

ALLINGTON LANE – PHASE 3

DISCHARGE OF CONDITION 15 - SuDS VERIFICATION REPORT

1. INTRODUCTION

1.1. This SuDS verification report has been produced on behalf of Vistry Homes to discharge Condition 15 in connection with the *'Demolition of all existing buildings on site and erection of 35 residential dwellings with vehicular access from Allington Lane and associated infrastructure, hard and soft landscaping, open space and drainage'* which was granted permission in October 2022 (Application No. F/21/91132).

1.2. Condition 15 states:

The first occupation of the 35th dwelling on the site shall not take place until written verification by an appropriate drainage consultant of the full implementation of the approved Sustainable Drainage System has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the occurrence of flooding and pollution, to secure satisfactory drainage for the development and to ensure no impact arises on the Solent Complex from pollution or changes in flow as a result of the occupation and use of the development.

Drainage Scheme Summary

- 1.3. The proposed development comprises 35 dwellings served by a new estate road with vehicular access taken from Allington Lane. The proposed surface water drainage strategy includes permeable sub-base construction within the private parking courts, along with a network of pipes, gullies, and manholes. The system also incorporates an attenuation tank, headwalls, an attenuation SuDS feature, and appropriately sized flow controls.
- 1.4. The surface water drainage strategy prepared for construction is shown on V063 – 22 Rev H & 23 Rev Q – Proposed Drainage and Street Lighting Plan Sheets 1 & 2 in **Appendix A**.
- 1.5. For the purpose of this verification report, only the attenuation tanks, attenuation SuDS feature, upstream manholes with flow controls and the final outlet flow control chamber have been assessed. It is assumed that all other drainage has been installed in accordance with the proposed design.
- 1.6. A site visit was undertaken on the 19th February 2026, to visually inspect the attenuation SuDS feature and flow control chambers.

2. ATTENUATION TANKS

- 2.1. The design of the attenuation tanks was undertaken by SDS Infrastructure. The final construction drawings, Tank 1 (E11122_01 Rev B) and Tank 2 (E11122_02 Rev C) are shown in **Appendix B**.
- 2.2. There were no representatives from PFA Consulting on site during the construction of the SDS attenuation tanks. However, the installation sign-off documentation is shown in **Appendix C**. It is therefore accepted that the installation of the tanks meets the specifications of the final construction drawings.

3. ATTENUATION SuDS FEATURE

- 3.1. The design of the SuDS feature is shown on the Proposed Drainage and Street Lighting Plan (Drawing No. V063/23 Rev Q). The feature comprises gabion side walls around the majority of its perimeter, with the south-east corner formed using graded earthworks.
- 3.2. An as-built topographical survey of the SuDS feature was undertaken by Encompass Geospatial, and a copy of this survey is included in **Appendix D**.
- 3.3. A comparison of the as-built topographical survey with the design drawings indicates that the SuDS feature has been constructed broadly in accordance with the approved design. While some minor deviations are present, these are not considered to have any impact on the intended performance or functionality of the drainage system.



Figure 1.1: SuDS feature, view to outfall from northern gabion structure.

- 3.4. As can be seen in Figure 1.1 above, the SuDS feature has broadly been constructed in accordance with the design with a low-level sedimentary forebay at the inlet to the basin to aid natural separation of any solids while maintaining a wetted area.
- 3.5. One notable difference is the formation of the outfall to the new flow-control chamber. The design originally proposed a concrete bagwork headwall; however, the as-built outlet has instead been formed within a section of the new gabion structure, as shown below on Figure 1.2. This variation is not considered to inhibit the functionality or performance of the drainage system.



Figure 1.2: Outlet to new flow control chamber



Figure 1.3: Flap Valves installed on the outlets to the SuDS Feature

- 3.6. As can be seen in Figure 1.3 above, the proposed flap valves have been installed at the outlets to the new SuDS feature.

4. S26 CONTROL MANHOLE – 50MM ORIFICE PLATE

- 4.1. It was proposed that manhole S26 would be constructed using 1200 mm diameter polypipe rings. However, as shown below on Figure 1.4, the manhole has been constructed using concrete rings.



Figure 1.4: S26 Control manhole

- 4.2. The use of concrete rings in the construction of the manhole is considered acceptable, as it does not impact its functionality or performance.
- 4.3. The installation of the orifice flow control is shown in Figure 1.5 below.



Figure 1.5: 50mm Orifice plate installation

5. S14 CONTROL HANHOLE – 50MM ORIFICE PLATE

- 5.1. It was proposed that manhole S14 would be constructed using 1200 mm diameter polypipe rings. However, as shown below in Figure 1.6, the manhole has been constructed using 1200 x 675 mm concrete sections.



Figure 1.6: S14 Control Manhole

- 5.2. Due to the proximity of the attenuation tank and gabion structure, it was not possible to construct a 1200 mm diameter manhole in this location.
- 5.3. The use of concrete sections in the construction of the manhole is considered acceptable, as it does not impact its functionality or performance.
- 5.4. The appointed contractor, Gracelands Civil Engineering & Groundworks, has confirmed that the manhole and orifice plate have been installed in accordance with the design details.

6. S14 CONTROL MANHOLE – HYDROBRAKE FLOW CONTROL

- 6.1. It was proposed that manhole S15 would be constructed using 1350 mm diameter rings. However, as shown below in Figures 1.7a & 1.7b, the manhole has been constructed using 1200 x 675 mm concrete sections.



