Navigator Quarter,
Land adjacent to Southampton Airport

Flood Risk Assessment and Drainage Strategy

for

blocwork (Eastleigh) LLP &
Southampton International Airport Limited (SIAL)

Ref: 30228-BGL-XX-XX-RP-D-00001

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Project: Navigator Quarter, Land adjacent to Southampton Airport

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3	22.05.2025	Updated to suit masterplan
4	18.08.2025	Surface Water flows updated
5	27.08.2025	Compliance with HCC planning check list added in Section 8
6	22.12.2025	Surface Water strategy amended (sections 1.5, 3.3, 5.3, 5.6, 5.13 and 5.16)
7	27.03.2026	Updated to suit ecologist comments
8	10.04.26	Updated to suit Case Officer comments

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1.0 EXECUTIVE SUMMARY

1.1 This report has been prepared to support the planning application for the following proposal.

1.2 The proposal is for development of the site to provide employment floorspace of up to 92,000 sqm (GIA) within use Classes E (g) (ii & iii), B2 and B8.

1.3 Reference should be made to the GEO2 Preliminary Risk Assessment for further detail on the site and ground conditions. Report ref: Geo2_4362.A.2_Navigator-Quarter_GEA_25-04-08.

1.4 The flood risk assessment identifies that the site is located in flood zone 1 (low risk) in respect to fluvial flood risk and from all other sources.

1.5 The surface water drainage hierarchy has been considered and the preferred drainage solution for disposal of surface water is to discharge via surface features which connect to feeder channels of the River Itchen which ultimately connect to the River Itchen.

1.6 The use of Sustainable Drainage Systems (SuDS) has been considered. Pollution prevention and site control methods will be utilised prior to outfall.

1.7 The SuDS and other drainage elements will be regularly maintained by an appointed management company on behalf of the client/occupier.

1.8 Foul flows will outfall at a maximum rate of 6.96 l/s to the public foul sewer located to the north of site. This shall be agreed in principle with Southern Water.

2.0 PROJECT BACKGROUND

Appointment

2.1 Burrows Graham Limited have been commissioned by blocwork (Eastleigh) LLP and Southampton International Airport Limited (SIAL) (referred to the as 'the applicant' hereafter) to undertake a flood risk assessment and drainage strategy of suitable scope to support a planning application for a proposed commercial development at the Navigator Quarter, on land adjacent to Southampton Airport.

Aim of study

2.2 This FRA and Drainage Strategy has been developed in due cognisance of all relevant available policy.

information. It is anticipated that this report will satisfy the requirements of the National Planning Policy Framework (NPPF) and all relevant flood risk planning policies.

Relevant policy and strategy documents

2.3 The following documents were reviewed as part of this Flood Risk Assessment:

- Defra Sustainable Drainage Systems Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015)
- Environment Agency Climate Change Guidance (February 2016)
- Flood and Water Management Act (April 2010)
- National Planning Policy Framework (Updated December 2025) and Planning Practice Guidance (March 2014)
- Sustainable Drainage Systems Written Statement HCWS161 (December 2014)
- South Hampshire Strategic Flood Risk Assessment Version 6 (February 2024)

Proposed development

2. 4 Hybrid Planning Application for the development of the site to provide employment floorspace of up to 92,000 sqm (GIA) within use Classes E (g) (ii & iii), B2 and B8 with ancillary offices and areas for service yards, car parking, landscape, ancillary buildings and associated activities, comprising a detailed application for the initial infrastructure works and new access road and outline application for the remaining development of employment floorspace, reserving all matters except the means of access.

2. 5 Reference should be made to the 'Illustrative Site Layout' included in Appendix A, an extract of one of these is shown below.

