

Appendix C

Topographical Survey



Woods Hardwick
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NOTES

1. Contractors must check all dimensions on site. Only figured dimensions are to be used from this drawing. Dimensions must be taken from the original drawing.
2. Reproduced from OS Blimpie by permission of Ordnance Survey. All rights reserved. Licence number 10000732.

KEY

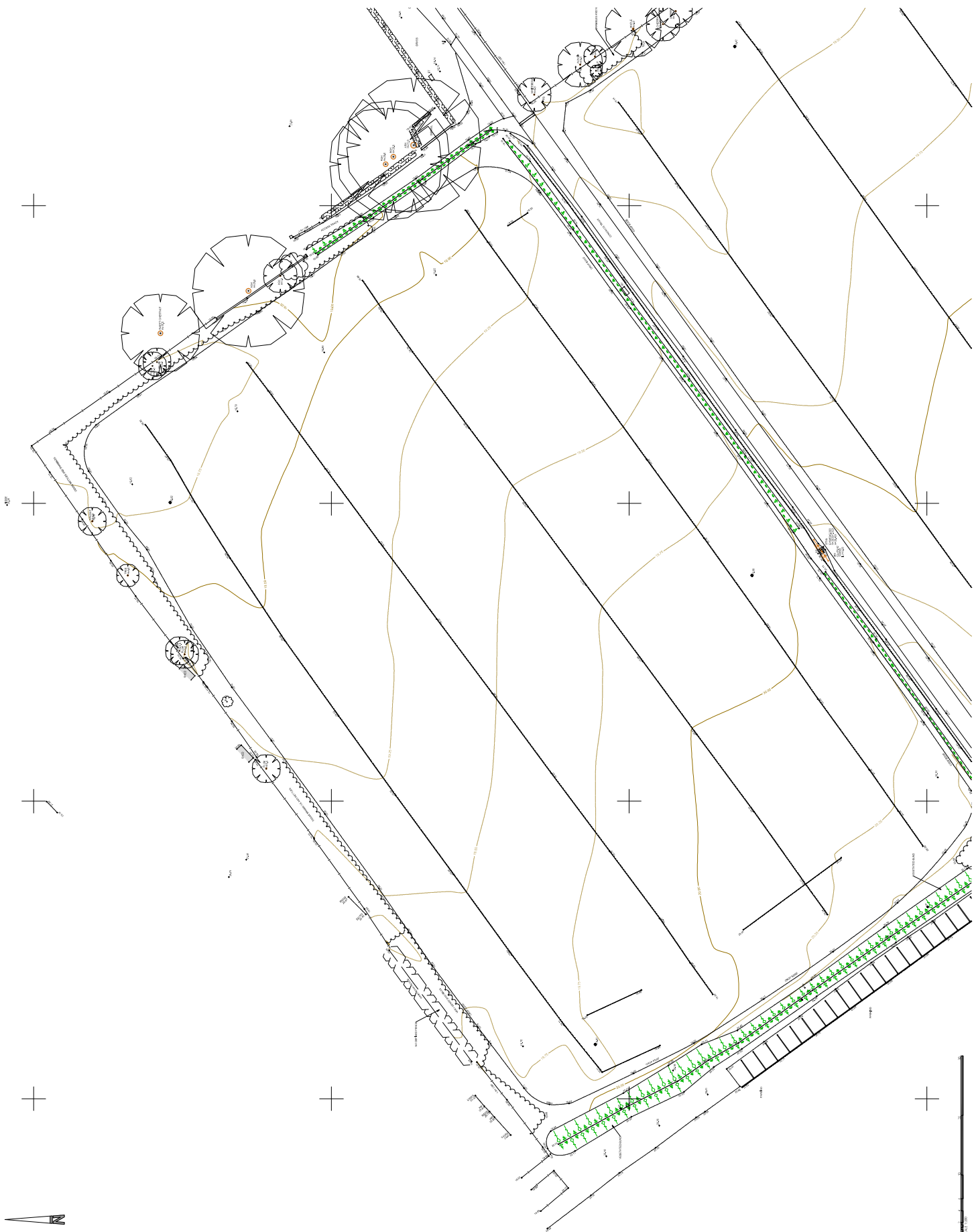
ROAD	EXISTING	NEW	PROPOSED
FOOTWAY	EXISTING	NEW	PROPOSED
BOUNDARY	EXISTING	NEW	PROPOSED
LEVEL	EXISTING	NEW	PROPOSED
...