Figure 1.7a: S15 Control Manhole



Figure 1.7b: S15 Control Manhole

- 6.2. The use of concrete sections in the construction of the manhole is considered acceptable, as it does not impact its functionality or performance.

7. SuDS OUTFALL

- 7.1. It was proposed that the outfall from the SuDS feature would be constructed with a concrete bagwork headwall. As shown below in Figure 1.8, the headwall and drainage channel to the existing watercourse have been installed broadly in accordance with the design.



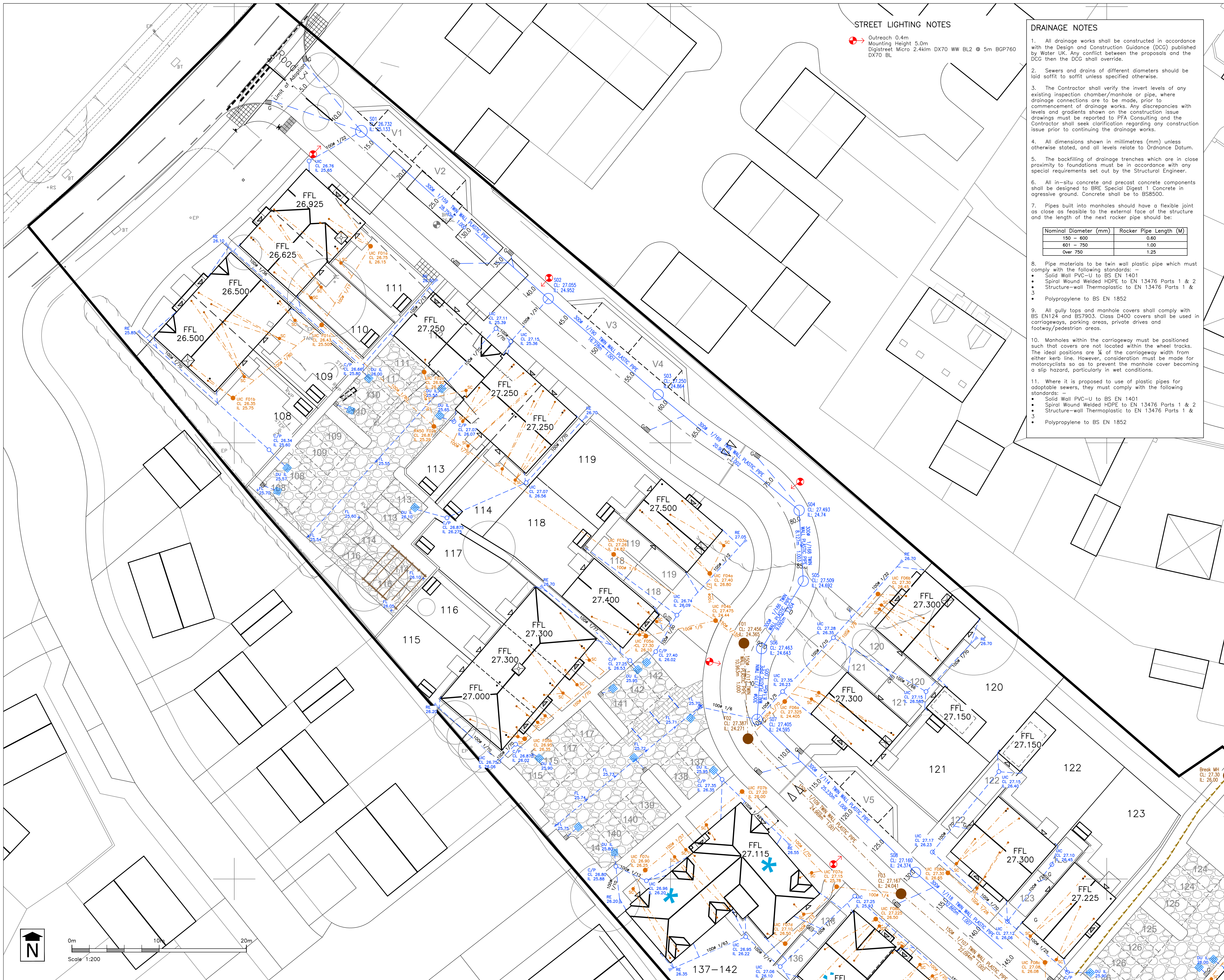
Figure 1.8: SuDS Outfall headwall

8. CONCLUSION

- 8.1. Based on the details, documentation and information provided by the contractor, together with observations made during the site visit, it is considered that the SuDS drainage has been installed broadly in accordance with the design and is expected to perform as intended.

