
LAND WEST OF SCHOOL LANE,
HIGHAM, KENT ME3 7JE

Flood Risk Assessment and Drainage Strategy

35728/CS

November 2025



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25.11.25	0.1	Final
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Disclaimer

It should be noted that any discrepancies in calculations are a result of rounding and therefore the individual figures may not directly add up to the total.

The findings, recommendations and conclusions of this report are based on information obtained from a variety of external sources which are understood to be reputable. DHA Environment cannot guarantee the reliability of any data from third parties and no liability can be accepted for any erroneous information or the conclusions drawn from it.

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1 EXECUTIVE SUMMARY

1.1 OVERVIEW

- 1.1.1 The outline planning proposal comprises of the construction of up to 50 dwellings on a greenfield site on land off School Lane Higham, Kent ME3 7JE.
- 1.1.2 The site-specific flood risk assessment determined that the area of the site to be developed to be entirely within Flood Zone 1; low risk of flooding from rivers. The site is not at risk from any other sources of flooding.
- 1.1.3 NPPF Annex 3: "Flood Risk Vulnerability Classification", states that sites used for residential use can be classified as "more vulnerable".
- 1.1.4 Given the development will be located entirely within Flood Zone 1, the site is considered to have passed the Sequential Test. More vulnerable development is appropriate in Flood Zone, and an Exception Test is not required.
- 1.1.5 The online British Geological Survey maps indicate that the site is underlain by bedrock geology comprising of the Seaford Chalk Formation (Chalk). Shallow infiltration testing was initially carried out at depths of between 0.5 and 4m below ground and provided low to very low infiltration rates across the site. Further deep bored testing was carried out in two locations at depths up to 20m which provided very good soakage potential. Deep bored soakaways are therefore considered feasible on the site.
- 1.1.6 A Sustainable Urban Drainage System (SuDS) has been provided as part of the surface water drainage layout to deal with the surface water generated from the development to ensure that flood risk is not increased elsewhere. The site will be split into two surface water catchments based on the existing topography. For both catchments, roof areas will drain direct to adjacent areas of private hardstanding constructed as an unlined porous pavement. These will discharge to a network of gravity surface water sewers into an underground cellular storage tank with an outfall to deep bored soakaways.
- 1.1.7 The foul drainage for the development has been shown draining to the existing 175mm diameter sewer located in School Lane. An onsite foul water pumping station will be required to drain the western part of the site.

2 INTRODUCTION

2.1 GENERAL

- 2.1.1 This Flood Risk Assessment (FRA) has been prepared by DHA on behalf of M Scott Properties in support of an outline planning application for the development of up to 50 units on land off School Lane Higham, Kent ME3 7JE.

2.2 SCOPE AND OBJECTIVES

- 2.2.1 The site-specific flood risk assessment determined that the area of the site to be developed is located entirely in Flood Zone 1; low risk of flooding from rivers. The site is not at risk from any other source of flooding.
- 2.2.2 This FRA has been carried out in accordance with the National Planning Policy Framework (NPPF). The NPPF requires an FRA to be prepared for all development located in Flood Zone 1 with a site area greater than one hectare.
- 2.2.3 The proposals are classed as major development, and as such this report has been prepared to outline the surface water drainage for the site to support the outline planning application.
- 2.2.4 A preapplication meeting was held with KCC (Lead Local Flood Authority) where the principles of the disposal for the surface water were agreed based on the standards and underpinning principles set out in the National Standards for Sustainable Drainage Systems dated 30th July 2025.
- 2.2.5 This report provides the following information.
- (a) An assessment of the flood risk to the site based upon flood data and the flood maps provided by the Environment Agency and Strategic Flood Risk Assessment.
 - (b) An assessment of the impact of the proposed development in terms of surface water runoff.
 - (c) Proposals for measures to mitigate the generation of surface water runoff from the proposed development in the form of a surface water drainage strategy incorporating SuDS.
 - (d) Details of the disposal of foul water from the development; and
 - (e) Proposals to mitigate any residual flood risks to the development.

3 EXISTING CONDITIONS

3.1 SITE LOCATION

- 3.1.1 The site is located on Land to the West of School Lane, Higham, Kent ME3 7JE and is centred on approximate grid reference 571230,171805. The site occupies a total area of 2.8 hectares and currently consists of greenfield.

3.2 EXISTING SITE

- 3.2.1 A topographical survey of the site is shown on drawing 35728-TS-01 contained within **Appendix A**. The site falls steeply from a high point of 62m AOD in the centre of the site to low points of 55.4m AOD and 55.9m AOD on the western and eastern boundaries respectively. The site has the following boundary conditions:

- Northeast - Dwellings
- East - School Lane.
- South - Dwellings
- West - Taylors Lane.

3.3 EXISTING DRAINAGE REGIME AND SURFACE WATER RUN-OFF

- 3.3.1 There is no positive surface water outfall from the site, so any rainfall will infiltrate to ground with any residual surface water flowing overland towards School Lane to the East and Taylors Lane to the West.

3.4 EXISTING PUBLIC SEWERS

- 3.4.1 Reference has been made to Southern Water asset plans found at **Appendix B** which indicate the location of any public sewers in the area. These records do not indicate any private drainage that may be present.

- 3.4.2 In October 2011 the ownership of any private sewer serving more than one property was automatically transferred to the Water Authority although many of these sewers are yet to be recorded on the asset plans.

Foul Water Sewers

- 3.4.3 Southern Water asset plans show there to be the following foul water sewers in the site vicinity.
- An 175mm and 225mm diameter foul water sewer draining from the North to the South located within School Lane to the East of the site.

- Network of foul water sewers draining the residential development to the South and West of the site discharging into the foul water sewer described above.

Surface Water Sewers

- 3.4.4 Southern Water asset plans show there to be no surface water sewer either within the site or general vicinity.

Combined Water Sewers

- 3.4.5 Southern Water asset plans show there to be no combined water sewers within the site or general vicinity.

Geology and Hydrogeology

- 3.4.6 The online British Geological Survey maps indicate that the site is underlain by bedrock geology comprising of the Seaford Chalk Formation (Chalk).
- 3.4.7 Initial infiltration testing was carried out by Ground and Environmental Services Limited in accordance with BRE 365 in August 2025 a copy of which is contained within **Appendix C**. Testing was carried in two locations at depths of between 0.5 and 4.0m below ground. Geology was found to comprise of silt and sand. Infiltration rates of between 4.95×10^{-6} m/s (0.18m/hr) to 5.45×10^{-7} m/s (0.002m/hr) were obtained in these tests.
- 3.4.8 Based on the infiltration rates obtained in the testing, shallow infiltration is not considered an option for the disposal of surface water on the site.
- 3.4.9 Further infiltration testing was carried out by Ground and Environmental Services Limited in September 2025 a copy which is also contained within **Appendix C**. Bore holes were drilled in two locations at depths of up to 20m below ground. Geology was found to comprise of silt and sand to a depth of 11 to 12m with chalk below.
- 3.4.10 High infiltration rate of more than 4l/s were recorded at the two locations. Based on these tests it is considered that deep bored soakaways are a suitable method for the disposal of surface water on the site.
- 3.4.11 The site is in Source Protection Zone 2 – Outer Protection Zone.

4 SITE SPECIFIC FLOOD RISK ASSESSMENT

4.1 PROPOSED DEVELOPMENT

- 4.1.1 The proposals comprise of the construction of up to 50 dwellings on a greenfield site on land off School Lane Higham, Kent ME3 7JE. A proposed site layout is contained in **Appendix D**.

4.2 FLOOD RISK ZONES

- 4.2.1 The National Planning Policy Framework provides guidance on assessing flood risk and seeks to guide development away from areas at risk of flooding from all sources. Planning Practice Guidance defines several Flood Zones based on the probability of flooding and provides guidance on the most appropriate form of development within each zone. The flood risk zones can be summarised in table 4.1 as follows:

Zone	Annual probability in any year	
	River Flooding	Sea Flooding
Zone 1 : Low probability	Less than 1:1000 (<0.1%)	Less than 1:1000 (<0.1%)
Zone 2: Medium probability	Between 1:1000 and 1 in 100 (0.1% -1%)	Between 1:1000 and 1 in 200 (0.1% - 0.5%)
Zone 3a : High probability	Greater than 1:100 (>1%)	Greater than 1:200 (>0.5%)
Zone 3b: Functional floodplain	Greater than 1 in 20 (>5%)	N/A

TABLE 4.1 – PPG GUIDANCE ON FLOOD ZONES

- 4.2.2 Reference has been made to the Environment Agency flood risk maps, a copy of which is contained within **Appendix E**. This shows the area of the site to be developed is located entirely within Flood Zone 1; low risk of flooding from rivers.

4.3 OTHER SOURCES OF FLOODING

- 4.3.1 Reference has been made to the Environment Agency flood risk maps which provide references on the risk of flooding from all sources including fluvial, surface water, groundwater, and artificial sources.

Surface water flooding

- 4.3.2 The Environment Agency surface water flooding maps shows the site to be at very low risk from surface water flooding.

Groundwater

- 4.3.3 Groundwater flooding occurs as excess water emerges at the ground surface. The Environment Agency online mapping indicates that flooding from groundwater is unlikely in the area.

Flooding from artificial sources

- 4.3.4 Flooding from reservoirs is extremely unlikely. An area is considered at risk if peoples' lives could be threatened in the event of a dam or reservoir failure. Reference has been made to the Environment Agency online mapping which indicate that flooding from reservoirs is considered unlikely in this location.

4.4 VULNERABILITY CLASSIFICATION

- 4.4.1 NPPF Annex 3: "Flood Risk Vulnerability Classification", states that sites used for residential use can be classified as "more vulnerable".

4.5 SEQUENTIAL TEST

- 4.5.1 The Sequential Test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).
- 4.5.2 Given the site is located within Flood Zone 1 and is not at risk from any other source of flooding the site is considered to have passed the Sequential Test.
- 4.5.3 Residential development is appropriate in Flood Zone 1, and an Exception Test is not required.

5 MANAGEMENT OF SURFACE AND FOUL WATER ON THE DEVELOPMENT

5.1 PROPOSED DEVELOPMENT

- 5.1.1 The proposals comprise of the construction of upto 50 dwellings on a greenfield site on land off School Lane Higham, Kent ME3 7JE.

5.2 AIMS

- 5.2.1 Sustainable urban Drainage Systems (SuDS) techniques will be used to deal with the surface water generated by the development. This will replicate the existing drainage regime by dealing with the surface water at source, to prevent increasing the risk of downstream flooding.

5.3 PROPOSED SURFACE WATER DRAINAGE STRATEGY

- 5.3.1 The proposed drainage scheme is shown on drawing 34653-D-01 contained in **Appendix F**.
- 5.3.2 The site will be split into two surface water catchments based on the existing topography and drainage regime. For both catchments, roof areas will drain direct to adjacent areas of private hardstanding constructed as an unlined porous pavement. These will discharge to a network of gravity surface water sewers into an underground cellular storage tank with an outfall to linked deep bored soakaways.
- 5.3.3 The surface water drainage strategy for the site has been based on the seven-core standards and 11 underpinning principles set out in the National standards for Sustainable Drainage Systems (SuDS) dated July 2025.
- 5.3.4 Compliance to the seven standards can be summarised as follows.

STANDARD 1 : RUNOFF DESTINATIONS

- 5.3.5 These standard states, that runoff from the development should be discharged to the following final destinations, to the maximum extent practicable, in accordance with the following hierarchy:

Priority 1: collected for non-potable use.

Priority 2: infiltrated to ground.

Priority 3: discharged to an above ground surface water body.

Priority 4: discharged to a surface water sewer, or another piped surface water drainage system.

Priority 5: discharged to a combined sewer.

Priority 1

- 5.3.6 Water butts will be provided to store rainfall to be used for private irrigation. This has not been considered as part of the surface water calculations.

Priority 2

- 5.3.7 Shallow Infiltration testing was initially carried out at depths of between 0.5 and 4m below ground and provided low to very low infiltration rates across the site. Whilst this may be suitable for the disposal of the first 5mm of rainfall, it would not be suitable for higher return periods.
- 5.3.8 Further deep bored testing was carried out in two locations which provided very good soakage potential. Deep bored soakaways are therefore considered feasible on the site.
- 5.3.9 Based on the above, a mixture of priority 1 and 2 measures will be used to dispose of the surface water on the site and as such it is considered that this standard has been met.

STANDARD 2: MANAGEMENT OF EVERYDAY RAINFALL (INTERCEPTION)

- 5.3.10 The proposed impermeable areas are shown on drawing 35278-D-02 contained in **Appendix F**. This shows that of the total site area of 2.8 hectares; the total impermeable area is 0.98 hectares.
- 5.3.11 An urban creep uplift factor of 10% has been applied to the area of the impermeable area within the property curtilages (private areas).
- 5.3.12 The total impermeable area to be considered in the surface water design can be seen to be 1.07 hectares.
- 5.3.13 Based on the above it has been demonstrated that the first 5mm of rainfall has been dealt with onsite, so this standard has been met in full.

STANDARD 3: MANAGEMENT OF EXTREME RAINFALL AND FLOODING

- 5.3.14 The following standards will be adopted in the design of the surface water drainage.
- No flooding for the 1 in 30-year event.
 - Flooding managed for events between 1 in 30 and the 1 in 100-year event + climate change.
 - Reference has been made to the Environment Agency's online mapping guidance for peak rainfall allowance for climate change and shows the site to be located within the Medway Management Catchment. Given the proposed development is to have a design life beyond 2100, a 45% allowance for climate change needs to be considered in the design of the surface water drainage system for the 1 in 100-year event, and 35%

allowance for the 1 in 30-year rainfall event. This is based on the upper end allowance.

