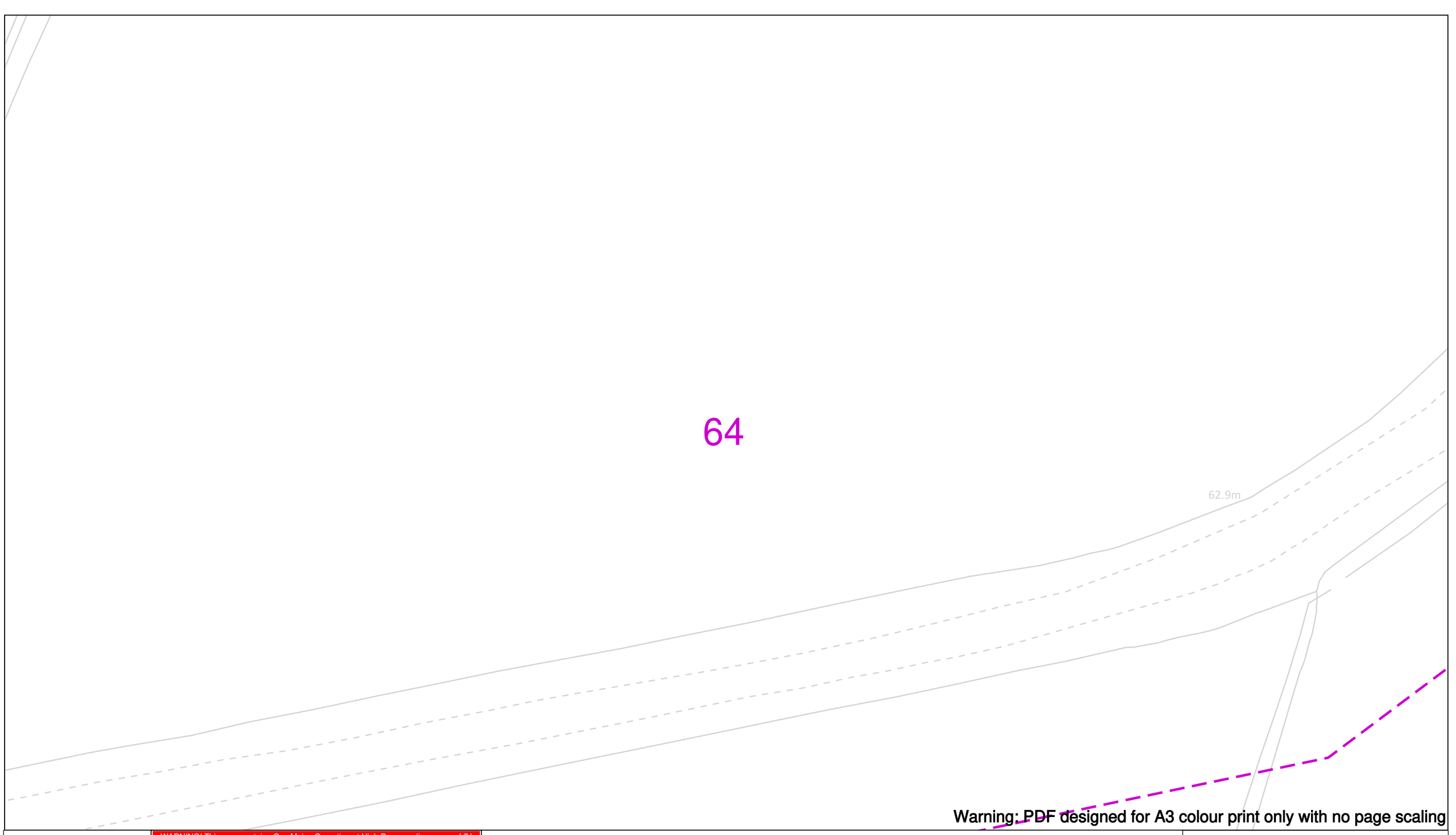
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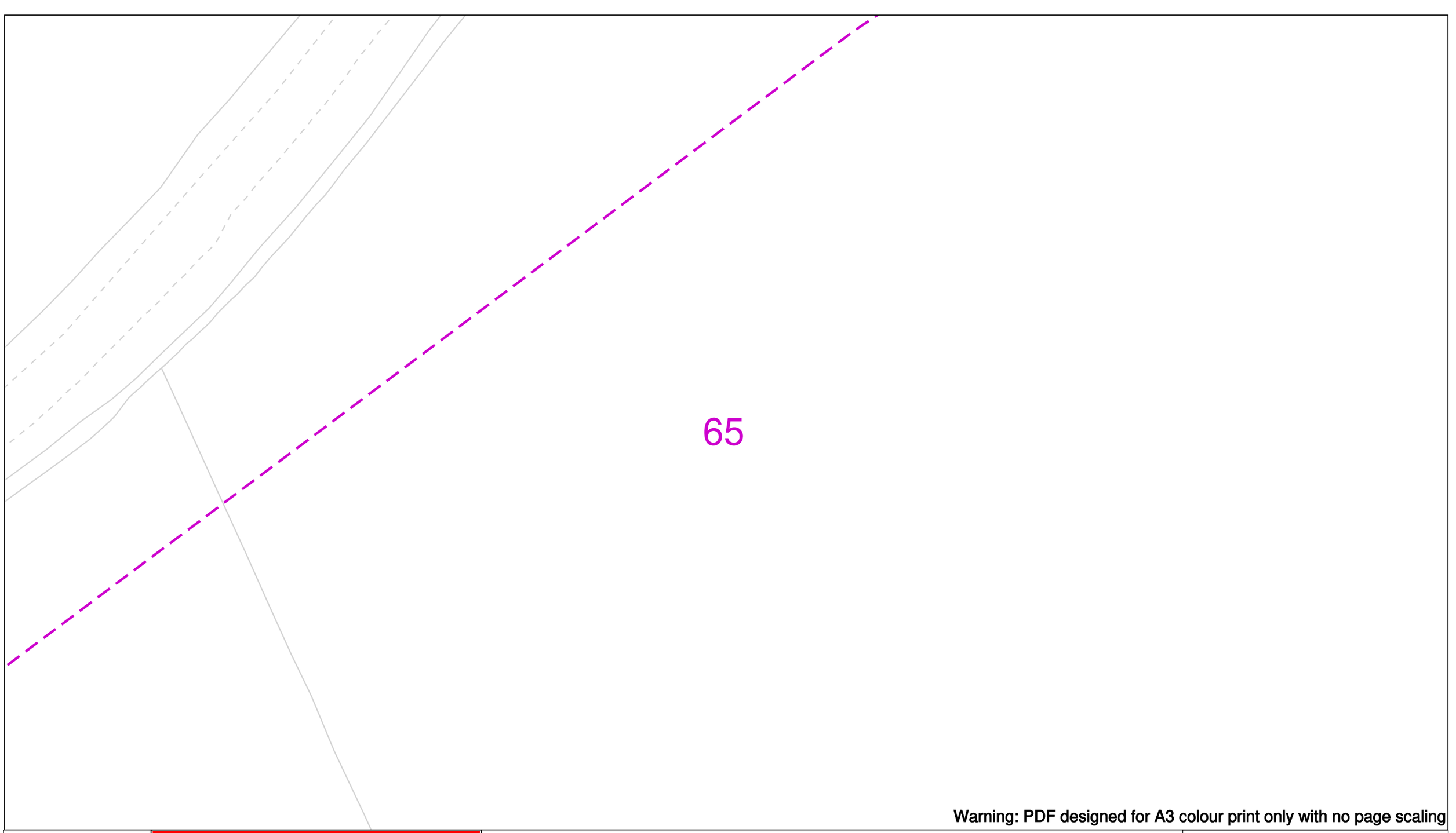
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Line:

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Valve
Depth of cover
Syphon

Diameter Change
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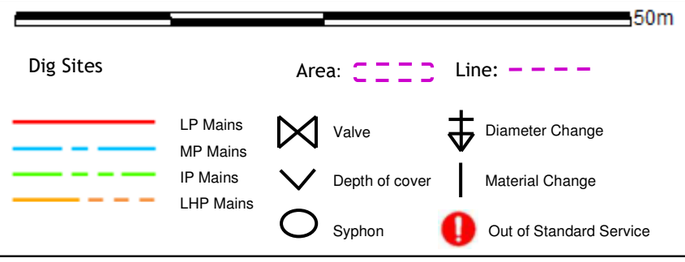
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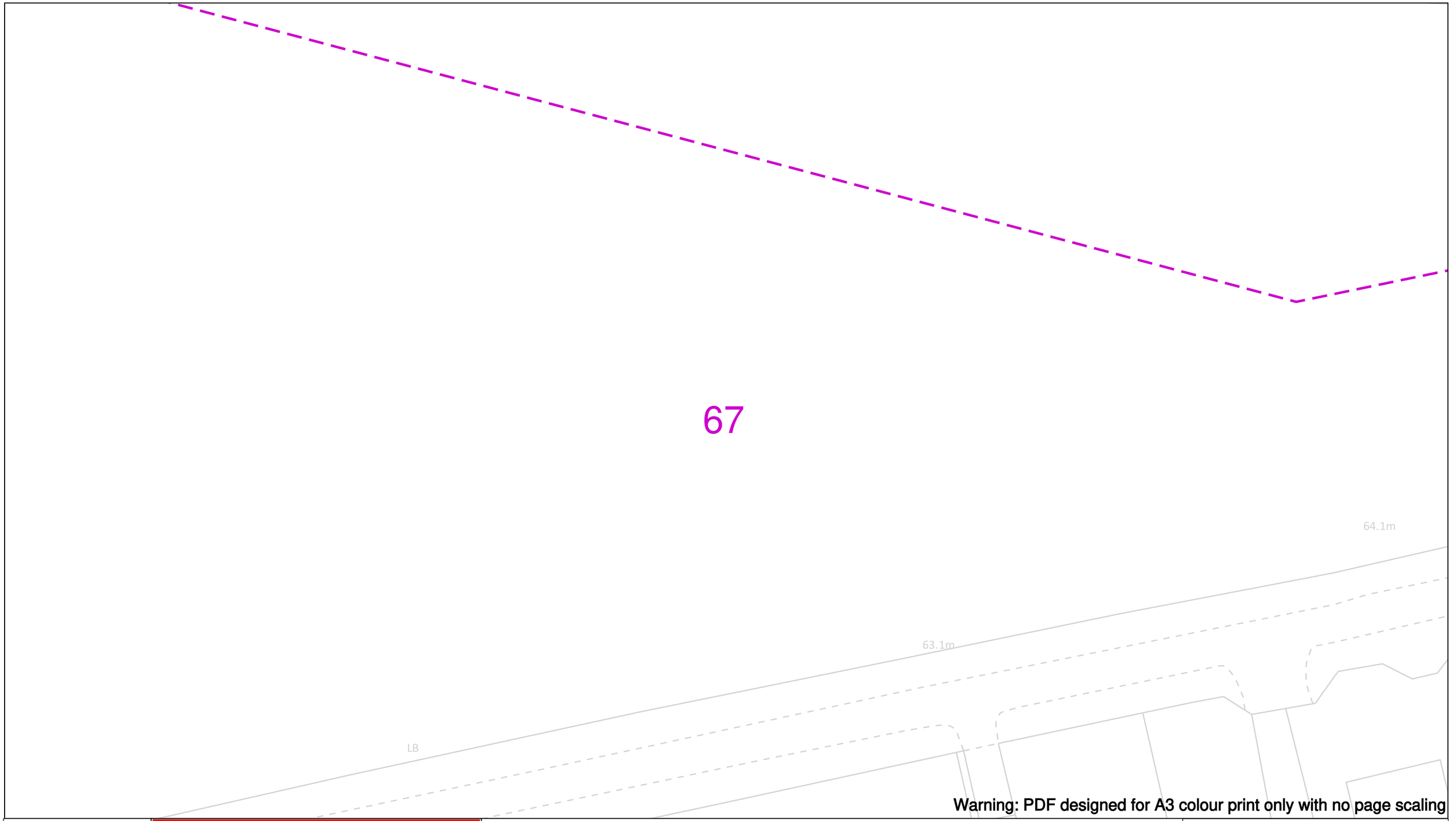

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Diameter Change
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Out of Standard Service

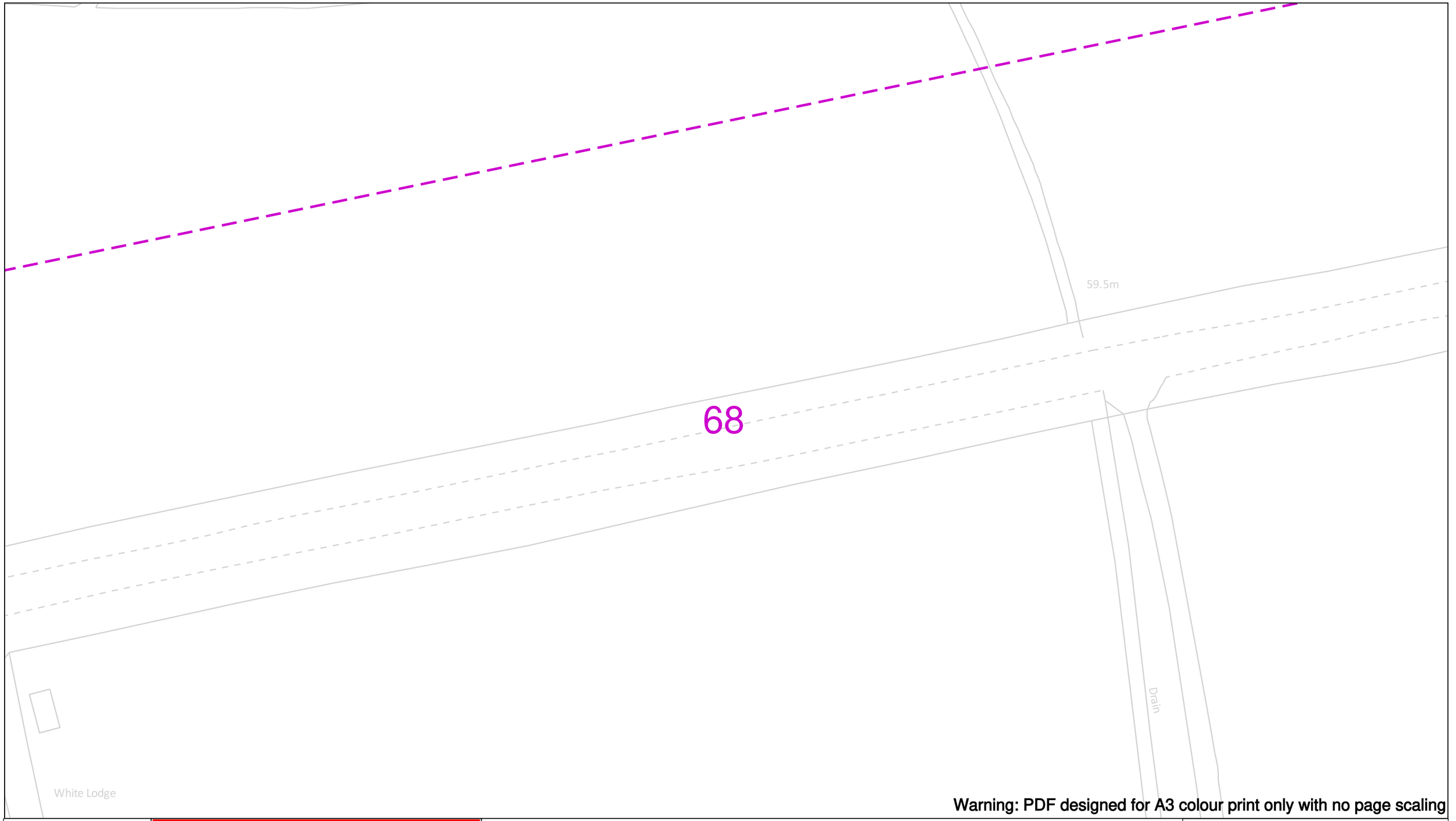
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

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Warning: PDF designed for A3 colour print only with no page scaling

WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or plantprotection@cadentgas.com

**In case of an emergency call 0800 111 999**

Date Requested: 28/08/2024
Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

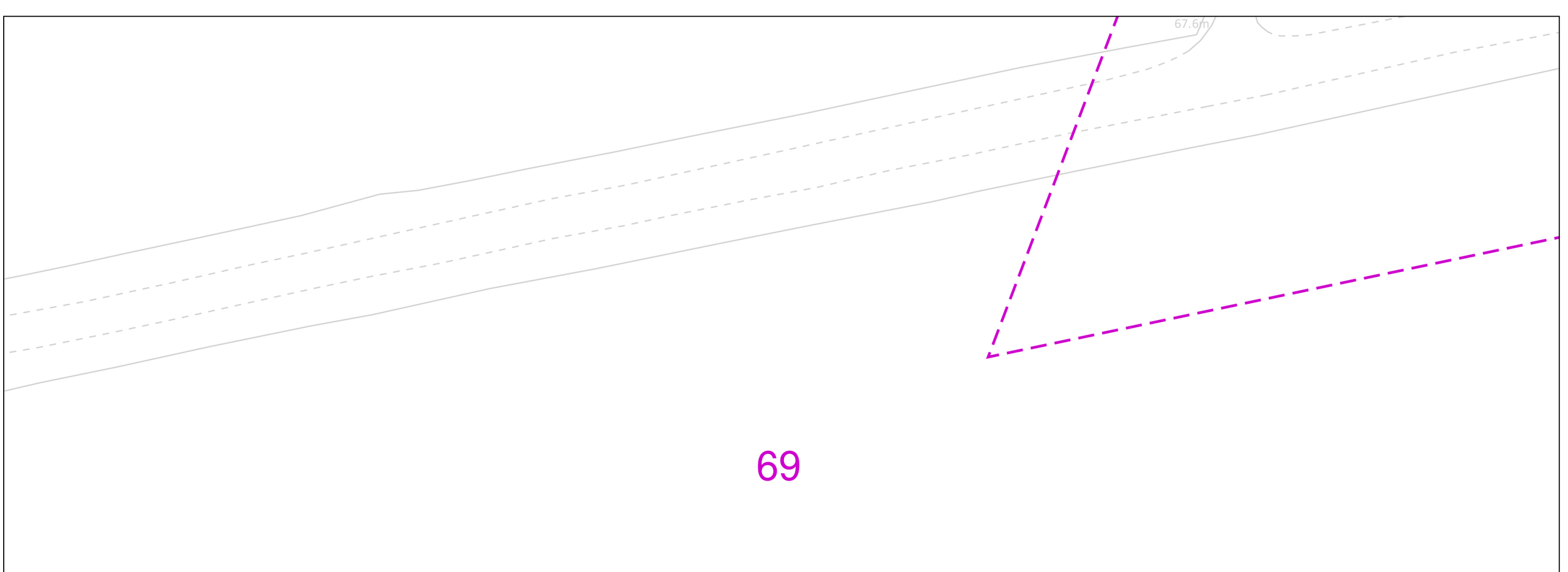
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Cadent
Your Gas Network

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Job Reference: 34530990
Site Location: 490506 244247
Requested by:
Miss Monique Elsom
Your Scheme/Reference: 890869

Scale: 1:500 (When plotted at A3)

IMPORTANT NOTICES

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

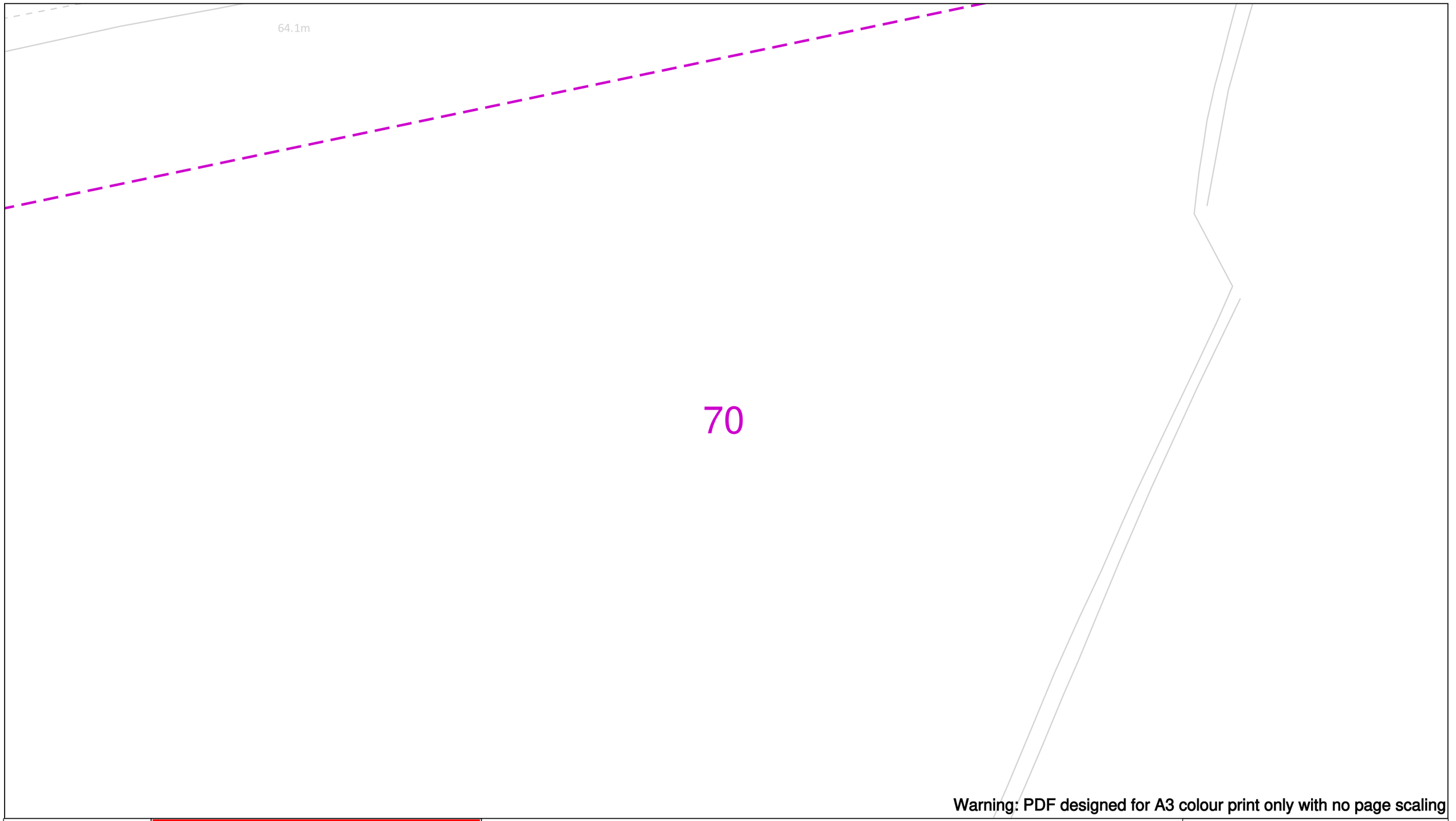
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Cadent
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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

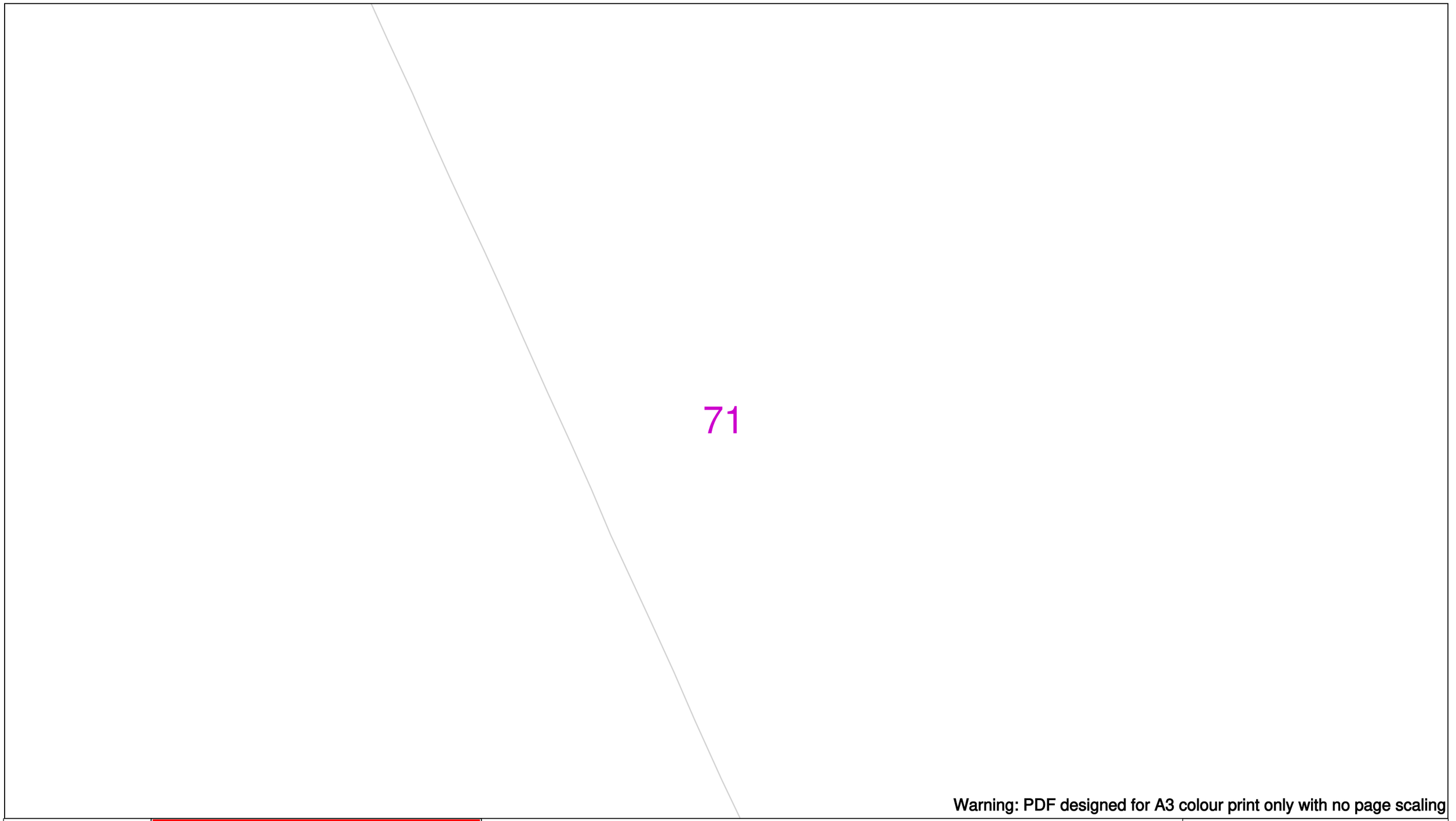
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**In case of an emergency call 0800 111 999**

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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# APPENDIX E
# ANGLIAN WATER MAINS WATER RECORDS




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Data updated: 31/07/24

Scale: 1:1250 | Date: 28/08/24 | Clean Water Plan A0
Map Centre: 490038,245143 | Our Ref: 1555507 - 1 | Powered by digdat

Potable Water
Raw Water
Decommissioned Water
Fitting
Hydrant

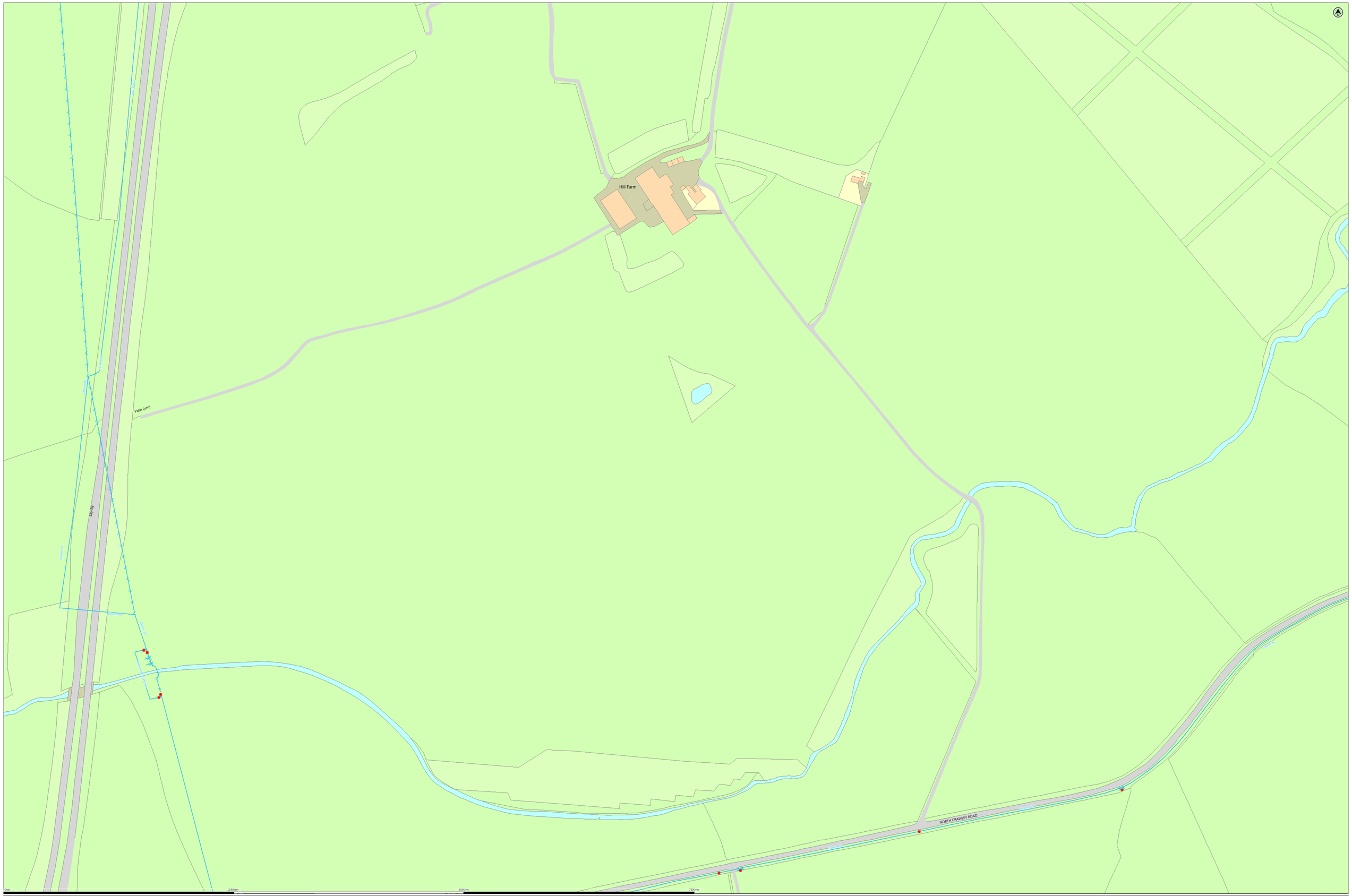
Please note: Not all fittings are shown on the map

ldavis@rsk.co.uk

890869 - 1

love every drop anglianwater

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2024 Ordnance Survey 100022432 This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.