Document Control

Issue	Ref	Prepared By	Checked By	Approved By	Date	Comments
1	V063-DOC03	CS	PMC	PMC	10/03/26	-



STREET LIGHTING NOTES

- Outreach 0.4m
- Mounting Height 5.0m
- Digistreet Micro 2.4klm DX70 WW BL2 @ 5m BGP760
- DX70 BL

DRAINAGE NOTES

- All drainage works shall be constructed in accordance with the Design and Construction Guidance (DCG) published by Water UK. Any conflict between the proposals and the DCG then the DCG shall override.
- Sewers and drains of different diameters should be laid soffit to soffit unless specified otherwise.
- The Contractor shall verify the invert levels of any existing inspection chamber/manhole or pipe, where drainage connections are to be made, prior to commencement of drainage works. Any discrepancies with levels and gradients shown on the construction issue drawings must be reported to PFA Consulting and the Contractor shall seek clarification regarding any construction issue prior to continuing the drainage works.
- All dimensions shown in millimetres (mm) unless otherwise stated, and all levels relate to Ordnance Datum.
- The backfilling of drainage trenches which are in close proximity to foundations must be in accordance with any special requirements set out by the Structural Engineer.
- All in-situ concrete and precast concrete components shall be designed to BRE Special Digest 1 Concrete in aggressive ground. Concrete shall be to BS8500.
- Pipes built into manholes should have a flexible joint as close as feasible to the external face of the structure and the length of the next rocker pipe should be:

Nominal Diameter (mm)	Rocker Pipe Length (M)
150 - 600	0.60
601 - 750	1.00
Over 750	1.25

- Pipe materials to be twin wall plastic pipe which must comply with the following standards: -
 - Solid Wall PVC-U to BS EN 1401
 - Spiral Wound Welded HDPE to EN 13476 Parts 1 & 2
 - Structure-wall Thermoplastic to EN 13476 Parts 1 & 2
 - Polypropylene to BS EN 1852
- All gully tops and manhole covers shall comply with BS EN124 and BS7903. Class D400 covers shall be used in carriageways, parking areas, private drives and footway/pedestrian areas.
- Manholes within the carriageway must be positioned such that covers are not located within the wheel tracks. The ideal positions are 1/4 of the carriageway width from either kerb line. However, consideration must be made for motorcyclists so as to prevent the manhole cover becoming a slip hazard, particularly in wet conditions.
- Where it is proposed to use of plastic pipes for adoptable sewers, they must comply with the following standards: -
 - Solid Wall PVC-U to BS EN 1401
 - Spiral Wound Welded HDPE to EN 13476 Parts 1 & 2
 - Structure-wall Thermoplastic to EN 13476 Parts 1 & 2
 - Polypropylene to BS EN 1852



Stratton Park House, Wanborough Road
Swindon, SN3 4HG

Telephone
01793 828000

Website
www.pfapl.com

For Construction

This drawing is produced, together with any related data, to inform the setting out and construction of the works. To be read in conjunction with all working drawings.

Key

- S1 Surface Water Sewer & Manhole
- Surface Water Filter drain to be hand dug
- Road Gully and Gully Connection
- F1 Foul Water Sewer & Manhole
- All manhole covers located in the carriageway to be sited so to avoid wheel tracks.
- UIC Polypipe Inspection Chamber
- C/P Catchpit Inspection Chamber
- RE Rodding Eye
- Rainwater Downpipe
- Permeable Sub-Grade Construction
- Impermeable Corridor
- SDS Attenuation Tank. Refer to SDS drawings
- Permavoid Diffuser Unit
- Driveway Yard Gully
- UIC Polypipe Inspection Chamber
- R450 Polypipe Inspection Chamber
- SC Foul Shallow Access Chamber
- Private Foul Connection
- Foul Rising Main

Rev	Date	Description	Drawn	Check
#	17/05/22	First Issue	MM	PMC
A	05/10/22	Street lighting added. FFL's & foul drainage amended.	WDN	PMC
B	14/10/22	Gullies added to parking areas. Reference to Polypipe product added to key.		PMC
C	24/02/23	Hatching denoting permeable sub-grade changed.		PMC
D	17/07/23	Pipe types changed to twin wall plastic pipe.	ML	PMC
E	11/04/24	House Footprints updated.	ML	PMC
F	12/06/24	FDIs lowered to avoid clash between the downstream connection and SWS. F06b-F06a amended to suit.		PMC
G	02/08/24	Block of flats position amended.		PMC
H	03/09/24	Block of flats drainage updated to match new levels, impermeable service corridor included.	ML	PMC

Status

FOR CONSTRUCTION

Client

Vistry Group

Project

Allington Lane
Phase 3

Drawing Title

Proposed Drainage and
Street Lighting Plan
Sheet 1 of 2

Drawing No.