- FEH 2022 rainfall parameters have been used in the design of the surface water drainage system
- Factor of safety of safety 1.5 for catchment 1 and 5 for catchment 2 has been applied to the design for the infiltration components.

5.3.15 The drainage system has been modelled using Windes to accommodate all return periods up to and including the 1 in 100 year + 45% climate change. Calculations are shown in **Appendix F**. Features have been designed to half drain within 24 hours.

5.3.16 Based on the above it has been demonstrated that this standard has been met in full.

STANDARD 4 : WATER QUALITY

5.3.17 Reference has been made to the SuDS manual (Cira document 753) to ensure water quality has been considered and suitable water management train provided for within the development that will control water quality to the required standard.

5.3.18 Table 26.2 from the SuDS shows residential roofs to have a very low pollution risk and residential roads and driveways to have a low risk and sets out pollution hazard indices for various pollution sources. An extract on the table has been shown in Figure 5-2 below.

TABLE 26.2 Pollution hazard indices for different land use classifications				
Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydro-carbons
Residential roofs	Very low	0.2	0.2	0.05
Other roofs (typically commercial/ industrial roofs)	Low	0.3	0.2 (up to 0.8 where there is potential for metals to leach from the roof)	0.05
Individual property driveways, residential car parks, low traffic roads (eg cul de sacs, homezones and general access roads) and non-residential car parking with infrequent change (eg schools, offices) ie < 300 traffic movements/day	Low	0.5	0.4	0.4
Commercial yard and delivery areas, non-residential car parking with frequent change (eg hospitals, retail), all roads except low traffic roads and trunk roads/motorways ¹	Medium	0.7	0.6	0.7
Sites with heavy pollution (eg haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, waste sites), sites where chemicals and fuels (other than domestic fuel oil) are to be delivered, handled, stored, used or manufactured; industrial sites; trunk roads and motorways ¹	High	0.8 ²	0.8 ²	0.9 ²

Notes

FIGURE 5.2 – TABLE 26.2 FROM SUDS MANUAL (CIRIA DOCUMENT 753)

- 5.3.19 Table 26.3 from the SuDS manual show the mitigation that is provided from each pollution source by various drainage components.

TABLE 26.3 Indicative SuDS mitigation indices for discharges to surface waters				
Type of SuDS component	Mitigation indices ¹			
	TSS	Metals	Hydrocarbons	
Filter strip	0.4	0.4	0.5	
Filter drain	0.4 ²	0.4	0.4	
Swale	0.5	0.6	0.6	
Bioretention system	0.8	0.8	0.8	
Permeable pavement	0.7	0.6	0.7	
Detention basin	0.5	0.5	0.6	
Pond ⁴	0.7 ³	0.7	0.5	
Wetland	0.8 ³	0.8	0.8	
Proprietary treatment systems ^{5,6}	These must demonstrate that they can address each of the contaminant types to acceptable levels for frequent events up to approximately the 1 in 1 year return period event, for inflow concentrations relevant to the contributing drainage area.			

Notes

FIGURE 5.3 – TABLE 26.3 FROM SUDS MANUAL (CIRIA DOCUMENT 753)

- 5.3.20 From the above it can be seen that the provision of permeable pavement for the drainage of the roofs and areas of hardstanding along with the swale and detention basin will adequately mitigate the pollution risks generated in the areas under private ownership.
- 5.3.21 Any area of hardstanding not constructed as porous pavement will train via a proprietary treatment system prior to discharging to ground via infiltration.
- 5.3.22 Based on the above it has been demonstrated that this standard has been met in full.

STANDARD 5: AMENITY

- 5.3.23 The standard sets out that a 'SuDS approach' shall be adopted that maximises benefits for amenity through the creation of multi-functional places and landscapes.
- 5.3.24 Based on the steep site topography it is not possible to provide the required attenuation volume in above ground features. The best option is therefore to provide the storage volume underground to maximise the area above for recreational/amenity use.
- 5.3.25 Based on the above it has been demonstrated that this standard has been met.

STANDARD 6 : BIODIVERSITY

- 5.3.26 As above, based on the steep site topography it is not possible to provide the additional storage volume in above ground features to create SuDS features to improve biodiversity.
- 5.3.27 The scheme will be designed to comply with the BNG requirements.

STANDARD 7: DESIGN OF DRAINAGE FOR CONSTRUCTION, OPERATION, MAINTENANCE, DECOMMISSIONING AND STRUCTURAL INTEGRITY

- 5.3.28 The SuDS proposed on this scheme comprise of porous pavement and cellular storage tanks and deep bored soakaways along site standard gravity sewers.
- 5.3.29 These are considered standard features which can be easily and safely be constructed, operated and maintained. The works will be constructed as a single phase with the detention basin being constructed early in the programme to ensure runoff is controlled during construction.
- 5.3.30 A maintenance plan will be prepared at the detailed design stage which will show the tasks and responsibilities for the various drainage components.

6 FOUL WATER DRAINAGE

6.1 PROPOSED FOUL WATER DRAINAGE

- 6.1.1 A peak foul water flow of 0.45 l/s has been calculated for a development of 50 residential units. This is based on 50 dwellings at 125 litres/head/day with an occupancy rate of 2.4 person/dwelling using 10% infiltration and DWF of 2.5.
- 6.1.2 The foul drainage for the development has been shown draining to the existing 225mm diameter sewer located in School Lane. An onsite foul water pumping station will be required to drain the western part of the site.
- 6.1.3 Any reinforcement of the existing network will be covered by the Infrastructure Charge required for the connection of each property.
- 6.1.4 There are no plans to construct treatment works on the site, nor to discharge any effluent treated or not, to ground water.

7 CONCLUSIONS AND RECOMMENDATIONS

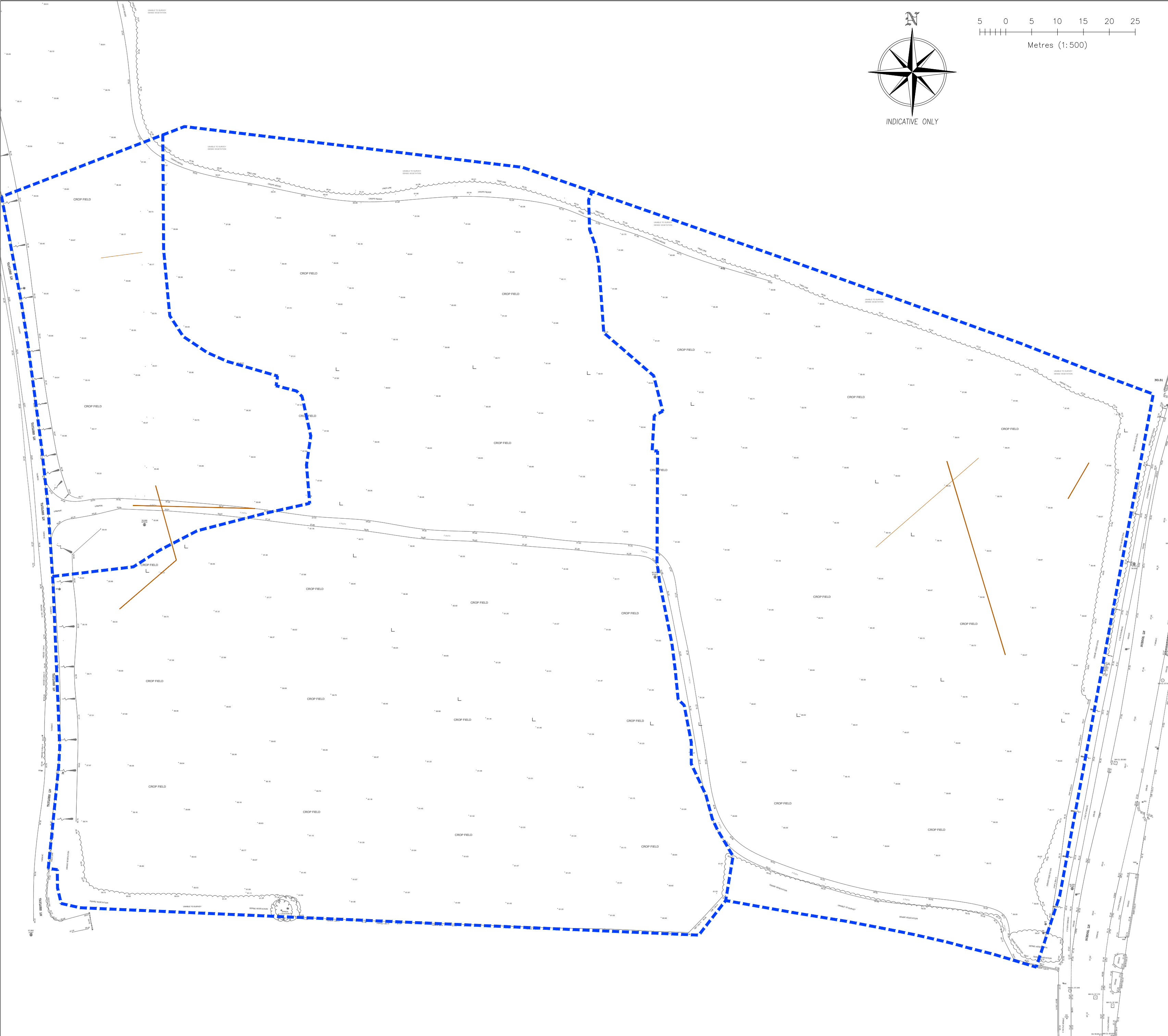
- 7.1.1 The outline planning proposal comprises of the construction of up to 50 dwellings on a greenfield site on land off School Lane Higham, Kent ME3 7JE.
- 7.1.2 The site-specific flood risk assessment determined that the area of the site to be developed to be entirely within Flood Zone 1; low risk of flooding from rivers. The site is not at risk from any other sources of flooding.
- 7.1.3 NPPF Annex 3: "Flood Risk Vulnerability Classification", states that sites used for residential use can be classified as "more vulnerable".
- 7.1.4 Given the development will be located entirely within Flood Zone 1, the site is considered to have passed the Sequential Test. More vulnerable development is appropriate in Flood Zone, and an Exception Test is not required.
- 7.1.5 The online British Geological Survey maps indicate that the site is underlain by bedrock geology comprising of the Seaford Chalk Formation (Chalk). Shallow infiltration testing was initially carried out at depths of between 0.5 and 4m below ground and provided low to very low infiltration rates across the site. Further deep bored testing was carried out in two locations at depths up to 20m which provided very good soakage potential. Deep bored soakaways are therefore considered feasible on the site.
- 7.1.6 A Sustainable Urban Drainage System (SuDS) has been provided as part of the surface water drainage layout to deal with the surface water generated from the development to ensure that flood risk is not increased elsewhere. The site will be split into two surface water catchments based on the existing topography. For both catchments, roof areas will drain direct to adjacent areas of private hardstanding constructed as an unlined porous pavement. These will discharge to a network of gravity surface water sewers into an underground cellular storage tank with an outfall to deep bored soakaways.
- 7.1.7 The foul drainage for the development has been shown draining to the existing 175mm diameter sewer located in School Lane. An onsite foul water pumping station will be required to drain the western part of the site.
- 7.1.8 This report demonstrates that the development proposals can be suitably drained and will not increase the risk of flooding either on or off site. As such the proposals accord with the requirements of the NPPF, PPG and the National standards for sustainable drainage systems (SuDS) in respect of securing a suitable and sustainable drainage strategy for the development.

APPENDIX

A



Topographical Survey



ONLY SCALE FOR PLANNING
PURPOSES

P1	First issue	20.08.25	CS
REV	AMENDMENTS	DATE	CHK
Client			
M SCOTT PROPERTIES LTD			
Project			
LAND WEST OF SCHOOL LANE, HIGHAM			
Title			
TOPOGRAPHICAL SURVEY			
Drwg	Rev	Scale	Date
35728 -TS-01	P1	1:500	26.11.25
			
Eclipse House, Eclipse Park, Sittingbourne Road Maidstone, Kent. ME14 3EN			
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CAD Reference:			A2