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDERS	2022
2

DESCRIPTION	NO.	DATE
PREPARED BY	1	2022
CHECKED BY	2	2022
SCALE	1:200 @ A0	DATE
DRAWN	NC	CHK
DATE	19/06/2022	REV
TITLE		
LAND OFF CAMBRIDGE ROAD		
GREAT SHELFORD		
SHEET 1 OF 5		

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Appendix D

Environment Agency - Flood Map for Planning



Woods Hardwick

Architecture | Engineering | Planning | Surveying

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	545351/253302	23 May 2025 10:22

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

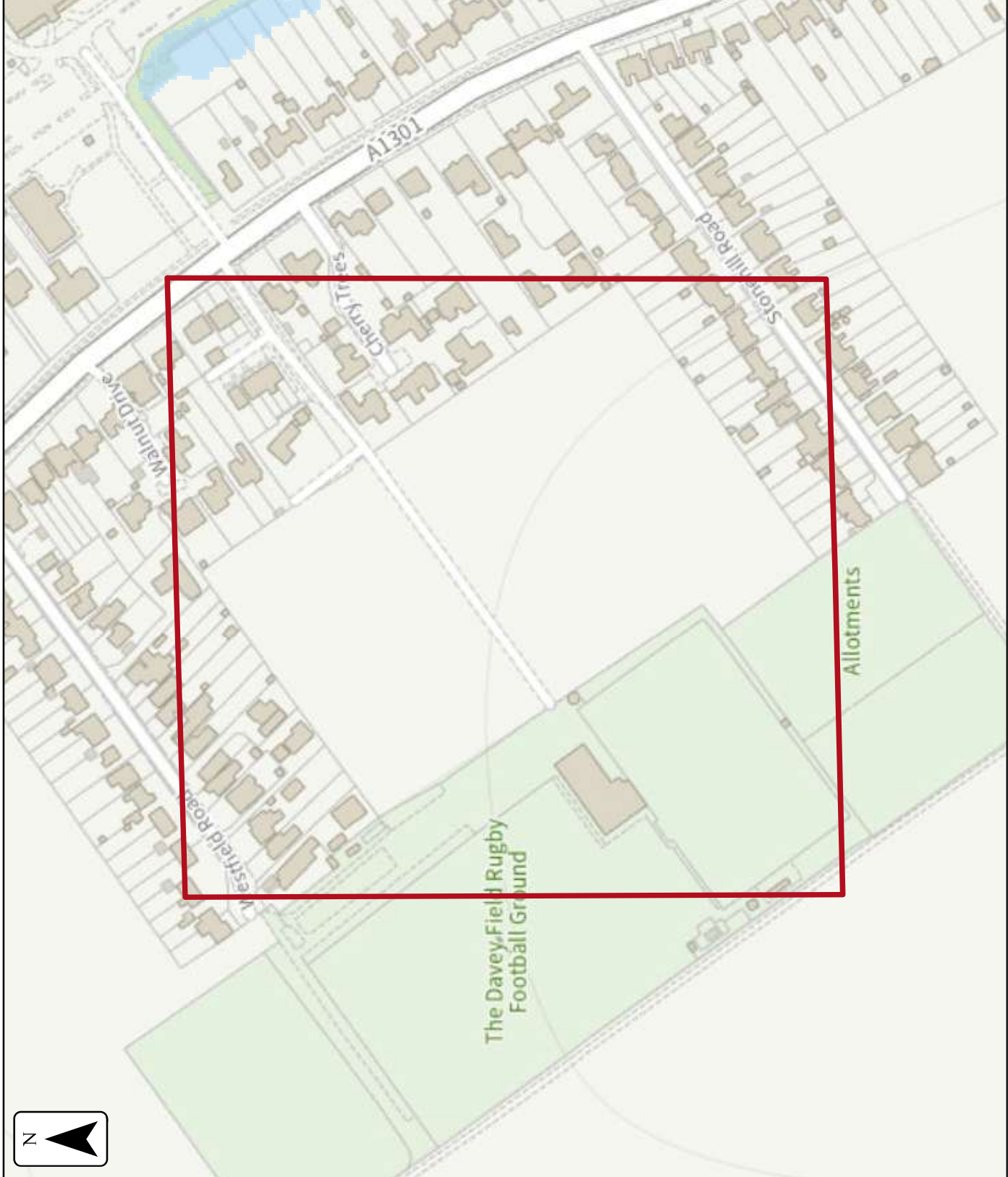
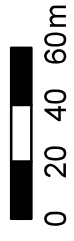
Your reference
Unspecified