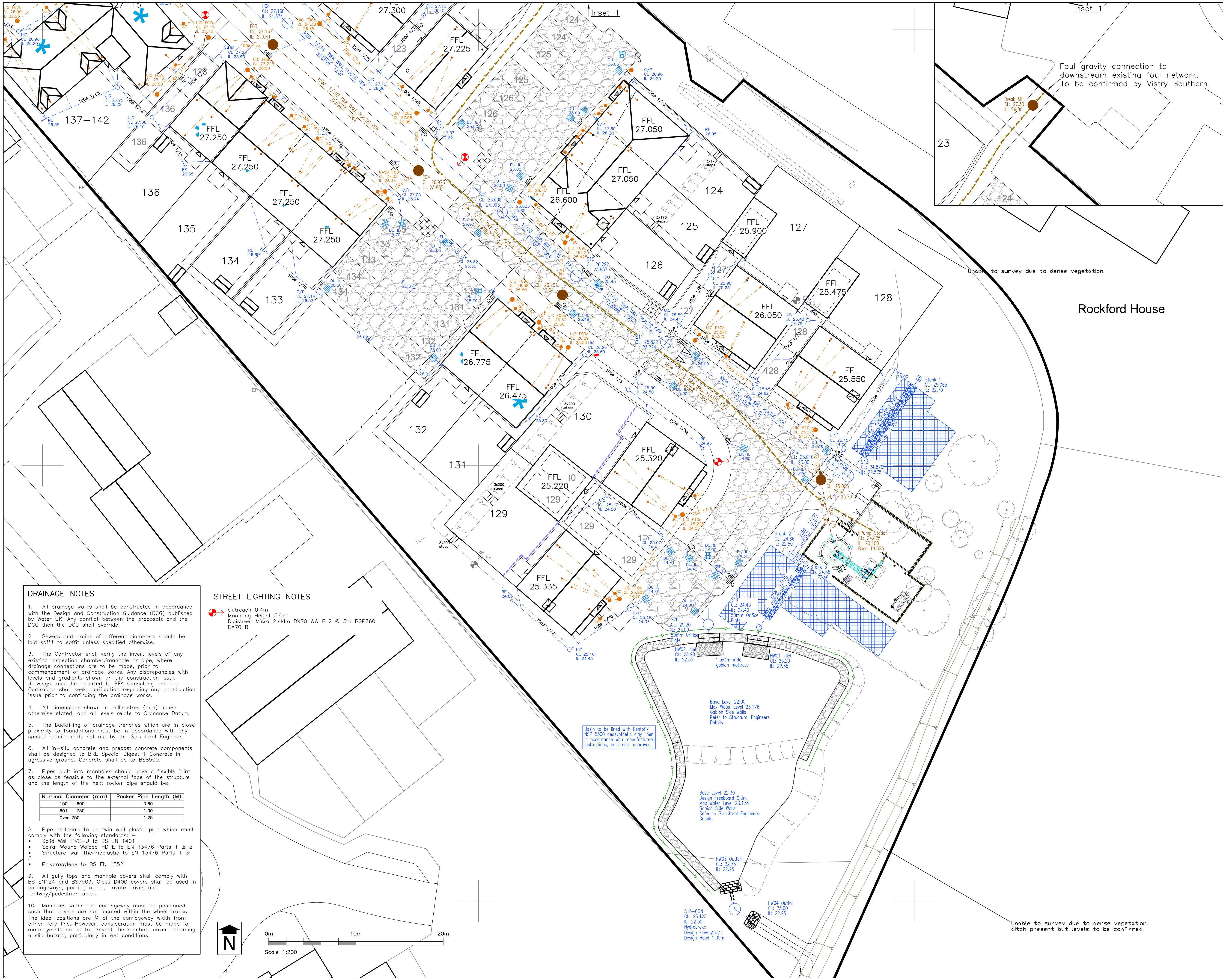
V063/22

Rev H

Date: May 2022

Scale: 1:500 @ A1

E-Mail: pchurchward@pfapl.com



DRAINAGE NOTES

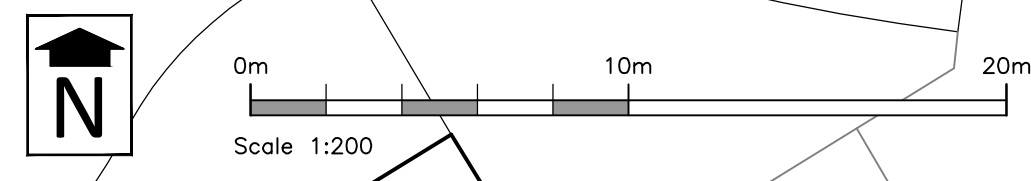
- All drainage works shall be constructed in accordance with the Design and Construction Guidance (DCG) published by Water UK. Any conflict between the proposals and the DCG then the DCG shall override.
- Sewers and drains of different diameters should be laid soffit to soffit unless specified otherwise.
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- All gully tops and manhole covers shall comply with BS EN124 and BS7903. Class D400 covers shall be used in carriageways, parking areas, private drives and footway/pedestrian areas.
- Manholes within the carriageway must be positioned such that covers are not located within the wheel tracks. The ideal positions are 1/4 of the carriageway width from either kerb line. However, consideration must be made for motorcyclists so as to prevent the manhole cover becoming a slip hazard, particularly in wet conditions.

STREET LIGHTING NOTES

- Outreach 0.4m
- Mounting Height 5.0m
- DigiStreet Micro 2.4km DX70 WW BL2 @ 5m BGP760 DX70 BL



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For Construction
This drawing is produced, together with any related data, to inform the setting out and construction of the works. To be read in conjunction with all working drawings.

- Key**
- S1 Surface Water Sewer & Manhole
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 - Impermeable Corridor
 - SDS Attenuation Tank. Refer to SDS drawings
 - Permavoid Diffuser Unit
 - Driveway Yard Gully
 - UIC Polypipe Inspection Chamber
 - R450 Polypipe Inspection Chamber
 - SC Foul Shallow Access Chamber
 - Private Foul Connection
 - Foul Rising Main
 - Land Drain

Rev	Date	Description	Drawn	Check
J	15/09/23	S14 & HW01 cover levels updated.	ML	PMC
K	11/04/24	House Footprints updated.	ML	PMC
L	12/06/24	F08c moved marginally to avoid downstream connection clashing with road gully. Gradient between F05-F09s corrected.	ML	PMC
M	02/08/24	Block of flats position amended.	ML	PMC
N	03/09/24	Block of flats drainage updated to match new levels, Storage Tank 3 updated.	ML	PMC
O	24/09/24	Gabion basket adjusted to meet Storage tank 3 required cover.	ML	PMC
P	08/10/24	Minor amendments to plot 125 shallow chamber drainage.	ML	PMC
Q	31/03/25	Land Drain added to plots 129 and 130 gardens.	ML	PMC