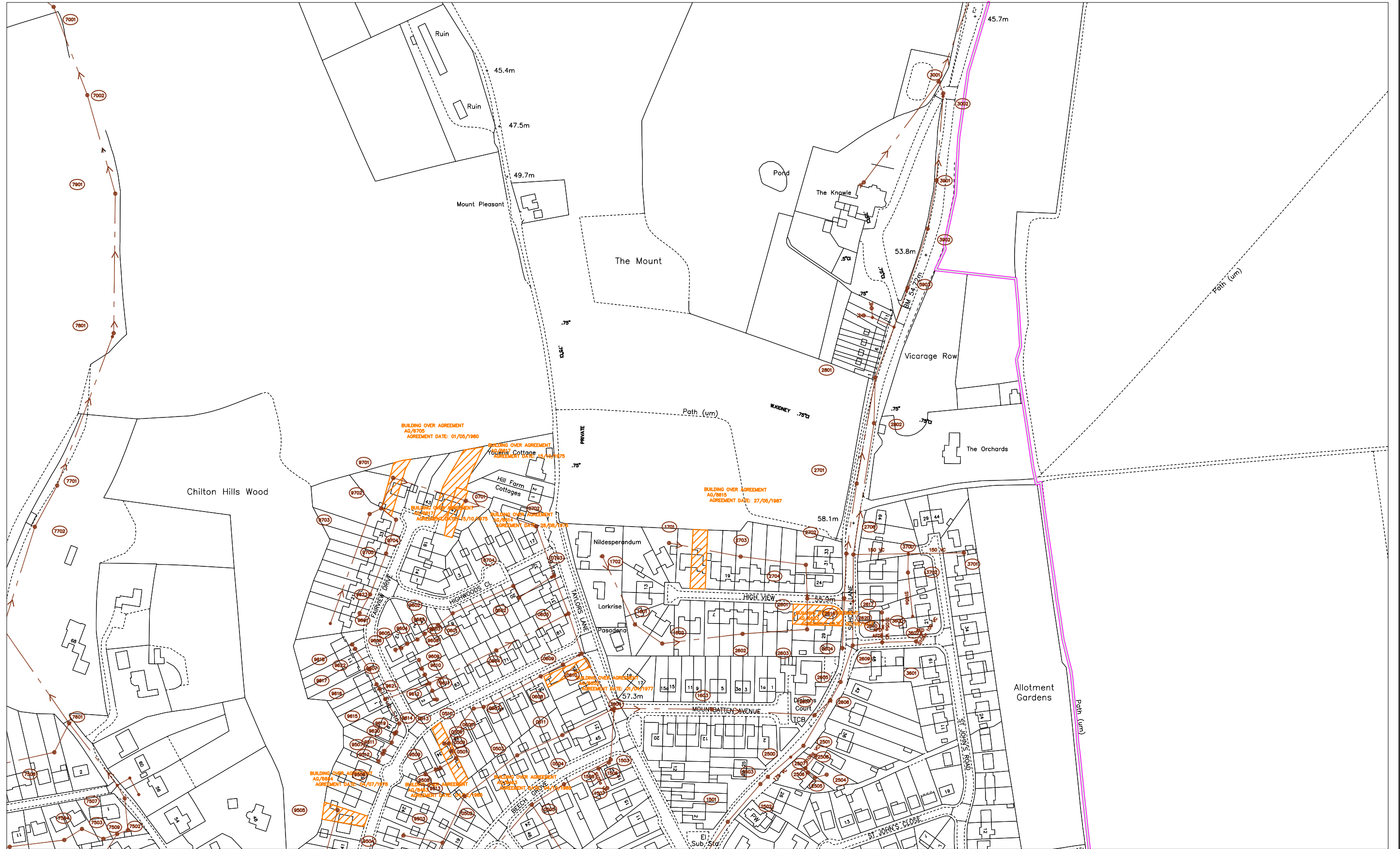
APPENDIX B



Southern Water Asset Plans

SEWER RECORDS PAGE 1 OF 2

172100



171522

570703

O.S. REF.

TQ7171NW

Title: 212318_Land to the West of Sch

Drawn by: yadavsa

Scale: 1:2500

Date: 24/03/2016

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy.

The actual positions should be determined on site.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

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Southern
Water

E74643

SEWER RECORDS PAGE 2 OF 2

Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape
0501X	61.13	60.28	100	VC	CIRC	3001X	46.86	45.06	175	VC	CIRC	9702X			150	VC	CIRC						
0502X	60.433	59.1	150	VC	CIRC	3002X	47.53	45.51	175	VC	CIRC	9703X			150	VC	CIRC						
0503X	59.347	58.03	150	VC	CIRC	3601X	55.9	55.03	150	VC	CIRC	9704X			150	VC	CIRC						
0504X	58.88	57.27	150	VC	CIRC	3602X			100	VC	CIRC	9705X	59.5	58.89	150	VC	CIRC						
0505X	59.38	57.81	150	VC	CIRC	360DX			UNK	UNK	CIRC												
0508X	61.31	59.92	100	VC	CIRC	3701X	55.35	54.48	150	VC	CIRC												
0509X	61.26	60.11	100	VC	CIRC	3702X			UNK	UNK	CIRC												
0510X	61.44	59.45	150	VC	CIRC	370DX			150	VC	CIRC												
0601X	59.49		150	VC	CIRC	380DX			175	VC	CIRC												
0602X	59.31	57.5	150	VC	CIRC	3901X	49.77	48.06	175	VC	CIRC												
0603X	59.36	56.36	150	VC	CIRC	3902X	51.78	49.45	175	VC	CIRC												
0604X	59.94	58.8	150	VC	CIRC	3903X	54.11	51.23	175	VC	CIRC												
0606X			UNK	UNK	CIRC	7001X			150	VC	CIRC												
0607X			150	VC	CIRC	7002X			150	VC	CIRC												
0608X	59.42	58.22	150	VC	CIRC	7502X			150	VC	CIRC												
0609X	59.07	57.92	150	VC	CIRC	7503X	57.3		150	VC	CIRC												
0610X	58.39	56.09	150	VC	CIRC	7504X			150	VC	CIRC												
0611X	58.762	57.57	150	VC	CIRC	7505X			150	VC	CIRC												
0701X	58.44	57.83	150	VC	CIRC	7507X			150	VC	CIRC												
0702X			150	VC	CIRC	7508X	54.78	53.75	150	VC	CIRC												
0703X	59.48	56.63	150	VC	CIRC	7509X			150	VC	CIRC												
0704X	59.32	57.6	150	VC	CIRC	750DX			UNK	UNK	CIRC												
1501X	59.1	175	VC	CIRC	751DX				UNK	UNK	CIRC												
1503X	58.18	56.9	150	VC	CIRC	752DX			150	VC	CIRC												
1506X			UNK	VC	CIRC	7601X	55.15	53.08	150	VC	CIRC												
1507X			UNK	VC	CIRC	7701X			150	VC	CIRC												
1508X			UNK	VC	CIRC	7702X	49.7	48.24	150	VC	CIRC												
1601X	59.53	58.56	150	VC	CIRC	7801X			150	VC	CIRC												
1602X			150	VC	CIRC	7901X			150	VC	CIRC												
1603X	57.05	55.25	150	VC	CIRC	9503X	60.507		150	VC	CIRC												
1604X	57.505	55.8	150	VC	CIRC	9504X	62.31	60.73	150	VC	CIRC												
1701X	61.45		150	VC	CIRC	9505X			150	VC	CIRC												
1702X	61.53	60.12	150	VC	CIRC	9506X	63.26	62.49	100	VC	CIRC												
2501X	57.21	55.43	175	VC	CIRC	9507X	62.76	62.07	100	VC	CIRC												
2502X	58.11	56.41	175	VC	CIRC	9508X	61.6	60.87	100	VC	CIRC												
2503X	57.93	56.19	175	VC	CIRC	9509X	61.49	60.61	100	VC	CIRC												
2504X			UNK	VC	CIRC	9511X	63.13	62.3	100	VC	CIRC												
2505X			UNK	VC	CIRC	9512X	63.18	62.33	100	VC	CIRC												
2506X			UNK	VC	CIRC	9513X	61.53	60.77	100	VC	CIRC												
2507X			UNK	VC	CIRC	9601X	60.65	59.82	150	VC	CIRC												
250DX			175	VC	CIRC	9602X	60.05	58.69	150	VC	CIRC												
2601X	56.87	54.76	150	VC	CIRC	9603X	60.1	58.94	100	VC	CIRC												
2602X			150	VC	CIRC	9604X	60.48	59.26	100	VC	CIRC												
2603X	56.5		150	VC	CIRC	9605X	60.27	59.42	100	VC	CIRC												
2604X	55.74	54.26	175	VC	CIRC	9606X	60.32	59.5	100	VC	CIRC												
2605X	55.93		175	VC	CIRC	9607X	60.28	59.52	100	VC	CIRC												
2606X	56.33	54.71	175	VC	CIRC	9608X			100	VC	CIRC												
2607X	56.58	54.85	150	VC	CIRC	9609X	61.1	60.15	100	VC	CIRC												
2609X	55.58	54.04	225	VC	CIRC	960DX			150	VC	CIRC												
2610X	55.68	54.72	150	VC	CIRC	9610X	60.86	59.9	100	VC	CIRC												
2616X	55.89	54.07	175	VC	CIRC	9611X	61.21	59.69	150	VC	CIRC												
2617X			UNK	VC	CIRC	9612X	61.26	60.1	100	VC	CIRC												
261DX			225	VC	CIRC	9613X	61.15	60.25	100	VC	CIRC												
262DX			UNK	VC	CIRC	9614X	62.37	61.64	100	VC	CIRC												
2701X	58.1	53.45	175	VC	CIRC	9615X			150	VC	CIRC												
2702X	57.37	53.76	175	VC	CIRC	9616X	62.31	61.31	100	VC	CIRC												
2703X			150	VC	CIRC	9617X	62.69	61.51	100	VC	CIRC												
2704X			150	VC	CIRC	9618X	62.38	61.81	100	VC	CIRC												
2706X	57.19	53.71	225	VC	CIRC	9619X	62.71	61.88	100	VC	CIRC												
2801X	55.45	52.97	175	VC	CIRC	9620X	62.74	61.96	100	VC	CIRC												
2802X	56.46	53.23	225	VC	CIRC	9621X	62.29	61.26	100	VC	CIRC												
2803X			UNK	UNK	CIRC	9622X	62.21	61.75	100	VC	CIRC												
2804X			UNK	UNK	CIRC	9623X	60.11		150	VC	CIRC												
280DX			UNK	UNK	CIRC	9624X	59.86	58.74	100	VC	CIRC												
2900X			UNK	UNK	CIRC	9701X	59.41	57.99	150	VC	CIRC												

LINE STYLES / COLOURS

Brown	—	Foul
Dark Blue	—	Foul Syphon Sewer
Purple	—	Foul Vacuum Main
Red	—	Foul Rising Main
Orange	—	Combined
Dark Blue	—	Combined Syphon Sewer
Purple	—	Combined Rising Main
Light Blue	—	Lateral Drain
Yellow	—	Building Over Agreement Area
Green	—	Treated Effluent
Dark Blue	—	Sludge
Purple	—	Sewer Catchment
Light Blue	—	Section 104 Area
Yellow	—	Surface Water
Green	—	Surface Water Rising Main
Dark Blue	—	Private
Purple	—	Access Shaft
Light Blue	—	Decommissioned

MATERIALS

AK	Alkathene
BAC	Bonded Asbestos Cement
BRC	Brick (Common)
BRE	Brick (Engineering)
CC	Concrete Box Culvert
CI	Cast Iron
CO	Concrete (In-Situ)
CP	Concrete (Pre-Cast)
CSB	Concrete Segments (bolted)
CSU	Concrete Segments (unbolted)
DI	Ductile Iron
GRC	Glass Reinforced Concrete
GRP	Glass Reinforced Plastic
MAC	Masonry in regular Courses
MAR	Masonry in random Courses
PE	Polyethylene
PF	Pitch Fibre
PP	Polypropylene
PVC	Polyvinyl Chloride
RPM	Reinforced Plastic Matrix
SI	Spun Iron
ST	Steel
VC	Verified Clay
XXX	Other
ZZZ	Unknown

Manhole (SW)
Manhole (F&C)
Lamp hole (SW)
Lamp hole (F&C)
Pumping Station (SW)
Pumping Station (F&C)
Side entry manhole (SW)
Side entry manhole (F&C)
Blind shaft (SW)
Blind shaft (F&C)
Ejector station (SW)
Ejector station (F&C)
Watertight door (SW)
Watertight door (F&C)
Flushing ch. Min-e (SW)
Flushing ch. Min-e (F&C)
Flushing ch. No-e (SW)
Flushing ch. No-e (F&C)
Demarcation Chamber

LEGEND - SEWERS

Washout (SW)
Washout (F&C)
Rodding Eye (SW)
Rodding Eye (F&C)
Gauging point (SW)
Gauging point (F&C)
Intercept chamber (SW)
Intercept chamber (F&C)
Storm Tank (SW)
Storm Tank (F&C)
Vortex chamber (SW)
Vortex chamber (F&C)
Label ellipse
Dummy/S24 manhole
Outfall
Penstock chamber
Damboards
Storm Overflow
Backdrop manhole

Other (s)
Other
Change in sewer (s)
Change in sewer
Reflex valve
Flap valve
Cascade
Anode
Valve
Closed Valve
Air Valve
Hatch box (SW)
Hatch box (F&C)
Direction arrow
Emptying valve
Catchpit
Soakaway
Inlet
Balancing Pond

Wastewater treatment works
Marine treatment works
Outfall headworks
Vent
Vent column
Tidal storage tank
Blank end
Head of Public Sewer
Micro Pumping Station

SHAPES (S)
A Arched
B Barrel
C Circular
E Egg
H Horseshoe
R Rectangular
S Square
T Trapezoidal
U U Shape
X Other

NODE REFERENCING SYSTEM
1st digit: hundred metre easting identifier
2nd digit: hundred metre northing identifier
3rd digit: sewer type identifier
4th digit: next sequential node

Drawn by: yadavsava

Title: 212318_Land to the West of Sch

Date: 24/03/2016



APPENDIX C



Site Investigation



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park
Dencora Way
Ashford
Kent
TN23 4FG
01233 646237

Charlie Ranson
Scott Properties

Date: 27th August 2025

Our ref: 13561

Dear Charlie,

RE: SOAKAGE TESTING – Land at School Lane, Higham ME3 7HP

Introduction

Ground and Environmental Services Ltd (GES) was commissioned by Scott Properties to undertake soakage testing on Land at School Lane, Higham ME3 7HP.

The purpose of the ground investigation was to carry out soakage testing in order to obtain infiltration characteristics for use in assessing the feasibility of adopting a shallow soakaway solution for surface water drainage.

This report specifically excludes comment or advice with regards to contaminated land or pollution related issues.

Fieldwork

The site works were carried out on the 22nd August 2025 and comprised the following:

- BRE DG365 Soakage Testing.

Trial Pitting

Five trial pits designated SP1, SP2, SP3, SP4 and SP5 were machine excavated to depths of 3.0, 1.0, 3.0, 1.0 and 4.0mbegl (metres below ground level) respectively by a mechanical excavator.

Logs of the trial pits are enclosed.

Soakage Testing

Infiltration testing was carried out in all trial pits using water discharged from a 10,000L water bowser. The testing was carried out in accordance with the methodology given in BRE DG365 'Soakaway design' and comprised discharging water into the trial excavation and monitoring the fall in water level against time.