(c) Crown copyright and database rights 2024 Ordnance Survey 100022432 | Date: 28/08/24 | Scale: 1:1250 | Map Centre: 490113,244079 | Data updated: 31/07/24 | Our Ref: 1555507 - 4 | Clean Water Plan A0 Powered by digdat

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Potable Water
Raw Water
Decommissioned Water
Fitting
Hydrant

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890869 - 2

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Date: 28/08/24 | Scale: 1:1250 | Map Centre: 491115,244469 | Data updated: 31/07/24 | Our Ref: 1555507 - 7

Clean Water Plan A3
Powered by digdat

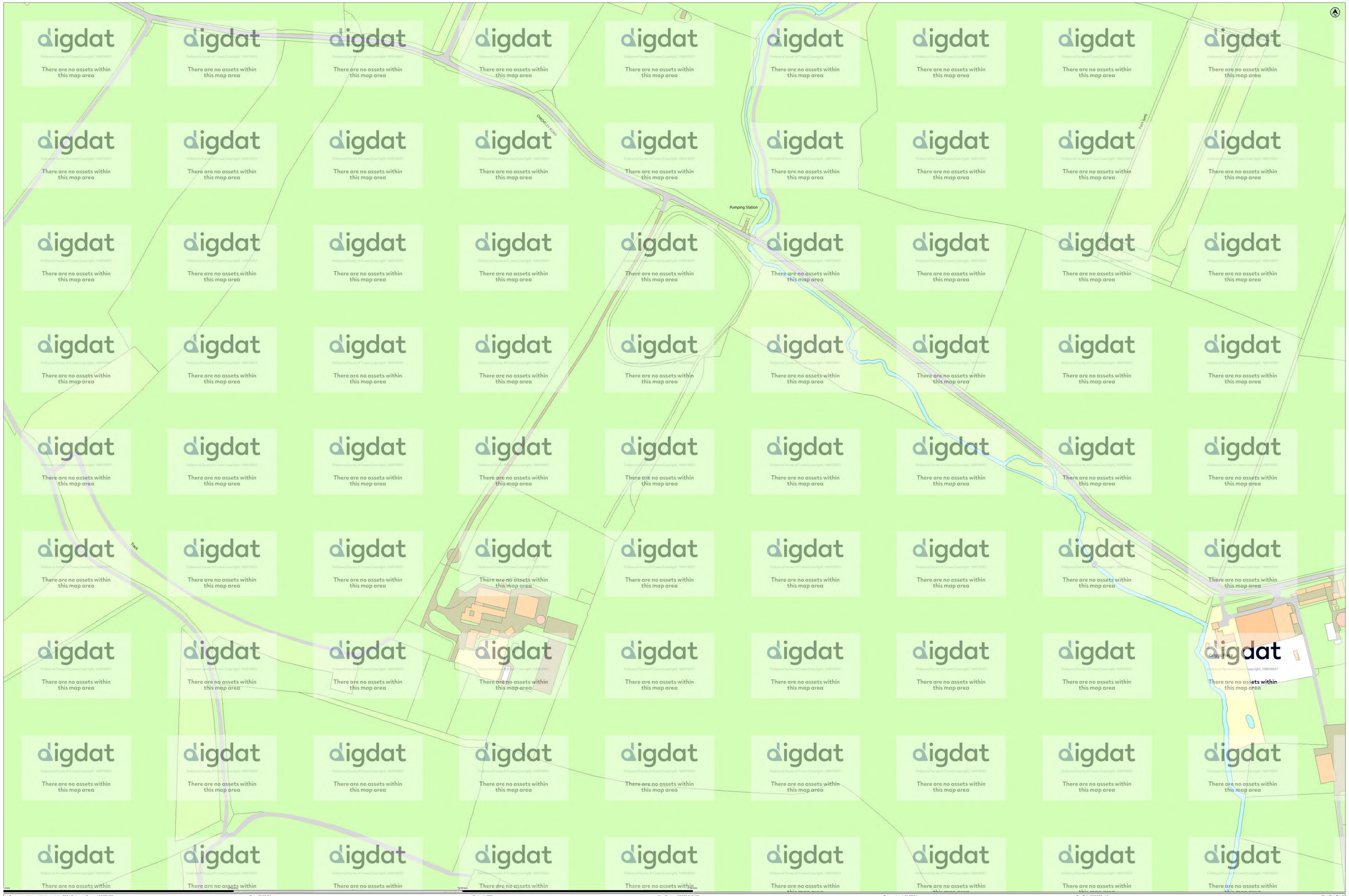
This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any other information Anglian Water may provide in response to the enquiry application submitted. Privately owned pipes and sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2024 Ordnance Survey 100022432.This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water
Raw Water
Decommissioned Water
Fitting
Hydrant

tdavis@rsk.co.uk

890869 - 3

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Date: 28/08/24

Scale: 1:1250

Map Centre: 490698,245182

Data updated: 31.07/24

Our Ref: 1555507 - 10

Clean Water Plan A0
Powered by digdat

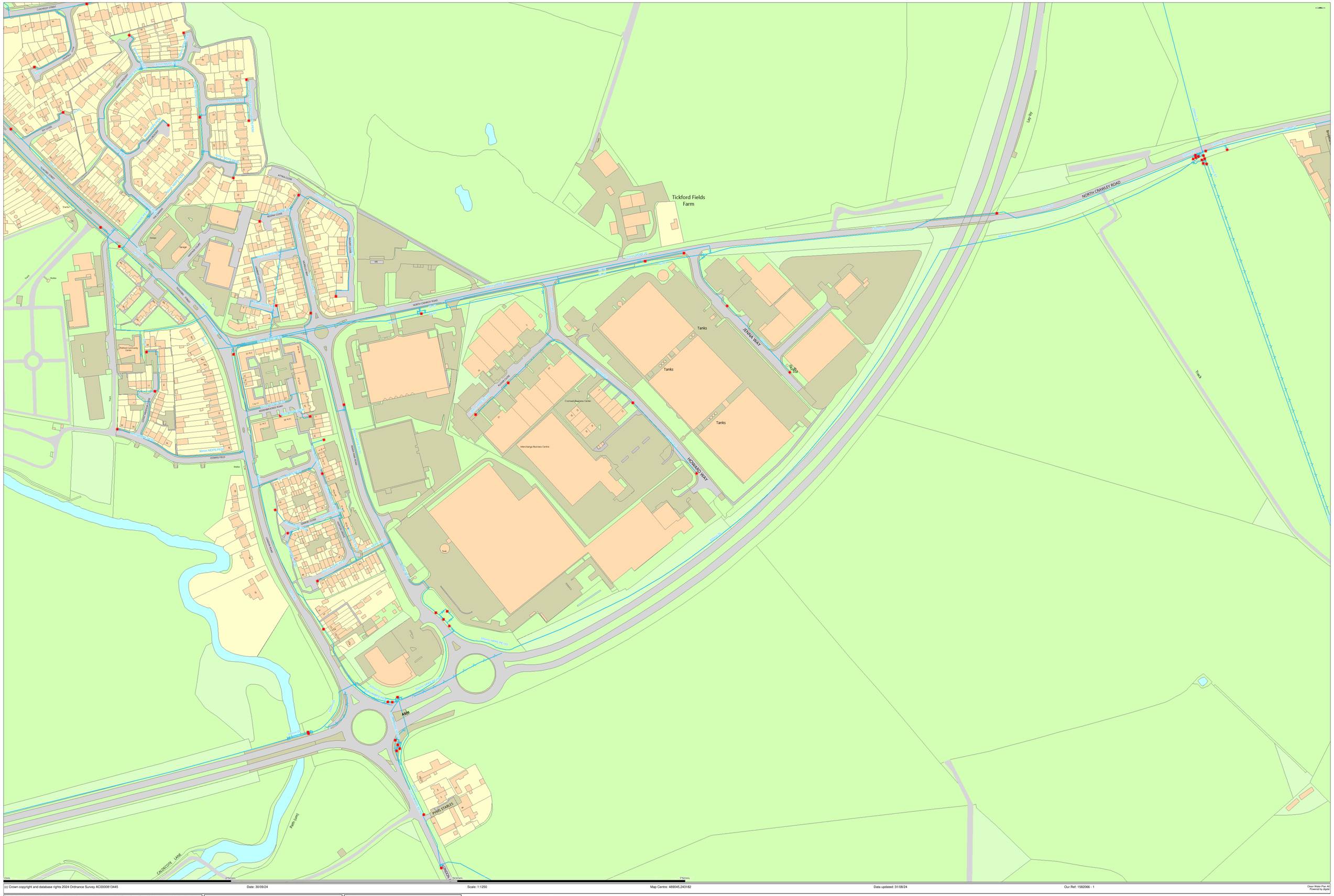
This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or omission contained in this plan. Anglian Water will not be liable for damage to or interference with any main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2024 Ordnance Survey 100022432.This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

| | | | |
|---|---|---|---|
| Potable Water | | Fitting | |
| Raw Water | RAW | | |
| Decommissioned Water | | Hydrant | |

tdavis@rsk.co.uk

890869 - 4

love every drop
anglianwater




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Date: 30/09/24

Scale: 1:1250

Map Centre: 489045,243182

Data updated: 31/08/24

Our Ref: 1582066 - 1

Clean Water Plan A0
Powered by digital

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Potable Water
Raw Water
Decommissioned Water
Fitting
Hydrant

ldavis@rsk.co.uk

890869 - Expand 1

love every drop
anglianwater

# APPENDIX F
# BT RECORDS

# Maps on Demand Plant Information Reply




**IMPORTANT WARNING**

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

## CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours. Monday - Friday 08 00 to 17 00)
www.openreach.co.uk/cbyd

**Accidents happen**

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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**KEY TO BT SYMBOLS**

| | Planned | Live |
|---|---|---|
| PCP | | |
| Pole | | |
| Box | | |
| Manhole | | |
| Cabinet | | |

| | | | |
|---|---|---|---|
| Change Of State | + | Hatching | |
| Split Coupling | | Built | |
| Duct Tee | | Planned | |
| Building | | Inferred | |
| Kiosk | | Duct | |

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

| | Pending Add | In Place | Pending Remove | Not In Use |
|---|---|---|---|---|
| Power Cable | | | | |
| Power Duct | | | | N/A |

**BT Ref : HGL11144L**
**Map Reference : (centre) SP8997445395**
**Easting/Northing : (centre) 489974,245395**
**Scale : 1:1000**
**Issued : 28/08/2024 11:14:36**

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk**

# Maps on Demand Plant Information Reply




**IMPORTANT WARNING**

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made aware to BT apparatus which may exist at various depths and may deviate from the marked route

openreach

## CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

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www.openreach.co.uk/cbyd

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**KEY TO BT SYMBOLS**

| | Planned | Live |
|---|---|---|
| PCP | | |
| Pole | | |
| Pit | | |
| Manhole | | |
| Cabinet | | |

| | | | |
|---|---|---|---|
| Change Of Duct | | Hatchings | |
| Split Coupling | | Bulk | |
| Duct Tee | | Planned | |
| Building | | Inferred | |
| Kiosk | | Duct | |

Other proposed plant is shown using dashed lines.
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Information valid at time of preparation. Maps are only valid for 90 days after the date of publication

| | Pending Add | In Place | Pending Remove | Not In Use |
|---|---|---|---|---|
| Power Cable | | | | |
| Power Duct | | | | N/A |

BT Ref : MKJ112210
Map Reference : (centre) SP8990044400
Easting/Northing : (centre) 489900,244400
Scale : 1:1000
Issued : 28/06/2024 11:22:51

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk**

# Maps on Demand Plant Information Reply




**IMPORTANT WARNING**

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**KEY TO BT SYMBOLS**

| | Planned | Live |
|---|---|---|
| PCP | | |
| Pole | | |
| Pillar | | |
| Manhole | | |
| Cabinet | | |

| | | | |
|---|---|---|---|
| Change Of Status | + | Hatchings | |
| Split Coupling | | Bulk | |
| Duct Tee | | Planned | |
| Building | | Inferred | |
| Kiosk | | Duct | |

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

| | Pending Add | In Place | Pending Remove | Not In Use |
|---|---|---|---|---|
| Power Cable | | | | |
| Power Duct | | | | N/A |

BT Ref : ZRB11233L
Map Reference : (centre) SP8990043900
Easting/Northing : (centre) 489900,243900
Scale : 1:1000
Issued : 28/08/2024 11:23:16

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk**

# Maps on Demand Plant Information Reply




**IMPORTANT WARNING**

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openreach

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**KEY TO BT SYMBOLS**

| | Planned | Live | | | | |
|---|---|---|---|---|---|---|
| PCP | | | Change Of State | + | Hatchings | |
| Pole | | | Split Coupling | | Built | |
| Box | | | Duct Tee | | Planned | |
| Manhole | | | Building | | Inferred | |
| Cabinet | | | Kiosk | | Duct | |

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication

| | Pending Add | In Place | Pending Remove | Not In Use |
|---|---|---|---|---|
| Power Cable | | | | |
| Power Duct | | | | N/A |

**BT Ref : WPI113100**
**Map Reference : (centre) SP9070044000**
**Easting/Northing : (centre) 490700,244000**
**Scale : 1:1000**
**Issued : 28/06/2024 11:31:25**

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk**

# Maps on Demand Plant Information Reply




**IMPORTANT WARNING**

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

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email cbyd@openreach.co.uk

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(Office hours. Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

**Accidents happen**

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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**KEY TO BT SYMBOLS**

| | Planned | Live |
|---|---|---|
| PCP | | |
| Pole | | |
| Box | | |
| Manhole | | |
| Cabinet | | |

| | | | |
|---|---|---|---|
| Change Of Plate | + | Hatching | |
| Split Coupling | | Built | |
| Duct Tee | | Planned | |
| Building | | Inferred | |
| Kiosk | K | Duct | |

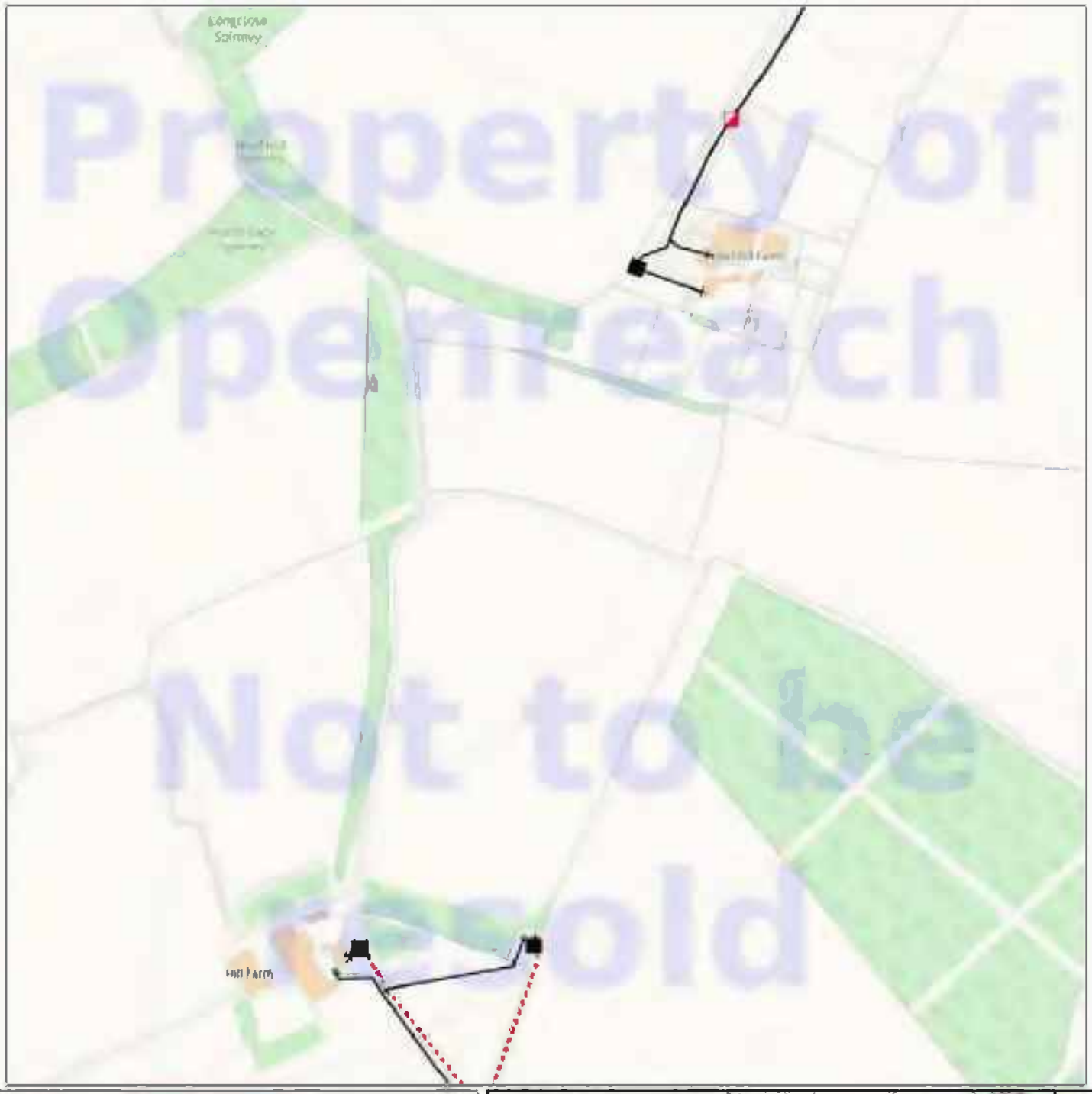
Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication

| | Pending Add | In Place | Pending Remove | Not In Use |
|---|---|---|---|---|
| Power Cable | | | | |
| Power Duct | | | | N/A |

**BT Ref : AOR11325T**
**Map Reference : (centre) SP9100045000**
**Easting/Northing : (centre) 491000,245000**
**Scale : 1:1000**
**Issued : 28/08/2024 11:32:49**

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# Maps on Demand Plant Information Reply




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**KEY TO BT SYMBOLS**

| | Planned | Live |
|---|---|---|
| PCP | | |
| Pole | | |
| Box | | |
| Manhole | | |
| Cabinet | | |

| | | | |
|---|---|---|---|
| Change Of State | + | Hatchings | |
| Split Coupling | X | Built | |
| Duct Tee | a | Planned | |
| Building | | Inferred | |
| Kiosk | K | Duct | |

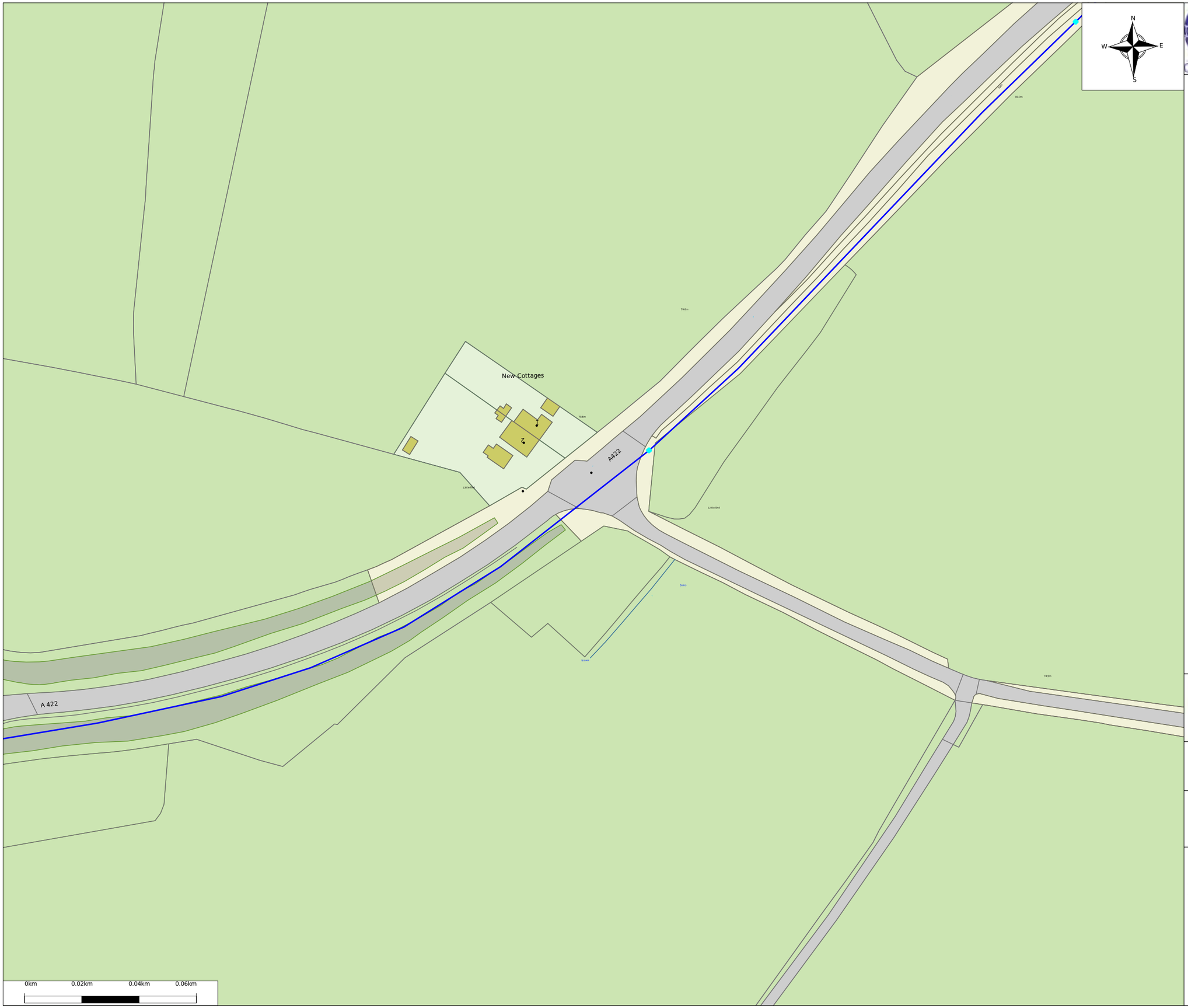
Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

| | Pending Add | In Place | Pending Remove | Not In Use |
|---|---|---|---|---|
| Power Cable | | | | |
| Power Duct | | | | N/A |

**BT Ref : YDJ11337R**
**Map Reference : (centre) SP9032444733**
**Easting/Northing : (centre) 490324,244733**
**Scale : 1:1000**
**Issued : 28/06/2024 11:33:22**

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# APPENDIX G
# VODAFONE RECORDS




N
W
E
S

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## Legend

- Access Chamber.Location Active Footway Chamber
- Underground Route.Route Active - Owned

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| Plot Date : 29/08/2024 | Scale : 1:1250 |
|---|---|

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N
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## Legend

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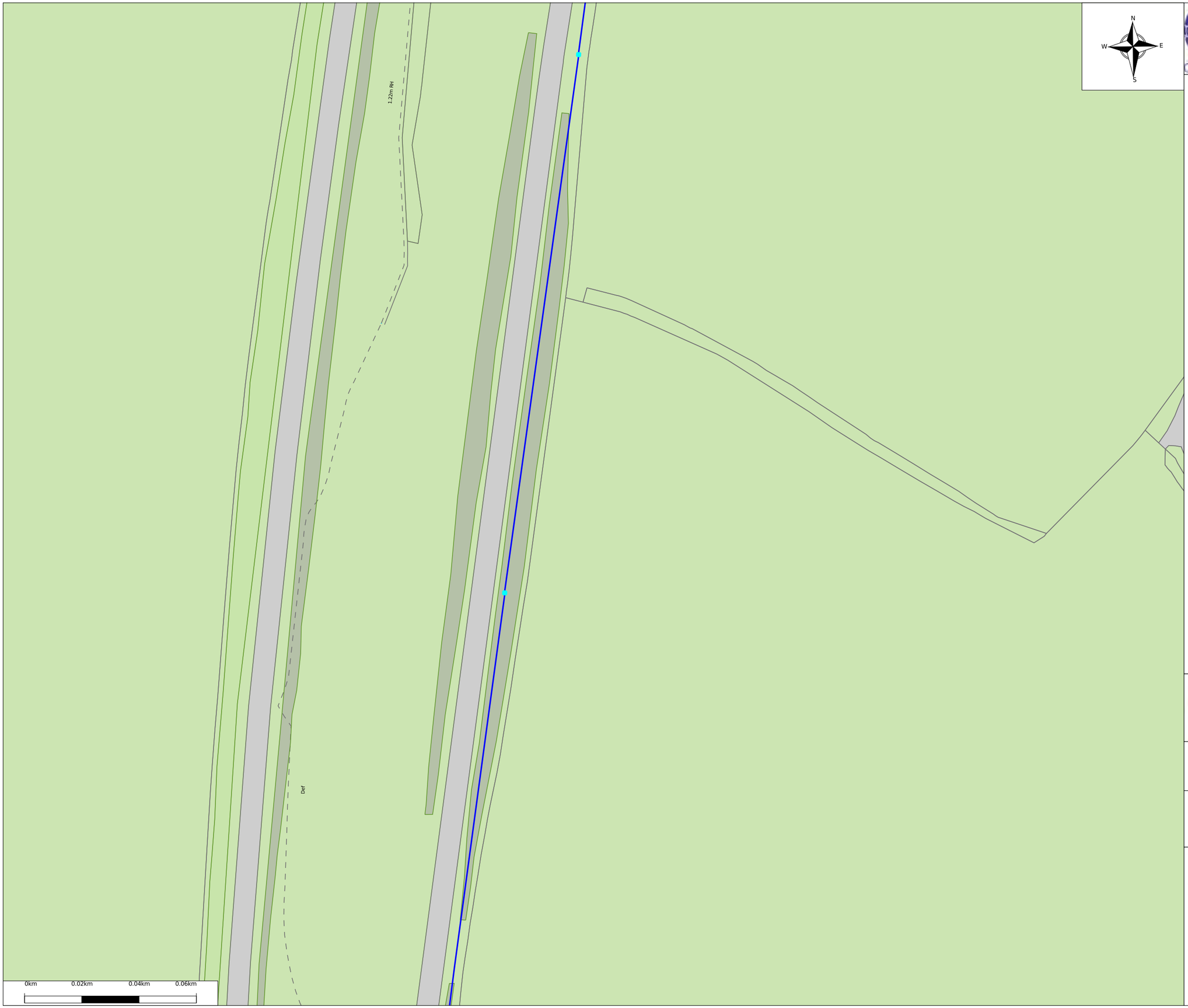
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## Legend

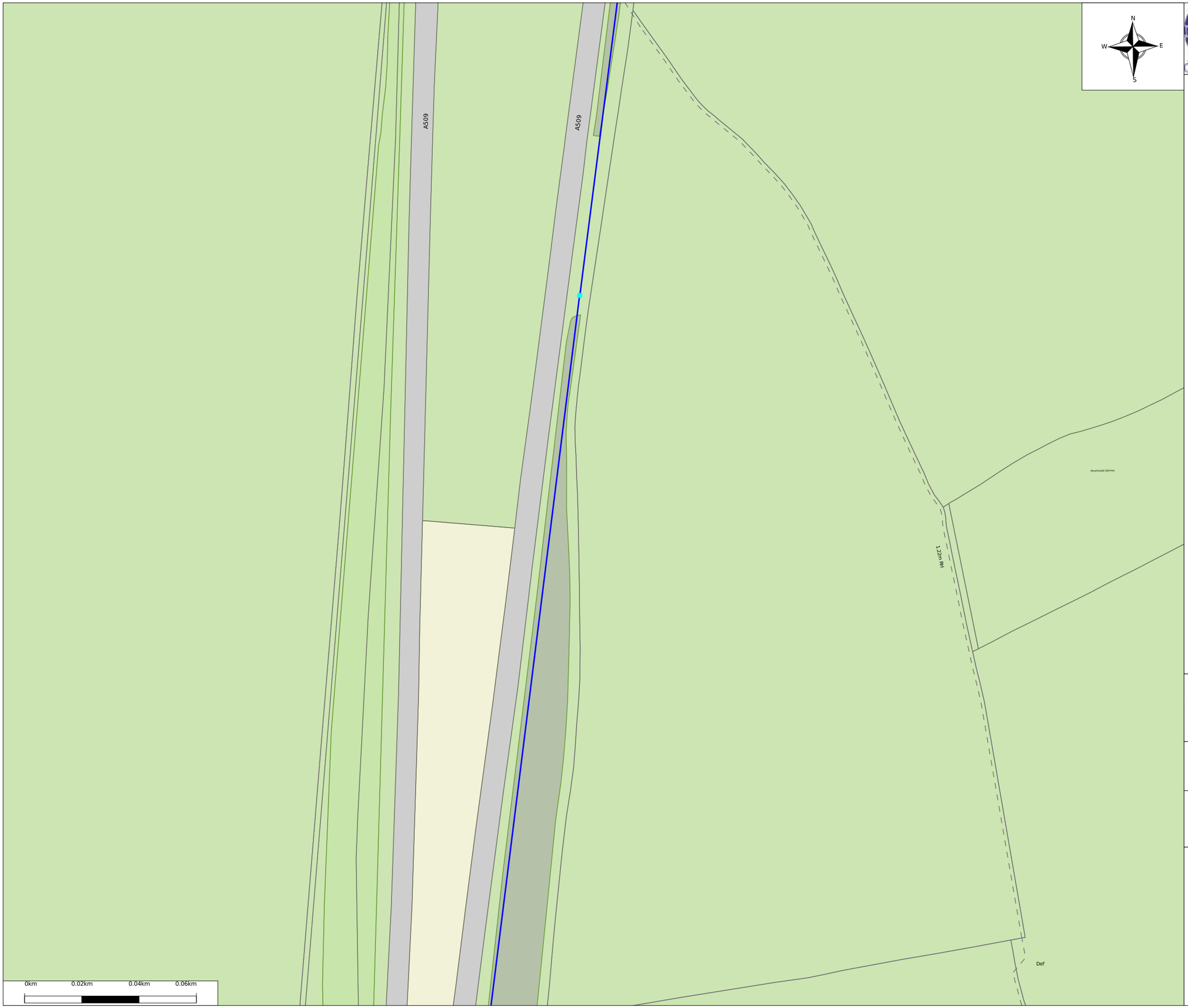
- Access Chamber.Location Active Footway Chamber
- Underground Route.Route Active - Owned

