



**LEGEND**

FENCES	LEVELS	SERVICES	DRAINAGE
cp concrete post	C.L. Cover Level	bt British Telecom	M.H. manhole
mp metal post	I.L. Invert Level	lp lamp post	I.C. Inspection Chamber
wp wood post	F.L. Floor Level	sv stop valve	dc drainage channel
cl chainlink	T.L. Threshold Level	gy gully	sd storm drain
cb closeboard	W.L. Water Level	ep electricity pole	re rodding eye
pr post & rail	OSBM Ordnance Survey	catv cable tv	cv cover
pw post & wire	Bench Mark	dp distribution pillar	rwp rainwater pipe
bw barbed wire		ohc overhead cable	
wf wood fence	<b>WALLS</b>	sy stay wire	<b>ROADS</b>
mr metal rail	bk brick wall	tl traffic lights	dk drop kerbs
ci corrugated iron	sw stone wall	bs bus shelter	se setts
pa palisade	es edging stones	kl keep left bollard	rs road sign
ba barrier	tw top of wall	st stump	ts tactile slabs
gt gale		p peg	ek edging kerbs
ll larch lap		n nail	we wood edging

REV A: NOVEMBER 2015  
CLEARED AREA RESURVEYED.

NOTE:  
GRID AND LEVELS TO ORDNANCE SURVEY.  
GRID BASED ON STATION 153801 (394045.934 E;  
219953.135 N). SCALE FACTOR NOT APPLIED.

<b>NIGEL RUXTON LAND SURVEYS</b> 12 Webbs Way Bredon Road Tewkesbury Gloucestershire GL20 5FR Tel. 01684 298692 Mob. 07831 861822 email: nigel.nrls@btconnect.com www.nigelruxtonlandsurveys.co.uk		LOCATION: <b>LAND OFF KIDNAPPERS LANE LECKHAMPTON CHELTENHAM</b> CLIENT: <b>ROBERT HITCHINS LTD</b>	DRAWING TITLE: <b>SITE SURVEY</b> SCALE: <b>1 to 500</b> DATE: <b>MAY 2015</b> SHEET SIZE: <b>A1</b> DRAWING NUMBER: <b>1538/01A</b> DRAWN BY: <b>L.P./S.T.</b>
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## **Appendix D**

### Greenfield Run-off Rates

Unit 9 Westway Business Centre  
Marksbury  
Bath, BA2 9HN

Robert Hitchins  
Kidnappers Lane, Leckhampton  
Existing Green-field Run-off

Date 21/01/2019

Designed by P.A.

File

Checked by



Causeway

Source Control 2017.1.2

ICP SUDS Mean Annual Flood

## Input

Return Period (years) 100 SAAR (mm) 700 Urban 0.000  
Area (ha) 1.400 Soil 0.400 Region Number Region 4

## Results 1/s

QBAR Rural 4.8

QBAR Urban 4.8

Q100 years 12.2

Q1 year 4.0

Q30 years 9.3

Q100 years 12.2

## **Appendix E**

### Cheltenham Borough Council Correspondence

## Peter Amies

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**From:** Geoff.Beer@cheltenham.gov.uk  
**Sent:** 25 September 2015 10:19  
**To:** Mark Headford  
**Subject:** RE: Land Of Kidnappers ane, Blakeway Land, Leckhampton  
**Attachments:** 15-09-25 Flood Maps.pdf

Mark,

4 page scan attached for your information. Zone 2, Zone 3, Historic and Surface Water. (1:5000 @ A3)

Regards,

**Geoff Beer**  
Principal Engineer – Civils & Flood Risk Management  
Cheltenham Borough Council  
tel. 01242 774984  
mob. 07767 426097  
**(Tuesday to Friday only)**

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**From:** Mark Headford [mailto:Mark.Headford@phoenixdp.co.uk]  
**Sent:** 23 September 2015 16:15  
**To:** Geoff Beer; PANOU, Matthew  
**Cc:** Peter Amies  
**Subject:** Land Of Kidnappers ane, Blakeway Land, Leckhampton

### Geoff/Matthew

Can you please provide us with a copy of your flood map for this area

Can you also please inform us of any historical flooding in this area that you may have on record

Can you provide advice on Cheltenham/Glos requirements/aspirations in terms of SuDS and controlling surface water run-off from the proposed development.

Any advice you can provide on existing drainage and flooding at this stage would be very much appreciated

Regards

Mark

### Phoenix Design Partnership Limited

Unit 9, Westway Garage, Marksbury, Bath, BA2 9HN  
Tel: 01761 479950