The results are enclosed and are summarised below:

Trial Pit ID	Test No	Test Depth (m)	Test duration (minutes)	Volume of water drained (%)	Infiltration rate (m/s)	Comment
SP 1	1	1.49-3.0	280	26	5.45×10^{-7}	Very low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 5800 minutes
SP 2	1	0.49-1.0	255	45	9.33×10^{-7}	Very low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 2200 minutes
SP3	1	1.49-3.0	230	38	4.93×10^{-6}	Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 760 minutes
SP4	1	0.49-1.0	230	47	2.66×10^{-6}	Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 820 minutes
Sp5	1	1.92-4.0	180	16	1.1×10^{-6}	Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 3350 minutes

We trust that this is satisfactory and addresses your requirements, but should you have any queries please do not hesitate to contact this office.

We look forward to hearing from you in the near future.

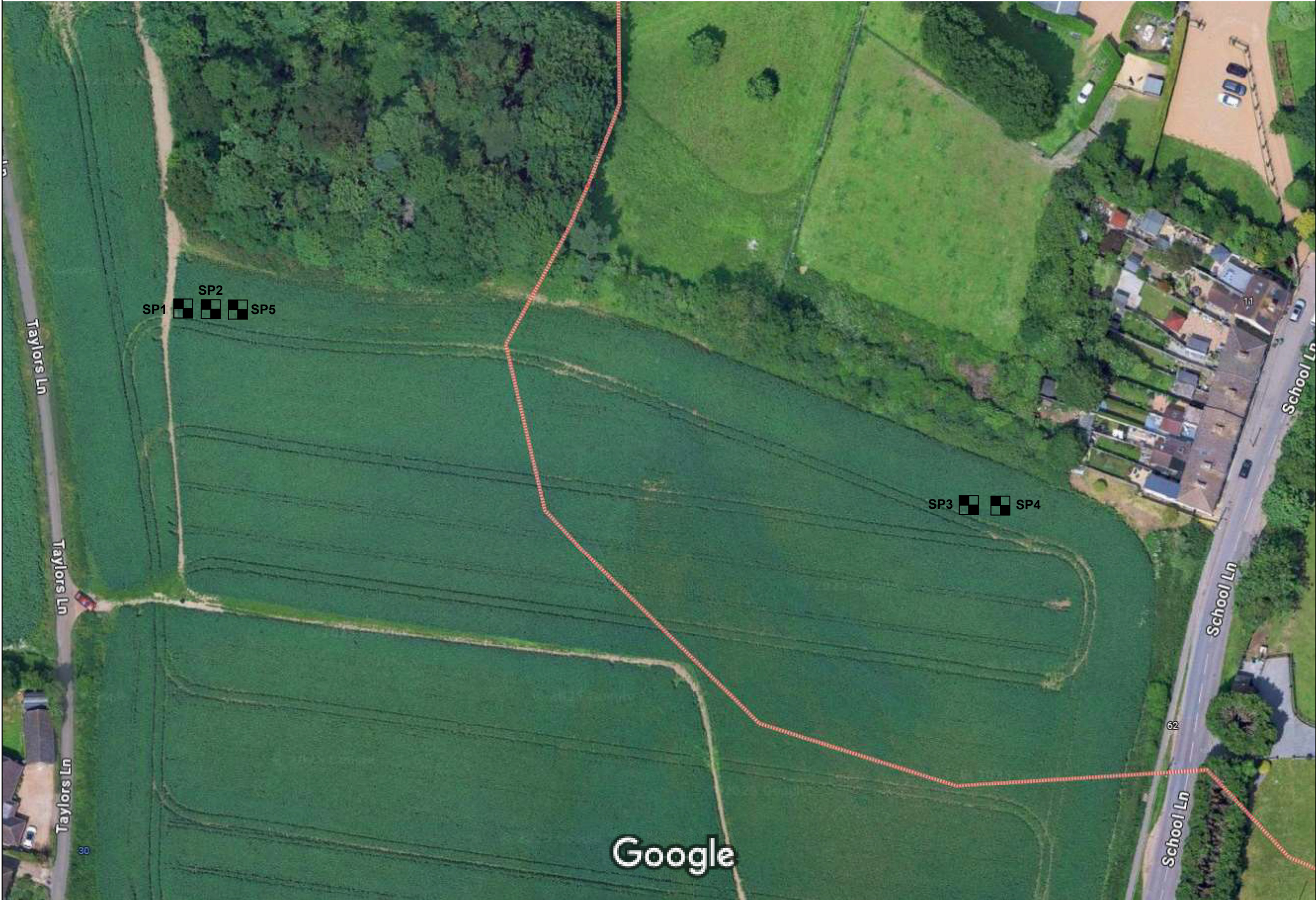
Yours sincerely,



Craig Spanton
Director
Ground and Environmental Services Limited

Enc:
Test Location Plan
Trial Pit Logs
Soakage Test Results

ME3 7HP



- KEY:
- WS - WINDOW SAMPLE
 - BH - BOREHOLE
 - (I) - INSTALLATION
 - TP - TRIAL PIT
 - HDTP - HAND DUG TRIAL PIT
 - SP - SOAKAGE PIT
 - DCP - DYNAMIC CONE PENETRATION
 - DP - DYNAMIC PROBE
 - HA - HAND AUGER
 - PT - PERCOLATION TEST
 - GM - GAS MONITORING STANDPIPE
 - S - SAMPLE LOCATION

CLIENT:
M Scott Properties Ltd

SITE ADDRESS:
Land at School Lane
Higham
ME3 7HP

DRAWING NO.:
Figure 1

DRAWING TITLE:
Exploratory Hole Location Plan

PROJECT NO.:
13561

DATE:
08/2025

DRAWN:
PJ

REVISION:
00



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park
Dencora Way, Ashford
Kent TN23 4FG

Tel: 01233 646237

Trial Pit No. SP1

Sheet: 1 of 1

Equipment & Methods.

JCB 3CX Excavator Support Used: None
Backfill: Arisings

Project Name: School Lane

Project Location: Higham

Client: M Scott Properties Ltd

Job No:

13561

Co-ordinates:

E:

N:

Ground Level (m):

Date Started: 22/08/2025

Date Completed: 22/08/2025

Samples and In situ Testing

Depth
(m)

No.

Type

Result

Field Records

DESCRIPTION

Reduced
Level
(m)

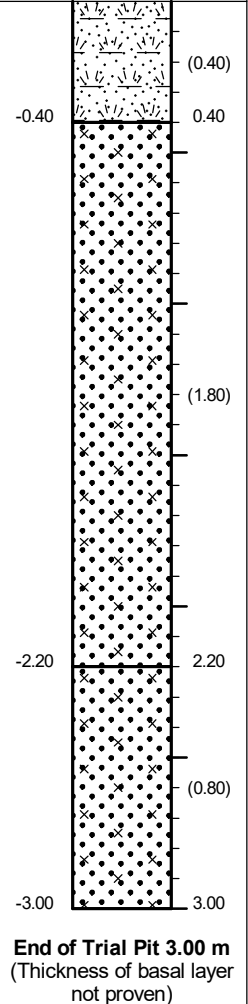
Legend

Depth
(Thick)
(m)

TOPSOIL - Greyish brown sandy silt with occasional fine to medium flint. Sand is fine.

Light brown silty fine SAND.

Greyish brown silty fine to medium SAND with occasional siltstone and sandstone.



Remarks:

Logged By:
JF

Checked By:
CSS

Scale:
1:25

Approved By:

FIG No.

Notes: For explanation of symbols and abbreviations, see Key Sheet.



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

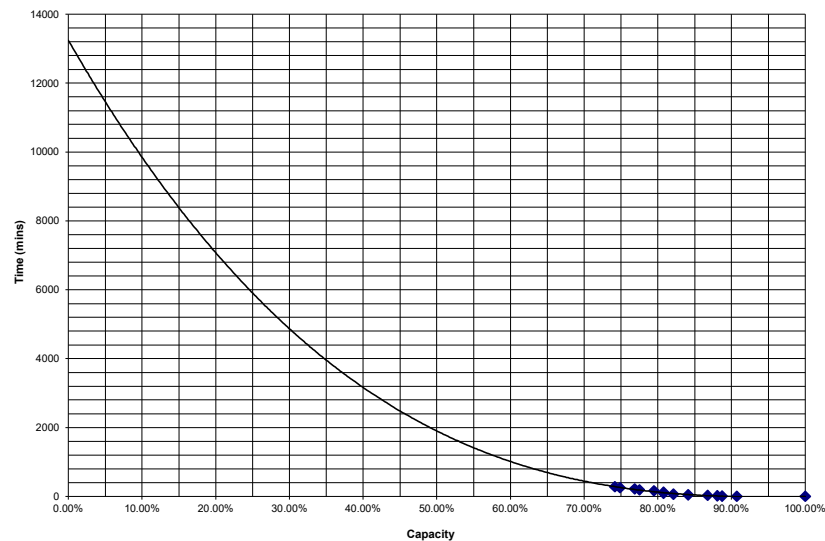
SP 1 Test
1 / 1

TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.8
Depth (m): 3 Invert Depth (m): 1.49
Drainage time of test (mins): 280 (25.83% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
1.49	100.00%	0
1.63	90.73%	2
1.66	88.74%	8
1.67	88.08%	13
1.69	86.75%	26
1.73	84.11%	45
1.76	82.12%	65
1.78	80.79%	89
1.78	80.79%	120
1.8	79.47%	160
1.83	77.48%	190
1.84	76.82%	220
1.87	74.83%	250
3	0.00%	



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
1.49-3.0	5.45E-07

Departures from the specified test method:

None

Remarks: Very low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 5800 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

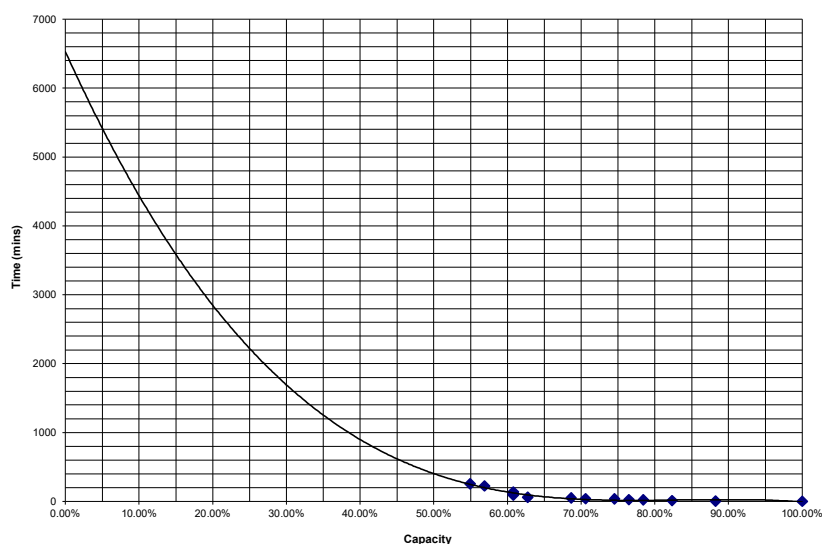
SP 2 Test
1 / 1

TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.6
Depth (m): 1 Invert Depth (m): 0.49
Drainage time of test (mins): 255 (45.10% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
0.49	100.00%	0
0.55	88.24%	5
0.58	82.35%	10
0.6	78.43%	21
0.61	76.47%	25
0.62	74.51%	35
0.64	70.59%	40
0.65	68.63%	50
0.68	62.75%	60
0.69	60.78%	90
0.69	60.78%	115
0.69	60.78%	135
0.71	56.86%	225
0.72	54.90%	255
1	0.00%	



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
0.49 - 1.00m	9.33E-07

Departures from the specified test method:

None

Remarks:

Very low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 2200 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

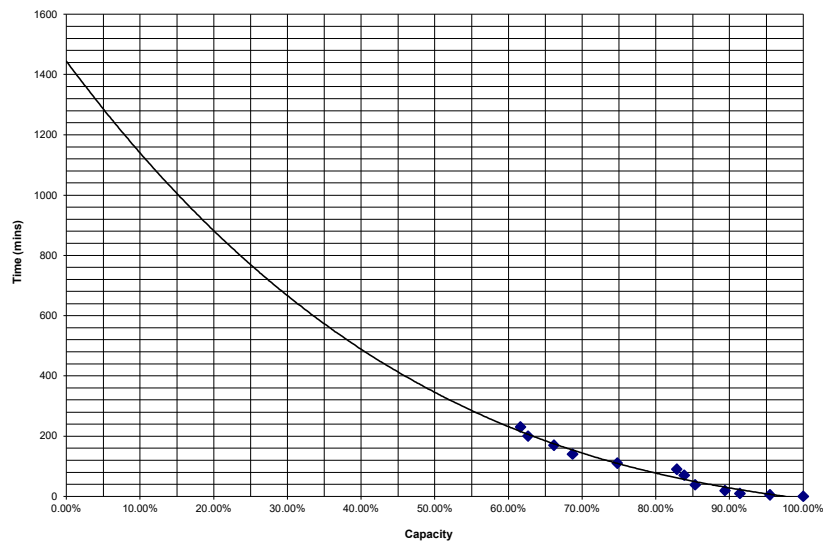
SP 3 Test
1 / 1

TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.8
Depth (m): 3 Invert Depth (m): 1.49
Drainage time of test (mins): 230 (38.38% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
1.02	100.00%	0
1.11	95.45%	5
1.19	91.41%	10
1.23	89.39%	19
1.31	85.35%	38
1.34	83.84%	70
1.36	82.83%	90
1.52	74.75%	110
1.64	68.69%	140
1.69	66.16%	170
1.76	62.63%	200
1.78	61.62%	230
3	0.00%	



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
1.02 - 3.00m	4.93E-06

Departures from the specified test method:

None

Remarks:

Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 760 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park
Dencora Way, Ashford
Kent TN23 4FG

Tel: 01233 646237

Trial Pit No. SP4

Sheet: 1 of 1

Equipment & Methods.