Location (easting/northing)
545351/253302

Scale
1:2,500

Created
23 May 2025 10:22

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



Appendix E

Environment Agency - Surface Water Flood Map



Appendix F

Ground Investigation Report

**A REPORT ON A GROUND INVESTIGATION AT
LAND OFF CAMBRIDGE ROAD, GREAT
SHELFORD, CAMBRIDGE
(FACTUAL)**

CLIENT: Home Wood Property Developments Limited

AGENT: Planning and Architecture

Date: 6 June 2022

Reference: DGWD/22.127

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CLIENT: Home Wood Property Developments Limited

AGENT: Planning and Architecture

A REPORT ON A GROUND INVESTIGATION AT LAND OFF CAMBRIDGE ROAD, GREAT SHELFORD, CAMBRIDGE (FACTUAL)

Reference: DGWD/22.127

Date: 6 June 2022

1. INTRODUCTION

It is proposed to develop a site at land off Cambridge Road, Great Shelford, Cambridge (drawing 22.127/01).

At the instruction of the Client, a ground investigation has been undertaken to provide an assessment of the infiltration characteristics of the shallow soil to aid the drainage design for the proposed development.

This report provides the factual details of the fieldwork and subsequent laboratory testing undertaken during the investigation.

The report was prepared for the use of the Client and its advisors. Other parties using the contained information do so at their own risk and any duty of care to those parties is specifically excluded as covered by copyright.



2. FIELDWORK

Fieldwork was carried out between the 23 and 26 May 2022 and comprised eight machine excavated trial pits with subsequent soakage testing in seven of them.

The trial pit locations were set out in general accordance with the requirements of the Client, as indicated approximately on drawing 22.127/02. A cable avoidance tool (CAT) was used to sweep the location of each pit and the immediate surrounding area to locate any potential services, and the position adjusted as necessary.

The **trial pits** were excavated by a wheeled back-acting excavator equipped with a 0.45 m wide bucket. Trial pits SA01 to SA07 were taken to a depth of 2.0 m, whilst TP01 was taken to 3.5 m. Groundwater was only encountered in TP01 at 3.5 m below ground level (bgl). Soils were described in general accordance with BS EN 1997-2:2007 Eurocode 7 and its UK National Annex supported by BS 5930:2015+A1:2020.

In order to facilitate soakage testing, the soakage test trial pits (SA01 to SA07) were filled with 20 mm diameter gravel to establish a test section from 1.0 to 2.0 m bgl. The tests were carried out in accordance with Building Research Establishment Report 365 (BRE, 2016) by filling the test sections with water and recording the time taken for it to drain away. In addition to manual dipping, data loggers were installed to record the level of the water.

The trial pit records and test results are appended to this report.



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6 June 2022