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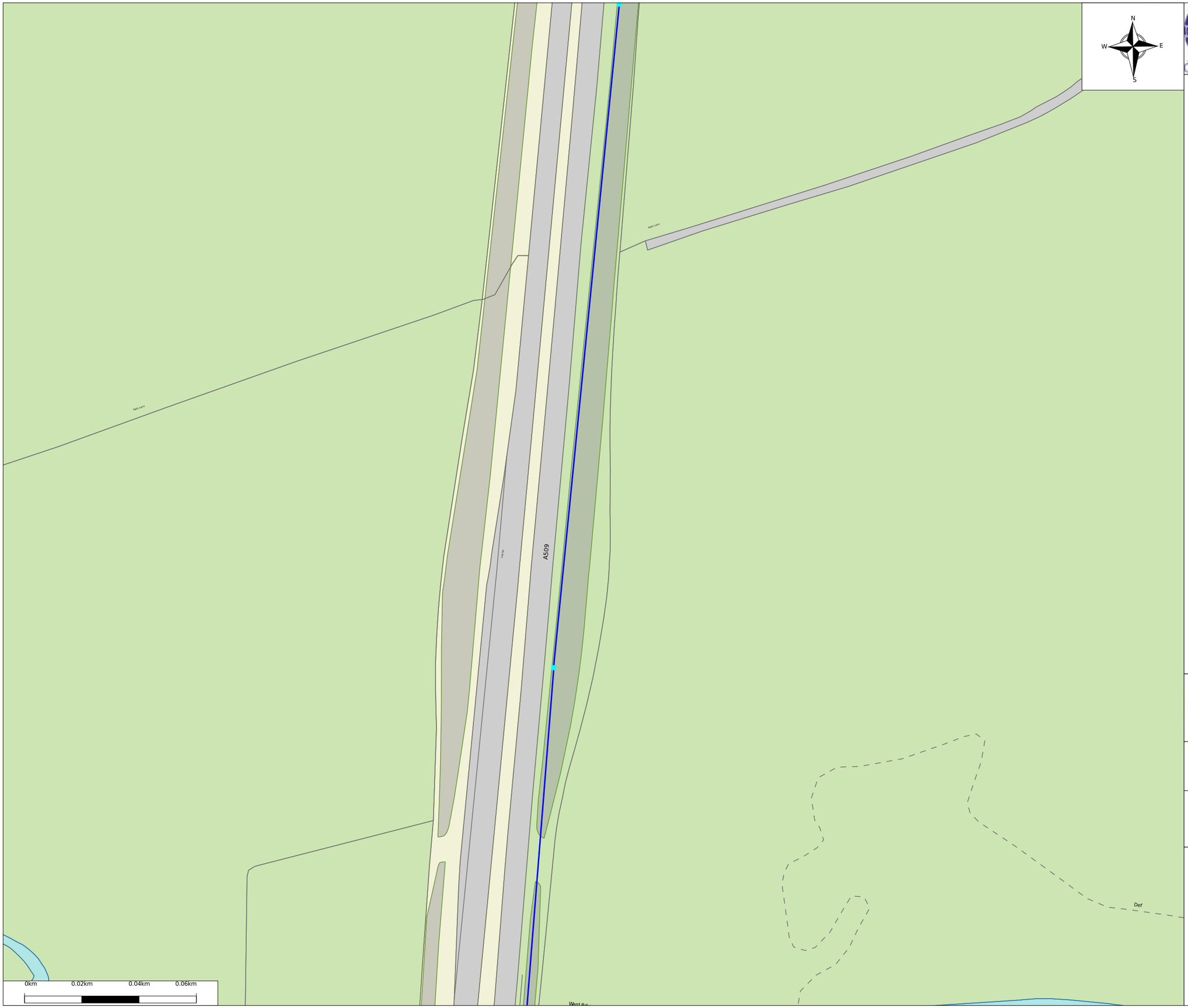
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vodafone

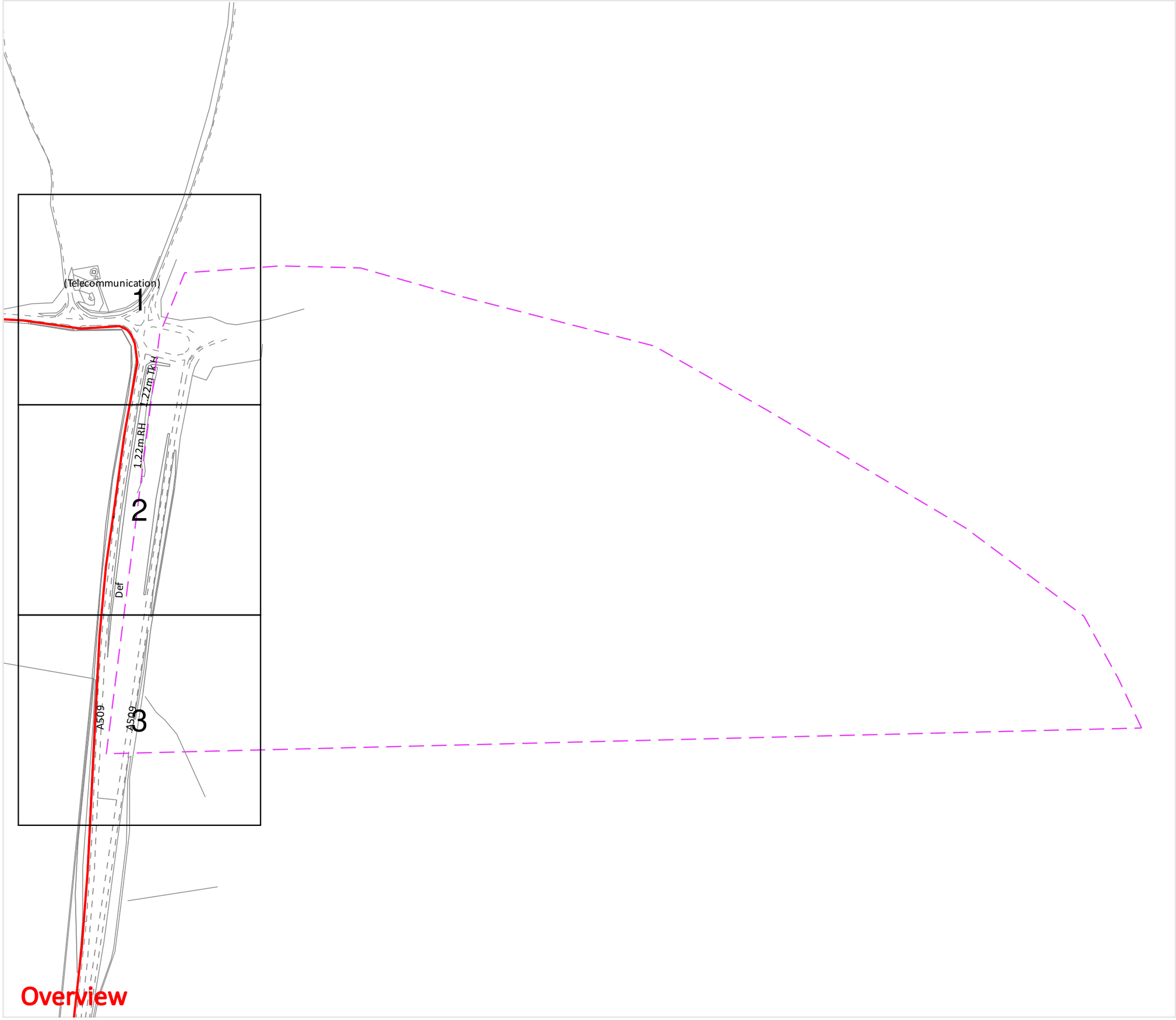
Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

| Plot Date : 29/08/2024 | Scale : 1:1250 |
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# APPENDIX H
# ZAYO RECORDS




Overview

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13-15 Bouverie Street
London, EC4Y 8DP

**JSM Group Ltd**
Sterling House
Mutton Lane, Potters Bar
Hertfordshre, EN6 3AR
T: 01992 655 919
zayoplantenquiries@jsmgroup.com

Legend

- Zayo Duct
- Zayo Chamber
- Enquiry Area

| | |
|---|---|
| Date requested: | 28 Aug 2024 |
| Requested by: | Miss Monique Elsom |
| Company: | RSK Environment LTD |
| Job reference: | 34530925 |
| Your reference: | 890869 |

Scale on A3 paper: 1:6035

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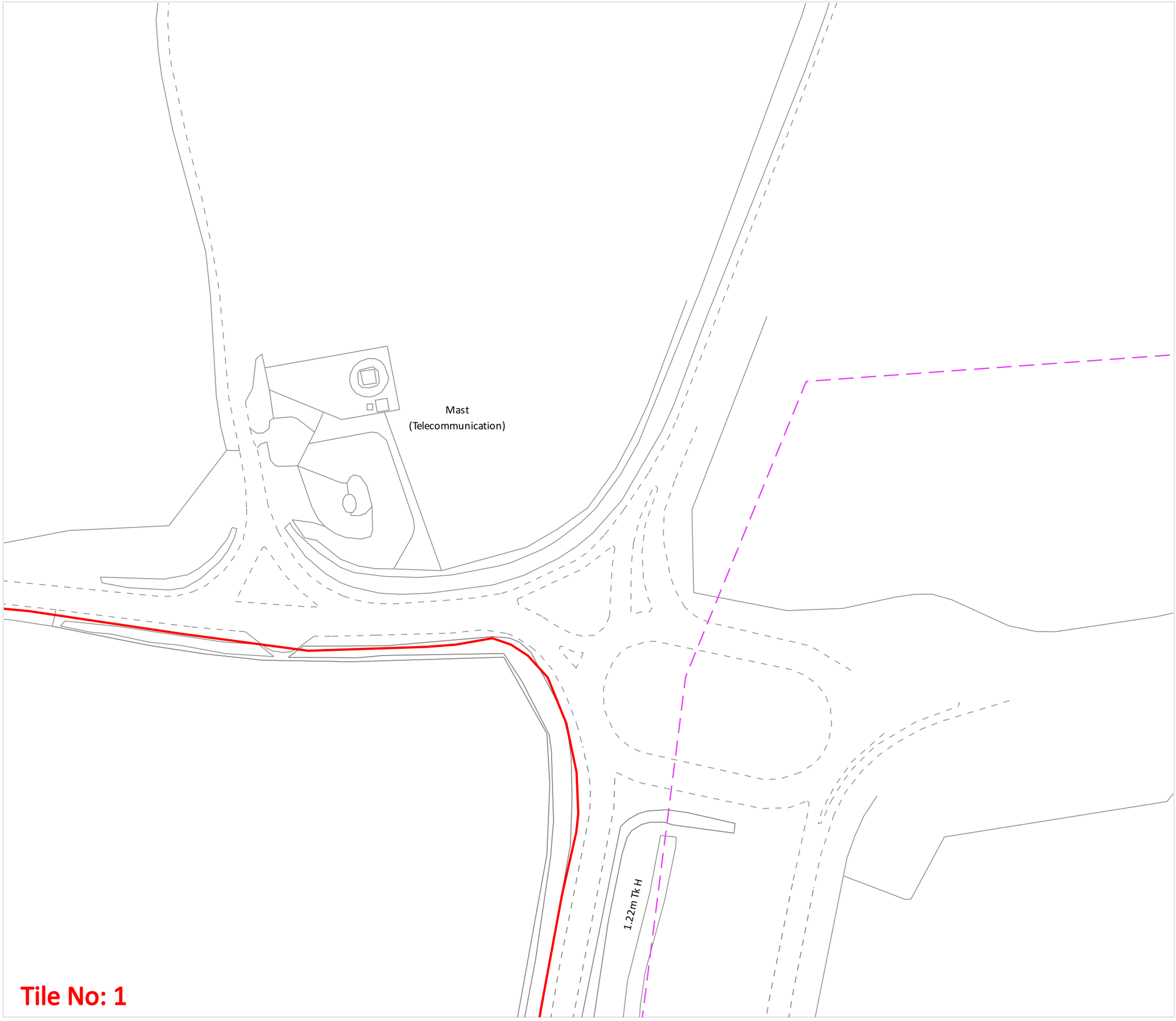
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# Tile No: 1

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**JSM Group Ltd**
Sterling House
Mutton Lane, Potters Bar
Hertfordshre, EN6 3AR
T: 01992 655 919
zayoplantenquiries@jsmgroup.com

Legend

- Zayo Duct
- Zayo Chamber
- Enquiry Area

| | |
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| Date requested: | 28 Aug 2024 |
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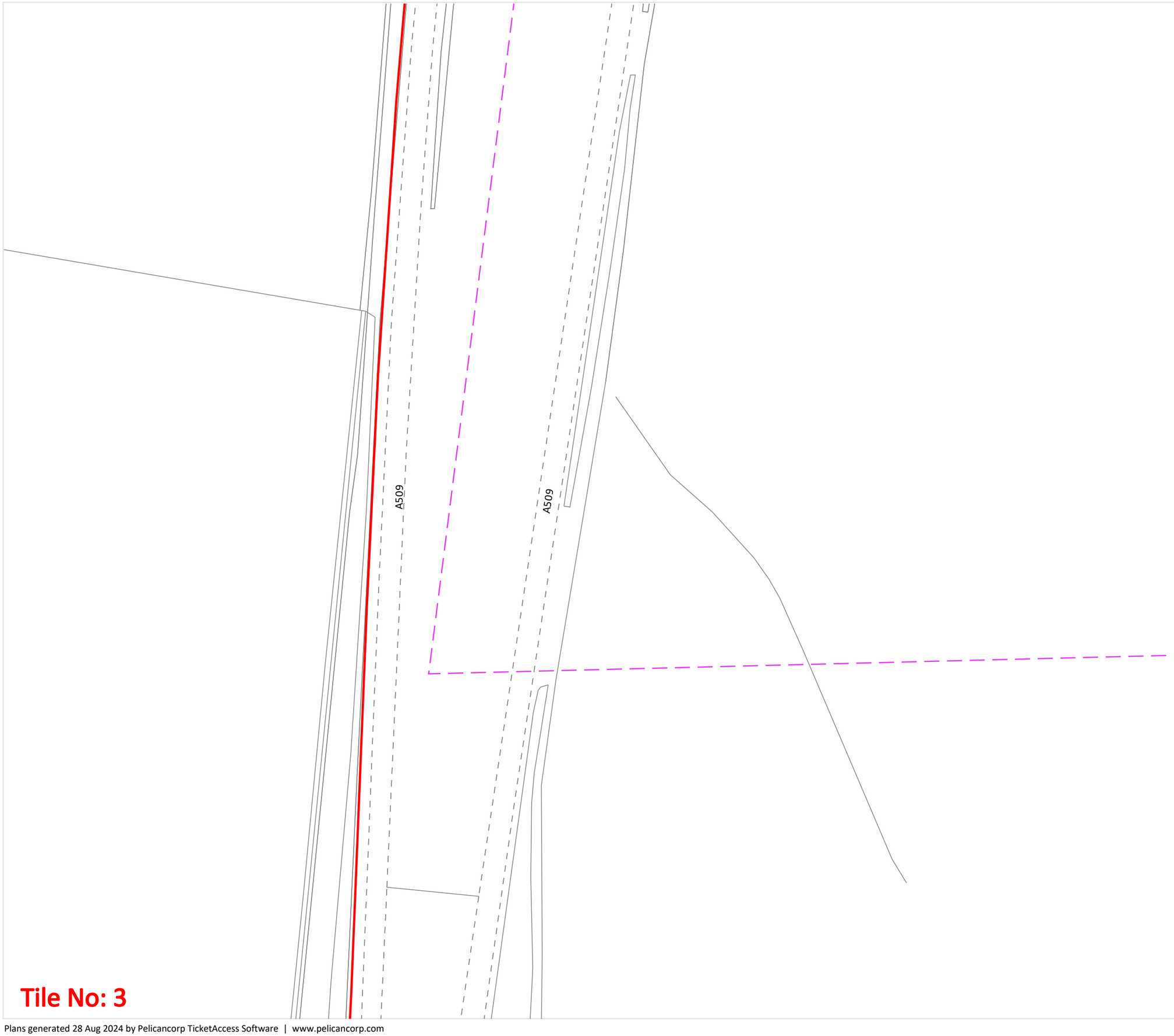
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Hertfordshre, EN6 3AR
T: 01992 655 919
zayoplantenquiries@jsmgroup.com

Legend

- Zayo Duct
- Zayo Chamber
- Enquiry Area

| | |
|---|---|
| Date requested: | 28 Aug 2024 |
| Requested by: | Miss Monique Elsom |
| Company: | RSK Environment LTD |
| Job reference: | 34530925 |
| Your reference: | 890869 |

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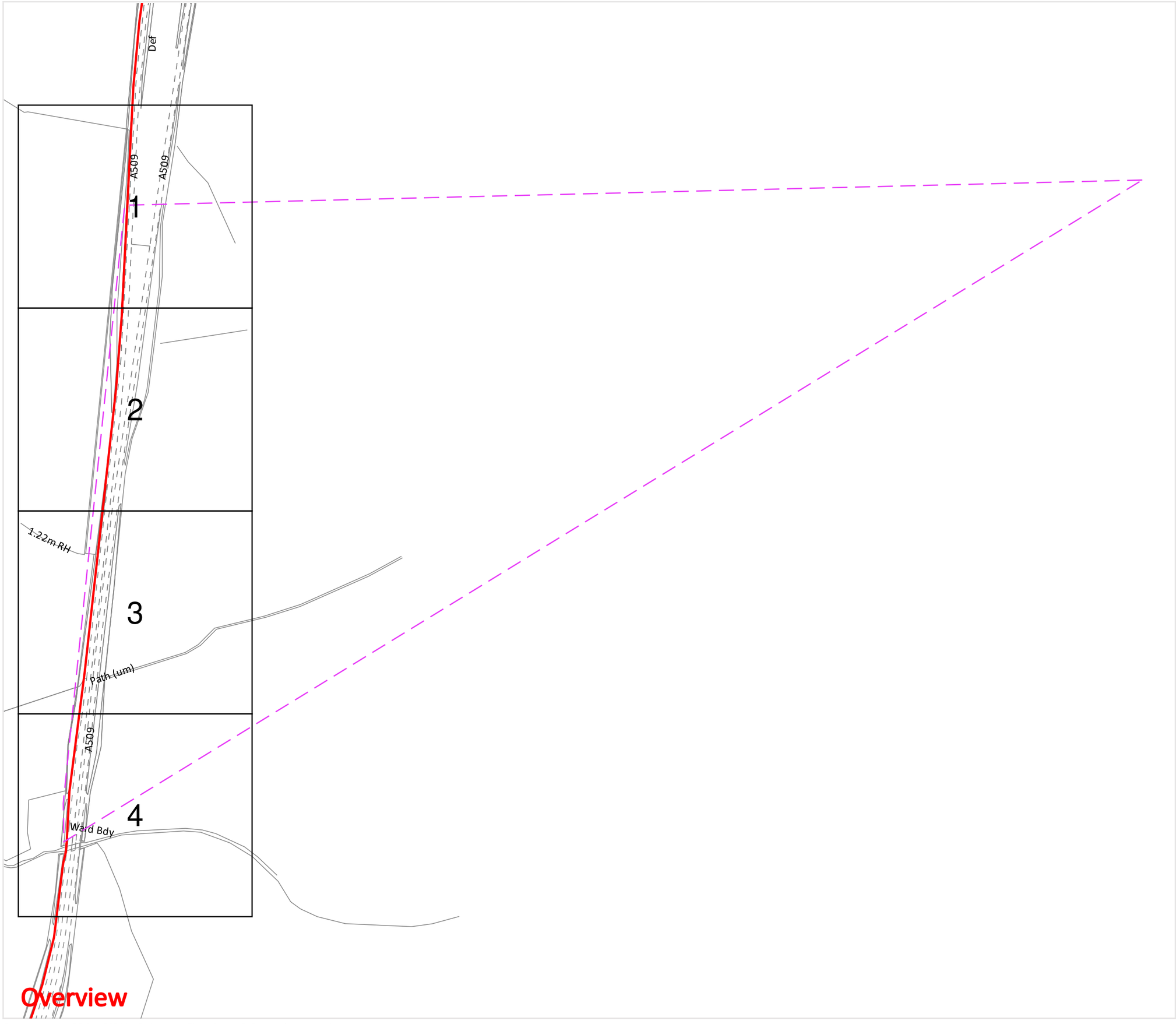
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Legend

- Zayo Duct
- Zayo Chamber
- Enquiry Area

Date requested: 28 Aug 2024
Requested by: Miss Monique Elsom
Company: RSK Environment LTD
Job reference: 34530952
Your reference: 890869

Scale on A3 paper: 1:6254

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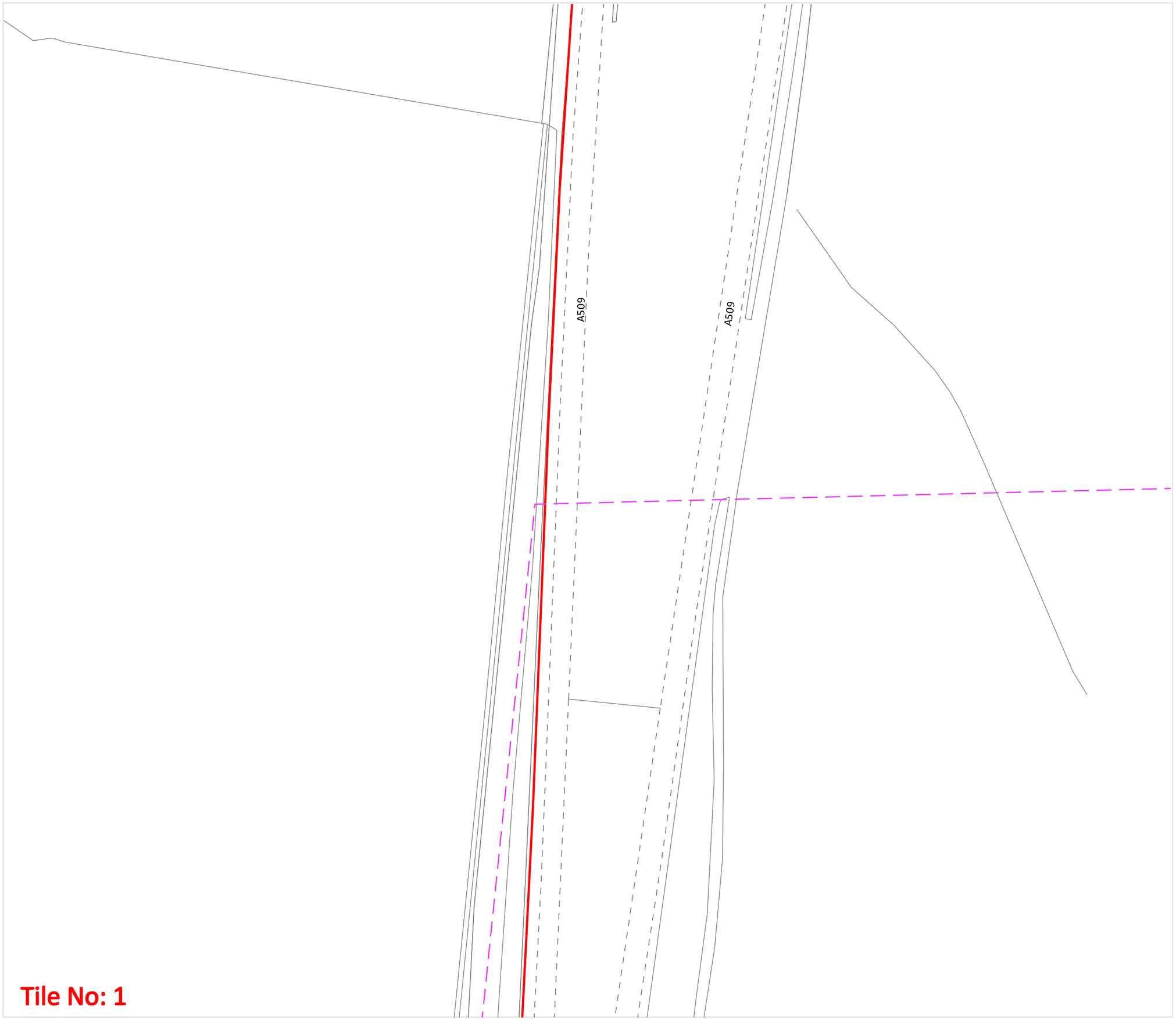
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- Zayo Chamber
- Enquiry Area

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| Company: | RSK Environment LTD |
| Job reference: | 34530952 |
| Your reference: | 890869 |

Scale on A3 paper: 1:1250

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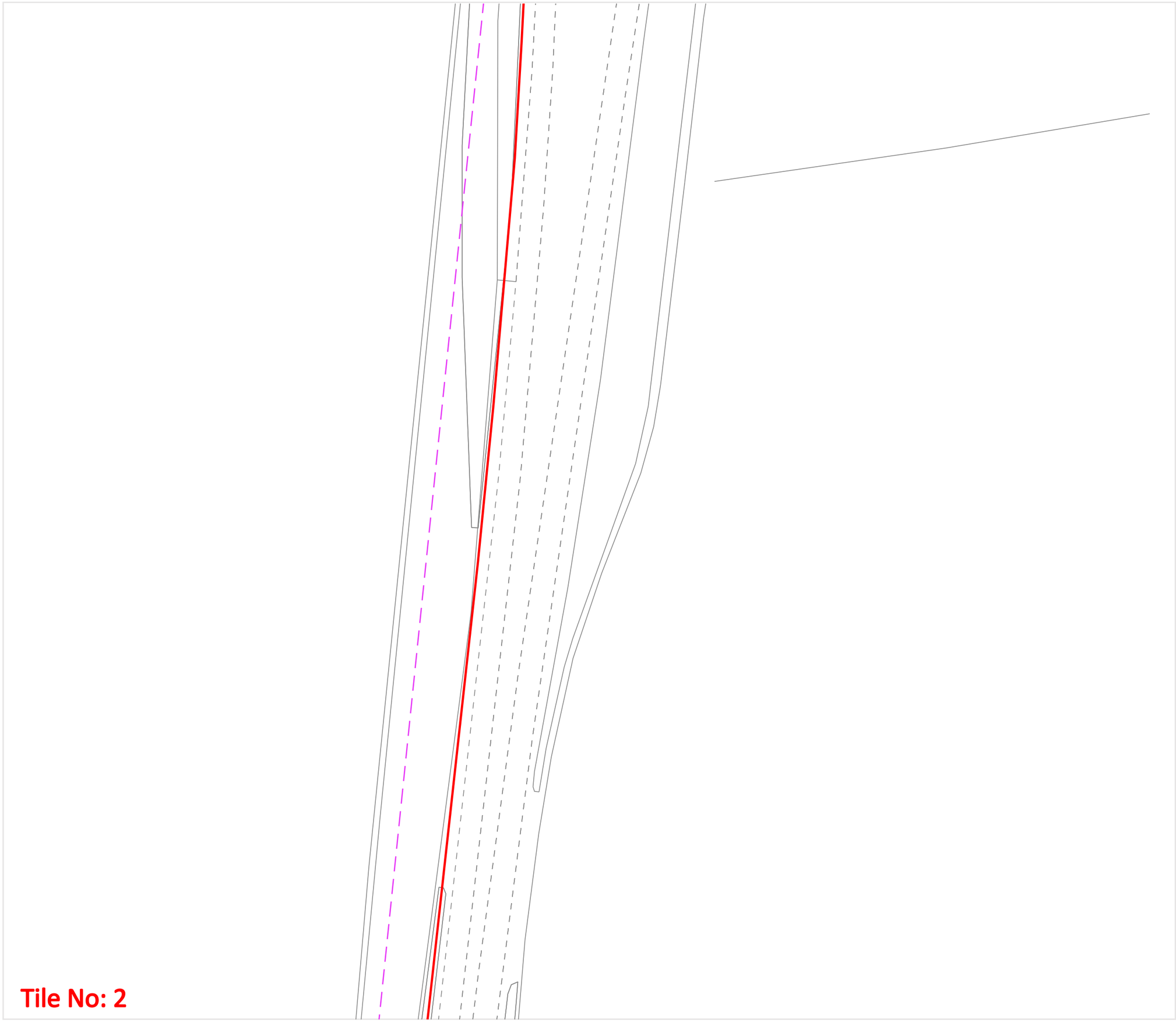
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London, EC4Y 8DP

**JSM Group Ltd**
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Mutton Lane, Potters Bar
Hertfordshre, EN6 3AR
T: 01992 655 919
zayoplantenquiries@jsmgroup.com


Legend

- Zayo Duct
- Zayo Chamber
- Enquiry Area

Date requested: 28 Aug 2024
Requested by: Miss Monique Elsom
Company: RSK Environment LTD
Job reference: 34530952
Your reference: 890869

Scale on A3 paper: 1:1250

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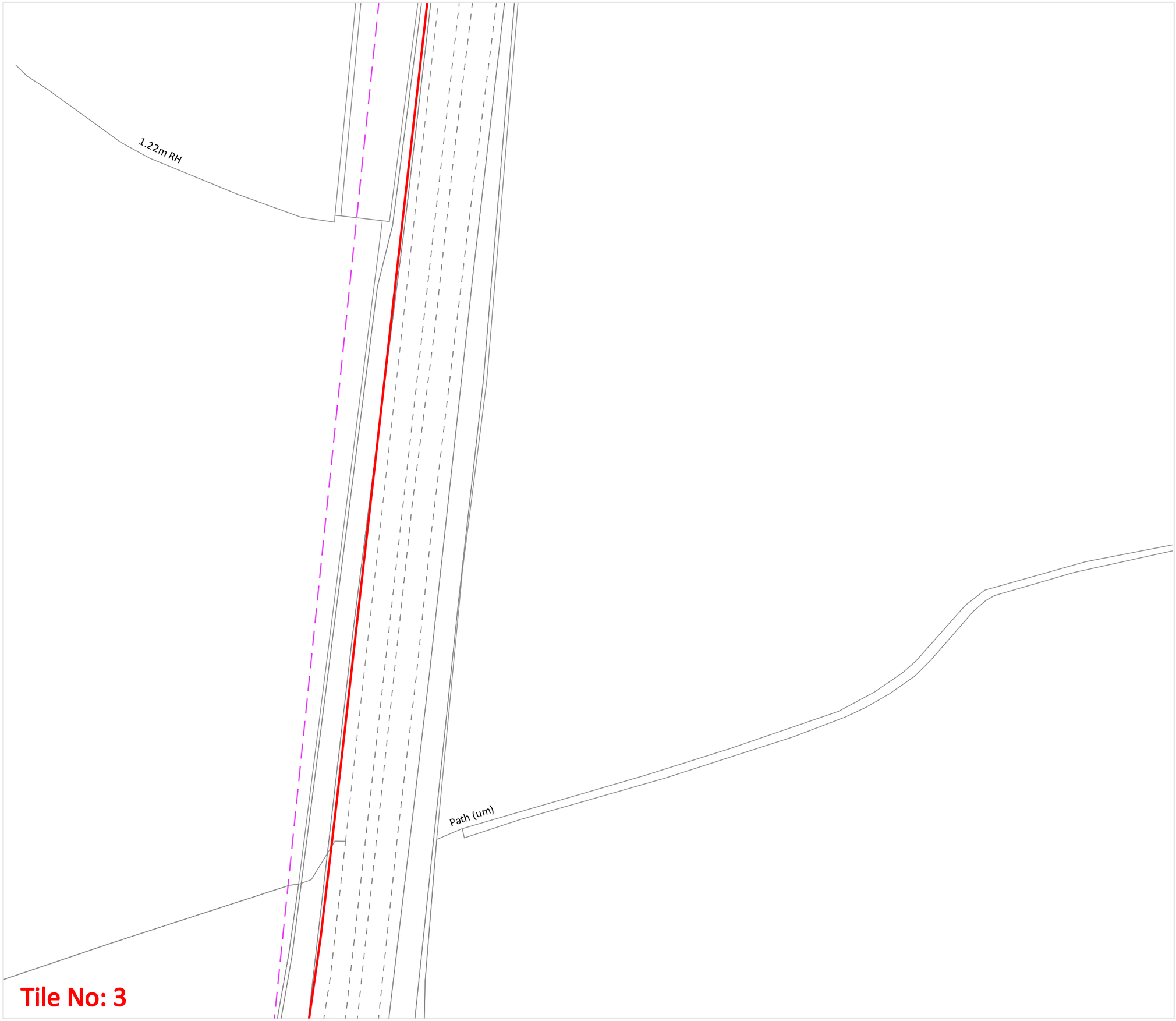
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Your reference: 890869