JCB 3CX Excavator Support Used: None
Backfill: Arisings

Project Name: School Lane

Project Location: Higham

Client: M Scott Properties Ltd

Job No:

13561

Co-ordinates:

E:

N:

Ground Level (m):

Date Started: 22/08/2025

Date Completed: 22/08/2025

Samples and In situ Testing

Depth
(m)

No.

Type

Result

Field Records

DESCRIPTION

Reduced
Level
(m)

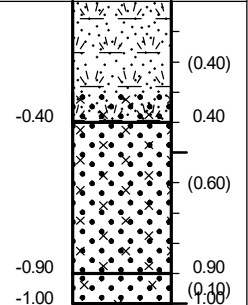
Legend

Depth
(Thick)
(m)

TOPSOIL - Greyish brown sandy silt with occasional fine to medium flint. Sand is fine.

Orangeish-brown slightly clayey very sandy SILT with occasional fine to coarse flint. Sand is fine.

Light brown very silty fine to medium SAND.



End of Trial Pit 1.00 m
(Thickness of basal layer not proven)

Remarks:

Logged By:
JF

Checked By:
CSS

Scale:
1:25

Approved By:

FIG No.

Notes: For explanation of symbols and abbreviations, see Key Sheet.



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

SP 4 Test
1 / 1

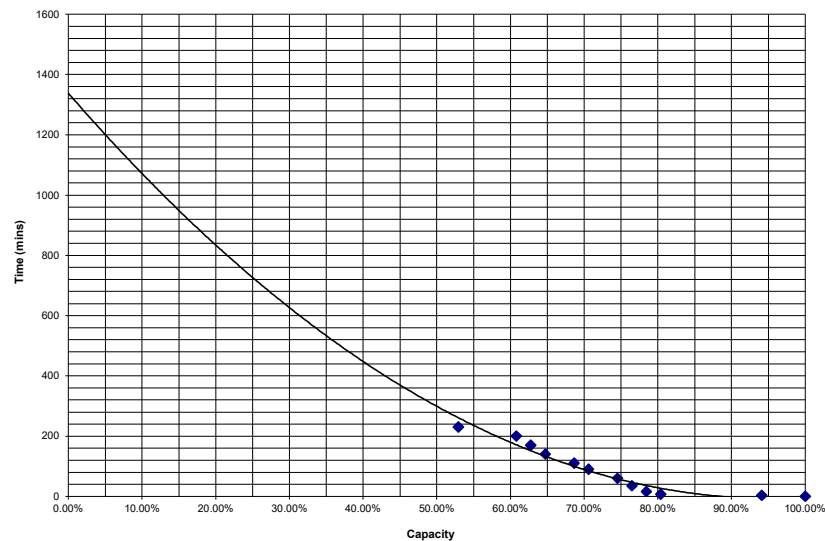
TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.6
Depth (m): 1 Invert Depth (m): 0.49
Drainage time of test (mins): 230 (47.16% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
0.49	100.00%	0
0.52	94.12%	3
0.59	80.39%	7
0.6	78.43%	16
0.61	76.47%	35
0.62	74.51%	60
0.64	70.59%	90
0.65	68.63%	110
0.67	64.71%	140
0.68	62.75%	170
0.69	60.78%	200
0.73	52.94%	230

1 0.00%



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
0.49 - 1.00m	2.66E-06

Departures from the specified test method:

None

Remarks:

Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 820 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

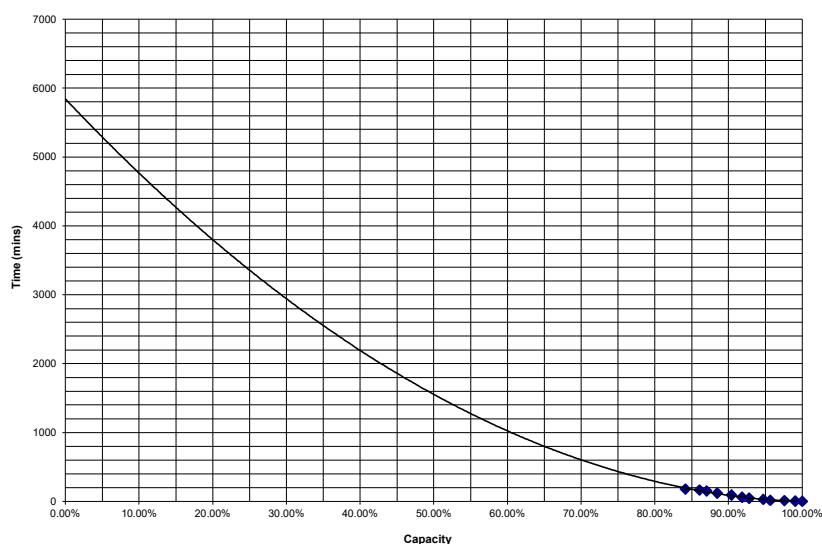
SP 5 Test
1 / 1

TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.8
Depth (m): 4 Invert Depth (m): 1.92
Drainage time of test (mins): 180 (15.87% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
1.92	100.00%	0
1.94	99.04%	5
1.97	97.60%	10
2.01	95.67%	15
2.03	94.71%	30
2.07	92.79%	45
2.09	91.83%	60
2.12	90.38%	90
2.16	88.46%	120
2.19	87.02%	150
2.21	86.06%	165
2.25	84.13%	180
4	0.00%	



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
1.92 - 4.00m	1.10E-06

Departures from the specified test method:

None

Remarks:

Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 3350 minutes.

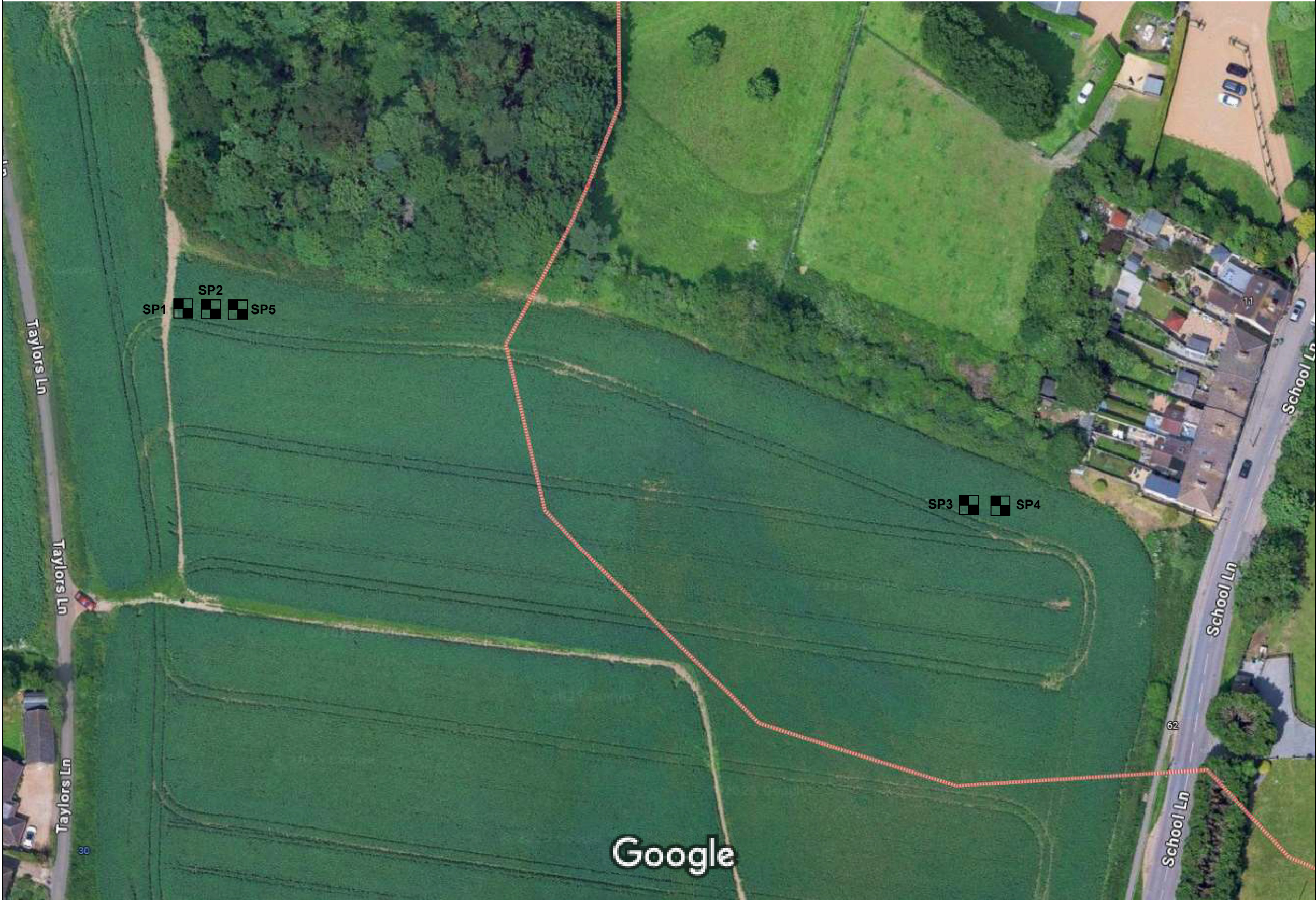
Authorised Signatory:

C SPANTON

Date:

26th August 2025

ME3 7HP



- KEY:
- WS - WINDOW SAMPLE
 - BH - BOREHOLE
 - (I) - INSTALLATION
 - TP - TRIAL PIT
 - HDTP - HAND DUG TRIAL PIT
 - SP - SOAKAGE PIT
 - DCP - DYNAMIC CONE PENETRATION
 - DP - DYNAMIC PROBE
 - HA - HAND AUGER
 - PT - PERCOLATION TEST
 - GM - GAS MONITORING STANDPIPE
 - S - SAMPLE LOCATION

CLIENT:
M Scott Properties Ltd

SITE ADDRESS:
Land at School Lane
Higham
ME3 7HP

DRAWING NO.:
Figure 1

DRAWING TITLE:
Exploratory Hole Location Plan

PROJECT NO.:
13561

DATE:
08/2025

DRAWN:
PJ

REVISION:
00



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park,
Dencora Way, Ashford,
Kent TN23 4FG

Tel: 01233 646237

Borehole No. BHA

Sheet: 1 of 3

Equipment & Methods. Dando 150 _Backfill: Arisings				Project Name: School Lane Project Location: Higham Client: M Scott Properties Ltd		Job No: 13561		
Co-ordinates: E: N:				Ground Level (m):		Date Started:12/09/2025 Date Completed:16/09/2025		
Samples and In situ Testing				Field Records	DESCRIPTION	Reduced Level (m)	Legend	Depth (Thick) (m)
Depth (m)	No.	Type	Result					
0.25		D			TOPSOIL: Crop field over brown soil.			(0.40)
0.50		D			Firm light tan and orangey brown silty sandy CLAY with brown clayey sand lenses.	-0.40		0.40
0.75		D						(0.80)
1.00		D						
1.30		D			Medium dense, light tan brown, silty clayey SAND with sandy clay lenses.	-1.20		1.20
2.00		D			Medium dense light brown silty fine SAND.	-2.00		2.00
3.00		D						(2.70)
4.00		D						
5.00		D			Medium dense light tan brown silty SAND.	-4.70		4.70
6.00		D						
7.00		D			...from 6.50 with orange brown silty clay lenses			(5.10)
8.00		D						
9.00		D						
10.00		D			Stiff grey laminated friable very silty CLAY with sand lenses.	-9.80		9.80
Remarks:						Logged By: DR		Checked By: CSS
						Scale: 1:52.5		Approved By:
						FIG No. .1		
Notes: For explanation of symbols and abbreviations, see Key Sheet.								



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park,
Dencora Way, Ashford,
Kent TN23 4FG

Tel: 01233 646237

Borehole No. BHA

Sheet: 2 of 3

Equipment & Methods. Dando 150 _Backfill: Arisings					Project Name: School Lane Project Location: Higham Client: M Scott Properties Ltd			Job No: 13561		
Co-ordinates: E: N:					Ground Level (m):			Date Started:12/09/2025 Date Completed:16/09/2025		
Samples and In situ Testing				Field Records	DESCRIPTION	Reduced Level (m)	Legend	Depth (Thick) (m)		
Depth (m)	No.	Type	Result							
11.00		D						(2.50)		
12.00		D			...from 11.50 Boulder flints.					
13.00		D			Very weak white CHALK with occasional large flints.	-12.30		12.30		
14.00		D			Weak white CHALK.	-13.70		13.70		
15.00		D								
16.00		D								
17.00		D						(6.30)		
18.00		D								
19.00		D								
20.00		D				-20.00		20.00		
						End of Borehole 20.00 m (Thickness of basal layer not proven)				
Remarks:						Logged By:		Checked By:		
						DR		CSS		
						Scale: 1:52.5		Approved By:		
						FIG No.		.2		

Notes: For explanation of symbols and abbreviations, see Key Sheet.



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park,
Dencora Way, Ashford,
Kent TN23 4FG

Tel: 01233 646237

Borehole No. BHA

Sheet: 3 of 3

Equipment & Methods.