Status
FOR CONSTRUCTION

Client
Vistry Group

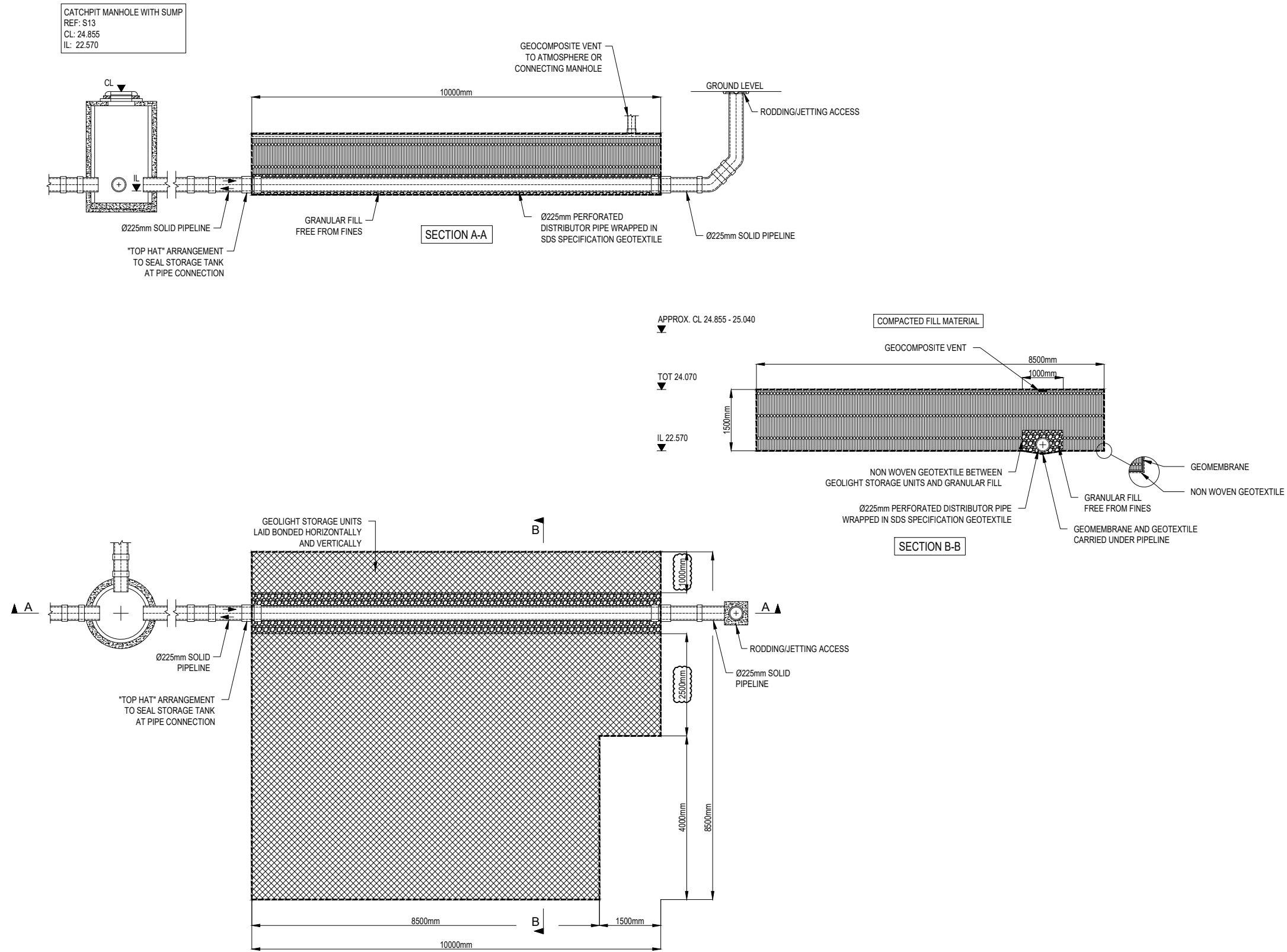
Project
Allington Lane Phase 3

Drawing Title
Proposed Drainage and Street Lighting Plan Sheet 2 of 2

Drawing No. **V063/23** Rev Q

Date: May 2022 Scale: 1:500 @ A1

E-Mail: pchurchward@pfapl.com



Notes:

This Drawing is to be read in conjunction with all relevant Architect's Engineer's and specialists' drawings and specifications.

Do not scale from this drawing in either paper or digital form. Use written dimensions only.

SDS to leave solid stub only, exiting tank for connection by others.

All external Manholes, Access Points, Junctions & Pipe are shown for guidance only and not part of the SDS program unless otherwise agreed.