Scale on A3 paper: 1:1250

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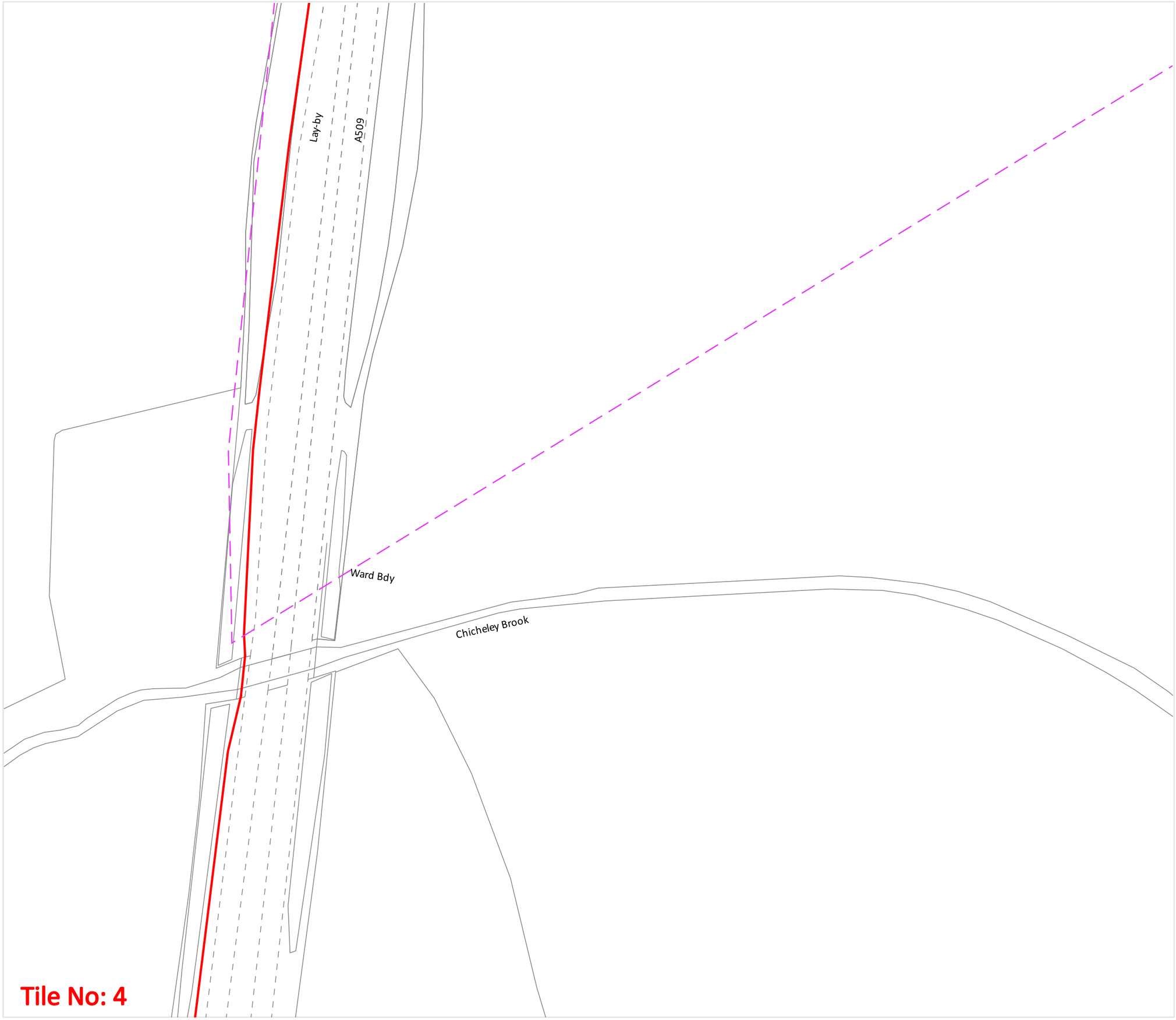
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- Zayo Duct
- Zayo Chamber
- Enquiry Area

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| Date requested: | 28 Aug 2024 |
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| Company: | RSK Environment LTD |
| Job reference: | 34530952 |
| Your reference: | 890869 |

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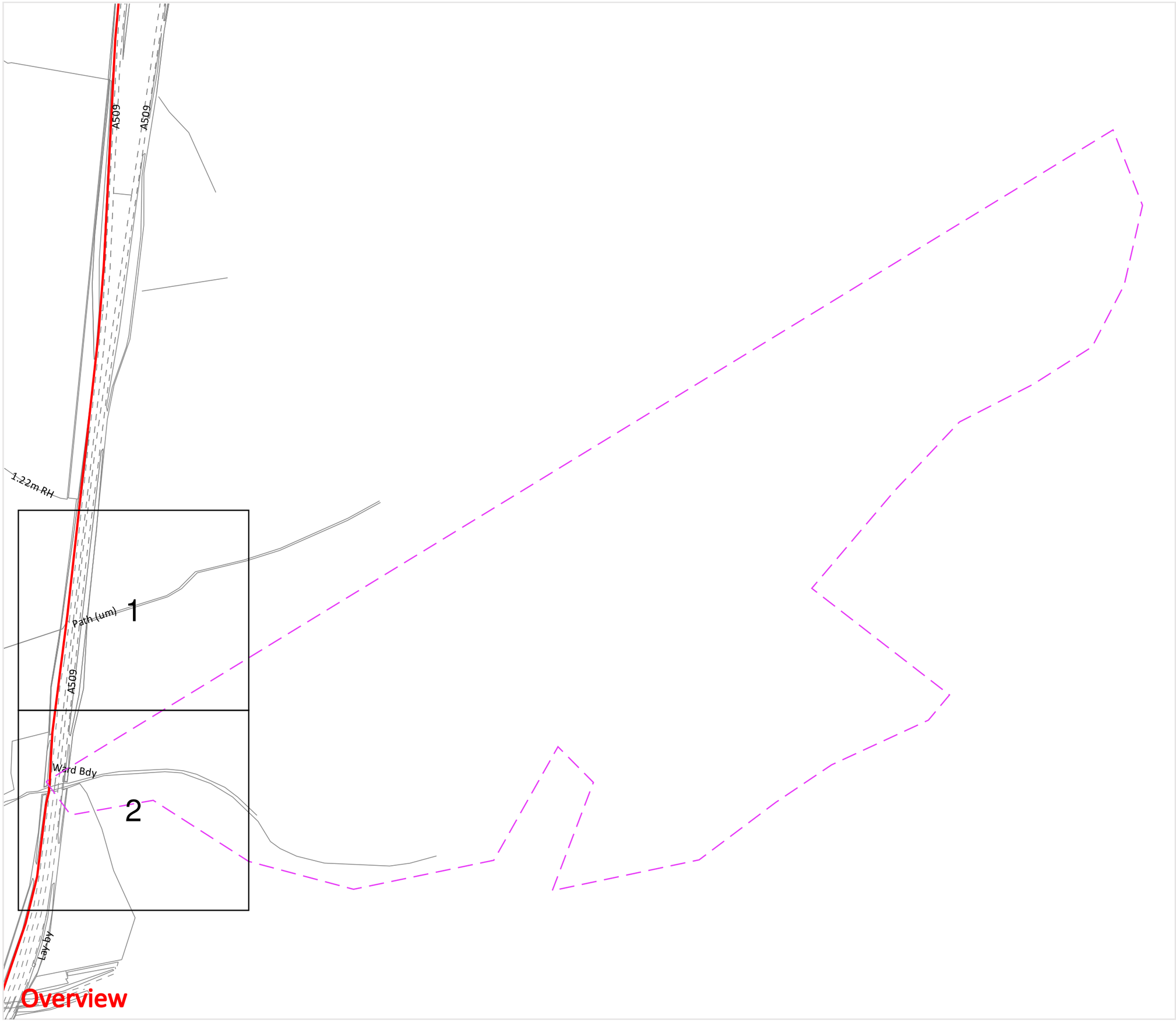
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# Overview

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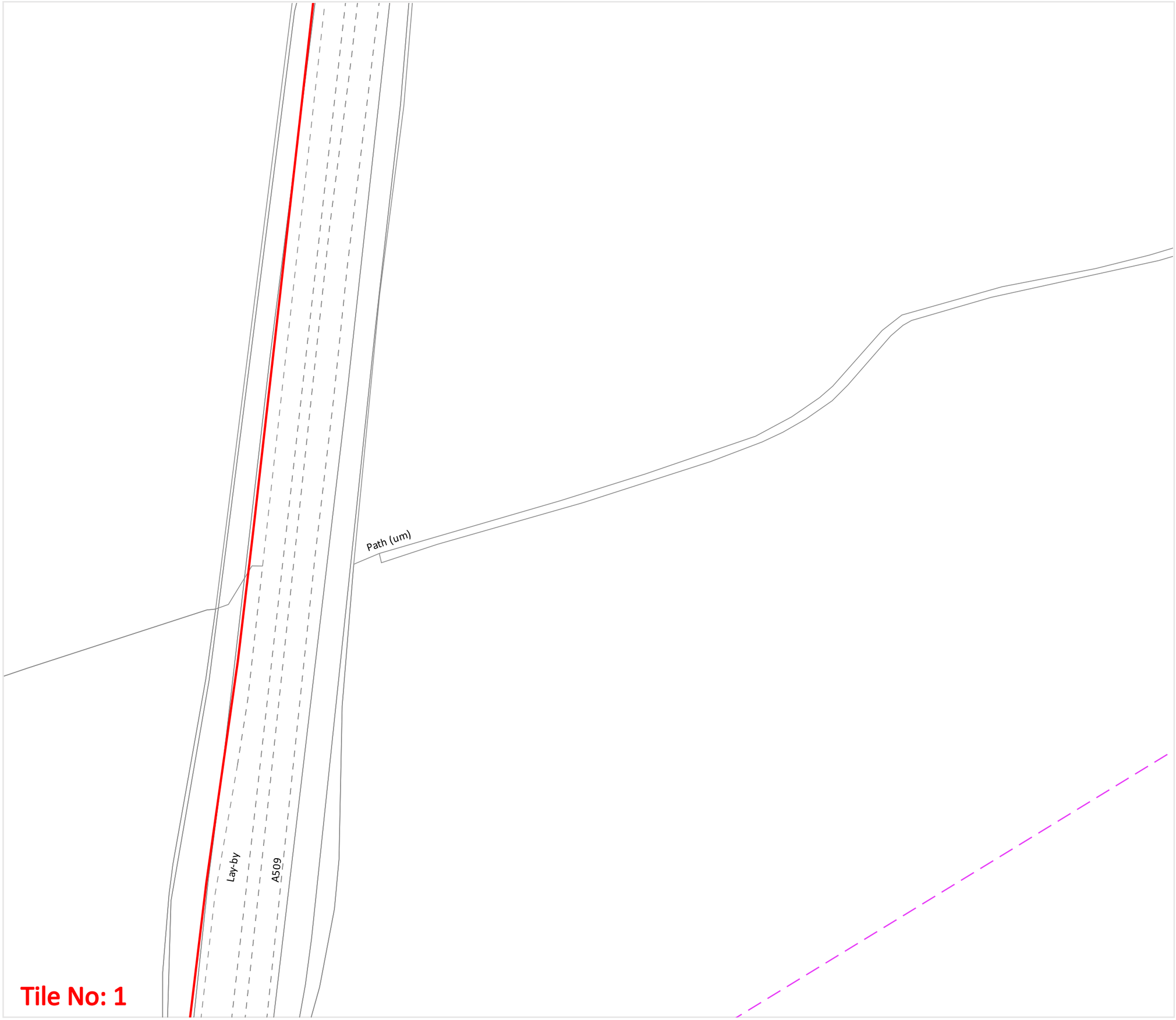
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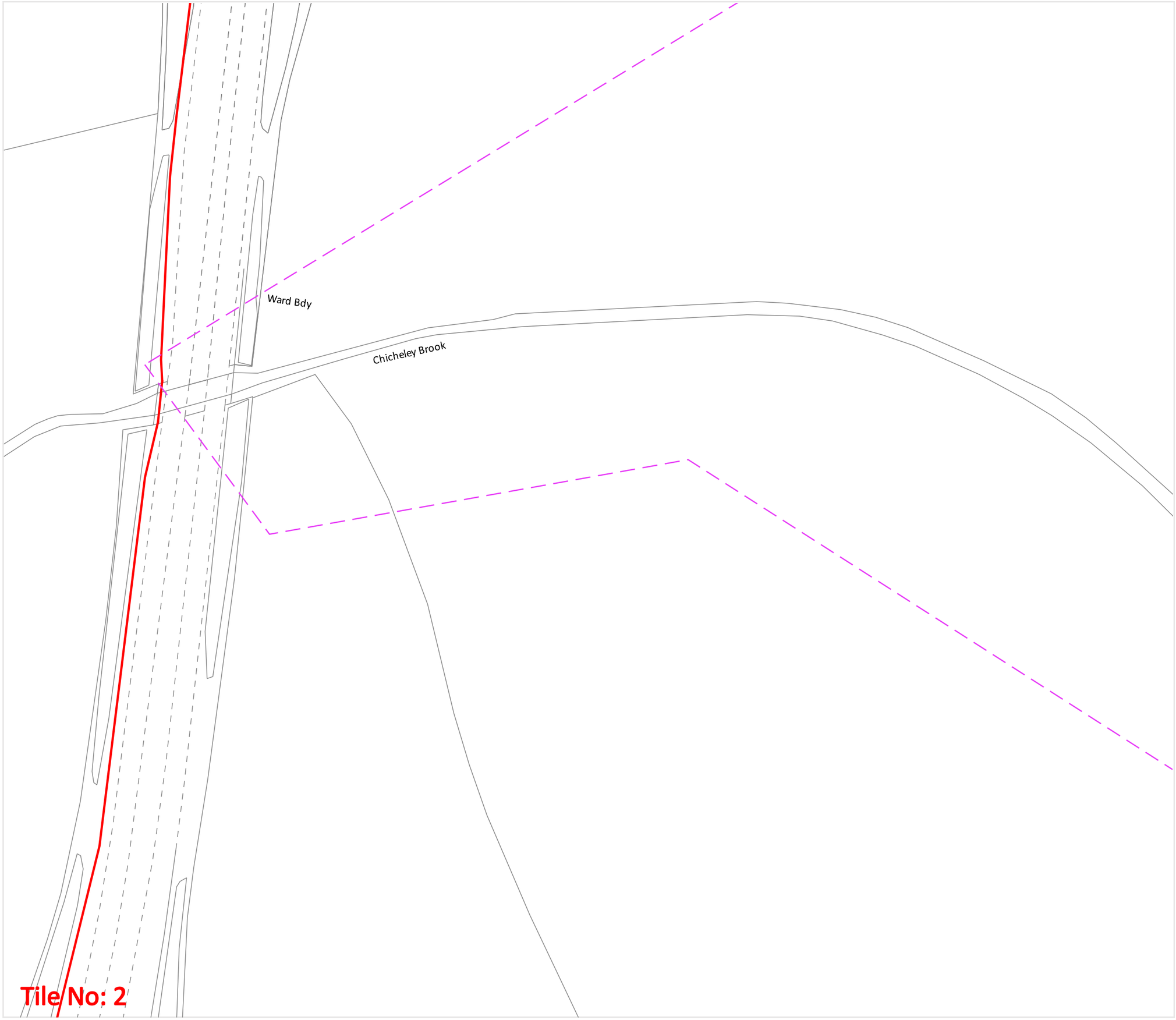
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# APPENDIX I
# CEMEX RECORDS


Kenilworth to Rugby (native)
Relay 7 - Junction 13 to 16 (Phase 1)
Marker 27
CP 27
Brook End
Newfield Farm
Newfield Spinney
Hawkesdale Spinney
Beech Spinney
Sewage Works
Nursery
Rectory Farm
Tickford Fields Farm

LDE
CIVILS | STRUCTURES | HYDROLOGY

[redacted]

Our Ref: 681511-R1(03)

10th November 2025

[redacted]

**RE: WATER RESOURCES & FLOOD RISK ASSESSMENT – PRELIMINARY TECHNICAL APPRAISAL MILTON KEYNES EASTERN STRATEGIC CITY EXPANSION**

## 1 INTRODUCTION

RSK Land & Development Engineering Ltd were commissioned by the client, Ashflame Properties Limited and Chicheley Farms Limited, to provide a preliminary technical appraisal for Water Resources, Flood Risk and Drainage to support site promotion to outline planning application, for a residential led mixed-use development on land east of Milton Keynes, Buckinghamshire.

This document provides a preliminary review of all flooding related matters for the site. Additionally, there is reference made to preliminary design calculations and strategy drawings produced by Allsopp Avery Partnership for the site's drainage philosophy.

This technical appraisal has been prepared in line with the National Planning Policy Framework (NPPF) (Ref. 1), its corresponding Planning Practice Guidance (PPG) (Ref. 2), and the Defra non-statutory technical standards (Ref. 3).

The comments given in this report and opinions expressed are subject to RSK Group Service Constraints provided in **Appendix A**.

## 2 SITE DETAILS AND PROPOSALS

The site is located to the east of Milton Keynes in the county of Buckinghamshire, at approximate postcode MK16 9JD, which is centred on National Grid Reference 490504 E, 245017 N. A site location plan can be seen in **Figure 1.**

The site is approximately 236Ha and currently comprises of several agricultural use fields and areas of vegetation, with these fields being divided up by hedgerows and access tracks. There are two farms within the central area of the site that are not within the application boundary, these are Hill Farm and Newfield Farm. The majority of the eastern and southern site boundaries are defined by the Chicheley Brook, whilst the north and west of the site is bounded by Chicheley Road and the A509 respectively.



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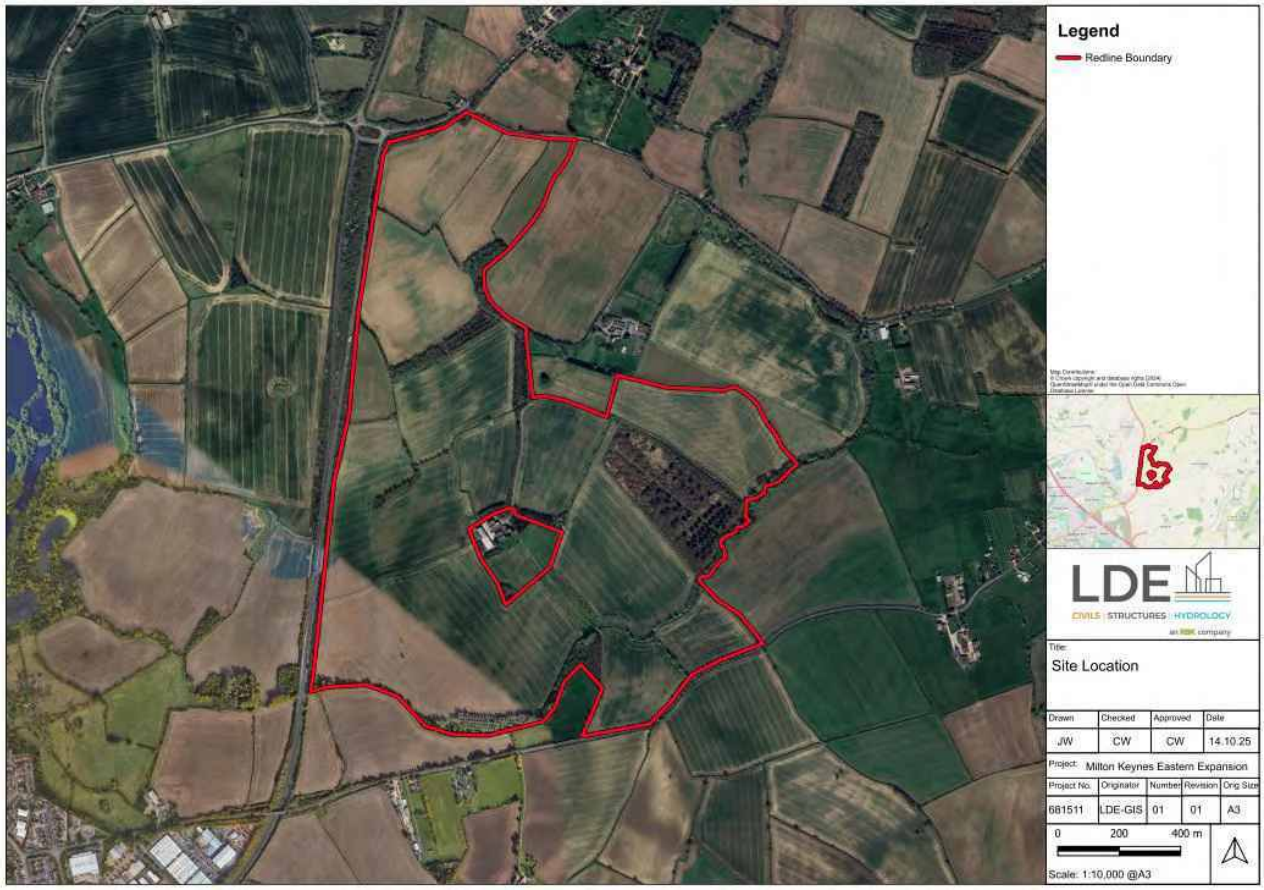



**Figure 1: Site Location Plan**

The site is a parcel of land that is part of Milton Keynes City Plan 2050 – Policy GS14 Eastern Strategic City Extension (Ref. 4). An indicative land use concept plan is included in **Appendix B**, showing the proposals which include a combination of residential development along with potential sports pitches and formal open spaces. The precise development layout is still to be determined.

## 3 SITE CHARACTERISTICS

### 3.1 Topography

At the time of writing this report, no site-specific topographic survey has been undertaken to confirm the ground levels at this site. As such high-level analysis of Defra's LiDAR data has been carried out in QGIS; this can be seen reproduced as **Figure 2.**

The mapping indicates that the levels on site vary from approximately 93.5mAOD in the northwest corner of the site, down to approximately 57.5mAOD in the centre of the southern boundary, indicating a general northwest to south/southeast fall. The mapping highlights the Chicheley Brook and land surrounding the brook to be lower than the rest of the site. It also indicates the gradients within the boundary are varied, with the elevated regions in the northwestern area of the site being steeper than the lower areas near the eastern and southern boundaries.

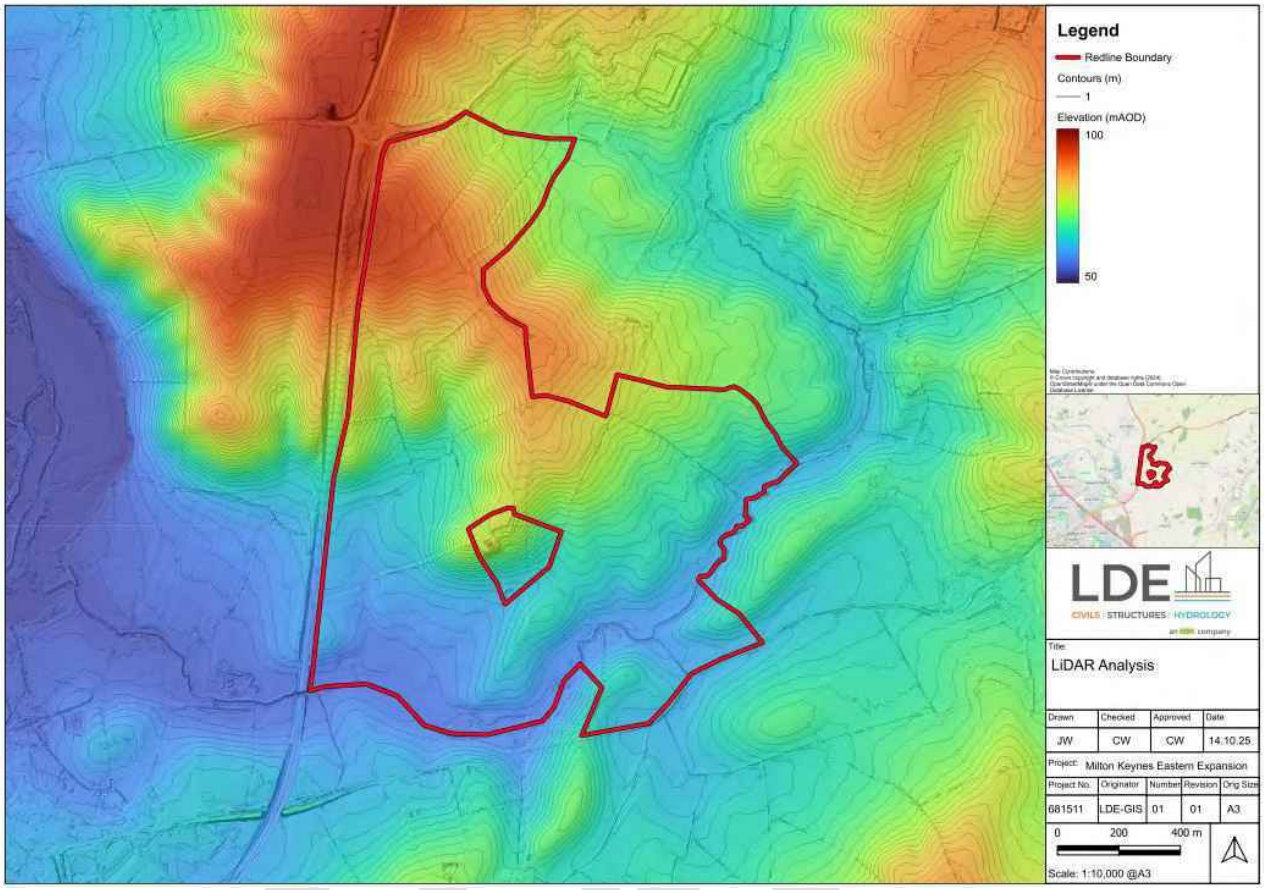



**Figure 2: QGIS mapping of LiDAR**

## 3.2 Hydrology

There are no Main Rivers within the site boundary. Ordnance Survey (OS) Mapping shows that the nearest Environment Agency (EA) designated Main River is the River Great Ouse, located approximately 900m west of the site.

The principal watercourse for the site is the Chicheley Brook, which forms part of the site's eastern and southern boundary, as it flows generally north to south, before turning west, crossing the A509 and discharging into the River Great Ouse. The Chicheley Brook is discharged into by a smaller stream that drains the agricultural fields to the southeast of the site. It was confirmed during a site visit that this channel flows through a culvert before discharging into the Chicheley Brook.

There are two other EA Main Rivers within the vicinity of the site, the River Ouzel located approximately 1.4km southwest of the site and Tongwell Brook located approximately 2.0km southwest of the site. These rivers confluence to the south of Newport Pagnell, before discharging into the River Great Ouse.

Other hydrological features of note include a small, ponded area located within the farm at the centre of the site (outside of the site red line boundary). There are also several lakes / balancing ponds where the Chicheley Brook discharges to the River Great Ouse approximately 925m west of the site.

There are several small surface water drainage channels and structures throughout the site that were noted during a site walkover. These include the following and can be seen in **Figure 3.**

- A highways drainage ditch that runs parallel to the A509 on the western boundary. This ditch flows north to south and discharges into the Chicheley Brook in the southwest corner of the site.

- A field drain located on the northern side of the dense vegetated area in the centre of the eastern area of the site. This drain flows west to east and discharges into the Chicheley Brook through a culvert.
- A field drain located further north of the drain described above. This drain also flows west to east and acts as a field boundary but had no visible outfall from the ditch to the Chicheley Brook.
- The access bridleway to the south of the site crosses the Chicheley Brook via a bridge.
- Several highways drainage ditches located on the northern side of North Crawley Road to the south of the site. These ditches follow the local topography and drain toward the centre of the site's southern boundary where they cumulate through culverts to a single channel that flows northward and eventually discharges into the Chicheley Brook.
- The Chicheley Brook enters the northern section of the site under a bridge. There was a culvert present discharging into the Chicheley Brook on the northern side of the bridge.
- The Chicheley Brook flows under a small bridge in the northeastern area of the site.

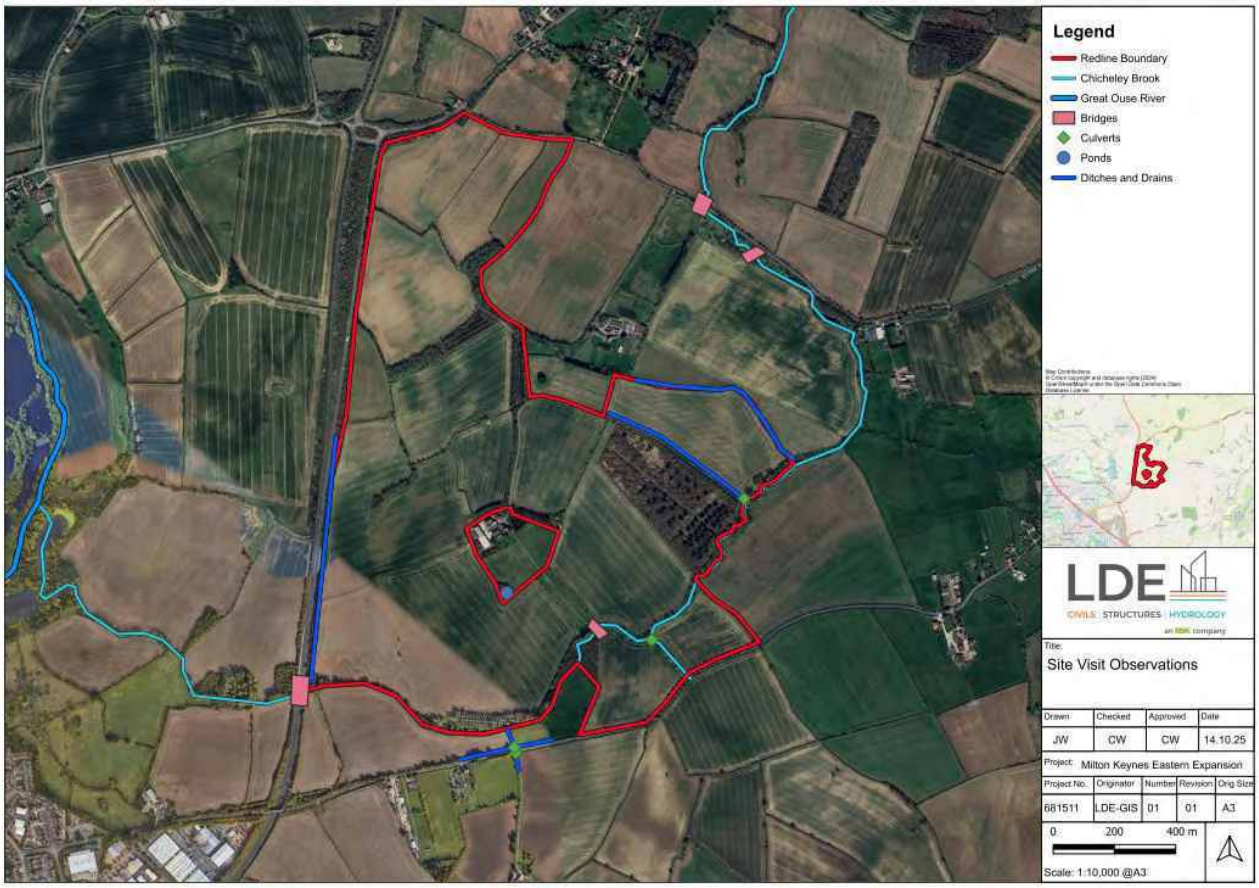



**Figure 3: Mark-up of surface water features and structures from site visit**

## 3.3 Geology

Based on published geological records for the area taken from the British Geological Survey (BGS) online viewer the site is underlain by four main types of superficial geology.

- Large areas in the northwest, centre and eastern half of the site are underlain by Oadby Member (Diamicton).