Dando 150
_Backfill: Arisings

Project Name: School Lane

Project Location: Higham

Client: M Scott Properties Ltd

Job No:

13561

Co-ordinates:

E:

N:

Ground Level (m):

Date Started:12/09/2025

Date Completed:16/09/2025

Water Level Observations During Boring

Date	Time	Depth of Hole (m)	Depth of Casing (m)	Depth to Water (m)	Remarks
12-9-25	16:00	4.00	4.00	Dry	End of Day 1. Heavy rain. Start of Day 2. End of Day 2. Start of Day 3. End of Borehole. Soakage test carried out att 20m. Hole backfilled and compacted.
15-9-25	08:00	4.00	4.00	Dry	
15-9-25	16:00	12.00	9.00	Dry	
16-9-25	08:00	12.00	9.00	Dry	
16-9-25	16:00	20.00	9.00	Dry	

Hole Diameter by Depth Table

Depth of Hole (m)	Diameter of Hole (mm)	Diameter of Casing (mm)	Depth of Casing (m)
150.00	20	150	9.00

Chiselling Details

From (m)	To (m)	Time Taken (hhmm)	Chiselling Tool Used	Notes
11.50	12.00	00:45	Lightweight chisel	
12.00	12.60	00:30	Lightweight chisel	

Remarks:

Logged By:

DR

Checked By:

CSS

Scale:
1:52.5

Approved By:

FIG No.

.3

Notes: For explanation of symbols and abbreviations, see Key Sheet.

Land off School Lane, Higham

BHA

Top section	12.3	m
Bottom section	20	m
Water Level	DRY	m

Centre section	16.15	m
Diameter of test section	0.15	m

Diameter of Hole	0.15	m
Length of test section	7.7	m

Time (Seconds)	Depth	Head
0	11.5	8.5
30	12.8	7.2
60	13.8	6.2
90	14.4	5.6
120	14.7	5.3
150	15.05	4.95
180	15.3	4.7
210	15.58	4.42
240	15.83	4.17
270	16.09	3.91
300	16.23	3.77
360	16.55	3.45
420	16.84	3.16
480	17.09	2.91
540	17.33	2.67
600	17.52	2.48
900	18.21	1.79
1200	18.78	1.22
1500	19.31	0.69
1800	19.55	0.45
2400	20	0

BHA - Test 1

The graph plots Head (m) on the y-axis (0 to 9) against Time (secs) on the x-axis (0 to 3000). A single data series, 'Test 1', is shown as a line with square markers. The head starts at 8.5m at 0 seconds and decreases rapidly, reaching 0m at 2400 seconds. The curve is concave up, indicating a decreasing rate of head loss over time.

Time (secs)	Head (m)
0	8.5
30	7.2
60	6.2
90	5.6
120	5.3
150	4.95
180	4.7
210	4.42
240	4.17
270	3.91
300	3.77
360	3.45
420	3.16
480	2.91
540	2.67
600	2.48
900	1.79
1200	1.22
1500	0.69
1800	0.45
2400	0

RAPID SOAKAGE - 1000L of water added in 4min 10 sec at 4L/sec - no constant head possible. Difficult to raise head.

--	--	--

After BS5930:1999 $k(\text{approx}) = 7.28 \times 10^{-4} \text{ m/s}$



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park,
Dencora Way, Ashford,
Kent TN23 4FG

Tel: 01233 646237

Borehole No. BHB

Sheet: 1 of 3

Equipment & Methods. Dando 150 _Backfill: Arisings				Project Name: School Lane Project Location: Higham Client: M Scott Properties Ltd		Job No: 13561		
Co-ordinates: E: N:				Ground Level (m):		Date Started:17/09/2025 Date Completed:17/09/2025		
Samples and In situ Testing				Field Records	DESCRIPTION	Reduced Level (m)	Legend	Depth (Thick) (m)
Depth (m)	No.	Type	Result					
0.25		D			TOPSOIL: Crop field over brown soil. Firm light tan brown friable silty CLAY	-0.15		(0.15)
0.50		D						(0.55)
0.75		D			Firm light brown sandy CLAY.	-0.70		(0.70)
1.00		D			Firm/medium dense light brown silty SAND with sandy CLAY lenses.	-0.80		(0.80)
								(0.80)
					Meidum dense light tan brown, slightly clayey silty SAND.	-1.60		1.60
2.00		D						
					...from 2.40 with clay deposits.			
3.00		D						(3.90)
4.00		D						
5.00		D						
					Stiff light tan silty CLAY with fine brown sand lenses.	-5.50		5.50
6.00		D						
7.00		D						(3.20)
8.00		D			...from 8.00 with brown clay bands			
					Stiff pale grey silty CLAY with fine sand lenses.	-8.70		8.70
9.00		D						
10.00		D			...from 10.00 darker grey in colour			(2.80)
Remarks:						Logged By:		Checked By:
						DR		CSS
						Scale: 1:52.5		Approved By:
Notes: For explanation of symbols and abbreviations, see Key Sheet.						FIG No.		.1



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park,
Dencora Way, Ashford,
Kent TN23 4FG

Tel: 01233 646237

Borehole No. BHB

Sheet: 2 of 3

Equipment & Methods. Dando 150 _Backfill: Arisings				Project Name: School Lane Project Location: Higham Client: M Scott Properties Ltd		Job No: 13561		
Co-ordinates: E: N:				Ground Level (m):		Date Started:17/09/2025 Date Completed:17/09/2025		
Samples and In situ Testing				Field Records	DESCRIPTION	Reduced Level (m)	Legend	Depth (Thick) (m)
Depth (m)	No.	Type	Result					
11.00		D						
					Stiff brown sandy laminated CLAY with flints.	-11.50		11.50
12.00		D			...from 11.80 flint boulder			(1.10)
					Weak white CHALK.	-12.60		12.60
13.00		D						
14.00		D						
15.00		D						(5.40)
16.00		D						
17.00		D						
18.00		D				-18.00		18.00
						End of Borehole 18.00 m (Thickness of basal layer not proven)		
Remarks:						Logged By:		Checked By:
						DR		CSS
						Scale: 1:52.5		Approved By:
						FIG No.		.2
Notes: For explanation of symbols and abbreviations, see Key Sheet.								



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park,
Dencora Way, Ashford,
Kent TN23 4FG

Tel: 01233 646237

Borehole No. BHB

Sheet: 3 of 3

Equipment & Methods.

Dando 150
_Backfill: Arisings

Project Name: School Lane

Project Location: Higham

Client: M Scott Properties Ltd

Job No:

13561

Co-ordinates:

E:

N:

Ground Level (m):

Date Started:17/09/2025

Date Completed:17/09/2025

Water Level Observations During Boring

Date	Time	Depth of Hole (m)	Depth of Casing (m)	Depth to Water (m)	Remarks
17-9-25	16:00	18.00	8.00	Dry	End of Borehole. Soakage test carried out at 18m.

Hole Diameter by Depth Table

Depth of Hole (m)	Diameter of Hole (mm)	Diameter of Casing (mm)	Depth of Casing (m)
18.00	250	150	8.00

Chiselling Details

From (m)	To (m)	Time Taken (hhmm)	Chiselling Tool Used	Notes
12.00	12.60	00:45		

Remarks:

Logged By:

DR

Checked By:

CSS

Scale:
1:52.5

Approved By:

FIG No.

.3

Notes: For explanation of symbols and abbreviations, see Key Sheet.

[illegible]

APPENDIX

D



Proposed Masterplan

Land at School Lane, Higham - Illustrative Outline Masterplan



APPENDIX E



Environment Agency Flood Map

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	571173/171811	25 November 2025 10:58

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)
571173/171811

Scale
1:2,500

Created
25 Nov 2025 10:58

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

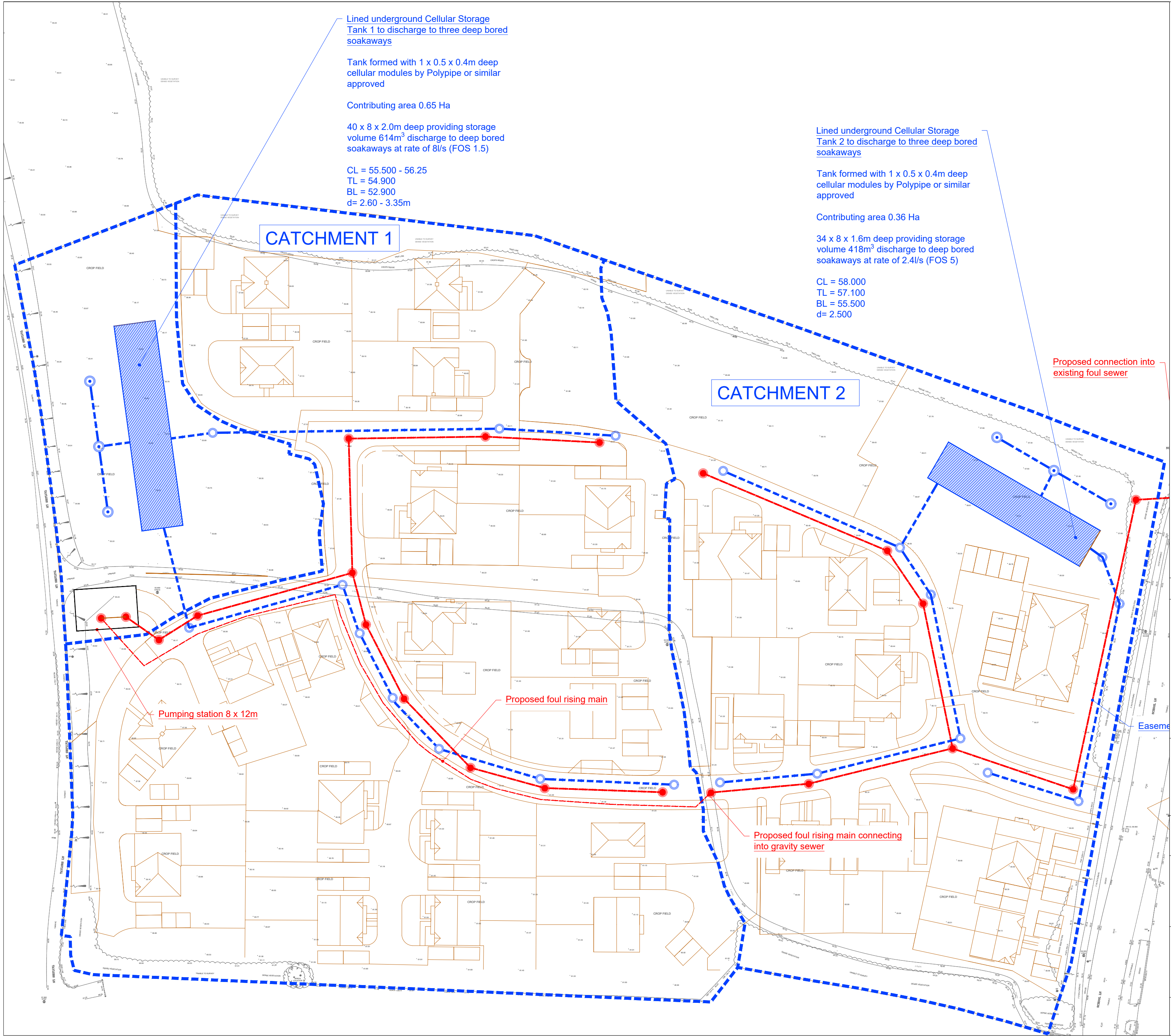


0 20 40 60m

APPENDIX F



Proposed Drainage Layout and Calculations



Lined underground Cellular Storage
Tank 1 to discharge to three deep bored
soakaways

Tank formed with 1 x 0.5 x 0.4m deep
cellular modules by Polypipe or similar
approved

Contributing area 0.65 Ha

40 x 8 x 2.0m deep providing storage
volume 614m³ discharge to deep bored
soakaways at rate of 8l/s (FOS 1.5)

CL = 55.500 - 56.25
TL = 54.900
BL = 52.900
d= 2.60 - 3.35m

CATCHMENT 1

Lined underground Cellular Storage
Tank 2 to discharge to three deep bored
soakaways

Tank formed with 1 x 0.5 x 0.4m deep
cellular modules by Polypipe or similar
approved

Contributing area 0.36 Ha

34 x 8 x 1.6m deep providing storage
volume 418m³ discharge to deep bored
soakaways at rate of 2.4l/s (FOS 5)

CL = 58.000
TL = 57.100
BL = 55.500
d= 2.500

CATCHMENT 2

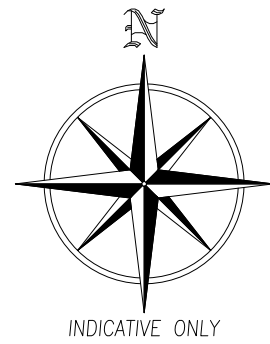
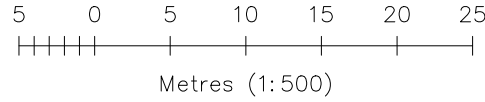
Proposed connection into
existing foul sewer