-	ISSUED FOR CONSTRUCTION	07.05.24
CG	SP	
B	UPDATED AS PER COMMENTS	26.09.23
CG	SP	
A	UPDATED AS PER LATEST DWG	07.10.22
CG	SP	
-	ISSUED FOR APPROVAL	21.01.22
CG	SP	
Rev	Comments	Date
		DRW/CHK



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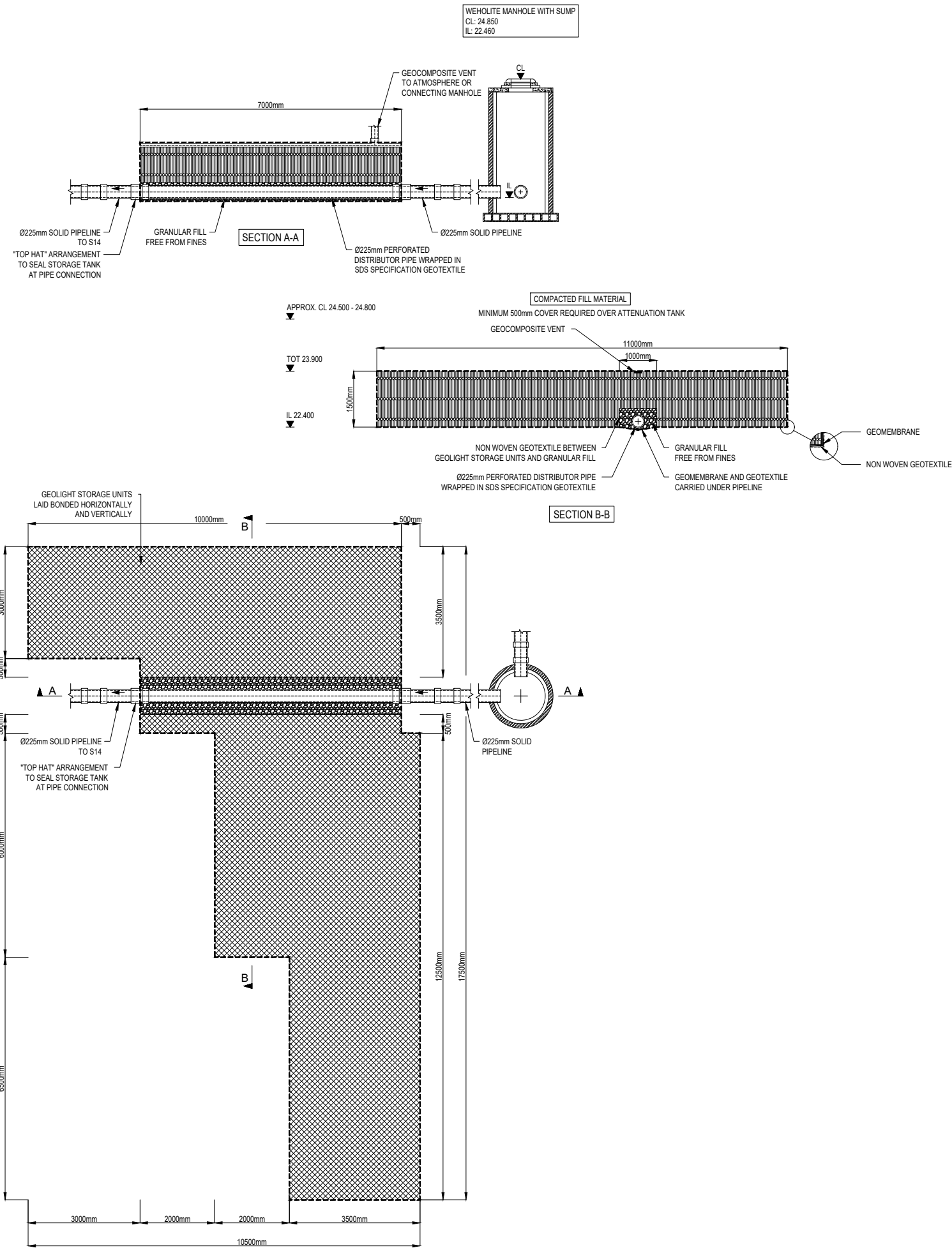
Project
TREETOPS LANE
ALLINGTON

Client
VISTRY SOUTHERN

Attenuation Tank 1 Detail

REFERENCE DRAWINGS:			
Drawing Number	Revision	Drawing Title	Date
VO63.ENG	-	(CAD FILE)	-

Scale	NTS	Date	21.01.22
Drawing No	E11122_01	Rev	B



Notes:

This Drawing is to be read in conjunction with all relevant Architect's Engineer's and specialists' drawings and specifications.

Do not scale from this drawing in either paper or digital form. Use written dimensions only.

SDS to leave solid stub only, exiting tank for connection by others.

All external Manholes, Access Points, Junctions & Pipe are shown for guidance only and not part of the SDS program unless otherwise agreed.

-	ISSUED FOR CONSTRUCTION	25.09.24
	CG SP	
C	TANK REDESIGN	16.09.24
	CG SP	
-	ISSUED FOR CONSTRUCTION / APP	07.05.24
	CG SP	
-	ISSUED FOR CONSTRUCTION	26.09.23
	CG SP	
B	UPDATED AS PER COMMENTS	07.10.22
	CG SP	
A	UPDATED AS PER LATEST DWG	21.01.22
	CG SP	
-	ISSUED FOR APPROVAL	21.01.22
	CG SP	
Rev	Comments	Date
	DRW CHK	



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Project
TREETOPS LANE
ALLINGTON

Client
VISTRY SOUTHERN

Title
ATTENUATION TANK 2 DETAIL

Scale
NTS
Date
21.01.22
Drawing No
E11122_02_-
Rev
C

REFERENCE DRAWINGS:			
Drawing Number	Revision	Drawing Title	Date
VO63 - ENG	-	(CAD FILE)	-