- There are areas of Head (Clay, Sand, Silt and Gravel) along Chicheley Road in the north of the site, as well as in the southern region where the topography is lower.
- Small pockets of Glaciofluvial Deposits (Sand and Gravel) are also present within the central areas of the site.
- Alluvium (Clay and Silt) is present along the course of the Chicheley Brook in the northeast, east and southern site area.

The superficial geologies on site are predominately underlain by a bedrock geology of Peterborough Member Mudstone. There is a small area in the centre of the site where the bedrock geology is Stewartby Member Mudstone.

There are no BGS borehole logs located within the site boundary, however, there are multiple borehole logs located to the west of the site. The closest accessible log to the site is Newport Pagnell Bypass Chicheley Spur 7, reference SP84SE889. This borehole confirmed the geologies to be Topsoil and Silted Clay with Stones, over Clay / Mudstone. This borehole did not strike groundwater throughout the entire 9.14 meters Below Ground Level (mBGL).

At the time of writing, no site-specific intrusive ground investigations have been undertaken for the site to confirm the underlying geology, potential contamination, permeability, or groundwater levels on site.

### 3.4 Hydrogeology

Hydrogeological information was obtained from the online Magic Maps service. These maps indicate that the Oadby Member (Diamicton) and Head Deposits (Clay, Sand, Silt and Gravel) are classified as Secondary (Undifferentiated) superficial aquifers, whilst the areas of Alluvium (Clay and Silt) and Glaciofluvial Deposits (Sand and Gravel) are classified as Secondary (A) superficial aquifers.

These maps also indicate that the underlying bedrock geologies of Peterborough Member and Stewartby Member (Mudstone) are split in half across the site; with the northern half of the site classified as a Secondary (B) bedrock aquifer, whilst the southern half is classified as an Unproductive bedrock aquifer.

The northern half of the site where the Secondary (B) bedrock aquifer is present, is listed as an area of Medium groundwater vulnerability, whilst the southern half is noted as Unproductive / Low groundwater vulnerability.

The site is not located within any Groundwater Source Protection Zones.

### 3.5 Existing Drainage

Sewer records obtained from Anglian Water **(Appendix C)** indicate a foul sewer located off the centre of the northern boundary that runs northwest to southeast, toward the site. It then enters a pumping station on the northern side of Chicheley Road, near where the Chicheley Brook enters the site to the north. This foul sewer then becomes a rising main as it is pumped east along Chicheley Road to a sewage treatment works located near the northeastern corner of the site. There is also another foul sewer that flows into this sewage treatment works from east of the site. This sewage treatment works discharges its final effluent into the Chicheley Brook to the northeast of the site. The exact discharge location could not be confirmed during the site visit due to heavily overgrown vegetation.

It should be noted that there is a clean water pipe that intersects the northwest and southwest corners of the site.

It is understood that the majority of existing site (agricultural fields) drains naturally to the nearby watercourse (Chicheley Brook) following the natural topography of the site, either via overland flow and the field drains observed on site or through infiltration to ground.

It is possible that the two properties encompassed by the site have their own private drainage systems, but it is unclear where the surface water is discharged to, as there are no Anglian Water surface water assets

nearby, and the Chicheley Brook is some distance away. There was some evidence that the central farm building had a private drainage system as there were downpipes and manholes visible during the site visit, but an outfall location could not be confirmed. Access to the northern property was not available.

A private drainage survey would be required to confirm any private drainage systems on the two farms, establish points of connection, and confirm if there are any drainage assets with the boundary.

# 4 WATER RESOURCES AND FLOOD RISK

## 4.1 Fluvial Flooding

The EA Flood Zone mapping study for England is available on their website at https://flood-map-for-planning.service.gov.uk..

The relevant guidance note from the EA is available online through the following link: https://www.gov.uk/planning-applications-assessing-flood-risk

The displayed map, reproduced as **Figure 4,** indicates that the majority of the site is located within Flood Zone 1, representing a 1 in 1000 year or less annual probability of flooding from fluvial and tidal sources. There are some areas along the eastern and southern boundary, associated with the Chicheley Brook that are deemed to be within Flood Zone 3, which represents a 1 in 100 year or greater annual probability of flooding from fluvial sources. There are very limited areas of Flood Zone 2 within the site boundary.

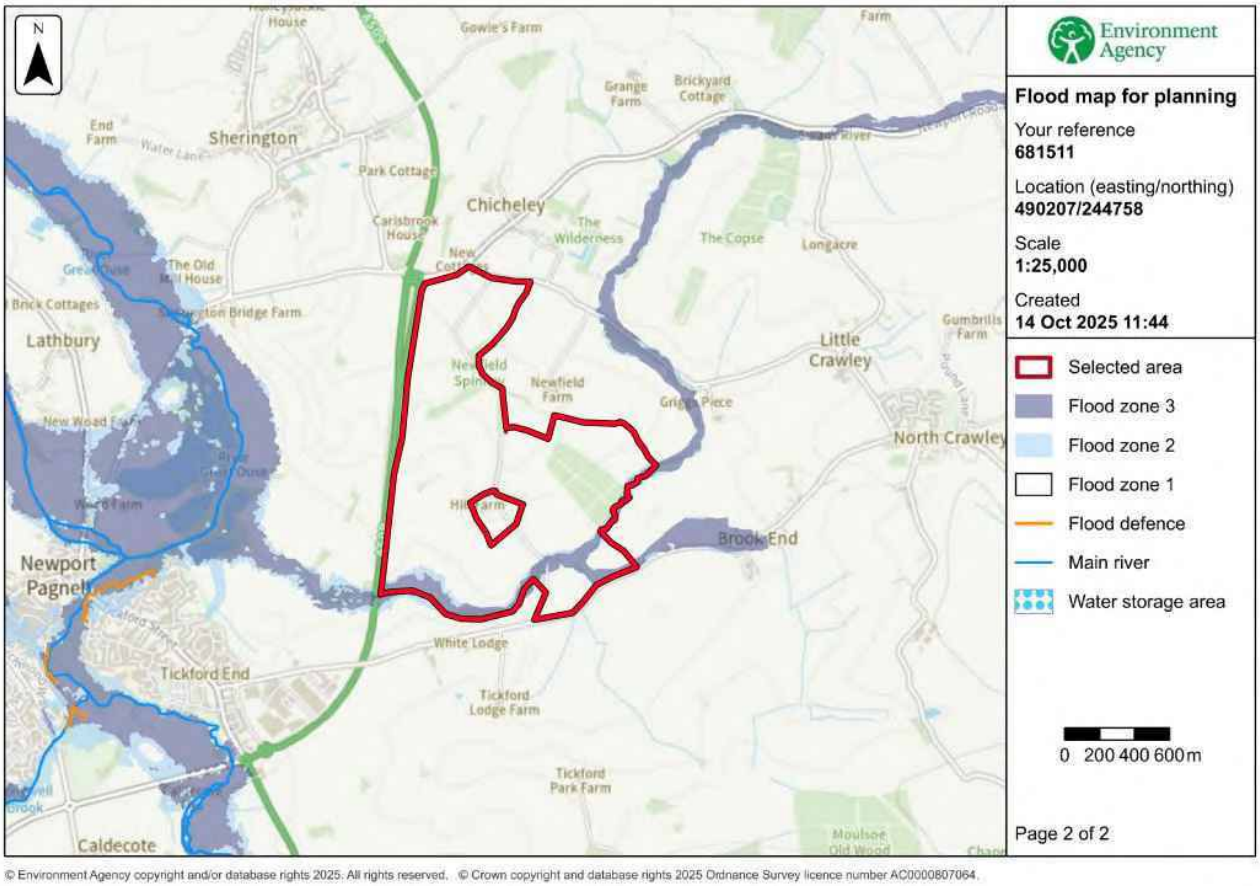



**Figure 4: EA Flood Zone Map (extracted August 2024)**

Since part of the site is located within Flood Zones 2 and 3, the EA should be formally consulted as part of a full Flood Risk Assessment. They may hold flood related information (including flood levels), which could allow for the accurate assessment of the fluvial flood risk posed to the site by the Chicheley Brook. It is

possible that in order to accurately quantify the flood risk associated with the watercourses on site, additional fluvial modelling work may be required at a later stage, that takes into account the relevant climate change allowances as stipulated by the EA. As this Chicheley Brook is an Ordinary Watercourse, the LLFA will also be a key consultee regarding flood risk from this watercourse as it falls under their jurisdiction rather than the EA.

The initial conceptual masterplan illustrates that the potential residential areas are well away from the watercourses on site and outside the areas considered to be Flood Zone 2 or 3. The residential units are therefore considered to be at very low risk from fluvial flooding.

Fluvial flooding is likely to increase as a result of climate change. A greater intensity and frequency of precipitation is likely to raise river levels and increase the likelihood of a river overtopping its banks. Climate change guidance for river modelling was updated by the EA in July 2022. The impact of climate change on the present day Flood Zones will need to be assessed as part of the more detailed assessment of flood risk and to confirm the suitability of proposed land uses.

### 4.2 Tidal Flooding

The site is not considered to be at risk from tidal flooding due to its inland location.

### 4.3 Surface Water Flooding

Generally, where there is impermeable surfacing or where the ground infiltration capacity is exceeded, surface water runoff can occur. Excess surface water flows from the site are believed to drain naturally to the local water features, either by overland flow or through infiltration.

The EA's surface water flood map (reproduced as **Figure 5**) shows the majority of the site to be at 'very low' surface water flood risk i.e. a 0.1% or less annual probability of surface water flooding. There are some areas of 'high' risk surface water flooding (greater than 3.3% annual probability) along the eastern and southern boundaries where the Chicheley Brook and smaller tributaries are present. There is also an area within the southwestern region of the site where there are surface water flow paths present. These flows paths are predominately present during the 'low' or between 0.1% and 1.0% annual probability scenario, however, the larger flow path is present during the 'medium' (between 1.0% and 3.3% annual probability) and 'high' (greater than 3.3% annual probability) risk scenarios. The regions in which the flow paths are present directly correlate to the areas of lower topography within the site.

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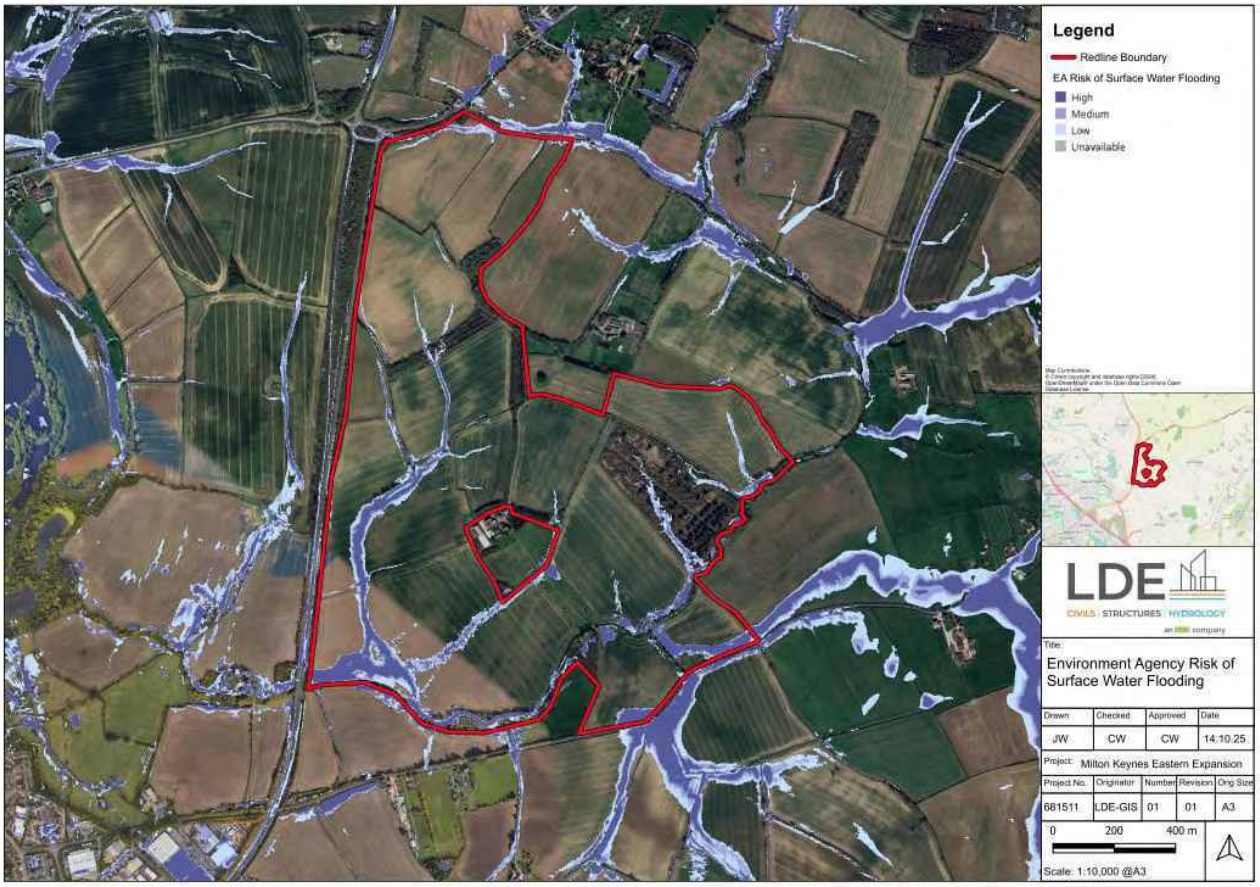



**Figure 5: EA 'Flood risk from surface water' map**

At the conceptual design stage, and in the absence of detailed modelling for the surface water flow paths on site, it would be prudent, wherever possible, to avoid any built form within any areas of 'medium' and 'high' surface water flood risk. This will mitigate against the risk of any surface water flooding on-site and to avoid the development impacting flooding elsewhere. Buildings could be placed within areas of increased surface water flood risk granted the appropriate mitigation measures are in place, but it is likely that the LLFA will require this to be supported modelling to demonstrate no off-site impacts.

The areas of localised 'low' risk surface water flooding like near the vegetated area in the east of the site could be considered for development. As the drainage design progresses, the flood risk in these areas could be mitigated through appropriate drainage design. Nominal raising of land / floor levels in areas at risk may also help mitigate the risk of any surface water ingress.

To accommodate any surface water flow on site, a full surface water drainage design would need to be incorporated as part of any future planning application. At this conceptual design stage Allsopp Avery Consulting Engineers have produced some initial design work**.**

Surface water flooding is likely to increase as a result of climate change in a similar ratio to fluvial flooding. Increased intensity and frequency of precipitation is likely to lead to reduced infiltration and increased overland flow. Climate change guidance for rainfall intensity was updated by the EA in May 2022. Revised allowances for climate change will need to be included in any future drainage strategy for the site.

### 4.4 Groundwater flood risk

Groundwater flooding occurs when the water held underground rises to a level where it breaks the surface in areas that are not channels and drainage pathways. Groundwater flooding typically occurs following long

periods of sustained intense rainfall and is typically associated with low-lying areas underlain by permeable aquifers.

Available geological mapping indicates that the site is underlain by superficial geologies of: Oadby Member (Diamicton) and Head Deposits (Clay, Sand, Silt and Gravel) which are Secondary (Undifferentiated) superficial aquifers; and Alluvium (Clay and Silt) and Glaciofluvial Deposits (Sand and Gravel), which are Secondary (A) superficial aquifers. The mapping also indicates that the site's bedrock geology is Peterborough Member and Stewartby Member (Mudstone), with the northern half of the site being a Secondary (B) bedrock aquifer and the southern half an Unproductive bedrock aquifer.

The presence of some partially permeable geological deposits, mixed with less permeable mudstone, may lead to the possibility of shallow and possibly perched groundwater in places. The presence of the Chicheley Brook along the site's eastern and southern boundary may also exacerbate groundwater flooding issues locally.

The Milton Keynes Council SFRA Susceptibility to Groundwater Flooding Mapping (Ref. 5) indicates that the areas surrounding the Chicheley Brook are considered to be areas at risk of groundwater flooding. It also shows that the majority of the site does have some potential for groundwater flooding.

The provision of a site-specific ground investigation would help identify any potential risk of groundwater flooding (from measured groundwater levels over a sustained period, to include winter months), although the proposed development does not currently include any known basement proposals.

Climate change could increase the risk of groundwater flooding as a result of increased precipitation filtering into the groundwater body. Consideration for the impacts of climate change on groundwater flooding will need to be fully assessed as part of a detailed FRA.

### 4.5 Sewer flood risk

Flood events occur when the capacity of a sewer is exceeded either due to a blockage in the sewer system or excess surface water runoff entering the system. Most adopted surface water drainage networks are designed to the criteria set out in Sewers for Adoption. One of the design parameters is that sewer systems be designed such that no flooding of any part of the site occurs in a 1 in 30 year rainfall event. By definition, a 1 in 100 year event could exceed the capacity of the surrounding sewer network as well as any proposed drainage system. When exceeded, the surcharged pipe work could lead to flooding from backed up manholes and gully connections.

Anglian Water records **(Appendix C)** confirm that there is a foul sewer that runs to a pumping station at the centre of the northern boundary, which then becomes a rising main that runs to the east along the northern boundary to a sewage treatment works at the northeast corner of the site. This sewage treatment works also receives effluent from another foul sewer to the east of the site. This effluent is then cleaned, and the final effluent discharged into the Chicheley Brook.

To ensure that sewer and surface water flooding is not exacerbated, surface water must be considered within the design of the site. This ensures that any additional surface water and overland flows are managed correctly, to minimise flood risk to the site and the surrounding area. The proposed surface water network on the site should be designed to ensure exceedance of the network has been considered. This will ensure that the resultant sewer flood risk remains as low.

The impact of climate change is likely to be limited regarding flooding from sewers. Increased rainfall and more frequent flooding put existing sewer and drainage systems under additional pressure resulting in the potential for more frequent surcharging and potential flooding. This would increase the frequency of local sewer flooding but would not be significant in terms of the proposed development.

### 4.6 Reservoirs

The EA's online reservoir flood risk map provides a worst-case scenario of the maximum extent of flooding that would occur in the event that a reservoir was to fail and release the water it holds. The mapping

**(Figure 6)** indicates that the site is not in a location at risk of reservoir flooding when river levels are normal and should the peak fluvial event and reservoir failure occur at the same time; and hence is not considered to be at risk from reservoir flooding.

It should be noted that reservoir flooding is extremely unlikely since they are managed and maintained artificially. There has been no loss of life in the UK from reservoir flooding since 1925. Since then, reservoir safety legislation has been introduced to ensure reservoirs are maintained.

Reservoirs can be managed over time, controlling inflow/outflow of water and therefore there is the capacity to control the effects of climate change. Increased rainfall has the potential to increase base flow, but this should be minimal. It is unlikely that there will be a substantial change to the risk of flooding for this site.

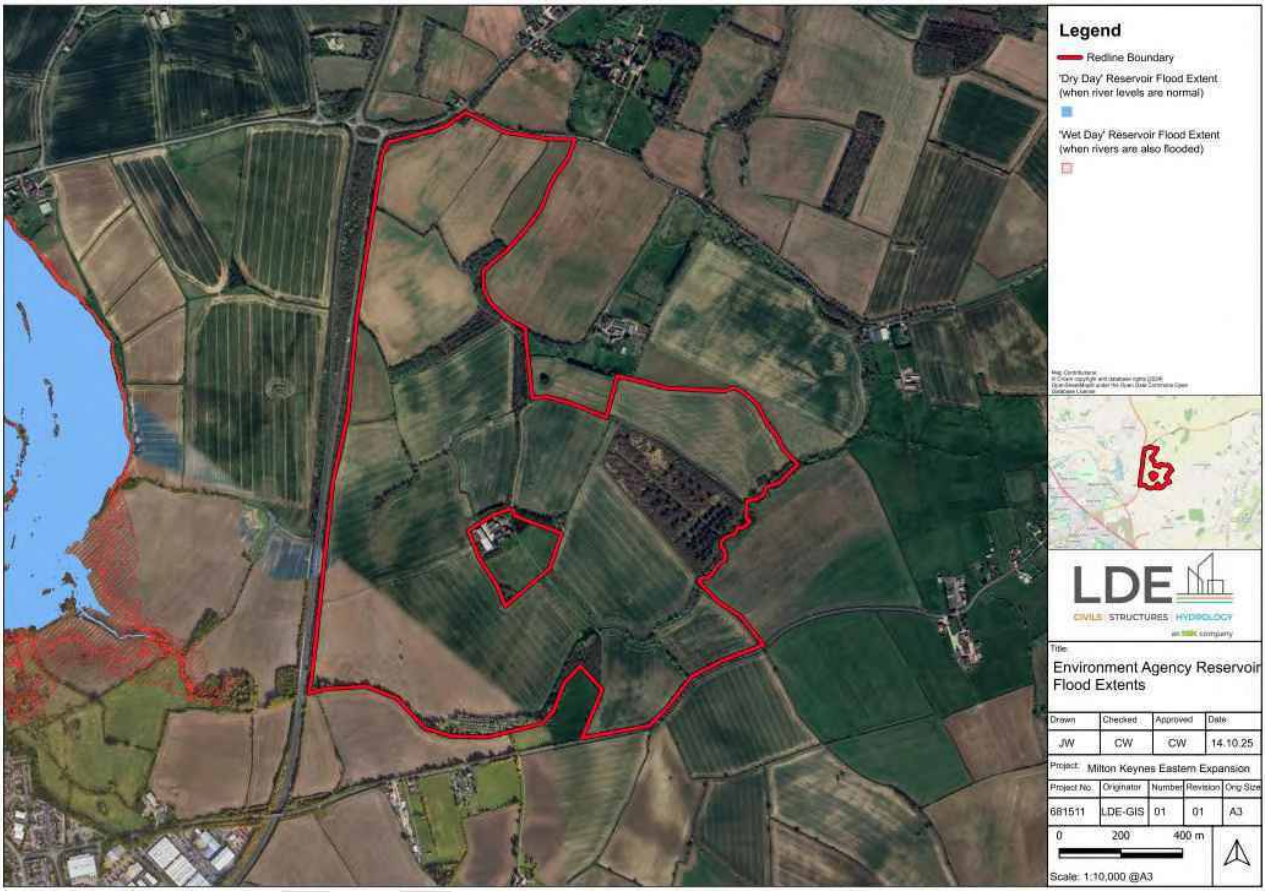



**Figure 6: Reservoir Water Flood map**

## 4.7 Canals

There are no Canal & River Trust (CRT) owned canals within the vicinity of the site.

## 4.8 Blockages of drainage systems

There is a possibility that flooding may result due to culverts and/or sewers being blocked by debris or structural failure. This can cause water to backup and result in localised flooding, as well as placing areas with lower ground levels at risk.

A review of multiple records and a site visit has confirmed that:

- There are several culverts on site linking watercourses, highways ditches and field drains to the Chicheley Brook.
- The Chicheley Brook flows beneath four bridges within the vicinity of the site. One to the north of the site, one to the northeast of the site, one where the bridleway crosses over the brook and the other where the brook flows under the A509.
- There is site drainage infrastructure in the form of field drains for the agricultural use fields and a potential private system in the central farm buildings.
- No internal drainage board assets lie within the proximity of the site.
- It was observed during the site visit that parts of the Chicheley Brook had natural blockages of branches and stones. It was also observed that some of the highway's ditches and field drains were also heavily silted.

A review of all assets, including their capacity and likelihood of exceedance, will need to be undertaken as part of a formal FRA for planning. Any potential improvement or upgrade works will need to be identified.

## 5 PROPOSED DRAINAGE STRATEGY

The surface water drainage strategy will need to be designed in accordance with national and local policy and guidance. The proposals will need to follow best practice regarding site drainage to ensure that any surface water runoff from the development is managed, ensuring flood risk is not increased elsewhere.

The strategy will need to incorporate Sustainable Drainage Systems (SuDS) and should seek to implement a SuDS hierarchy that aspires to achieve reductions in surface water runoff rates to greenfield rates. The first choice of surface water disposal should be to discharge to an adequate soakaway or infiltration system, where practicable. If this is not reasonably practicable then discharge should be to a watercourse, the least favourable option being to a sewer. SuDS features will need to be designed to store the volume of water associated with a 1 in 100-year rainfall event, plus an additional allowance to account for increased rainfall due to climate change, providing a betterment over the existing scenario.

The conceptual proposed drainage strategy has been developed by Allsopp Avery Partnership.

Allsopp Avery are currently reviewing foul water discharge options. Since there are no foul water assets within the site boundary it is proposed that a pumping station will be located within Parcel 1 (southwest corner). This rising main will then connect under the A509 to a foul water connection within Tickford Fields Development to the west of the site.

A full surface water and foul drainage strategy will be required to support a future planning application, with details enclosed within any formal FRA report.

## 6 WATER QUALITY

### 6.1 Surface Water Quality

The Water Framework Directive (WFD) requires that environmental objectives be set for all surface waters in England and Wales to enable them to achieve Good Status (or Good Ecological Potential for Heavily Modified and Artificial Water Bodies) by a defined date. The WFD surface water quality classification for Chicheley Brook has been extracted from the EA's Catchment Data Explorer. This indicates that Chicheley Brook is classified under the WFD as part of "Chicheley Brook Water Body" and is a heavily modified watercourse. Under the 2022 Cycle 3 classifications, the Chicheley Brook Water body has an ecological classification of 'Poor', but chemical quality 'does not require assessment'.

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The reasons provided for not achieving a 'Good' status include diffuse and point source pollution from agricultural sources through poor nutrient and soil management, as well as from continuous sewage discharge.

The online Magic Maps service also provides information on Drinking Water Safeguard Zones (SZs) and Protected Areas (PAs). PAs are assigned where raw water is abstracted from rivers and reservoirs. SZs are assigned to catchment areas that influence the water quality of their respective PA. These maps confirm that the site is not located within a surface water PA but is located within a Drinking Water SZ.

### 6.2 Groundwater Quality

The WFD also requires that environmental objectives be set for groundwater bodies in England and Wales to enable them to achieve 'Good' Status by a defined date. However, the EA's Catchment Data Explorer indicates that the underlying groundwater within this area has not been set environmental objectives and its current status is not recorded.

### 6.3 Development impacts on Water quality

The SuDS Manual (Ref. 6) contains guidance on how to assess water quality, stating *"Determining the hazard posed by the land use activities at a site and the extent to which underlying soil layers and/or proposed treatment components reduce the associated risk can be done using a variety of methods that vary in complexity and data requirements."*

The SuDS Manual contains guidance on the Simple Index Approach which uses indices to identify whether the proposed sustainable drainage features can adequately address the likely pollution hazards from the proposed development land uses. The LLFA will likely confirm any FRA should apply the CIRIA C753 Simple Index approach to identify potential improvements to water quality.

A full assessment of likely impacts on water quality as a result of the proposed development, and specifically the proposed drainage strategy, will need to be included within the formal FRA for planning and any required Environmental Statement.

## 7 WATERCOURSE CONSTRAINTS

### 7.1 Consenting

Under the Water Resources Act 1991 and associated byelaws, works in, over, under or adjacent to main rivers require the consent of the EA and works in, over, under or adjacent to Ordinary Watercourses will require IDB, Local Authority or LLFA consent. This is to ensure that they neither interfere with the IDB/EA/LPA/LLFA's work nor adversely affect the environment, fisheries, wildlife, and flood defence in the locality.

Due to the presence of Ordinary Watercourses (Chicheley Brook and field drains) within the site and around the site, consent will be required for any works within the proximity of these watercourses. Any consent works usually take place post planning, prior to construction, however, the principles of any development within the appropriate easements should be agreed at the planning stage.

### 7.2 Easements

Policy FR3 of the Milton Keynes Council adopted Local Plan (2019) (Ref. 7) states that an easement distance of 9m will be required for all Ordinary Watercourses. This easement should be maintained between the edge of the watercourses (measured from top of bank) for the maintenance access of the watercourse banks and any structures (culverts). All the proposed buildings and structures should be located outside of any areas considered to be at flood risk. An easement may only be required on one side and if access for

maintenance is maintained; if so, then it is possible adoptable roads, footpaths and SuDS may be placed within this easement distance.

These constraints will need to be considered and integrated into the masterplan for the site. As the masterplan progresses for planning, it may be prudent to arrange a meeting to discuss required easements with the LLFA present to ensure any specific local requirements are considered and incorporated.

Easements may also be required for the water mains that cross the northwest and southwest corners of the site.

### 7.3 Culverts

The Milton Keynes Council LLFA requires that installing new culverts should be avoided wherever possible, since they can increase the risk of flooding, have undesirable impacts on wildlife and human safety, as well as negatively impact the aesthetics of an area. A culverting application will usually be approved only if there is no reasonably practicable alternative, or if the risks mentioned above are very minor in nature and the alternative solutions would be expensive.

Existing culverts may be cleared, removed, or modified to improve flows within the existing watercourse as part of the development.

## 8 PLANNING CONTEXT

NPPF sets out a Sequential Test, which aims to direct new development to areas with the lowest probability of flooding and states that preference should be given to development located within Flood Zone 1.

The majority of the site is located within Flood Zone 1, with some areas of Flood Zone 3 along the eastern and southern boundary where the Chicheley Brook is present. There are also areas of surface water flooding and surface water flow paths within the site boundary, as well as a potential groundwater flood risk.

Since residential developments are classified as ‘more vulnerable’ in NPPF, development within Flood Zone 3 will only be permitted should the Exception Test be passed.

Detailed Sequential and Exception testing should be carried out. It should be noted that the site is a parcel of land that is part of Milton Keynes City Plan 2050 – Policy GS14 Eastern Strategic City Extension and may have already undergone Sequential and Exception testing or may be exempt from such testing.

## 9 KEY CONSULTATIONS

Milton Keynes Council as the Lead Local Flood Authority (LLFA) will need to be consulted to confirm the details of any surface water drainage strategy. As part of their legal role as a statutory consultee, they offer a service to provide historic flood data and planning advice on surface water drainage strategies. A full technical report on flood-related matters will be undertaken in due course. Given the Chicheley Brook is an Ordinary Watercourse, it falls under the jurisdiction of the LLFA, this is also the case for the smaller drainage ditches within the site. The LLFA will be responsible for providing advice regarding any easements or consents relating to these watercourses as well as any requirements for assessment / modelling of fluvial flood risk and any specific requirements or constraints where culverting or diversion of these watercourses is required.

The site does not lie within the boundaries of any Internal Drainage Board (IDB), however, the Buckinghamshire & River Ouzel IDB boundary is located approximately 1.0km southwest of the site. Since the watercourses under the IDB’s jurisdiction are located upstream of the site it is unlikely they will require consulting.

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It is recommended that the EA are consulted, as the Chicheley Brook is upstream of the River Great Ouse (Main River). The point at which the brook discharges into the EA Main River is heavily defended and has several balancing ponds present. According to the Milton Keynes Strategic Flood Risk Assessment (SFRA), these balancing ponds act as areas to help reduce the fluvial flood risk for Newport Pagnell and Milton Keynes associated with the River Great Ouse. It is recommended that confirmation is sought from the EA of the nature of the flood modelling that forms the basis of the Flood Zones as shown on the Flood Map for Planning,

The LLFA and potentially the EA will therefore need to be consulted as part of any consenting works associated with the watercourses on the site and any modelling requirements and easements / constraints associated with these watercourses, particularly the Chicheley Brook.

There are two clean water mains within the vicinity of the site. Anglian water should be consulted to confirm availability of water supply to this site.

## 10 CONCLUSIONS AND RECOMMENDATIONS

This preliminary technical appraisal has provided an overview of the likely potential flood risks to the site.