Proposed foul rising main

Proposed foul rising main connecting
into gravity sewer

Pumping station 8 x 12m

ONLY SCALE FOR PLANNING
PURPOSES



P1	First issue	26.11.25	CS
REV	AMENDMENTS	DATE	CHK

Client
M SCOTT PROPERTIES LTD

Project
LAND WEST OF SCHOOL LANE, HIGHAM

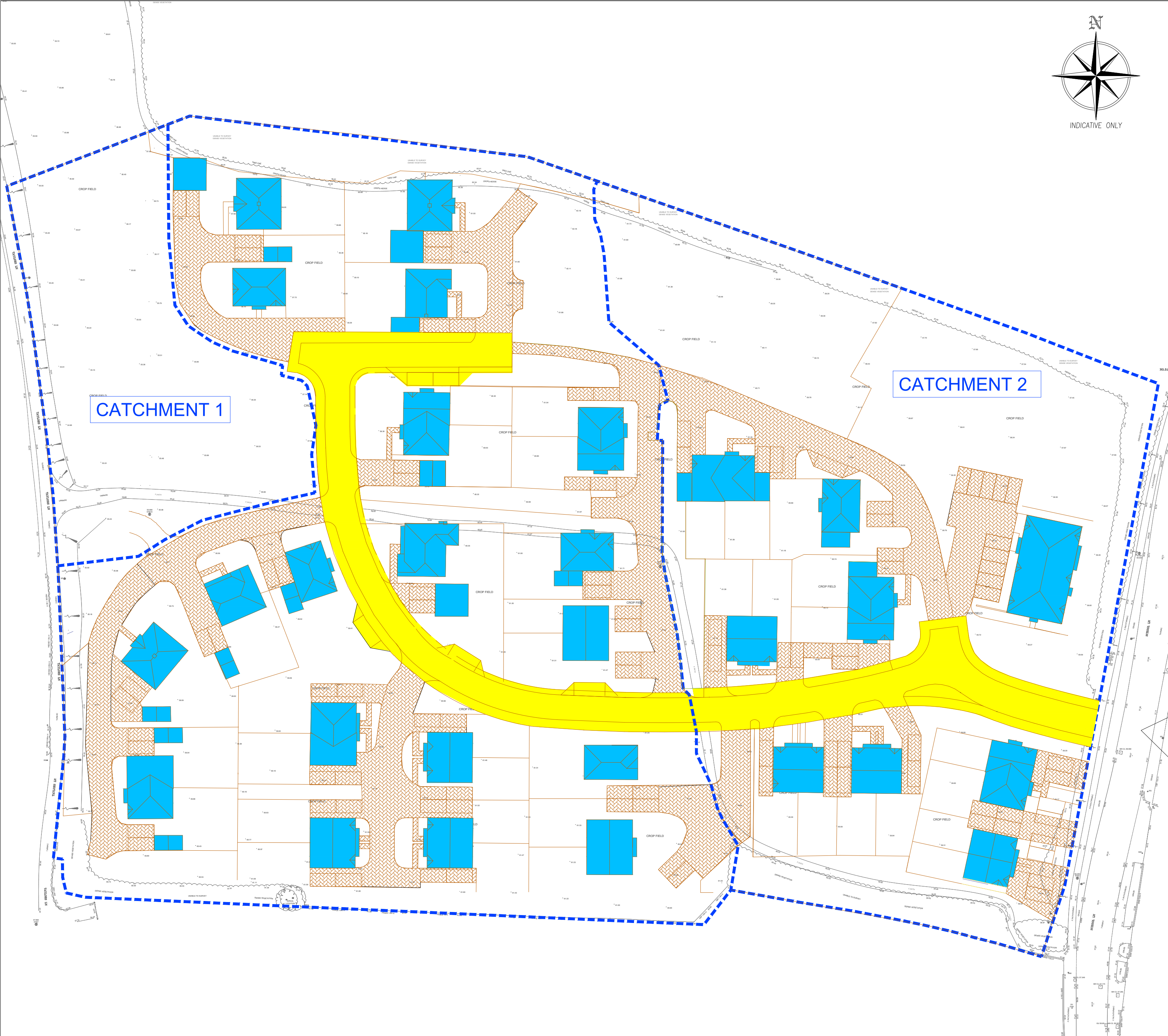
Title
PROPOSED DRAINAGE PLAN

Drwg	Rev	Scale	Date
35728 -D-01	P1	1:500	26.11.2025

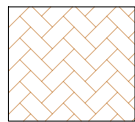
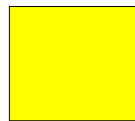


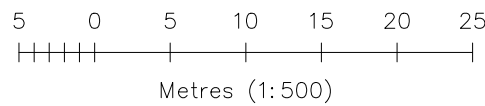
Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent. ME14 3EN
t: 01622 776226 f: 01622 776227
e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk

CAD Reference: **A2**



ONLY SCALE FOR PLANNING PURPOSES

	Private roof area	- 3,046m ²
	Total + 10% Urban creep	-3,350m ²
	Communal hardstanding (porous)	- 4,670m ²
	Adoptable highway	- 2,057m ²
	Total impermeable	- 10,077m ²



P1	First issue	26.11.25	CS
REV	AMENDMENTS	DATE	CHK
Client			
M SCOTT PROPERTIES LTD			
Project			
LAND WEST OF SCHOOL LANE, HIGHAM			
Title			
CONTRIBUTING AREAS PLAN			
Drwg	Rev	Scale	Date
35728 -D-02	P1	1:500	26.11.2025
			
Eclipse House, Eclipse Park, Sittingbourne Road Maidstone, Kent. ME14 3EN			
t: 01622 776226		f: 01622 776227	
e: info@dhaplanning.co.uk		w: www.dhaplanning.co.uk	
CAD Reference:			A2

DHA Transport Ltd							Page 1
Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN			School Lane Higham Tank 1				
Date 26/11/2025 10:56 File tank 1.SRCX			Designed by Chris Checked by				
Causeway			Source Control 2019.1				
<u>Summary of Results for 100 year Return Period (+45%)</u> Half Drain Time : 640 minutes.							
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
15 min Summer	54.304	1.404	0.0	8.0	8.0	426.7	O K
30 min Summer	54.462	1.562	0.0	8.0	8.0	474.9	O K
60 min Summer	54.622	1.722	0.0	8.0	8.0	523.6	O K
120 min Summer	54.766	1.866	0.0	8.0	8.0	567.4	O K
180 min Summer	54.830	1.930	0.0	8.0	8.0	586.7	O K
240 min Summer	54.857	1.957	0.0	8.0	8.0	595.0	O K
360 min Summer	54.858	1.958	0.0	8.0	8.0	595.1	O K
480 min Summer	54.820	1.920	0.0	8.0	8.0	583.8	O K
600 min Summer	54.765	1.865	0.0	8.0	8.0	567.1	O K
720 min Summer	54.714	1.814	0.0	8.0	8.0	551.5	O K
960 min Summer	54.697	1.797	0.0	8.0	8.0	546.2	O K
1440 min Summer	54.640	1.740	0.0	8.0	8.0	528.8	O K
2160 min Summer	54.530	1.630	0.0	8.0	8.0	495.5	O K
2880 min Summer	54.410	1.510	0.0	8.0	8.0	459.2	O K
4320 min Summer	54.002	1.102	0.0	8.0	8.0	335.0	O K
5760 min Summer	53.680	0.780	0.0	8.0	8.0	237.0	O K
7200 min Summer	53.437	0.537	0.0	8.0	8.0	163.1	O K
8640 min Summer	53.263	0.363	0.0	8.0	8.0	110.4	O K
10080 min Summer	53.154	0.254	0.0	8.0	8.0	77.1	O K
15 min Winter	54.304	1.404	0.0	8.0	8.0	426.7	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)			
15 min Summer	266.891	0.0	433.4	19			
30 min Summer	150.134	0.0	487.1	34			
60 min Summer	84.454	0.0	549.0	64			
120 min Summer	47.508	0.0	617.6	122			
180 min Summer	33.932	0.0	661.7	182			
240 min Summer	26.725	0.0	694.8	242			
360 min Summer	19.088	0.0	744.4	362			
480 min Summer	15.033	0.0	781.7	480			
600 min Summer	12.492	0.0	812.0	560			
720 min Summer	10.737	0.0	837.5	608			
960 min Summer	8.729	0.0	907.7	740			
1440 min Summer	6.519	0.0	1016.5	1008			
2160 min Summer	4.868	0.0	1139.2	1408			
2880 min Summer	3.957	0.0	1234.7	1820			
4320 min Summer	2.762	0.0	1292.6	2596			
5760 min Summer	2.140	0.0	1335.2	3336			
7200 min Summer	1.756	0.0	1369.3	3968			
8640 min Summer	1.493	0.0	1397.9	4664			
10080 min Summer	1.303	0.0	1422.3	5248			
15 min Winter	266.891	0.0	433.4	19			
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DHA Transport Ltd							Page 2
Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN			School Lane Higham Tank 1				
Date 26/11/2025 10:56 File tank 1.SRCX			Designed by Chris Checked by				
Causeway			Source Control 2019.1				
Summary of Results for 100 year Return Period (+45%)							
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
30 min Winter	54.463	1.563	0.0	8.0	8.0	475.1	O K
60 min Winter	54.624	1.724	0.0	8.0	8.0	524.0	O K
120 min Winter	54.770	1.870	0.0	8.0	8.0	568.4	O K
180 min Winter	54.835	1.935	0.0	8.0	8.0	588.2	O K
240 min Winter	54.864	1.964	0.0	8.0	8.0	597.0	O K
360 min Winter	54.869	1.969	0.0	8.0	8.0	598.5	O K
480 min Winter	54.836	1.936	0.0	8.0	8.0	588.7	O K
600 min Winter	54.785	1.885	0.0	8.0	8.0	572.9	O K
720 min Winter	54.723	1.823	0.0	8.0	8.0	554.0	O K
960 min Winter	54.688	1.788	0.0	8.0	8.0	543.5	O K
1440 min Winter	54.590	1.690	0.0	8.0	8.0	513.9	O K
2160 min Winter	54.401	1.501	0.0	8.0	8.0	456.4	O K
2880 min Winter	54.200	1.300	0.0	8.0	8.0	395.1	O K
4320 min Winter	53.653	0.753	0.0	8.0	8.0	229.0	O K
5760 min Winter	53.273	0.373	0.0	8.0	8.0	113.5	O K
7200 min Winter	53.098	0.198	0.0	7.9	7.9	60.1	O K
8640 min Winter	53.069	0.169	0.0	6.8	6.8	51.3	O K
10080 min Winter	53.048	0.148	0.0	5.9	5.9	44.9	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)			
30 min Winter	150.134	0.0	487.1	33			
60 min Winter	84.454	0.0	549.0	62			
120 min Winter	47.508	0.0	617.6	120			
180 min Winter	33.932	0.0	661.7	180			
240 min Winter	26.725	0.0	694.8	238			
360 min Winter	19.088	0.0	744.4	352			
480 min Winter	15.033	0.0	781.7	462			
600 min Winter	12.492	0.0	812.0	570			
720 min Winter	10.737	0.0	837.5	670			
960 min Winter	8.729	0.0	907.7	758			
1440 min Winter	6.519	0.0	1016.5	1068			
2160 min Winter	4.868	0.0	1139.2	1516			
2880 min Winter	3.957	0.0	1234.7	1936			
4320 min Winter	2.762	0.0	1292.6	2684			
5760 min Winter	2.140	0.0	1335.3	3296			
7200 min Winter	1.756	0.0	1369.3	3680			
8640 min Winter	1.493	0.0	1397.8	4416			
10080 min Winter	1.303	0.0	1422.3	5144			
©1982-2019 Innovyze							

DHA Transport Ltd		Page 3
Eclipse House Sittingbourne Road Maidstone ME14 3EN	School Lane Higham Tank 1	
Date 26/11/2025 10:56 File tank 1.SRCX	Designed by Chris Checked by	
Causeway	Source Control 2019.1	
<		