SDS Ltd Sign off QA Sheet

ATTENUATION TANK	ATT:	1	DATE:	25-10-24
SITE:	Treebops Lane		TANK VOLUME:	118.5m ³
LOCATION:	Allington		DIMENSIONS:	
DRAINAGE:	ATTENUATION		JOB NO:	380-24

SECTION 1 AND 7 TO BE SIGNED BY CLIENTS ENGINEER

CHECK	DATE	COMMENT	SDS	Gracelands
1. SETTING OUT and FORMATION	25-10-24	Engineer to sign and date prior to laying of materials		
2. TANK BASE		Installed as per manufacturers recommendations		
3. EXTERNAL PROTECTIVE COVERINGS:		Installed as per manufacturers recommendations		
a. Base of Tank		Installed as per manufacturers recommendations		
b. Vertical sides		Installed as per manufacturers recommendations		
c. Top of tank		Installed as per manufacturers recommendations		
4. WELDED GEOMEMBRANE		Installed as per manufacturers recommendations		
a. Welded joint		Installed as per manufacturers recommendations		
b. Base of Tank		Installed as per manufacturers recommendations		
c. Vertical sides		Installed as per manufacturers recommendations		
d. Top of Tank		Installed as per manufacturers recommendations		
5. GEOLIGHT UNITS		Installed as per manufacturers recommendations		
6. GEOTEXTILE PIPE TRENCH		Installed as per manufacturers recommendations		
7. PIPEWORK: mm		Installed as per manufacturers recommendations		
a. Invert levels		Engineer to sign and date prior to laying of materials	N/A	
b. position		Engineer to sign and date prior to laying of materials	N/A	
c. diameter		Engineer to sign and date prior to laying of materials	N/A	
d. penetrations sealed		Installed as per manufacturers recommendations		
8. VENT SYSTEM		Installed as per manufacturers recommendations		
9. BACKFILLING				

PLEASE NOTE: Only back fill around pipe after the connection between tank and manhole is complete so that the pipe is not compromised in any way with an open end. Failure to comply may result in the pipe being damaged. It may be necessary to put stone over pipe when filling pipe trench but make sure enough pipe is protruding so that stone is not directly on open end. SDS will not accept responsibility.

In signing this document, you are in agreement that the above work meets your specifications. Please note that changes to any project elements after sign-off may be subject to additional charges.

SUB CONTRACTOR	SUSTAINABLE DRAINAGE SYSTEMS LTD	Signed	
		Printed	
MAIN CONTRACTOR		Signed	
		Printed	

SDS Ltd Sign off QA Sheet

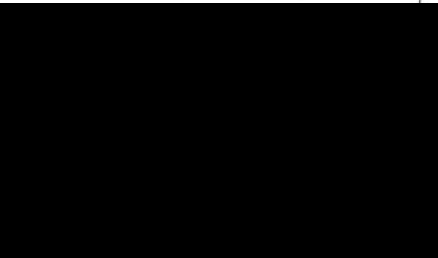
ATTENUATION TANK		ATT:	2	DATE:	29/10/24
SITE:	Treeops Lane			TANK VOLUME:	149.63m ³
LOCATION:	Allington			DIMENSIONS:	
DRAINAGE:	ATTENUATION			JOB NO:	380-24

SECTION 1 AND 7 TO BE SIGNED BY CLIENTS ENGINEER

CHECK	DATE	COMMENT	SDS	Grace lands
1. SETTING OUT and FORMATION	29/10/24	Engineer to sign and date prior to laying of materials		✓
2. TANK BASE		Installed as per manufacturers recommendations		✓
3. EXTERNAL PROTECTIVE COVERINGS:		Installed as per manufacturers recommendations		✓
a. Base of Tank		Installed as per manufacturers recommendations		✓
b. Vertical sides		Installed as per manufacturers recommendations		✓
c. Top of tank		Installed as per manufacturers recommendations		✓
4. WELDED GEOMEMBRANE		Installed as per manufacturers recommendations		✓
a. Welded joint		Installed as per manufacturers recommendations		✓
b. Base of Tank		Installed as per manufacturers recommendations		✓
c. Vertical sides		Installed as per manufacturers recommendations		✓
d. Top of Tank		Installed as per manufacturers recommendations		✓
5. GEOLIGHT UNITS		Installed as per manufacturers recommendations		✓
6. GEOTEXTILE PIPE TRENCH		Installed as per manufacturers recommendations		✓
7. PIPEWORK: mm		Installed as per manufacturers recommendations		✓
a. Invert levels		Engineer to sign and date prior to laying of materials	N/A	✓
b. position		Engineer to sign and date prior to laying of materials	N/A	✓
c. diameter		Engineer to sign and date prior to laying of materials	N/A	✓
d. penetrations sealed		Installed as per manufacturers recommendations		✓
8. VENT SYSTEM		Installed as per manufacturers recommendations		✓
9. BACKFILLING				✓

PLEASE NOTE: Only back fill around pipe after the connection between tank and manhole is complete so that the pipe is not compromised in any way with an open end. Failure to comply may result in the pipe being damaged. It may be necessary to put stone over pipe when filling pipe trench but make sure enough pipe is protruding so that stone is not directly on open end. SDS will not accept responsibility.

In signing this document, you are in agreement that the above work meets your specifications. Please note that changes to any project elements after sign-off may be subject to additional charges.