The majority of the site is located within Flood Zone 1 and thus at very low fluvial flood risk, however, there are areas of Flood Zone 2 and 3 associated with the Chicheley Brook on the eastern and southern boundaries. Some areas of surface water flooding have also been identified; these are primarily associated with the Chicheley Brook, but there are also surface water flow paths present within the boundary as a result of the local topography. Some areas of the site may also have an increased flood risk associated with groundwater.

In order to accurately quantify the flood risk associated with the watercourse (Chicheley Brook) on site, additional modelling work may be required at a later stage that takes into account the relevant climate change allowances.

The initial conceptual masterplan illustrates that the potential residential development areas are located well away from the watercourse and Flood Zones on site and should therefore be at very low risk from fluvial flooding. The development should also aim to avoid the areas in which the surface water flow paths are present. Appropriate watercourse easements will need to be incorporated into the development design, along with potential land reprofiling in areas identified at surface water flood risk. Easements may also be required for existing water mains in the northwest and southwest corners of the site.

Intrusive site investigation works including groundwater level monitoring, soakage testing and contamination assessment would be useful to help confirm potential flood risks on site, and to inform the drainage strategy design.

A full formal planning FRA would need to be produced to provide a full assessment of flood risks from all sources. This document will be provided as the development and planning progresses.

To ensure flood risk is not increased elsewhere as result of the proposed development, a formal surface water drainage strategy will be required incorporating SuDS into the development scheme. Allsopp Avery Partnership will be providing the full drainage strategy, and a summary will be included within any future full FRA document.

Overall, considering the above points, the development of the site should not be precluded on flood risk grounds, but further work is required to support a planning application for site development.

We trust the above is useful, but should you require any additional information, please do not hesitate to contact the undersigned.

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[redacted]

For RSK LDE Limited,

Yours sincerely,

| Jacob Winfield | | Colin Whittingham |
|---|---|---|
| [redacted] | And | [redacted] |
| Hydrologist | | Director |
| Author | | Technical Reviewer |

DRAFT

## APPENDICES

Appendix A: Service Constraints
Appendix B: Concept Masterplan
Appendix C: Anglian Water Sewer Records
Appendix D: Allsopp Avery Preliminary Drainage Strategy

## REFERENCES


1. Communities and Local Government, 'National Planning Policy Framework', 2012 (last updated February 2025).
2. Communities and Local Government, 'Planning Practice Guidance - Flood Risk and Coastal Change, ID 7', March 2014 (last updated September 2025). - http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/
3. DEFRA, 'Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems', March 2015.

4. Milton Keynes City Plan 2050 – Policy GS14 Eastern Strategic City Extension, accessible at: https://milton-keynes.moderngov.co.uk/documents/s19212/MK+City+Plan+2050+Regulation+18.pdf

5. Milton Keynes Council Strategic Flood Risk Assessment Susceptibility to Groundwater Flooding Mapping (Appendix B - Figure B 8), accessible at: https://www.milton-keynes.gov.uk/sites/default/files/2022-09/Milton%20Keynes%20_L1_SFRA_%28with%20Appendices%29.pdf

6. CIRIA, 'The SUDS Manual – C753', 2015.

7. Milton Keynes Council adopted Local Plan (2019), accessible at: https://www.milton-keynes.gov.uk/sites/default/files/2022-05/PlanMK%20Adoption%20Version%20%28March%202019%29.pdf

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## APPENDIX A

### Service Constraints

1. This report and the drainage design carried out in connection with the report (together the "Services") were compiled and carried out by RSK LDE Ltd (RSK) for Ashflame Properties Ltd and Chicheley Farms Ltd (the "client") in accordance with the terms of a contract between RSK and the "client" dated August 2024. The Services were performed by RSK with the skill and care ordinarily exercised by a reasonable civil engineer at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the client.

2. Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.

3. Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the client. RSK is not aware of any interest of or reliance by any party other than the client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.

4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates, or such other terms as agreed between RSK and the client.

5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate, or such other terms as may be agreed between RSK and the client.

6. The observations and conclusions described in this report are based solely upon the Services, which were provided pursuant to the agreement between the client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off the site of asbestos, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials.

7. The Services are based upon RSK's observations of existing physical conditions at the site gained from a walk-over survey of the site together with RSK's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The Services are also based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely. The Services clearly are limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the walk-over survey. Further RSK was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services. RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the client and RSK.

8. The phase II or intrusive environmental site investigation aspects of the Services is a limited sampling of the site at pre-determined borehole and soil vapour locations based on the operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and RSK] [based on an understanding of the available operational and historical information,] and it should not be inferred that other chemical species are not present.

9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (boreholes, trial pits etc) annotated on site plans are not drawn to scale but are centred over the appropriate location. Such features should not be used for setting out and should be considered indicative only.

**APPENDIX B**

Concept Masterplan

Sherington

A422

A509

North Crawley

NEWPORT PAGNELL

A509

NC

NC

LC

LC

LC

LC

LC

LC

LC

CRANFIELD UNIVERSITY

Cranfield

Moulsoe

M1

H3 / A422

H5 / A509

CENTRAL MILTON KEYNES

H6

Inset Plan area

Salford

M1

H8 / A421

A421

Brogborough

Google Earth

ESCE Allocation Area

Gross Development Areas

Mixed Use Centres

NC Neighbourhood Centre

LC Local Centre

Open Space

Existing Trees / Hedgerows

Structural Open Space / Tree Planting / Habitat Connectivity

City / Country Park

Linear Park

Potential Primary MRT Route

Potential Local Public Transport Route

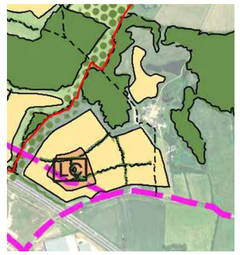
Rural Bus Route

Park & Ride

MK East Secondary School

ESCE Secondary Schools and Community Sports Facilities

**Inset Plan**
Showing illustrative proposals on Hallam Land area within Central Bedfordshire




Notes:
Development parcels and development quantum/capacities are based on initial high level analysis for Local Plan testing purposes. As such, they are a starting point for conversations about capacities and viability testing, rather than any definitive position going forward.

| Rev | Description | Date |
|---|---|---|
| D | Updates to key | 24/06/25 |
| C | Plan updates | 06/06/25 |
| B | Plan updates | 13/05/25 |
| A | Inset plan added | 28/03/25 |

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Client:

GALLAGHER · Hallam Land PART OF HENRY BOOT · Berkeley Group

ESCE Framework Plan

**Emerging Framework Plan**

| Scale@A0 | Drawn: | Designed: | Approved: |
|---|---|---|---|
| 1:12,500 | IW | IW / SJP | SJP |

0m 500m

| Drawing Number: | Revision: | Date: |
|---|---|---|
| HLM093-013 | D | 03/03/2025 |

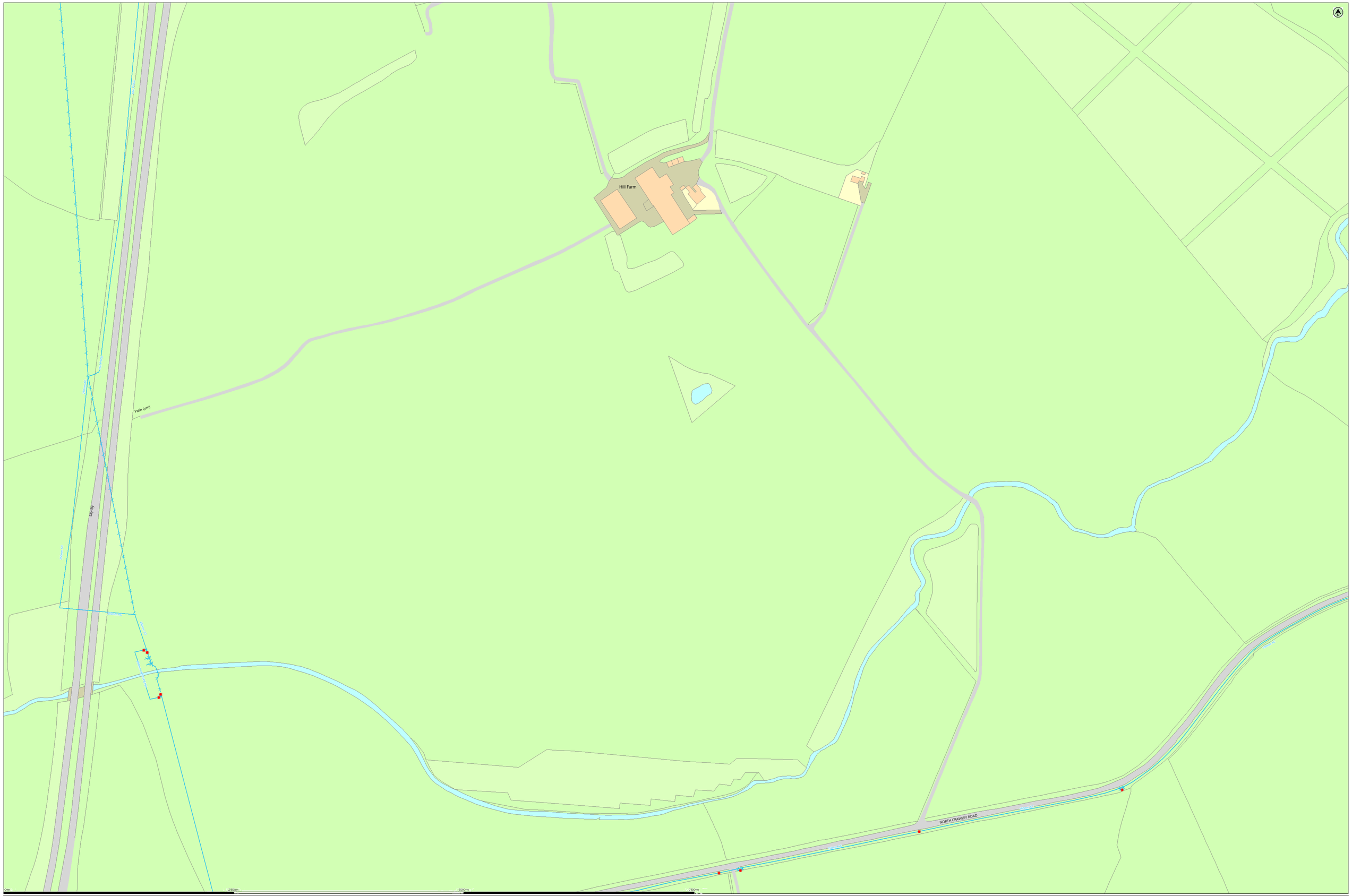
50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
01908 666276 mail@davidlock.com davidlock.com

DAVID LOCK ASSOCIATES

**APPENDIX C**

Anglian Water Sewer Records


New Cottages
1
2
A 422
Track
Track
Track
The Cottage
10in Public
10in Public
10in Public




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Clean Water Plan A0
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Potable Water
Raw Water
Decommissioned Water
Fitting
Hydrant

tdavis@rsk.co.uk

890869 - 2

love every drop
anglianwater




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Clean Water Plan A3
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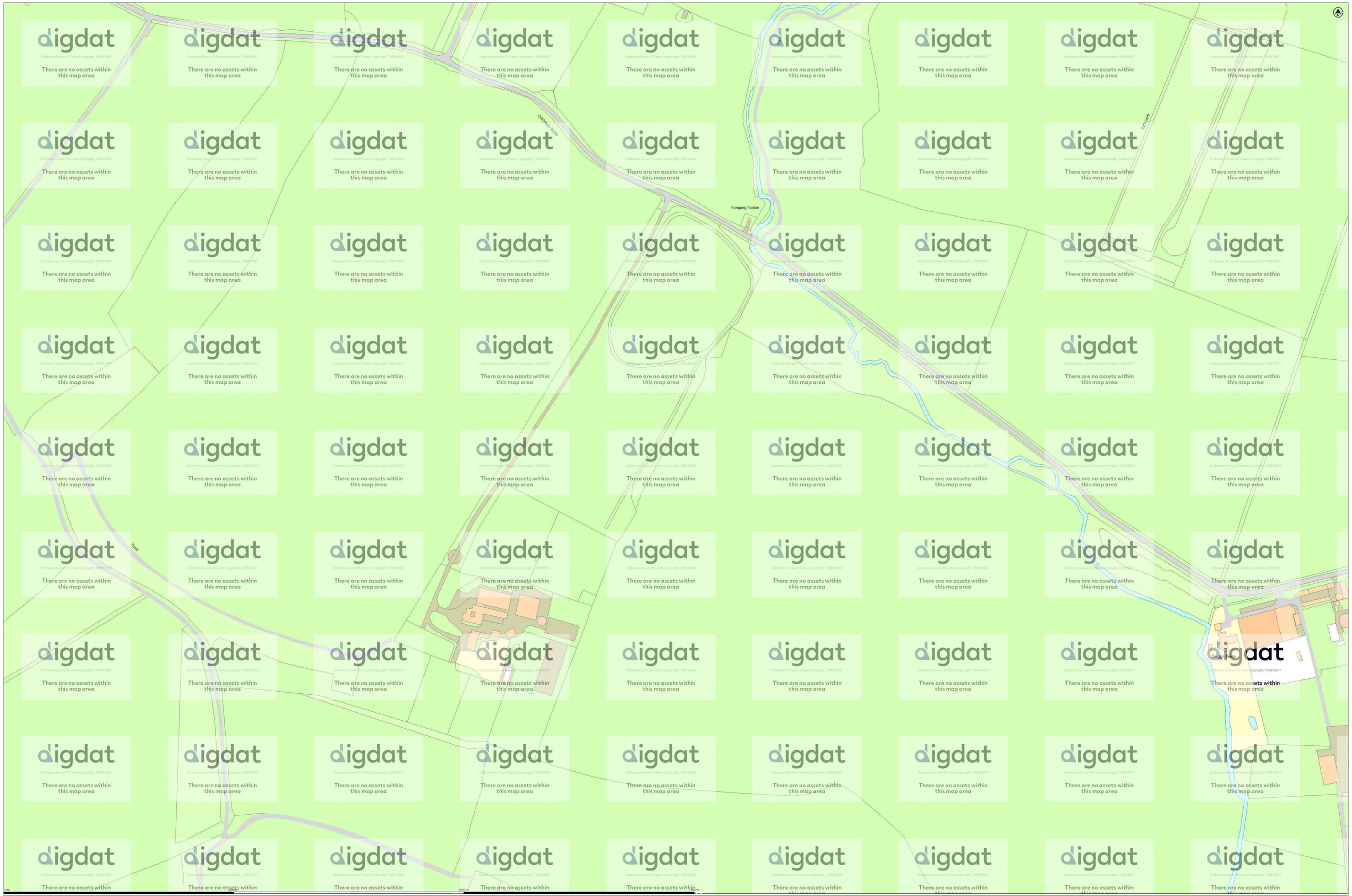
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Wastewater Plan A3
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| | | | | | |
|---|---|---|---|---|---|
| Foul Sewer | | Outfall* | | Sewage Treatment Works | |
| Surface Sewer | | | | | |
| Combined Sewer | | Inlet* | | Public Pumping Station | |
| Final Effluent | | | | | |
| Rising Main* | | Manhole* | | Decommissioned Pumping Station | |
| Private Sewer* | | | | | |
| Decommissioned Sewer* | | | | | |

*(Colour denotes effluent type)

tdavis@rsk.co.uk

890869 - 3

love every drop
anglianwater

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|
| 4900 | 491444 | 244951 | F | - | - | - |
| 5900 | 491518 | 244910 | F | 70.88 | 69.65 | 1.23 |
| 6700 | 491666 | 244763 | F | 72.72 | 71.38 | 1.34 |
| 6800 | 491603 | 244869 | F | 71.77 | 70.52 | 1.25 |
| 7700 | 491747 | 244713 | F | 74.23 | 73.08 | 1.15 |
| 8600 | 491836 | 244658 | F | 75.93 | 74.57 | 1.36 |

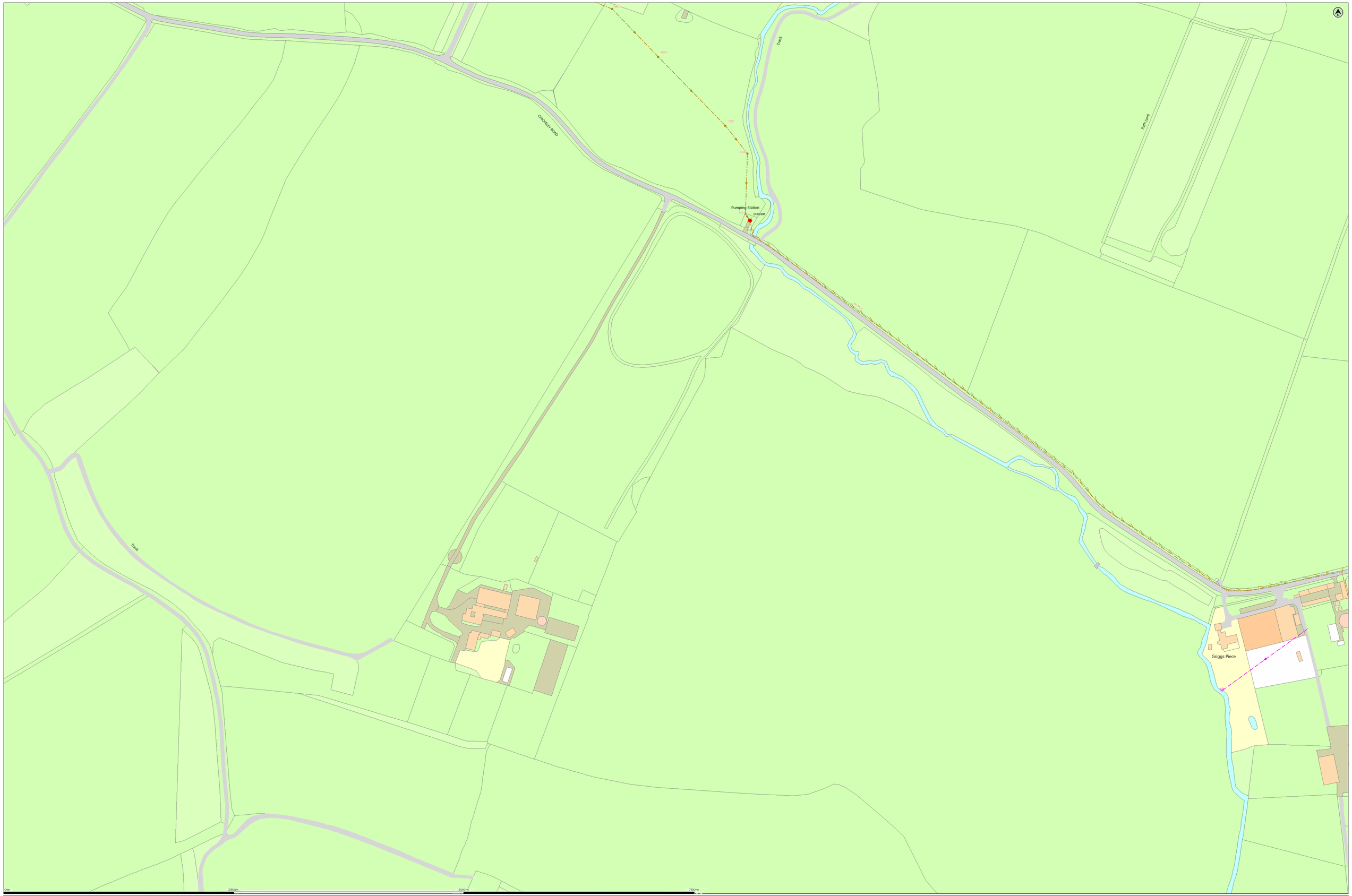
| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|




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Wastewater Plan A3
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| | | | | | |
|---|---|---|---|---|---|
| Foul Sewer | | Outfall* | | Sewage Treatment Works | |
| Surface Sewer | | | | | |
| Combined Sewer | | Inlet* | | Public Pumping Station | |
| Final Effluent | | | | | |
| Rising Main* | | Manhole* | | Decommissioned Pumping Station | |
| Private Sewer* | | | | | |
| Decommissioned Sewer* | | | | | |

*(Colour denotes effluent type)

tdavis@rsk.co.uk

89OB69 - 4

love every drop
anglianwater




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Data updated: 31/07/24

Scale: 1:1250 | Date: 28/08/24 | Wastewater Plan A0

Map Centre: 490038,245143 | Our Ref: 1555507 - 2 | Powered by digdat

| | | | |
|---|---|---|---|
| Foul Sewer | | | |
| Surface Sewer | Outfall* | Sewage Treatment Works | |
| Combined Sewer | | | |
| Final Effluent Sewer | Inlet* | Public Pumping Station | |
| Rising Main* | | | |
| Private Sewer* | Manhole* | Decommissioned Pumping Station | |
| Decommissioned Sewer* | | | |

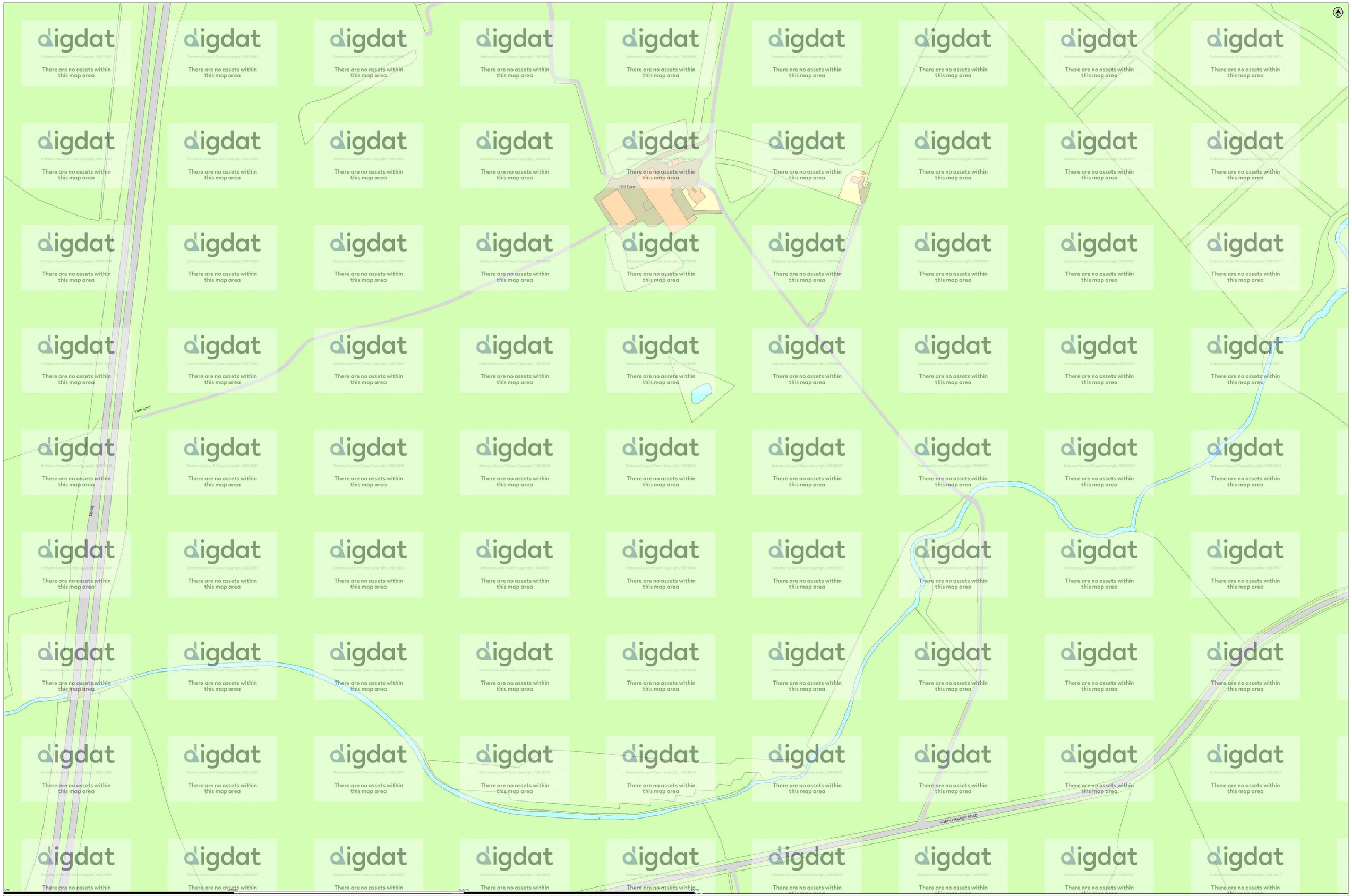
*(Colour denotes effluent type)

ldavis@rsk.co.uk

890869 - 1

love every drop anglianwater

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2024 Ordnance Survey 100022432.This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.




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There are no assets within this map area

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Date: 28/08/24 | Scale: 1:1250 | Map Centre: 490113,244079 | Data updated: 31/07/24 | Our Ref: 1555507 - 5

Wastewater Plan A0
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This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and lateral drains are not normally shown but their presence should be anticipated. Safe digging practices must be adopted before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2024 Ordnance Survey 100022432.This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

| | | | |
|---|---|---|---|
| Foul Sewer | | Outfall* | Sewage Treatment Works |
| Surface Sewer | | | |
| Combined Sewer | | | |
| Final Effluent | | Inlet* | Public Pumping Station |
| Rising Main* | | | |
| Private Sewer* | | Manhole* | Decommissioned Pumping Station |
| Decommissioned Sewer* | | | |

*(Colour denotes effluent type)

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890869 - 2

love every drop
anglianwater

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
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| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
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| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
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| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|
| 4701 | 490446 | 245767 | F | 75.62 | 73.13 | 2.49 |
| 4702 | 490477 | 245732 | F | 74.37 | 72.75 | 1.62 |
| 4801 | 490403 | 245810 | F | 75.47 | 73.74 | 1.73 |
| 5601 | 490544 | 245693 | F | 73.76 | 72.05 | 1.71 |

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

| Manhole Reference | Easting | Northing | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|---|---|

Planning Policy Team

Milton Keynes City Council

1 Saxon Gate

East Milton Keynes

MK9 3EJ

18th December 2025

Dear Sir / Madam

**RE: MILTON KEYNES WHOLE PLAN VIABILITY STUDY RESIDENTIAL UPDATE NOTE OCTOBER 2025 – REPRESENTATIONS**

This letter is prepared by Turner Morum LLP (TM) as the representations on the Milton Keynes (MK) Whole Plan Viability Study (WPVS) Residential Update Note (October 2025) undertaken by Mr Simon Drummond-Hay of HDH Planning & Development Ltd (HDH) and David Carlisle of Aecom.

These representations have been instructed by Gallagher Developments, Hallam Land and Berkeley Group (referred to herein as 'the consortium') forming the consortium of parties controlling the land within the draft allocation known as the Eastern Strategic City Extension (ESCE).

Our understanding is that a WPVS was produced in 2024 for formal consultation alongside the Regulation 18 versions of the Draft Local Plan. This data was based on assumptions, evidence and research from January to February 2024 and therefore considering changes in market conditions and policy/regulatory positions HDH have published an updated October 2025 WPVS to consider whether it is necessary for the Council to fully update the evidence prior to submitting the Local Plan for examination.

The focus of these representations has been specifically on the viability of the ESCE allocation. We have sought to identify a number of areas of concern and to seek clarification on a number of assumptions within the WPVS which directly impact the viability of the ESCE allocation. This is within the context of the Planning Practice Guidance (PPG) which seeks to ensure that viability should not compromise sustainable development but should be used to ensure that policies are realistic and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.

Each of these points is addressed under the subheadings below. Where we have not referred to an assumption or input within the WPVS this should not necessarily be taken as an agreement on this point but rather this letter focuses on what we have identified as the primary issues or queries as they relate to the ESCE allocation:

**Market Housing Values**

Although not explicitly stated we have assumed the ESCE allocation falls within the rural/high value/flanks location identified in the WPVS which in 2024 was benchmarked at £4,600 psm for houses and £4,300 psm for flats. The latest October 2025 assessment increases this to £4,700

psm for houses and £5,000 for flats (£437 psf / £464 psf) as per Tab 2.4. The movement in housing values is not hugely significant however there is a significant change in the value of flats.

It is curious how previously in this location only, the WPVS had assumed flats would achieve a lower £ psf than houses whereas throughout the rest of the borough a higher £ psf was assumed (see the 2024 schedule below):

Table 4.13 February 2024 Based Residential Price Assumptions (£ per sqm)

| | | |
|---|---|---|
| Rural/High Value/Flanks | Houses | £4,600 |
| | Flats | £4,300 |
| Central Milton Keynes | Houses | £4,600 |
| | Flats | £5,000 |
| Older Centres and City Estates | Houses | £4,300 |
| | Flats | £4,500 |

Source: HDH (February 2024)

This is quite the shift in position on the value of flats; the WPVS have increased flatted values by 16% in this latest assessment which suggests it's more than just a reflection of market movements but rather a correction of a potential oversight in the 2024 assessment.

To review this value assumption, we have undertaken our own research considering completed sales evidence from new build schemes to the east of MK (**Appendix 1**). As one can observe from summary table below, we do not see any justification to support the assumption that flats should have a higher value than houses – if anything the justification appears to be supporting the position as per the 2024 WPVS whereby houses were valued on a higher £ psf than flats:

| Index Rates | Houses | Flats |
|---|---|---|
| BDW Brooklands | £436.35 | £344.15 |
| Bellway Wavendon View | £418.03 | N/A |
| Bloor Wavedon Green | £453.80 | N/A |
| BDW Eagles' Rest | £393.57 | N/A |
| Vistry | N/A | £381.61 |
| Dandara | £402.14 | £357.62 |
| Bloor Cranfield | £414.92 | N/A |
| Crest Campbell Wharf | N/A | £518.98 |
| | £419.80 | £400.59 |

## Affordable Housing Values

We note on the affordable housing values the assumptions on social rent values remains the same from 2024 but the affordable rent values have increased to £288 psf. This is roughly 65% of the HDH average value on the market housing which as a benchmark appears to be at the very upper end of the acceptable range for this tenure type.

In the current market for Registered Providers (RP) we are experiencing a significant downturn both in terms of the interest on acquiring S106 affordable housing provisions and the offers RPs can make to acquire affordable housing.

The reduction in RP demand and acquisitions is a reflection of the constraints on their budgets caused primarily by the increase in interest rates since 2022. This increase which peaked from August 2023 to July 2024 has coincided with a time when RPs have been under pressure to tackle mould and damp issues in existing properties as well as cladding replacement etc.

The below extract is from the National Housing Federation Autumn Budget and Spending Review dated September 2024:

***Housing associations have faced 14 years of both capital and revenue funding reductions, and significant policy and regulatory change and uncertainty. In 2010, grants for social homes were slashed by 63%. Since 2015, real terms rents have fallen by 15%, meaning housing associations' rents were £3bn lower last year than they would have been without government intervention. The reduction in financial capacity that this has generated has left housing associations highly exposed to the much higher rates of inflation and interest rates that we have experienced over the last two years. Additionally, housing association spending on repairs and maintenance hit a record high of £7.7bn in 2022/23, 20% higher than the prior year. The Regulator of Social Housing's quarterly survey shows a further increase in repairs and maintenance spending to £8.2bn in the year to June 2024.***

***This escalating and necessary investment in existing homes is only forecast to rise to ensure they are all fully compliant, safe, decarbonised, high quality, and fit for the future. NHF analysis shows this could reach £40,000-50,000 on average per home and current government funding support is not sufficient for this challenge. In the coming years our sector needs to spend:***

- ***Around £6bn on building safety, with £4bn planned during 2022-2027.***
- ***At least £36bn to decarbonise all housing association homes.***
- ***An unknown scale of investment to incorporate a new regulatory system and measures such as the new Decent Homes Standard and Heat Network Technical Standards.***

***Taken together, these pressures on both housing associations' income and expenditure – combined with major policy uncertainty - have rapidly eroded housing associations' capacity and confidence to borrow and to build.***

The consequence of these financial pressures is that many RPs no longer have sufficient capacity in terms of their financial scope to acquire new sites/S106 provisions. Where the RP does have the financial capacity, they have to be especially conscious of the values being applied and thus we consider in this context there is an argument that the HDH assumptions on affordable rent values is too low.