DHA Transport Ltd							Page 1																																																																																																																																																																																																																																																																																	
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Date 26/11/2025 10:52 File tank 2.SRCX			Designed by Chris Checked by																																																																																																																																																																																																																																																																																					
Causeway			Source Control 2019.1																																																																																																																																																																																																																																																																																					
<u>Summary of Results for 100 year Return Period (+45%)</u> Half Drain Time : 1375 minutes. <table><tr><th>Storm Event</th><th>Max Level (m)</th><th>Max Depth (m)</th><th>Max Infiltration (l/s)</th><th>Max Control (l/s)</th><th>Max Σ Outflow (l/s)</th><th>Max Volume (m³)</th><th>Status</th></tr><tr><td>15 min Summer</td><td>56.422</td><td>0.922</td><td>0.0</td><td>2.4</td><td>2.4</td><td>238.2</td><td>O K</td></tr><tr><td>30 min Summer</td><td>56.532</td><td>1.032</td><td>0.0</td><td>2.4</td><td>2.4</td><td>266.6</td><td>O K</td></tr><tr><td>60 min Summer</td><td>56.649</td><td>1.149</td><td>0.0</td><td>2.4</td><td>2.4</td><td>296.9</td><td>O K</td></tr><tr><td>120 min Summer</td><td>56.769</td><td>1.269</td><td>0.0</td><td>2.4</td><td>2.4</td><td>327.8</td><td>O K</td></tr><tr><td>180 min Summer</td><td>56.835</td><td>1.335</td><td>0.0</td><td>2.4</td><td>2.4</td><td>345.1</td><td>O K</td></tr><tr><td>240 min Summer</td><td>56.879</td><td>1.379</td><td>0.0</td><td>2.4</td><td>2.4</td><td>356.3</td><td>O K</td></tr><tr><td>360 min Summer</td><td>56.930</td><td>1.430</td><td>0.0</td><td>2.4</td><td>2.4</td><td>369.4</td><td>O K</td></tr><tr><td>480 min Summer</td><td>56.954</td><td>1.454</td><td>0.0</td><td>2.4</td><td>2.4</td><td>375.7</td><td>O K</td></tr><tr><td>600 min Summer</td><td>56.963</td><td>1.463</td><td>0.0</td><td>2.4</td><td>2.4</td><td>378.1</td><td>O K</td></tr><tr><td>720 min Summer</td><td>56.963</td><td>1.463</td><td>0.0</td><td>2.4</td><td>2.4</td><td>378.0</td><td>O K</td></tr><tr><td>960 min Summer</td><td>57.001</td><td>1.501</td><td>0.0</td><td>2.4</td><td>2.4</td><td>387.9</td><td>O K</td></tr><tr><td>1440 min Summer</td><td>57.018</td><td>1.518</td><td>0.0</td><td>2.4</td><td>2.4</td><td>392.3</td><td>O K</td></tr><tr><td>2160 min Summer</td><td>57.009</td><td>1.509</td><td>0.0</td><td>2.4</td><td>2.4</td><td>390.0</td><td>O K</td></tr><tr><td>2880 min Summer</td><td>56.984</td><td>1.484</td><td>0.0</td><td>2.4</td><td>2.4</td><td>383.5</td><td>O K</td></tr><tr><td>4320 min Summer</td><td>56.778</td><td>1.278</td><td>0.0</td><td>2.4</td><td>2.4</td><td>330.2</td><td>O K</td></tr><tr><td>5760 min Summer</td><td>56.605</td><td>1.105</td><td>0.0</td><td>2.4</td><td>2.4</td><td>285.5</td><td>O K</td></tr><tr><td>7200 min Summer</td><td>56.453</td><td>0.953</td><td>0.0</td><td>2.4</td><td>2.4</td><td>246.2</td><td>O K</td></tr><tr><td>8640 min Summer</td><td>56.319</td><td>0.819</td><td>0.0</td><td>2.4</td><td>2.4</td><td>211.6</td><td>O K</td></tr><tr><td>10080 min Summer</td><td>56.200</td><td>0.700</td><td>0.0</td><td>2.4</td><td>2.4</td><td>180.8</td><td>O K</td></tr><tr><td>15 min Winter</td><td>56.422</td><td>0.922</td><td>0.0</td><td>2.4</td><td>2.4</td><td>238.2</td><td>O K</td></tr></table> <table><tr><th>Storm Event</th><th>Rain (mm/hr)</th><th>Flooded Volume (m³)</th><th>Discharge Volume (m³)</th><th>Time-Peak (mins)</th></tr><tr><td>15 min Summer</td><td>266.891</td><td>0.0</td><td>203.8</td><td>19</td></tr><tr><td>30 min Summer</td><td>150.134</td><td>0.0</td><td>206.2</td><td>34</td></tr><tr><td>60 min Summer</td><td>84.454</td><td>0.0</td><td>301.7</td><td>64</td></tr><tr><td>120 min Summer</td><td>47.508</td><td>0.0</td><td>337.1</td><td>124</td></tr><tr><td>180 min Summer</td><td>33.932</td><td>0.0</td><td>358.2</td><td>184</td></tr><tr><td>240 min Summer</td><td>26.725</td><td>0.0</td><td>372.8</td><td>242</td></tr><tr><td>360 min Summer</td><td>19.088</td><td>0.0</td><td>390.6</td><td>362</td></tr><tr><td>480 min Summer</td><td>15.033</td><td>0.0</td><td>398.7</td><td>482</td></tr><tr><td>600 min Summer</td><td>12.492</td><td>0.0</td><td>399.6</td><td>602</td></tr><tr><td>720 min Summer</td><td>10.737</td><td>0.0</td><td>396.7</td><td>722</td></tr><tr><td>960 min Summer</td><td>8.729</td><td>0.0</td><td>391.1</td><td>960</td></tr><tr><td>1440 min Summer</td><td>6.519</td><td>0.0</td><td>379.4</td><td>1310</td></tr><tr><td>2160 min Summer</td><td>4.868</td><td>0.0</td><td>629.7</td><td>1668</td></tr><tr><td>2880 min Summer</td><td>3.957</td><td>0.0</td><td>678.7</td><td>2072</td></tr><tr><td>4320 min Summer</td><td>2.762</td><td>0.0</td><td>684.8</td><td>2852</td></tr><tr><td>5760 min Summer</td><td>2.140</td><td>0.0</td><td>739.6</td><td>3640</td></tr><tr><td>7200 min Summer</td><td>1.756</td><td>0.0</td><td>758.3</td><td>4400</td></tr><tr><td>8640 min Summer</td><td>1.493</td><td>0.0</td><td>774.1</td><td>5192</td></tr><tr><td>10080 min Summer</td><td>1.303</td><td>0.0</td><td>787.7</td><td>5944</td></tr><tr><td>15 min Winter</td><td>266.891</td><td>0.0</td><td>203.8</td><td>19</td></tr></table>								Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status	15 min Summer	56.422	0.922	0.0	2.4	2.4	238.2	O K	30 min Summer	56.532	1.032	0.0	2.4	2.4	266.6	O K	60 min Summer	56.649	1.149	0.0	2.4	2.4	296.9	O K	120 min Summer	56.769	1.269	0.0	2.4	2.4	327.8	O K	180 min Summer	56.835	1.335	0.0	2.4	2.4	345.1	O K	240 min Summer	56.879	1.379	0.0	2.4	2.4	356.3	O K	360 min Summer	56.930	1.430	0.0	2.4	2.4	369.4	O K	480 min Summer	56.954	1.454	0.0	2.4	2.4	375.7	O K	600 min Summer	56.963	1.463	0.0	2.4	2.4	378.1	O K	720 min Summer	56.963	1.463	0.0	2.4	2.4	378.0	O K	960 min Summer	57.001	1.501	0.0	2.4	2.4	387.9	O K	1440 min Summer	57.018	1.518	0.0	2.4	2.4	392.3	O K	2160 min Summer	57.009	1.509	0.0	2.4	2.4	390.0	O K	2880 min Summer	56.984	1.484	0.0	2.4	2.4	383.5	O K	4320 min Summer	56.778	1.278	0.0	2.4	2.4	330.2	O K	5760 min Summer	56.605	1.105	0.0	2.4	2.4	285.5	O K	7200 min Summer	56.453	0.953	0.0	2.4	2.4	246.2	O K	8640 min Summer	56.319	0.819	0.0	2.4	2.4	211.6	O K	10080 min Summer	56.200	0.700	0.0	2.4	2.4	180.8	O K	15 min Winter	56.422	0.922	0.0	2.4	2.4	238.2	O K	Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	15 min Summer	266.891	0.0	203.8	19	30 min Summer	150.134	0.0	206.2	34	60 min Summer	84.454	0.0	301.7	64	120 min Summer	47.508	0.0	337.1	124	180 min Summer	33.932	0.0	358.2	184	240 min Summer	26.725	0.0	372.8	242	360 min Summer	19.088	0.0	390.6	362	480 min Summer	15.033	0.0	398.7	482	600 min Summer	12.492	0.0	399.6	602	720 min Summer	10.737	0.0	396.7	722	960 min Summer	8.729	0.0	391.1	960	1440 min Summer	6.519	0.0	379.4	1310	2160 min Summer	4.868	0.0	629.7	1668	2880 min Summer	3.957	0.0	678.7	2072	4320 min Summer	2.762	0.0	684.8	2852	5760 min Summer	2.140	0.0	739.6	3640	7200 min Summer	1.756	0.0	758.3	4400	8640 min Summer	1.493	0.0	774.1	5192	10080 min Summer	1.303	0.0	787.7	5944	15 min Winter	266.891	0.0	203.8	19
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status																																																																																																																																																																																																																																																																																	
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360 min Summer	56.930	1.430	0.0	2.4	2.4	369.4	O K																																																																																																																																																																																																																																																																																	
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4320 min Summer	56.778	1.278	0.0	2.4	2.4	330.2	O K																																																																																																																																																																																																																																																																																	
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10080 min Summer	56.200	0.700	0.0	2.4	2.4	180.8	O K																																																																																																																																																																																																																																																																																	
15 min Winter	56.422	0.922	0.0	2.4	2.4	238.2	O K																																																																																																																																																																																																																																																																																	
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1440 min Summer	6.519	0.0	379.4	1310																																																																																																																																																																																																																																																																																				
2160 min Summer	4.868	0.0	629.7	1668																																																																																																																																																																																																																																																																																				
2880 min Summer	3.957	0.0	678.7	2072																																																																																																																																																																																																																																																																																				
4320 min Summer	2.762	0.0	684.8	2852																																																																																																																																																																																																																																																																																				
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DHA Transport Ltd							Page 2
Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN			School Lane Higham Tank 2				
Date 26/11/2025 10:52 File tank 2.SRCX			Designed by Chris Checked by				
Causeway			Source Control 2019.1				
Summary of Results for 100 year Return Period (+45%)							
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
30 min Winter	56.532	1.032	0.0	2.4	2.4	266.6	O K
60 min Winter	56.649	1.149	0.0	2.4	2.4	296.9	O K
120 min Winter	56.769	1.269	0.0	2.4	2.4	328.0	O K
180 min Winter	56.837	1.337	0.0	2.4	2.4	345.4	O K
240 min Winter	56.880	1.380	0.0	2.4	2.4	356.7	O K
360 min Winter	56.932	1.432	0.0	2.4	2.4	370.0	O K
480 min Winter	56.957	1.457	0.0	2.4	2.4	376.5	O K
600 min Winter	56.968	1.468	0.0	2.4	2.4	379.3	O K
720 min Winter	56.969	1.469	0.0	2.4	2.4	379.5	O K
960 min Winter	57.010	1.510	0.0	2.4	2.4	390.2	O K
1440 min Winter	57.031	1.531	0.0	2.4	2.4	395.5	O K
2160 min Winter	57.002	1.502	0.0	2.4	2.4	388.0	O K
2880 min Winter	56.959	1.459	0.0	2.4	2.4	376.9	O K
4320 min Winter	56.692	1.192	0.0	2.4	2.4	308.0	O K
5760 min Winter	56.457	0.957	0.0	2.4	2.4	247.4	O K
7200 min Winter	56.253	0.753	0.0	2.4	2.4	194.5	O K
8640 min Winter	56.077	0.577	0.0	2.4	2.4	149.0	O K
10080 min Winter	55.930	0.430	0.0	2.4	2.4	111.1	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)			
30 min Winter	150.134	0.0	206.2	34			
60 min Winter	84.454	0.0	301.7	64			
120 min Winter	47.508	0.0	337.1	122			
180 min Winter	33.932	0.0	358.2	180			
240 min Winter	26.725	0.0	372.8	240			
360 min Winter	19.088	0.0	390.6	356			
480 min Winter	15.033	0.0	398.7	472			
600 min Winter	12.492	0.0	399.6	588			
720 min Winter	10.737	0.0	396.7	702			
960 min Winter	8.729	0.0	391.2	926			
1440 min Winter	6.519	0.0	379.9	1358			
2160 min Winter	4.868	0.0	629.8	1712			
2880 min Winter	3.957	0.0	679.1	2164			
4320 min Winter	2.762	0.0	690.9	3068			
5760 min Winter	2.140	0.0	739.4	3872			
7200 min Winter	1.756	0.0	758.3	4680			
8640 min Winter	1.493	0.0	774.2	5368			
10080 min Winter	1.303	0.0	787.7	6048			
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Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN		School Lane Higham Tank 2																																																																																											
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File tank 2.SRCX		Checked by																																																																																											
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Model Details Storage is Online Cover Level (m) 58.000 Cellular Storage Structure Invert Level (m) 55.500 Safety Factor 2.0 Infiltration Coefficient Base (m/hr) 0.00000 Porosity 0.95 Infiltration Coefficient Side (m/hr) 0.00000 <table><tr><th>Depth (m)</th><th>Area (m²)</th><th>Inf. Area (m²)</th><th>Depth (m)</th><th>Area (m²)</th><th>Inf. Area (m²)</th></tr><tr><td>0.000</td><td>272.0</td><td>0.0</td><td>1.601</td><td>0.0</td><td>0.0</td></tr><tr><td>1.600</td><td>272.0</td><td>0.0</td><td></td><td></td><td></td></tr></table> Depth/Flow Relationship Outflow Control Invert Level (m) 55.500 <table><tr><th>Depth (m)</th><th>Flow (l/s)</th><th>Depth (m)</th><th>Flow (l/s)</th><th>Depth (m)</th><th>Flow (l/s)</th><th>Depth (m)</th><th>Flow (l/s)</th></tr><tr><td>0.200</td><td>2.4000</td><td>1.800</td><td>2.4000</td><td>3.400</td><td>2.4000</td><td>5.000</td><td>2.4000</td></tr><tr><td>0.400</td><td>2.4000</td><td>2.000</td><td>2.4000</td><td>3.600</td><td>2.4000</td><td>5.200</td><td>2.4000</td></tr><tr><td>0.600</td><td>2.4000</td><td>2.200</td><td>2.4000</td><td>3.800</td><td>2.4000</td><td>5.400</td><td>2.4000</td></tr><tr><td>0.800</td><td>2.4000</td><td>2.400</td><td>2.4000</td><td>4.000</td><td>2.4000</td><td>5.600</td><td>2.4000</td></tr><tr><td>1.000</td><td>2.4000</td><td>2.600</td><td>2.4000</td><td>4.200</td><td>2.4000</td><td>5.800</td><td>2.4000</td></tr><tr><td>1.200</td><td>2.4000</td><td>2.800</td><td>2.4000</td><td>4.400</td><td>2.4000</td><td>6.000</td><td>2.4000</td></tr><tr><td>1.400</td><td>2.4000</td><td>3.000</td><td>2.4000</td><td>4.600</td><td>2.4000</td><td></td><td></td></tr><tr><td>1.600</td><td>2.4000</td><td>3.200</td><td>2.4000</td><td>4.800</td><td>2.4000</td><td></td><td></td></tr></table>				Depth (m)	Area (m²)	Inf. Area (m²)	Depth (m)	Area (m²)	Inf. Area (m²)	0.000	272.0	0.0	1.601	0.0	0.0	1.600	272.0	0.0				Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	0.200	2.4000	1.800	2.4000	3.400	2.4000	5.000	2.4000	0.400	2.4000	2.000	2.4000	3.600	2.4000	5.200	2.4000	0.600	2.4000	2.200	2.4000	3.800	2.4000	5.400	2.4000	0.800	2.4000	2.400	2.4000	4.000	2.4000	5.600	2.4000	1.000	2.4000	2.600	2.4000	4.200	2.4000	5.800	2.4000	1.200	2.4000	2.800	2.4000	4.400	2.4000	6.000	2.4000	1.400	2.4000	3.000	2.4000	4.600	2.4000			1.600	2.4000	3.200	2.4000	4.800	2.4000		
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