SUB CONTRACTOR	SUSTAINABLE DRAINAGE SYSTEMS LTD	Signed	
		Printed	
MAIN CONTRACTOR		Signed	
		Printed	



KEY			
AC	Air Conditioning	MW	Monitoring Well
AV	Air Valve	OHE	Overhead Electric
BS	Borehole	OHT	Overhead Telecoms
BO	Bollard	PB	Post Box
BS	Bus Stop	FP	Fence Post
BT/C	Telecoms IC	RE	Rodding Eye
CA/TV	Cable Television	RNP	Road Name Plate
EL	Electric Pole	RS	Road Sign
EP	Electricity Pole	RWP	Rain Water Pipe
EP	Transformer Pole	SMP	Service Marker Post
ER	Earth Rod	ST	Stay / Strut
FR	Fire Hydrant	SV	Stop Valve
FP	Flag Pole	SVG	Stop Valve Gas
GP	Guide Post	SWV	Stop Valve Water
IC	Inspection Cover	TB	Telephone Box
IC FW	IC Foul Water	TL	Traffic Light
IC SW	IC Surface Water	TP	Telegraph Pole
KD	Kerb Drain	UTL	Unable To Lift
LP	Lamp Post	WM	Water Meter
LP	Light	WO	Wash Out

TREES (Species/Trunk Diameter/Max. Spread Diameter/Height)		
AS	Ash	OK
AL	Alder	PN
BH	Beech	PA
CD	Cedar	PL
CH	Cherry	PO
CY	Cypress	RD
EU	Eucalyptus	RO
FR	Fruit (Generic)	SB
HC	Horse Chestnut	SC
HW	Hawthorn	SU
HY	Holly	SY
HZ	Hazel	WW
LM	Lime	WN
MG	Magnolia	YW
MP	Maple	MB
MK	Monkey Puzzle	

FENCES		LEVELS	
BWF	Barbed Wire Fence	CL	Cover Level
CBF	Close Board Fence	DPC	Damp-proof Course
CBF	Chain Linked Fence	FL	Floor Level
CP	Concrete Post	OH	Overhead Cable Level
CWF	Chestnut Paling Fence	OL	Outfall Level
HDL	Handrail	SP	Soft Level
IRC	Iron Railing Fence	TH	Threshold Level
MSF	Miscellaneous Fence	UL	Underlevel
PCF	Post and Chain Fence	WT	Water Level
PKF	Picket Fence		Wall Top
PWF	Post And Rail Fence		
PWF	Palisade Fence	Cc	Concrete
SCF	Security Fence	Fb	Block Paving
SP	Steel Post	Gr	Gravel
TLS	Trellis Fence	PS	Paving Slabs
WLF	Wood Lapped Fence	RW	Retaining Wall
WLF	Wire Mesh Fence	Tac	Tarmac
WP	Wood Post		Tactile Paving

REVISIONS

NOTES

Survey Grid
The survey grid has been related to a previous survey coordinate system. Ref - 3365/E1 Fixed to external site control point (TP50L/THIGH) and best fit related to layout building corners. Additional checks undertaken to previous survey data where applicable.

Levels Datum
The levels datum has been related to a previous survey coordinate system. Ref - 3365/E1 Fixed to external site control point (TP50L/THIGH) and best fit related to layout building corners. Additional checks undertaken to previous survey data where applicable.

Site Drainage
Inspection covers have been lifted when allowed for within the quotation; all invert information has been obtained through visual inspection only with no entry into the manholes. Because of this complete accuracy cannot be guaranteed. Where drainage information is of critical importance we encourage the use of a drainage specialist. Encompass Geospatial Utilities department is able to provide all advanced underground services needs, including access within confined spaces.

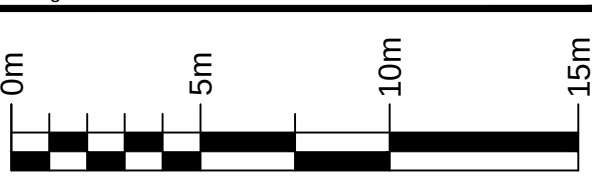
Trees
Every effort has been made to identify and detail all trees within the requested specification. Tree detail is generalised/symbolic from visual inspection only. Where trees are of critical importance we would encourage the use of a specialist such as an arborist.

Setting Out
All setting out should be referenced to the permanent control stations shown on this survey. Do not use GNSS/GPS operating on the OS Active Network without first carrying out a site calibration.

Survey Notes
Survey specification is linked to the original purpose of the survey commissioned at source and is to be used for this purpose only (Ref-Q16681).

Survey
Survey is accurate within limitations of site conditions at the time of survey. In areas difficult to survey due to restricted access, lines of sight or dense vegetation, critical dimensions and positions should be verified following suitable clearance. Survey detail obtained and shown is relative to the plotting scale.

Copyright
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ENCOMPASS
GEOSPATIAL

MULTI-DISCIPLINARY SURVEY SOLUTIONS

AERIAL | BUILDING | LAND | SUB-SURFACE | MODELLING

chartered
ICES

THE SURVEY
ASSOCIATION

Encompass Geospatial Ltd. Registered in England & Wales
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Drawing Title

As-Built Survey

Project Reference

3365/S1

Client

Vistry Group

Site Address

Allington Lane
Fair Oak
Eastleigh

Scale

1:200 at A1

Issue Date

February 2026

Surveyed by

JS

Drawn by

JS/LA

Checked by

BF