This is corroborating through discussions we have had with the consortium relating to affordable values. We understand that on Milton Keynes Estate, for example, the internal estimates were c. £224 psf for affordable rent and £206 psf for social rent (although noting that this did include an element of extra care within the social housing). These benchmark

estimates would support the argument that the HDH assumptions are above current market rates.

### Infrastructure

In the 2024 assessment HDH had assumed £25k per dwelling for strategic infrastructure and mitigation costs which would be intended to cover contributions and works to education, transport, travel, health, open space etc. They also made of 0.5% allowance on build costs to public art but this not being taken forward in the 2025 assessment.

HDH note the uncertainty about strategic infrastructure costs and in the 2025 WPVS they have carried out sensitivity testing up to £75k per dwelling (paragraph 8.13). We consider this sensitivity testing is vitally important because in our experience strategic development sites will likely incur a higher cost than £25k per dwelling to satisfy strategic infrastructure and mitigation obligations.

We also note that on strategic development sites there would likely be additional on-site infrastructure costs incurred in the delivery of spine roads, services, utilities, site wide landscaping etc. These costs would be outside of what are essentially the S106 obligations as per the £ per dwelling assumptions above.

In the HDH WPVS they consider the site wide infrastructure costs are included in the externals works % applied to the build cost (13%). In our experience this can underestimate the cost of spine infrastructure and servicing and is a problem we frequently encounter many Local Plan Viability studies where this cost is not sufficiently accounted for.

To corroborate the above, we have compiled a schedule as per **Appendix 2** of 14 strategic sites we have worked on which shows the assumed costs of on-site strategic infrastructure/abnormals in addition to the base BCIS and externals allowance.

What this evidence shows is that although the externals allowance adopted by HDH in their assessment is at the higher end of the range at 13%, this is benchmarked against the lower quartile dataset for sites over 200 dwellings (as opposed to the median), and furthermore the average across the sample sites in **Appendix 2** is an additional £42k per dwelling for strategic infrastructure and abnormals.

This is not necessarily to say that the ESCE allocation would incur this level of additional cost, but the point is that there is clearly a need to reflect some level of site wide infrastructure costs within the viability which HDH have not currently reflected. We do not agree with the suggestion that these would be deducted from the land value as ultimately the landowner needs to be satisfied that they have achieved their minimum return to incentivise the sale of land for development.

### Strategic Sites

The headline assumptions the WPVS is working to on the ESCE allocation shown below:

| | | | |
|---|---|---|---|
| Eastern SCE | Units | 16,000 | Strategic greenfield site. Total site area 1,125 ha of which 562.5 ha is suitable for development. To include 40 ha of employment uses. Modelling based on residential area of 330.8ha. Total site capacity is 16,000 units, of which 7,750 are to be delivered during the plan period. |
| | Gross | 1,085.000 | |
| | Net | 522.534 | |
| | Density | 30.6 | |

An important point of clarification here relates to the assumed gross area. This is relevant to the viability as it forms part of the assessment as to the Benchmark Land Value. The above suggests a gross area of 1,085 ha (although noting the text to the right side refers to 1,125 ha).

We have received confirmation from the consortium that following the Council's request to include the Rectory Farm land within the redline boundary the gross area is now 1,140 ha.

This potentially increases the adopted BLV in the HDH assessment (at £250k per gross ha) by c. £13.750m which would have the consequential impact of worsening the viability conclusions.

**Self-Build/Custom Build**

We note that a new policy requires delivery of 5% custom and self-build dwellings on strategic sites. The WPVS has only dedicated 4 paragraphs to this assessment which essentially compares a serviced plot value for a strategic site at £80k - £90k per plot compared with a self-build plot value which they suggest would be up to £175k per plot. On this basis they conclude the custom build policy will have no adverse effect on viability.

We have worked on a number of viability assessments where we have demonstrated that the inclusion of custom buildings on a strategic site has a negative impact on viability and thus requiring 5% of all dwellings on a strategic site is imposing a further policy obligation on the developer which could jeopardize the deliverability of other policy targets such as affordable housing.

The pertinent question one has to consider here is, if custom build plots are as valuable as HDH intimate in their report then why would a developer not deliver more custom build plots than traditional residential dwellings?

The figures quoted in the HDH report suggest a plot value on market housing of £80k - £90k per plot compared to suggestions of £175k per plot for custom build. Based on these numbers there would be a clear incentive for developers to deliver schemes of 100% custom build since the suggested plot values are so much greater. However, we know from experience that is not the case and frequently the inclusion of a custom build requirement is seen as a further burden and constraint on the scheme.

The way one assesses the viability and value of a traditional market housing scheme is well-established, but the approach required for a custom-build/self-build scheme is different. Essentially, in order to value custom build plots, one has to undertake a custom build plot residual valuation which considers the end sales value of the custom build dwelling and then deducts from this the associated cost delivering the dwelling in addition to the plot cost to acquire the land from the developer in the first place.

The key viability issue which we have found from experience of working on projects involving custom build dwellings is that their build costs are higher than a traditional market housing

scheme due to either local design code, building regulations requirements or the need to align with other custom build schemes being delivered in the locality.

To consider this point further in the WPVS, the build costs for housing developments are based on either lower quartile or median BCIS build costs. Custom build dwellings would generally be comprised of detached dwellings within a development and these bespoke dwellings incur a significantly higher build cost.

If one reviews the latest BCIS data which is appended to this letter, Estate Housing Generally has a base build cost of £1,516 psm when using the median dataset. This is uplifted to £1,779 psm (17% increase) when one considers the cost specifically designated for Estate Housing Detached. This evidence is included as per **Appendix 3**.

Although one would expect the custom build dwellings to achieve a sales premium the issue especially in the current economic climate is that the rate of build cost inflation is outstripping revenue growth. You also have to factor in that custom build dwellings which are being marketed at a sales premium would also therefore carry with them higher rates of Stamp Duty Land Tax and fees and a slower sales programme.

Essentially, the custom build dwellings are generally being delivered as bespoke products and thus incurring higher build costs than traditional housing especially within a larger strategic site. These types of developments are delivered by volume housebuilders who can effectively make the economics of strategic sites more likely to be deliverable by constructing their housing products on a large scale thus achieving certain economies of scale in doing so. The custom build dwellings do not benefit from these economies and thus they represent a viability burden on the development.

They are not suited to deliver within strategic development land parcels and further the obligation of a volume housebuilder to deliver custom build plot is widely accepted as a significant burden and constraint. It has itself practical issues relating to health & safety obligations, delivery timetables, working hours etc. Therefore, the inclusion of a custom build requirement within a strategic site is likely to actually add further costs and complications thus negatively impacting viability.

The issue therefore of including a policy objective of 5% custom build dwelling within strategic sites is that they operate on a different basis to traditional market dwellings and in our experience would incur higher build costs which in the current economic climate would not be realistically compensated through a commensurate GDV.

This ultimately reduces the value of the custom build plots and has a negative impact on viability as the value of traditional market housing dwellings is higher than a custom build plot value. Therefore, extracting what would be 5% of the market housing and allocating as custom build would have a negative impact on viability.

## Conclusions

The HDH updated analysis concludes as per paragraph 8.15 that based on £25k per dwelling developer contributions, 40% affordable housing is viable for strategic greenfield sites such as ESCE.

The schedule below extracted from the HDH report shows the specific viability conclusions reached for ESCE which is Site 36 on the schedule below:

## Strategic Sites

| | | | EUV | BLV | Residual Value (£ per gross ha) | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Value Change | -10% | -5% | 0% | +5% | +10% | +15% | +20% |
| Site 34 | Walton Campus SBS | Walton Hall (E | 1,000,000 | 1,200,000 | 1,360,748 | 1,783,563 | 2,198,377 | 2,613,160 | 3,027,944 | 3,440,052 | 3,849,021 |
| Site 35 | Wolverton Works SBS | Wolverton (Old | 1,000,000 | 1,200,000 | 871,679 | 1,127,579 | 1,383,479 | 1,638,813 | 1,890,574 | 2,142,334 | 2,394,095 |
| Site 36 | Eastern SCE | North East | 25,000 | 250,000 | 146,756 | 213,697 | 278,636 | 342,915 | 407,193 | 471,472 | 535,750 |
| Site 37 | East of Wavendon SCE | East | 25,000 | 250,000 | 178,236 | 312,733 | 446,011 | 579,288 | 709,857 | 839,935 | 970,213 |
| Site 38 | South of Bow Brickhill SCE | South East | 25,000 | 250,000 | 424,505 | 582,436 | 740,249 | 894,794 | 1,049,339 | 1,203,883 | 1,358,428 |
| Site 39 | Levante Gate SCE | South East | 25,000 | 250,000 | 436,535 | 597,762 | 758,989 | 919,342 | 1,077,389 | 1,235,435 | 1,393,482 |
| Site 40 | Shenley Dens SCE | West | 25,000 | 250,000 | 386,723 | 529,397 | 672,072 | 813,956 | 953,736 | 1,093,522 | 1,233,309 |

| | | | EUV | BLV | Residual Value (£ per gross ha) | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | BCIS Change | -10% | -5% | 0% | +5% | +10% | +15% | +20% |
| Site 34 | Walton Campus SBS | Walton Hall (E | 1,000,000 | 1,200,000 | 2,790,645 | 2,494,511 | 2,198,377 | 1,902,242 | 1,606,108 | 1,295,999 | 989,541 |
| Site 35 | Wolverton Works SBS | Wolverton (Old | 1,000,000 | 1,200,000 | 1,727,443 | 1,557,248 | 1,383,479 | 1,209,391 | 1,035,303 | 860,239 | 680,920 |
| Site 36 | Eastern SCE | North East | 25,000 | 250,000 | 383,476 | 331,057 | 278,636 | 225,633 | 170,945 | 114,153 | 54,266 |
| Site 37 | East of Wavendon SCE | East | 25,000 | 250,000 | 669,212 | 559,128 | 446,011 | 332,893 | 219,425 | 102,164 | -16,880 |
| Site 38 | South of Bow Brickhill SCE | South East | 25,000 | 250,000 | 983,686 | 862,068 | 740,249 | 618,238 | 490,105 | 364,806 | 235,279 |
| Site 39 | Levante Gate SCE | South East | 25,000 | 250,000 | 1,018,066 | 885,880 | 758,989 | 631,392 | 503,796 | 374,351 | 242,434 |
| Site 40 | Shenley Dens SCE | West | 25,000 | 250,000 | 893,979 | 784,071 | 672,072 | 559,248 | 446,424 | 333,600 | 217,483 |

What the above illustration shows is that the RLV from the HDH assessment on the basis of £25k per dwelling S106/IDP costs equates to **£278,636 per ha** and their adopted BLV is **£250k per ha**. Based on their gross area (assumed at 1,085 ha) we estimate this means they are demonstrating a **£31m surplus**.

What the above table also demonstrates is that when a 5% uplift is applied to the BCIS or a 5% downwards adjustment applied to values, the ESCE allocation turns from green (viable) to yellow which means it's technically non-viable but marginally so. As such the conclusions that the allocation is viable are sensitive to relatively minor changes.

It is inevitable that during the development programme of such a larger allocation there will be fluctuations in the market and the viability needs to allow a sufficient headroom to ensure that deliverability is maintained even during the periods of market downturn. This goes back to a fundamental principle of viability in plan making in that it should not compromise sustainable development but should be used to ensure that policies are realistic, and the total cumulative cost of all relevant policies will not undermine deliverability of the plan.

The overarching principle however, is that should the £25k per dwelling benchmark prove to be insufficiently low, the viability of ESCE would be negatively impacted to the extent a viable outturn would change potentially to a non-viable outturn. This could be further exacerbated when one accounts for some of the other concerns we have raised in this representation relating to on-site infrastructure, values, BLV and custom build plots.

| Index Rates | Location | Houses | Flats |
|---|---|---|---|
| BDW Brooklands | 1 | £436.35 | £344.15 |
| Bellway Wavendon View | 2 | £418.03 | N/A |
| Bloor Wavedon Green | 3 | £453.80 | N/A |
| BDW Eagles' Rest | 4 | £393.57 | N/A |
| Vistry | 5 | N/A | £381.61 |
| Dandara | 6 | £402.14 | £357.62 |
| Bloor Cranfield | 7 | £414.92 | N/A |
| Crest Campbell Wharf | 8 | N/A | £518.98 |
| | | £419.80 | £400.59 |
| Misc | | £453.40 | £540.53 |



Barratt David Wilson - Brooklands

Houses

| No | Address | Postcode | Date sold | Sold price | Estimated market value | New build | Designation | Category | Subcategory | No of bedroo | bedrooms | bedrooms | floor area ft | Price per ft | last price p | Tenure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 71 | 13, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ | MK10 7NQ | 27/08/2024 | £536,995 | £561,528 | TRUE | Residential | House | Detached | | | | 1334.72 | £402 | £421 | Freehold |
| 130 | 19, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ | MK10 7NQ | 14/06/2024 | £531,675 | £553,017 | TRUE | Residential | House | Detached | | | | 1367.02 | £374 | £405 | Freehold |
| 164 | 21, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ | MK10 7NQ | 07/08/2024 | £513,999 | £535,092 | TRUE | Residential | House | Detached | | | | 1367.02 | £376 | £405 | Freehold |
| 188 | 23, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ | MK10 7NQ | 24/05/2024 | £501,995 | £543,885 | TRUE | Residential | House | Detached | | | | 1334.72 | £376 | £407 | Freehold |
| 190 | 25, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ | MK10 7NQ | 17/05/2024 | £427,495 | £483,495 | TRUE | Residential | House | Detached | | | | 936.46 | £457 | £495 | Freehold |
| 138 | 12, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR | MK10 7NR | 28/06/2024 | £819,995 | £870,889 | TRUE | Residential | House | Detached | | | | 1474.65 | £420 | £454 | Freehold |
| 185 | 7, Suez Grove, Brooklands, Milton Keynes, Milton Keynes MK10 7PB | MK10 7PB | 07/06/2024 | £500,000 | £540,399 | TRUE | Residential | House | Detached | | | | 1334.72 | £375 | £405 | Freehold |
| 153 | 48, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR | MK10 7NR | 24/05/2024 | £365,755 | £396,997 | TRUE | Residential | House | Semi_Detached | | | | 826.81 | £441 | £479 | Freehold |
| 154 | 32, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR | MK10 7NR | 24/06/2024 | £405,645 | £440,294 | TRUE | Residential | House | Semi_Detached | | | | 1184.08 | £343 | £372 | Freehold |
| 156 | 44, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR | MK10 7NR | 21/06/2024 | £361,945 | £392,881 | TRUE | Residential | House | Semi_Detached | | | | 826.82 | £437 | £474 | Freehold |
| 173 | 30, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR | MK10 7NR | 31/05/2024 | £368,686 | £400,521 | TRUE | Residential | House | Semi_Detached | | | | 826.82 | £442 | £483 | Freehold |
| 172 | 48, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR | MK10 7NR | 31/05/2024 | £361,945 | £395,332 | TRUE | Residential | House | Semi_Detached | | | | 826.82 | £437 | £477 | Freehold |
| 173 | 40, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR | MK10 7NR | 31/05/2024 | £361,945 | £395,332 | TRUE | Residential | House | Semi_Detached | | | | 826.82 | £437 | £477 | Freehold |
| 187 | 42, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR | MK10 7NR | 13/05/2024 | £361,945 | £395,332 | TRUE | Residential | House | Semi_Detached | | | | 826.82 | £437 | £477 | Freehold |
| 14 | 8, Defiance Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NS | MK10 7NS | 30/12/2024 | £446,496 | £450,926 | TRUE | Residential | House | Semi_Detached | | | | 1184.08 | £369 | £380 | Freehold |
| 110 | 4, Defiance Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NS | MK10 7NS | 23/08/2024 | £425,916 | £453,788 | TRUE | Residential | House | Semi_Detached | | | | 1184.08 | £360 | £383 | Freehold |
| 63 | 6, Suez Grove, Brooklands, Milton Keynes, Milton Keynes MK10 7PB | MK10 7PB | 30/08/2024 | £434,995 | £457,843 | TRUE | Residential | House | Semi_Detached | | | | 1184.08 | £367 | £387 | Freehold |
| 65 | 4, Suez Grove, Brooklands, Milton Keynes, Milton Keynes MK10 7PB | MK10 7PB | 30/08/2024 | £434,995 | £457,843 | TRUE | Residential | House | Semi_Detached | | | | 1184.08 | £367 | £387 | Freehold |
| 70 | 5, Suez Grove, Brooklands, Milton Keynes, Milton Keynes MK10 7PB | MK10 7PB | 27/08/2024 | £408,495 | £429,851 | TRUE | Residential | House | Semi_Detached | | | | 1184.08 | £345 | £363 | Freehold |
| 74 | 2, Suez Grove, Brooklands, Milton Keynes, Milton Keynes MK10 7PB | MK10 7PB | 27/08/2024 | £440,995 | £464,158 | TRUE | Residential | House | Semi_Detached | | | | 1184.08 | £372 | £392 | Freehold |
| 75 | 3, Suez Grove, Brooklands, Milton Keynes, Milton Keynes MK10 7PB | MK10 7PB | 27/08/2024 | £408,495 | £429,852 | TRUE | Residential | House | Semi_Detached | | | | 1184.08 | £345 | £363 | Freehold |
| 96 | 31, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ | MK10 7NQ | 30/08/2024 | £317,995 | £380,288 | TRUE | Residential | House | Terraced | | | | 539.72 | £589 | £590 | Freehold |
| 98 | 27, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ | MK10 7NQ | 30/08/2024 | £314,995 | £327,172 | TRUE | Residential | House | Terraced | | | | 539.72 | £583 | £585 | Freehold |
| 100 | 29, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ | MK10 7NQ | 30/08/2024 | £308,995 | £318,868 | TRUE | Residential | House | Terraced | | | | 539.72 | £548 | £570 | Freehold |
| 89 | 54, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR | MK10 7NR | 27/08/2024 | £337,495 | £347,712 | TRUE | Residential | House | Terraced | | | | 635.07 | £591 | £548 | Freehold |
| 99 | 56, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR | MK10 7NR | 30/08/2024 | £325,915 | £388,514 | TRUE | Residential | House | Terraced | | | | 635.07 | £513 | £533 | Freehold |
| 101 | 33, Bonadventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR | MK10 7NR | 30/08/2024 | £335,995 | £348,864 | TRUE | Residential | House | Terraced | | | | 635.07 | £528 | £550 | Freehold |
| | | | | £11,327,805 | £11,889,519 | | | | | | | | 27178 | £409 | £438 | |

Flats

| No | Address | Postcode | Date sold | Sold price | Estimated market value | New build | Designation | Category | Subcategory | No of bedroo | bedrooms | bedrooms | floor area ft | Price per ft | last price p | Tenure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 43 | 2, Defiance Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NS | MK10 7NS | 22/11/2024 | £250,000 | £247,730 | TRUE | Residential | House | Flat | | | | 818.06 | £306 | £308 | Leasehold |
| 5 | Flat 5, 421, Fen Street, Brooklands, Milton Keynes, Milton Keynes MK10 7PD | MK10 7PD | 28/09/2025 | £178,995 | £173,289 | TRUE | Residential | House | Flat | | | | 482.85 | £362 | £374 | Leasehold |
| 15 | Flat 3, 421, Fen Street, Brooklands, Milton Keynes, Milton Keynes MK10 7PD | MK10 7PD | 20/12/2024 | £234,304 | £223,088 | TRUE | Residential | House | Flat | | | | 686.89 | £325 | £324 | Leasehold |
| 47 | Flat 4, 421, Fen Street, Brooklands, Milton Keynes, Milton Keynes MK10 7PD | MK10 7PD | 01/11/2024 | £276,243 | £273,734 | TRUE | Residential | House | Flat | | | | 656.6 | £421 | £417 | Leasehold |
| 48 | Flat 7, 421, Fen Street, Brooklands, Milton Keynes, Milton Keynes MK10 7PD | MK10 7PD | 01/11/2024 | £221,995 | £218,979 | TRUE | Residential | House | Flat | | | | 656.6 | £338 | £335 | Leasehold |
| 49 | Flat 1, 421, Fen Street, Brooklands, Milton Keynes, Milton Keynes MK10 7PD | MK10 7PD | 01/11/2024 | £213,995 | £217,997 | TRUE | Residential | House | Flat | | | | 656.6 | £325 | £332 | Leasehold |
| | | | | £1,088,532 | £1,938,797 | | | | | | | | 3940 | £348 | £344 | |

Bellway - Wavendon View

| No | Address | Postcode | Date sold | Sold price | nated market | New build | Designatio | Category | Subcategory | No. of bedrooms | bedrooms | bedrooms | loor area fi | Price per ft² | Market price per ft | Tenure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 80 | ilton Keyn | MK17 8ZD | 27/09/2024 | £567,350 | £593,270 | TRUE | Residentia | House | Detached | | | | 1485.42 | £381.95 | £399.40 | Freehold |
| 114 | ilton Keyn | MK17 8ZD | 13/08/2024 | £575,000 | £609,938 | TRUE | Residentia | House | Detached | | | | 1485.42 | £387.10 | £410.62 | Freehold |
| 120 | ilton Keyn | MK17 8ZD | 02/08/2024 | £585,466 | £621,040 | TRUE | Residentia | House | Detached | | | | 1485.42 | £394.14 | £418.09 | Freehold |
| 155 | ilton Keyn | MK17 8ZD | 24/06/2024 | £582,000 | £629,024 | TRUE | Residentia | House | Detached | | | | 1485.42 | £391.81 | £423.47 | Freehold |
| 191 | ilton Keyn | MK17 8ZD | 16/05/2024 | £570,000 | £618,000 | TRUE | Residentia | House | Detached | | | | 1485.42 | £383.73 | £416.04 | Freehold |
| 116 | n, Milton I | MK17 8ZY | 09/08/2024 | £361,000 | £374,955 | TRUE | Residentia | House | Terraced | | | | 882.64 | £409.00 | £424.81 | Freehold |
| 137 | n, Milton I | MK17 8ZY | 05/07/2024 | £385,000 | £402,751 | TRUE | Residentia | House | Terraced | | | | 882.64 | £436.19 | £456.30 | Freehold |
| 175 | n, Milton I | MK17 8ZY | 31/05/2024 | £382,375 | £417,646 | TRUE | Residentia | House | Semi_Detached | | | | 882.64 | £433.22 | £473.18 | Freehold |
| 184 | n, Milton I | MK17 8ZY | 24/05/2024 | £413,800 | £448,646 | TRUE | Residentia | House | Detached | | | | 904.17 | £457.66 | £496.20 | Freehold |
| 194 | n, Milton I | MK17 8ZY | 03/05/2024 | £417,500 | £456,012 | TRUE | Residentia | House | Semi_Detached | | | | 904.17 | £461.75 | £504.34 | Freehold |
| 115 | , Milton Ke | MK17 8YT | 09/08/2024 | £567,500 | £601,982 | TRUE | Residentia | House | Detached | | | | 1485.42 | £382.05 | £405.26 | Freehold |
| 161 | , Milton Ke | MK17 8YT | 14/06/2024 | £513,000 | £554,449 | TRUE | Residentia | House | Detached | | | | 1334.72 | £384.35 | £415.40 | Freehold |
| 93 | , Milton Ke | MK17 8YY | 09/09/2024 | £395,000 | £406,958 | TRUE | Residentia | House | Terraced | | | | 882.64 | £447.52 | £461.07 | Freehold |
| 136 | , Milton Ke | MK17 8YY | 05/07/2024 | £413,250 | £442,101 | TRUE | Residentia | House | Semi_Detached | | | | 1173.27 | £352.22 | £376.81 | Freehold |
| 144 | , Milton Ke | MK17 8YY | 28/06/2024 | £408,500 | £443,393 | TRUE | Residentia | House | Semi_Detached | | | | 1173.27 | £348.17 | £377.91 | Freehold |
| 192 | , Milton Ke | MK17 8YY | 10/05/2024 | £420,000 | £451,389 | TRUE | Residentia | House | Terraced | | | | 1173.27 | £357.98 | £384.73 | Freehold |
| 66 | n, Milton I | MK17 8YA | 30/09/2024 | £415,000 | £433,959 | TRUE | Residentia | House | Detached | | | | 893.4 | £464.52 | £485.74 | Freehold |
| 92 | n, Milton I | MK17 8YA | 13/09/2024 | £590,000 | £616,954 | TRUE | Residentia | House | Detached | | | | 1517.71 | £388.74 | £406.50 | Freehold |
| 111 | n, Milton I | MK17 8YA | 23/08/2024 | £333,500 | £353,764 | TRUE | Residentia | House | Detached | | | | 1237.85 | £269.42 | £285.79 | Freehold |
| 119 | , Milton Ke | MK17 8YB | 02/08/2024 | £380,000 | £404,867 | TRUE | Residentia | House | Semi_Detached | | | | 882.64 | £430.53 | £458.70 | Freehold |
| | | | | £9,275,241 | £9,881,098 | | | | | | | | 23637.55 | £392.39 | £418.03 | |

Floor - Wavendon Green

| No | Address | Postcode | Date sold | Sold price | Estimated market v | New build | Designation | Category | Subcategor | No. of bedroo | bedrooms | Floor area sq | Price per fl | last price p | Tenure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 169 | 60, Burney Drive, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7BY | MK17 7BY | 31/05/2024 | £365,000 | £398,669 | TRUE | Residential | House | mi_Detached | | | 742.71 | £491 | £537 | Freehold |
| 58 | 11, Cardno Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7DY | MK17 7DY | 15/10/2024 | £530,000 | £545,900 | TRUE | Residential | House | Detached | | | 1280.9 | £414 | £426 | Freehold |
| 143 | 9, Cardno Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7DY | MK17 7DY | 28/06/2024 | £355,000 | £385,323 | TRUE | Residential | House | mi_Detached | | | 742.71 | £478 | £519 | Freehold |
| 152 | 7, Cardno Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7DY | MK17 7DY | 25/08/2024 | £365,000 | £396,177 | TRUE | Residential | House | mi_Detached | | | 742.71 | £491 | £533 | Freehold |
| 166 | 5, Cardno Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7DY | MK17 7DY | 31/05/2024 | £365,000 | £398,669 | TRUE | Residential | House | mi_Detached | | | 742.71 | £491 | £537 | Freehold |
| 176 | 3, Cardno Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7DY | MK17 7DY | 31/05/2024 | £365,000 | £398,669 | TRUE | Residential | House | mi_Detached | | | 742.71 | £491 | £537 | Freehold |
| 16 | 16, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA | MK17 7EA | 18/12/2024 | £530,000 | £542,644 | TRUE | Residential | House | Detached | | | 1259.38 | £421 | £431 | Freehold |
| 38 | 20, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA | MK17 7EA | 28/11/2024 | £450,000 | £460,278 | TRUE | Residential | House | Detached | | | 925.7 | £486 | £497 | Freehold |
| 39 | 14, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA | MK17 7EA | 28/11/2024 | £512,500 | £524,206 | TRUE | Residential | House | Detached | | | 1259.38 | £407 | £416 | Freehold |
| 64 | 12, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA | MK17 7EA | 30/09/2024 | £499,950 | £522,790 | TRUE | Residential | House | Detached | | | 1151.74 | £434 | £454 | Freehold |
| 75 | 18, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA | MK17 7EA | 27/09/2024 | £426,257 | £445,741 | TRUE | Residential | House | Detached | | | 893.4 | £477 | £499 | Freehold |
| 104 | 9, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA | MK17 7EA | 29/08/2024 | £375,000 | £399,540 | TRUE | Residential | House | mi_Detached | | | 742.71 | £505 | £538 | Freehold |
| 105 | 11, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA | MK17 7EA | 29/08/2024 | £370,000 | £394,213 | TRUE | Residential | House | mi_Detached | | | 742.71 | £498 | £531 | Freehold |
| 142 | 1, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA | MK17 7EA | 28/06/2024 | £500,000 | £540,399 | TRUE | Residential | House | Detached | | | 1280.9 | £390 | £422 | Freehold |
| 34 | 11, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE | MK17 7EE | 29/11/2024 | £620,000 | £634,161 | TRUE | Residential | House | Detached | | | 1625.35 | £381 | £390 | Freehold |
| 41 | 2, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE | MK17 7EE | 27/11/2024 | £590,000 | £603,476 | TRUE | Residential | House | Detached | | | 1388.54 | £425 | £435 | Freehold |
| 51 | 3, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE | MK17 7EE | 30/10/2024 | £600,000 | £618,000 | TRUE | Residential | House | Detached | | | 1474.65 | £407 | £419 | Freehold |
| 52 | 9, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE | MK17 7EE | 30/10/2024 | £387,500 | £402,969 | TRUE | Residential | House | mi_Detached | | | 850.35 | £456 | £474 | Freehold |
| 53 | 8, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE | MK17 7EE | 29/10/2024 | £400,000 | £415,968 | TRUE | Residential | House | mi_Detached | | | 850.35 | £470 | £489 | Freehold |
| 72 | 6, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE | MK17 7EE | 27/09/2024 | £535,000 | £559,442 | TRUE | Residential | House | Detached | | | 1291.67 | £414 | £433 | Freehold |
| 79 | 4, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE | MK17 7EE | 27/09/2024 | £540,000 | £564,670 | TRUE | Residential | House | Detached | | | 1291.67 | £418 | £437 | Freehold |
| 86 | 5, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE | MK17 7EE | 26/09/2024 | £477,000 | £498,792 | TRUE | Residential | House | Detached | | | 1097.92 | £434 | £454 | Freehold |
| 88 | 12, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE | MK17 7EE | 25/09/2024 | £490,000 | £512,186 | TRUE | Residential | House | Detached | | | 1097.92 | £446 | £467 | Freehold |
| 97 | 1, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE | MK17 7EE | 30/08/2024 | £530,000 | £562,204 | TRUE | Residential | House | Detached | | | 1291.67 | £410 | £435 | Freehold |
| 102 | 14, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE | MK17 7EE | 30/08/2024 | £595,000 | £631,153 | TRUE | Residential | House | Detached | | | 1474.65 | £403 | £428 | Freehold |
| 122 | 10, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE | MK17 7EE | 31/07/2024 | £477,950 | £509,815 | TRUE | Residential | House | Detached | | | 1291.67 | £370 | £395 | Freehold |
| 19 | 24, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH | MK17 7EH | 12/12/2024 | £595,000 | £609,195 | TRUE | Residential | House | Detached | | | 1474.65 | £403 | £413 | Freehold |
| 21 | 22, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH | MK17 7EH | 09/12/2024 | £580,000 | £593,837 | TRUE | Residential | House | Detached | | | 1388.54 | £418 | £428 | Freehold |
| 35 | 12, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH | MK17 7EH | 29/11/2024 | £567,450 | £580,411 | TRUE | Residential | House | Detached | | | 1388.54 | £409 | £418 | Freehold |
| 89 | 14, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH | MK17 7EH | 25/09/2024 | £535,000 | £559,442 | TRUE | Residential | House | Detached | | | 1291.67 | £414 | £433 | Freehold |
| 123 | 1, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH | MK17 7EH | 31/07/2024 | £520,000 | £554,451 | TRUE | Residential | House | Detached | | | 1280.9 | £406 | £433 | Freehold |
| 128 | 10, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH | MK17 7EH | 26/07/2024 | £455,000 | £485,145 | TRUE | Residential | House | Detached | | | 1044.1 | £436 | £465 | Freehold |
| 129 | 19, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH | MK17 7EH | 26/07/2024 | £364,250 | £389,880 | TRUE | Residential | House | mi_Detached | | | 742.71 | £490 | £525 | Freehold |
| 130 | 17, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH | MK17 7EH | 26/07/2024 | £360,000 | £385,133 | TRUE | Residential | House | mi_Detached | | | 742.71 | £485 | £519 | Freehold |
| 133 | 8, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH | MK17 7EH | 25/07/2024 | £530,000 | £565,114 | TRUE | Residential | House | Detached | | | 1291.67 | £410 | £438 | Freehold |
| 140 | 21, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH | MK17 7EH | 28/06/2024 | £355,000 | £383,683 | TRUE | Residential | House | Detached | | | 742.71 | £478 | £517 | Freehold |
| 179 | 4, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH | MK17 7EH | 30/05/2024 | £390,000 | £425,975 | TRUE | Residential | House | mi_Detached | | | 850.35 | £459 | £501 | Freehold |
| 188 | 15, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH | MK17 7EH | 23/05/2024 | £342,000 | £373,547 | TRUE | Residential | House | mi_Detached | | | 742.71 | £460 | £503 | Freehold |
| 7 | 10, Johnson Croft, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EL | MK17 7EL | 28/03/2025 | £574,750 | £575,309 | TRUE | Residential | House | Detached | | | 1388.54 | £414 | £414 | Freehold |
| 33 | 2, Johnson Croft, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EL | MK17 7EL | 29/11/2024 | £447,000 | £457,210 | TRUE | Residential | House | Detached | | | 925.7 | £483 | £494 | Freehold |
| 141 | 1, Johnson Croft, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EL | MK17 7EL | 28/06/2024 | £510,000 | £551,207 | TRUE | Residential | House | Detached | | | 1291.67 | £395 | £427 | Freehold |
| 151 | 9, Johnson Croft, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EL | MK17 7EL | 26/06/2024 | £400,000 | £432,319 | TRUE | Residential | House | Detached | | | 850.35 | £470 | £508 | Freehold |
| 113 | 8, Palmer Close, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EP | MK17 7EP | 20/08/2024 | £525,000 | £562,576 | TRUE | Residential | House | Detached | | | 1625.35 | £323 | £408 | Freehold |
| 125 | 7, Palmer Close, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EP | MK17 7EP | 28/07/2024 | £530,000 | £565,114 | TRUE | Residential | House | Detached | | | 1291.67 | £410 | £438 | Freehold |
| 132 | 4, Palmer Close, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EP | MK17 7EP | 25/07/2024 | £490,000 | £522,464 | TRUE | Residential | House | Detached | | | 1097.92 | £446 | £476 | Freehold |
| 148 | 3, Palmer Close, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EP | MK17 7EP | 27/06/2024 | £487,500 | £526,889 | TRUE | Residential | House | Detached | | | 1097.92 | £444 | £480 | Freehold |
| | | | | £21,908,157 | £23,065,155 | | | | | | | 50827.16 | £431.05 | £463.80 | |

Barratt David Wilson - Eagles' Rest

| No | Address | Postcode | Date sold | Sold price | Latest market | New build | Designation | Category | Subcategory | No. of bedroo | bedrooms | Floor area ft | Price per ft² | Last price p | Tenure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46 | 8, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER | MK17 7ER | 08/11/2024 | £769,496 | £787,071 | TRUE | Residential | House | Detached | | | 1948.27 | £395 | £404 | Freehold |
| 87 | 10, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER | MK17 7ER | 26/09/2024 | £799,995 | £836,543 | TRUE | Residential | House | Detached | | | 2454.17 | £326 | £341 | Freehold |
| 112 | 12, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER | MK17 7ER | 22/08/2024 | £780,848 | £828,294 | TRUE | Residential | House | Detached | | | 2454.17 | £318 | £338 | Freehold |
| 127 | 16, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER | MK17 7ER | 26/07/2024 | £872,996 | £930,834 | TRUE | Residential | House | Detached | | | 2658.68 | £328 | £350 | Freehold |
| 139 | 14, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER | MK17 7ER | 28/06/2024 | £606,245 | £655,228 | TRUE | Residential | House | Detached | | | 1517.71 | £399 | £432 | Freehold |
| 147 | 3, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER | MK17 7ER | 27/06/2024 | £579,995 | £626,857 | TRUE | Residential | House | Detached | | | 1420.83 | £408 | £441 | Freehold |
| 157 | 6, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER | MK17 7ER | 21/06/2024 | £575,696 | £622,211 | TRUE | Residential | House | Detached | | | 1474.65 | £390 | £422 | Freehold |
| 177 | 4, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER | MK17 7ER | 30/05/2024 | £579,496 | £628,296 | TRUE | Residential | House | Detached | | | 1517.71 | £382 | £414 | Freehold |
| 178 | 9, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER | MK17 7ER | 30/05/2024 | £835,196 | £905,528 | TRUE | Residential | House | Detached | | | 2292.71 | £364 | £395 | Freehold |
| 185 | 7, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER | MK17 7ER | 24/05/2024 | £864,995 | £937,837 | TRUE | Residential | House | Detached | | | 2292.71 | £377 | £409 | Freehold |
| 189 | 5, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER | MK17 7ER | 17/05/2024 | £569,996 | £617,996 | TRUE | Residential | House | Detached | | | 1474.65 | £387 | £419 | Freehold |
| 77 | 2, Holloway Drive, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ET | MK17 7ET | 27/09/2024 | £598,486 | £625,828 | TRUE | Residential | House | Detached | | | 1517.71 | £394 | £412 | Freehold |
| 27 | 17, Locker Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EU | MK17 7EU | 29/11/2024 | £580,980 | £594,250 | TRUE | Residential | House | Detached | | | 1420.83 | £409 | £418 | Freehold |
| 30 | 15, Locker Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EU | MK17 7EU | 29/11/2024 | £592,320 | £605,849 | TRUE | Residential | House | Detached | | | 1517.71 | £390 | £399 | Freehold |
| 55 | 34, Locker Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EU | MK17 7EU | 25/10/2024 | £498,091 | £513,034 | TRUE | Residential | House | Detached | | | 1388.54 | £359 | £369 | Freehold |
| 78 | 32, Locker Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EU | MK17 7EU | 27/09/2024 | £497,606 | £520,339 | TRUE | Residential | House | Detached | | | 1388.54 | £358 | £375 | Freehold |
| 81 | 9, Locker Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EU | MK17 7EU | 27/09/2024 | £702,996 | £735,113 | TRUE | Residential | House | Detached | | | 1743.75 | £403 | £422 | Freehold |
| 170 | 10, Locker Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EU | MK17 7EU | 31/05/2024 | £398,445 | £435,199 | TRUE | Residential | House | ml_Detached | | | 1140.97 | £349 | £381 | Freehold |
| 149 | 4, Wain Close, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EX | MK17 7EX | 27/06/2024 | £750,465 | £811,133 | TRUE | Residential | House | Detached | | | 1959.03 | £383 | £414 | Freehold |
| | | | | £12,454,373 | £13,217,440 | | | | | | | 33583.34 | £371 | £394 | |

| No | Vistry Address | Postcode | Date sold | Sold price | Estimated m | New build | Designatio | Category | Subcatego | No. of bed | Est. bedroo | Est. bedroo | Floor area | Price per ft | Market pri | Tenure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 121 | Flat 1, 36, I | MK17 8YQ | 02/08/2024 | £233,975 | £236,626 | TRUE | Residentia | House | Flat | | | | 570.49 | £410 | £415 | Leasehold |
| 134 | Flat 2, 36, I | MK17 8YQ | 22/07/2024 | £237,500 | £240,438 | TRUE | Residentia | House | Flat | | | | 570.49 | £416 | £421 | Leasehold |
| 145 | Flat 3, 38, I | MK17 8YQ | 28/06/2024 | £176,000 | £180,033 | TRUE | Residentia | House | Flat | | | | 570.49 | £309 | £316 | Leasehold |
| 146 | Flat 4, 38, I | MK17 8YQ | 28/06/2024 | £199,750 | £204,328 | TRUE | Residentia | House | Flat | | | | 570.49 | £350 | £358 | Leasehold |
| 163 | Flat 1, 38, I | MK17 8YQ | 11/06/2024 | £222,000 | £227,088 | TRUE | Residentia | House | Flat | | | | 570.49 | £389 | £398 | Leasehold |
| | | | | £1,069,225 | £1,088,513 | | | | | | | | 2852.45 | £374.84 | £381.61 | |

| No | Dwelling Address | Postcode | Date sold | Sold price | Estimated m | New build | Designatio | Category | Subcategory | No. of bed | Est. bedro | Est. bedro | Floor area | Price per f | Market pri | Tenure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 4, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 28/01/2025 | £475,000 | £475,462 | TRUE | Residentia | House | Detached | | | | 1044.1 | £455 | £455 | Freehold |
| 9 | 2, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 20/03/2025 | £620,000 | £620,608 | TRUE | Residentia | House | Detached | | | | 1571.53 | £395 | £395 | Freehold |
| 11 | 60, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 28/02/2025 | £680,000 | £688,016 | TRUE | Residentia | House | Detached | | | | 1948.27 | £349 | £353 | Freehold |
| 12 | 68, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 31/01/2025 | £677,000 | £691,080 | TRUE | Residentia | House | Detached | | | | 1926.74 | £351 | £359 | Freehold |
| 44 | 71, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 22/11/2024 | £685,000 | £700,645 | TRUE | Residentia | House | Detached | | | | 1926.74 | £356 | £364 | Freehold |
| 57 | 52, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 25/10/2024 | £685,000 | £705,550 | TRUE | Residentia | House | Detached | | | | 1926.74 | £356 | £366 | Freehold |
| 82 | 46, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 27/09/2024 | £679,995 | £711,061 | TRUE | Residentia | House | Detached | | | | 1926.74 | £353 | £369 | Freehold |
| 91 | 65, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 13/09/2024 | £679,950 | £711,014 | TRUE | Residentia | House | Detached | | | | 1948.27 | £349 | £365 | Freehold |
| 126 | 50, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 26/07/2024 | £685,000 | £730,382 | TRUE | Residentia | House | Detached | | | | 1926.74 | £356 | £379 | Freehold |
| 158 | 58, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 21/06/2024 | £610,000 | £659,286 | TRUE | Residentia | House | Detached | | | | 1571.53 | £388 | £420 | Freehold |
| 162 | 67, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 14/06/2024 | £520,000 | £562,015 | TRUE | Residentia | House | Detached | | | | 1216.32 | £428 | £462 | Freehold |
| 180 | 64, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 24/05/2024 | £579,950 | £628,788 | TRUE | Residentia | House | Detached | | | | 1399.31 | £414 | £449 | Freehold |
| 185 | 54, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 24/05/2024 | £565,000 | £612,579 | TRUE | Residentia | House | Detached | | | | 1442.36 | £392 | £425 | Freehold |
| 32 | 8, Lactern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF | MK17 7FF | 29/11/2024 | £444,607 | £454,762 | TRUE | Residentia | House | Detached | | | | 1044.1 | £426 | £436 | Freehold |
| 36 | 1, Lactern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF | MK17 7FF | 29/11/2024 | £465,000 | £475,621 | TRUE | Residentia | House | Detached | | | | 1001.04 | £465 | £475 | Freehold |
| 56 | 6, Lactern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF | MK17 7FF | 25/10/2024 | £455,000 | £468,680 | TRUE | Residentia | House | Detached | | | | 1044.1 | £436 | £449 | Freehold |
| 20 | 2, Friary Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FG | MK17 7FG | 12/12/2024 | £700,000 | £716,700 | TRUE | Residentia | House | Detached | | | | 1948.27 | £359 | £368 | Freehold |
| 50 | 42, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 31/10/2024 | £440,000 | £457,565 | TRUE | Residentia | House | Semi_Detached | | | | 1001.04 | £440 | £457 | Freehold |
| 167 | 61, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW | MK17 7EW | 31/05/2024 | £439,950 | £480,522 | TRUE | Residentia | House | Semi_Detached | | | | 1259.28 | £349 | £382 | Freehold |
| 8 | 12, Lactern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF | MK17 7FF | 28/03/2025 | £439,250 | £440,943 | TRUE | Residentia | House | Semi_Detached | | | | 1001.04 | £439 | £440 | Freehold |
| 17 | 3, Lactern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF | MK17 7FF | 17/12/2024 | £399,950 | £412,622 | TRUE | Residentia | House | Semi_Detached | | | | 1044.1 | £383 | £395 | Freehold |
| 18 | 10, Lactern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF | MK17 7FF | 13/12/2024 | £440,000 | £453,941 | TRUE | Residentia | House | Semi_Detached | | | | 1001.04 | £440 | £453 | Freehold |
| 22 | 9, Lactern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF | MK17 7FF | 06/12/2024 | £400,000 | £412,673 | TRUE | Residentia | House | Semi_Detached | | | | 1044.1 | £383 | £395 | Freehold |
| 23 | 5, Lactern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF | MK17 7FF | 06/12/2024 | £400,000 | £412,673 | TRUE | Residentia | House | Semi_Detached | | | | 1044.1 | £383 | £395 | Freehold |
| 97 | 7, Lactern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF | MK17 7FF | 29/11/2024 | £400,000 | £412,673 | TRUE | Residentia | House | Semi_Detached | | | | 1044.1 | £383 | £395 | Freehold |
| 108 | 2, Lactern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF | MK17 7FF | 23/08/2024 | £390,000 | £415,521 | TRUE | Residentia | House | Semi_Detached | | | | 1044.1 | £374 | £398 | Freehold |
| 109 | 4, Lactern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF | MK17 7FF | 23/08/2024 | £390,000 | £415,521 | TRUE | Residentia | House | Semi_Detached | | | | 1044.1 | £374 | £398 | Freehold |
| 83 | 38, Friary Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FG | MK17 7FG | 27/09/2024 | £422,000 | £444,166 | TRUE | Residentia | House | Semi_Detached | | | | 1001.04 | £422 | £444 | Freehold |
| 84 | 36, Friary Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FG | MK17 7FG | 27/09/2024 | £440,000 | £463,111 | TRUE | Residentia | House | Semi_Detached | | | | 1001.04 | £440 | £463 | Freehold |
| 85 | 15, Friary Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FG | MK17 7FG | 26/09/2024 | £385,483 | £405,731 | TRUE | Residentia | House | Semi_Detached | | | | 1044.1 | £369 | £389 | Freehold |
| 90 | 13, Friary Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FR | MK17 7FG | 20/09/2024 | £399,950 | £420,957 | TRUE | Residentia | House | Semi_Detached | | | | 1044.1 | £383 | £403 | Freehold |
| | | | | [illegible] | [illegible] | | | | | | | | 41430.8 | £386 | £403 | |

| No | Address | Postcode | Date sold | Sold price | ated market | New build | Designatio | Category | Subcategory | . of bedroo | bedrooms | bedrooms | loor area | Price per f | lat price p | Tenure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 42 | Flat 3, Lewington House, 28, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7 | MK17 7FB | 23/11/2024 | £252,500 | £250,207 | TRUE | Residentia | House | Flat | | | | 699.65 | £361 | £358 | Leasehold |
| | | | | | | | | | | | | | | | £358 | |

| No | Block Address | Postcode | Date sold | Sold price | Estimated pr | New build | Designatio | Category | Subcategory | No. of bed | Est. bedroo | Est. bedroo | Floor area | Price per ft | Market pri | Tenure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 60 | 65, Pincords Lane, Cranfield, Bedford, Central Bedfordshire MK43 1AA | MK43 1AA | 04/10/2024 | £360,000.00 | ######### | TRUE | Residential | House | Semi_Detached | | | | 925.7 | £388.90 | £415.85 | Freehold |
| 61 | 61, Pincords Lane, Cranfield, Bedford, Central Bedfordshire MK43 1AA | MK43 1AA | 03/10/2024 | £560,000.00 | ######### | TRUE | Residential | House | Detached | | | | 1410.07 | £397.14 | £423.97 | Freehold |
| 117 | 63, Pincords Lane, Cranfield, Bedford, Central Bedfordshire MK43 1AA | MK43 1AA | 02/08/2024 | £370,000.00 | ######### | TRUE | Residential | House | Semi_Detached | | | | 925.7 | £399.70 | £432.25 | Freehold |
| 62 | 71, Kings Grove, Cranfield, Bedford, Central Bedfordshire MK43 1AJ | MK43 1AJ | 30/09/2024 | £345,000.00 | ######### | TRUE | Residential | House | Semi_Detached | | | | 925.7 | £372.69 | £398.12 | Freehold |
| 67 | 69, Kings Grove, Cranfield, Bedford, Central Bedfordshire MK43 1AJ | MK43 1AJ | 30/09/2024 | £355,000.00 | ######### | TRUE | Residential | House | Semi_Detached | | | | 925.7 | £383.50 | £409.56 | Freehold |
| 95 | 67, Kings Grove, Cranfield, Bedford, Central Bedfordshire MK43 1AJ | MK43 1AJ | 30/08/2024 | £447,500.00 | ######### | TRUE | Residential | House | Detached | | | | 1130.21 | £395.94 | £430.18 | Freehold |
| 103 | 65, Kings Grove, Cranfield, Bedford, Central Bedfordshire MK43 1AJ | MK43 1AJ | 30/08/2024 | £445,000.00 | ######### | TRUE | Residential | House | Detached | | | | 1130.21 | £393.73 | £427.77 | Freehold |
| 107 | 63, Kings Grove, Cranfield, Bedford, Central Bedfordshire MK43 1AJ | MK43 1AJ | 28/08/2024 | £480,000.00 | ######### | TRUE | Residential | House | Detached | | | | 1291.67 | £371.61 | £403.74 | Freehold |
| 182 | 74, Kings Grove, Cranfield, Bedford, Central Bedfordshire MK43 1AJ | MK43 1AJ | 24/05/2024 | £370,000.00 | ######### | TRUE | Residential | House | Detached | | | | 925.7 | £399.70 | £443.50 | Freehold |
| 124 | 1, Canberra Gardens, Cranfield, Bedford, Central Bedfordshire MK43 1AQ | MK43 1AQ | 29/07/2024 | £427,000.00 | ######### | TRUE | Residential | House | Detached | | | | 1130.21 | £377.81 | £415.23 | Freehold |
| 131 | 17, Canberra Gardens, Cranfield, Bedford, Central Bedfordshire MK43 1AQ | MK43 1AQ | 26/07/2024 | £535,000.00 | ######### | TRUE | Residential | House | Detached | | | | 1410.07 | £379.41 | £417.00 | Freehold |
| 135 | 15, Canberra Gardens, Cranfield, Bedford, Central Bedfordshire MK43 1AQ | MK43 1AQ | 11/07/2024 | £535,000.00 | ######### | TRUE | Residential | House | Detached | | | | 1410.07 | £379.41 | £417.00 | Freehold |
| 150 | 11, Canberra Gardens, Cranfield, Bedford, Central Bedfordshire MK43 1AQ | MK43 1AQ | 26/06/2024 | £460,000.00 | ######### | TRUE | Residential | House | Detached | | | | 1291.67 | £356.13 | £397.26 | Freehold |
| 68 | 14, Blenheim Croft, Cranfield, Bedford, Central Bedfordshire MK43 1AR | MK43 1AR | 27/09/2024 | £485,000.00 | ######### | TRUE | Residential | House | Detached | | | | 1313.2 | £369.33 | £395.49 | Freehold |
| 94 | 12, Blenheim Croft, Cranfield, Bedford, Central Bedfordshire MK43 1AR | MK43 1AR | 06/09/2024 | £345,000.00 | ######### | TRUE | Residential | House | Semi_Detached | | | | 914.93 | £377.08 | £402.81 | Freehold |
| 106 | 6, Blenheim Croft, Cranfield, Bedford, Central Bedfordshire MK43 1AR | MK43 1AR | 28/08/2024 | £440,000.00 | ######### | TRUE | Residential | House | Detached | | | | 1130.21 | £389.31 | £422.97 | Freehold |
| 150 | 11, Blenheim Croft, Cranfield, Bedford, Central Bedfordshire MK43 1AR | MK43 1AR | 14/06/2024 | £440,000.00 | ######### | TRUE | Residential | House | Detached | | | | 1108.68 | £396.87 | £442.71 | Freehold |
| 166 | 4, Blenheim Croft, Cranfield, Bedford, Central Bedfordshire MK43 1AR | MK43 1AR | 31/05/2024 | £330,000.00 | ######### | TRUE | Residential | House | Semi_Detached | | | | 914.93 | £360.68 | £398.95 | Freehold |
| 174 | 2, Blenheim Croft, Cranfield, Bedford, Central Bedfordshire MK43 1AR | MK43 1AR | 31/05/2024 | £325,000.00 | ######### | TRUE | Residential | House | Semi_Detached | | | | 914.93 | £355.22 | £393.89 | Freehold |
| 181 | 15, Blenheim Croft, Cranfield, Bedford, Central Bedfordshire MK43 1AR | MK43 1AR | 24/05/2024 | £485,000.00 | ######### | TRUE | Residential | House | Detached | | | | 1313.2 | £369.33 | £408.80 | Freehold |
| | | | | £8,539,500 | £9,312,023 | | | | | | | | 22442.76 | £380.50 | £414.82 | |

Crest - Campbell Wharf

| No | Address | Postcode | Date sold | Sold price | ated market | New build | Designatio | Category | ubcategor | . of bedroc | bedrooms | loor area | Price per ft | ir Market price per | Tenure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Flat 11, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL | MK9 4BL | 11/07/2025 | £385,000 | £383,050 | TRUE | Residentia | House | Flat | | | 775 | £496.77 | £484.26 | Leasehold |
| 3 | Flat 6, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL | MK9 4BL | 29/05/2025 | £420,000 | £414,096 | TRUE | Residentia | House | Flat | | | 764.24 | £549.57 | £541.84 | Leasehold |
| 4 | Flat 10, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL | MK9 4BL | 07/05/2025 | £285,000 | £280,994 | TRUE | Residentia | House | Flat | | | 548.96 | £519.16 | £511.87 | Leasehold |
| 10 | Flat 15, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL | MK9 4BL | 07/03/2025 | £388,000 | £379,876 | TRUE | Residentia | House | Flat | | | 773 | £500.64 | £490.16 | Leasehold |
| 24 | Flat 18, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL | MK9 4BL | 04/12/2024 | £415,000 | £412,898 | TRUE | Residentia | House | Flat | | | 764.24 | £548.08 | £540.27 | Leasehold |
| 25 | Flat 5, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL | MK9 4BL | 29/11/2024 | £382,500 | £379,026 | TRUE | Residentia | House | Flat | | | 773 | £494.95 | £485.07 | Leasehold |
| 26 | Flat 2, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL | MK9 4BL | 29/11/2024 | £412,500 | £408,754 | TRUE | Residentia | House | Flat | | | 764.24 | £595.75 | £534.85 | Leasehold |
| 28 | Flat 25, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL | MK9 4BL | 29/11/2024 | £425,000 | £421,140 | TRUE | Residentia | House | Flat | | | 796.53 | £533.57 | £528.72 | Leasehold |
| 29 | Flat 28, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL | MK9 4BL | 29/11/2024 | £270,000 | £267,548 | TRUE | Residentia | House | Flat | | | 548.96 | £491.84 | £487.37 | Leasehold |
| 31 | Flat 13, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL | MK9 4BL | 29/11/2024 | £415,000 | £411,231 | TRUE | Residentia | House | Flat | | | 796.53 | £521.01 | £516.28 | Leasehold |
| 40 | Flat 30, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4B | MK9 4BL | 27/11/2024 | £435,000 | £431,049 | TRUE | Residentia | House | Flat | | | 764.24 | £569.20 | £564.08 | Leasehold |
| | | | | £4,233,000 | £4,180,662 | | | | | | | 8072.94 | £524.34 | £518.08 | |

Turner Morum

| Site Name | Applicant | Planning Ref: | Units | Consented AH % | Gross Acres | Date Viab Agreed | Applicant Consultant | Council Consultant | On Site Infrastructure | | Abnormals | | Standard Build (APPLICANT) | | Total (Infra + Abnormals) per dwelling |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Total | £ per dwelling | Total | £ per dwelling | BCIS | Externals % | |
| OPA 1 - NE Chelmsford | Ptarmigan Chelmsford A Ltd | 22/01950/OUT | 1,500 | N/A | 192 | Ongoing | TM | Gerald Eve | £36,053,498 | £24,036 | £1,059,325 | £706 | LQ | 13% | £24,742 |
| OPA 3 - NE Chelmsford | Halley Developments | 23/00124/OUT | 1,250 | N/A | 137.8 | Ongoing | TM | Gerald Eve | £33,102,360 | £26,482 | £12,446,370 | £9,957 | LQ | 13% | £36,439 |
| Great Leighs | Bellway | 23/01583/FUL | 750 | 35% | 147.12 | Mar-25 | TM | Gerald Eve | £38,486,236 | £51,315 | £0 | £0 | LQ | 13% | £51,315 |
| Gilston Park Estate | Places for People | 3/19/1045/OUT | 8,500 | 23% | 821.00 | Aug-22 | TM | BPS | £854,310,586 | £100,507 | £0 | £0 | Median | 15% | £100,507 |
| Swindon East | Hallam/ Taylor Wimpey/ Hannick | S/OUT/13/1555 | 2,380 | 23% | 334.62 | Oct-17 | TM | White Land Strategies | £53,161,981 | £22,337 | £0 | £0 | Median | 10% (Houses) 5% (Flats) | £22,337 |
| West Northants | Bloor | DA/2017/0889 | 1,750 | 26% | 201.68 | Jul-19 | TM | White Land Strategies | £42,488,986 | £24,279 | £0 | £0 | Median | 10% (Houses) 5% (Flats) | £24,279 |
| Cambourne West | Taylor Wimpey / Bovis | S/2903/14/OL | 2,350 | 30% | 345.95 | 2016 | TM | BPC | £62,701,015 | £26,681 | £7,226,250 | £3,075 | Median | 10% (Houses) 5% (Flats) | £29,756 |
| Ermine Street, Huntingdon | Bloor | 18/01918/OUT | 1,000 | 35% | 123.65 | Nov-21 | TM | VOA | £14,266,065 | £14,266 | £10,766,510 | £10,767 | Median | 10% | £25,033 |
| Melton North Sustainable Urban Extension - Bwood | Barwood | 21/00973/OUT | 575 | 7% | 74.13 | 2024 | TM | Thomas Lister | £19,435,807 | £33,801 | £0 | £0 | LQ | 10% | £33,801 |
| Melton North Sustainable Urban Extension - TW | Taylor Wimpey | 21/01198/OUT | 425 | 7% | 54.14 | 2024 | TM | Thomas Lister | £13,689,751 | £32,211 | £0 | £0 | LQ | 10% | £32,211 |
| Melton North Sustainable Urban Extension - WD | William Davis | 21/00989/OUT | 174 | 7% | 20.50 | 2024 | TM | Thomas Lister | £5,875,206 | £33,766 | £0 | £0 | LQ | 10% | £33,766 |
| North Horsham | L&Q | DC/16/1677 | 2,750 | 27% | 572.78 | 2021 | TM | DSP | £211,032,326 | £76,739 | £0 | £0 | Median | 10% | £76,739 |
| Tendring, Colchester | Clarion | No planning application | 7,500 | N/A | 1039.8 | 2023 | TM | Gerald Eve | £547,138,325 | £72,952 | £0 | £0 | LQ | 10% | £72,952 |
| SW Aylesbury | Gleeson | 18/04346/AOP | 1,400 | Ongoing | 235.77 | 2024 | TM | BPS | £39,193,081 | £27,995 | £0 | £0 | LQ | 15% | £27,995 |

BCIS®

# £/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 13-Dec-2025 07:23

Rebased to 4Q 2025 (407)

## MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

| Building function (Maximum age of projects) | £/m² gross internal floor area | | | | | | Sample |
|---|---|---|---|---|---|---|---|
| | Mean | Lowest | Lower quartiles | Median | Upper quartiles | Highest | |
| New build | | | | | | | |
| 810. Housing, mixed developments (15) | 1,609 | 860 | 1,395 | 1,556 | 1,761 | 4,004 | 1245 |
| 810.1 Estate housing | | | | | | | |
| Generally (15) | 1,584 | 790 | 1,347 | 1,516 | 1,737 | 5,439 | 1273 |
| Single storey (15) | 1,816 | 1,054 | 1,515 | 1,740 | 1,981 | 5,439 | 199 |
| 2-storey (15) | 1,528 | 790 | 1,320 | 1,479 | 1,680 | 3,271 | 1005 |
| 3-storey (15) | 1,612 | 972 | 1,357 | 1,557 | 1,800 | 3,238 | 64 |
| 4-storey or above (15) | 3,297 | 1,613 | 2,640 | 2,947 | 4,386 | 4,899 | 5 |
| 810.11 Estate housing detached (15) | 2,120 | 1,168 | 1,525 | 1,779 | 2,422 | 5,439 | 18 |
| 810.12 Estate housing semi detached | | | | | | | |
| Generally (15) | 1,607 | 924 | 1,363 | 1,555 | 1,761 | 3,512 | 331 |
| Single storey (15) | 1,792 | 1,158 | 1,552 | 1,766 | 1,932 | 3,512 | 75 |
| 2-storey (15) | 1,554 | 924 | 1,351 | 1,491 | 1,718 | 2,696 | 246 |
| 3-storey (15) | 1,528 | 1,156 | 1,232 | 1,452 | 1,762 | 2,251 | 10 |
| 810.13 Estate housing terraced | | | | | | | |


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| Building function (Maximum age of projects) | £/m² gross internal floor area | | | | | | Sample |
|---|---|---|---|---|---|---|---|
| | Mean | Lowest | Lower quartiles | Median | Upper quartiles | Highest | |
| Generally (15) | 1,587 | 935 | 1,317 | 1,482 | 1,719 | 4,899 | 198 |
| Single storey (15) | 1,770 | 1,125 | 1,504 | 1,724 | 2,107 | 2,509 | 14 |
| 2-storey (15) | 1,528 | 935 | 1,312 | 1,461 | 1,654 | 3,271 | 156 |
| 3-storey (15) | 1,609 | 972 | 1,376 | 1,542 | 1,786 | 3,238 | 26 |
| 4-storey or above (15) | 4,643 | 4,386 | - | - | - | 4,899 | 2 |
| 816. Flats (apartments) | | | | | | | |
| Generally (15) | 1,890 | 982 | 1,556 | 1,773 | 2,152 | 6,306 | 730 |
| 1-2 storey (15) | 1,813 | 1,074 | 1,513 | 1,694 | 2,079 | 3,546 | 150 |
| 3-5 storey (15) | 1,860 | 982 | 1,549 | 1,755 | 2,110 | 3,857 | 493 |
| 6 storey or above (15) | 2,191 | 1,340 | 1,761 | 2,086 | 2,420 | 6,306 | 86 |


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