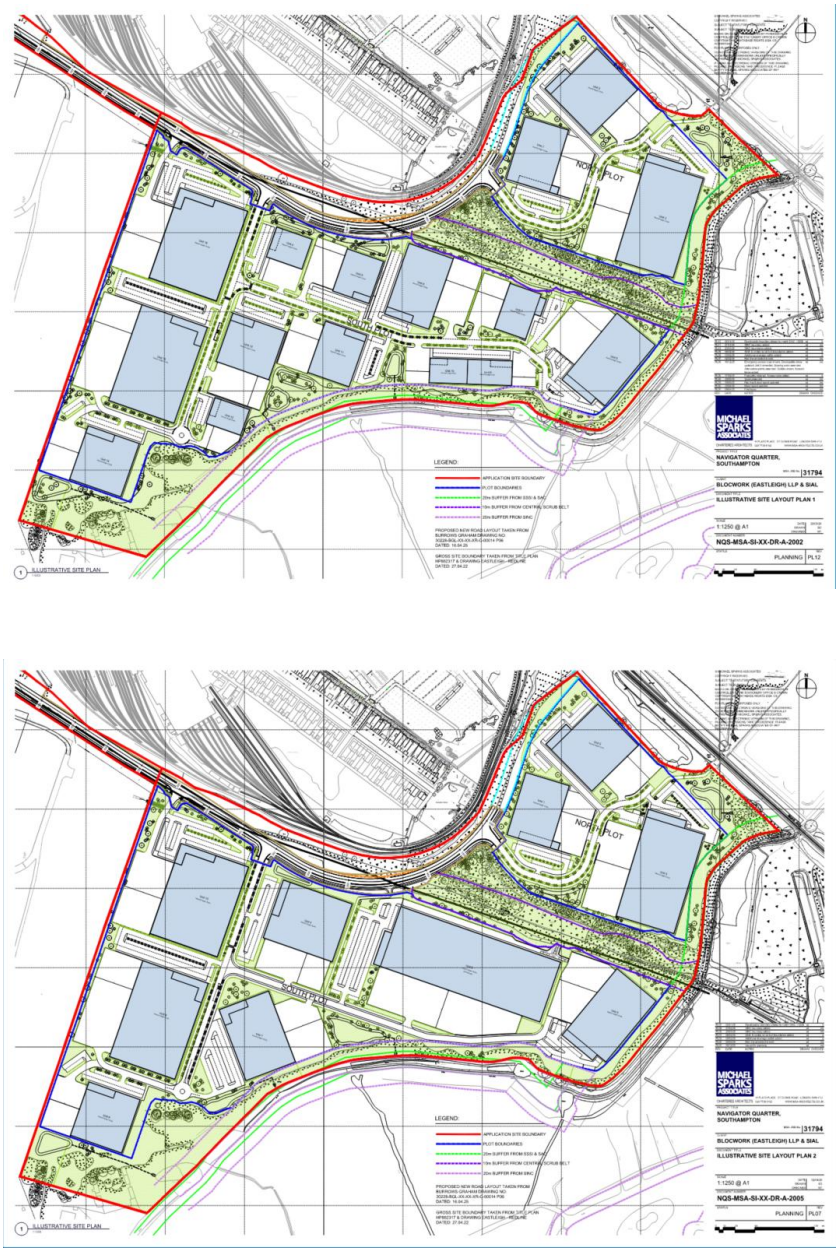


Figure 1 – Illustrative Masterplans

3.0 SITE DETAILS

3.1 The proposed development site is located to the north of Southampton Airport and totals approx. 31Ha in area. The west of the site is bound by the railway, the north by the rail depot and the east by the River Itchen. The site is served by the existing Mithcell Way which will be extended to suit the development proposals.

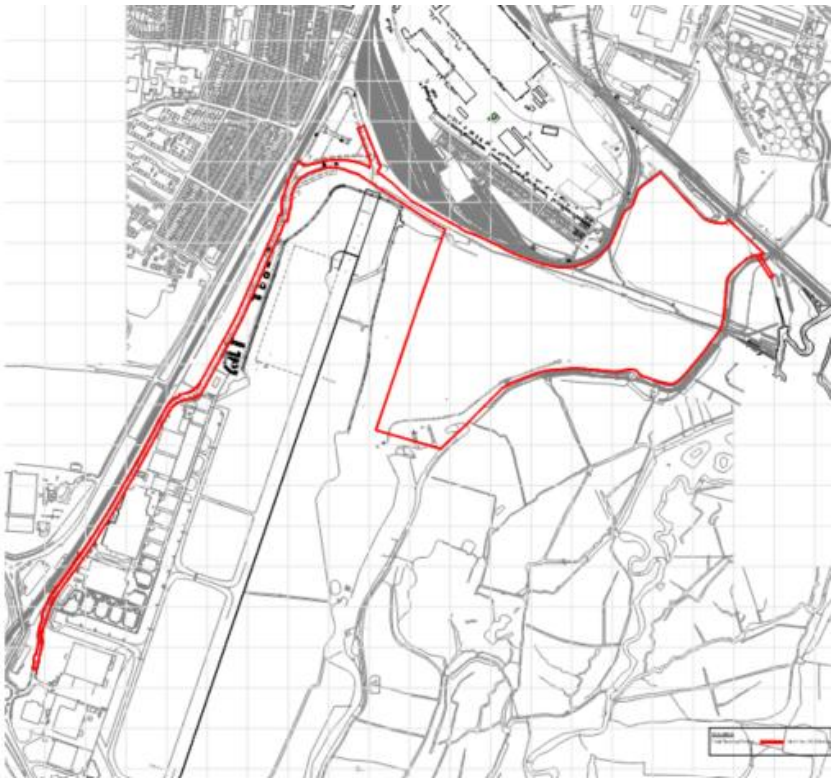


Figure 2 – Site Location Plan

Site description

Site address	Land adjacent to Southampton Airport
Grid reference	E: 446092.297 N: 117661.778
Area (hectares)	The site boundary has been measured to be 31 hectares.
Usage	Made up of greenfield land, divided in places by strips of vegetation. The only structure on the site is a radar tower next to the site's eastern boundary, which is no longer needed for airport operations and is to be removed.
Surroundings	South – Southampton Airport is located immediately to the south and west of the site North – There is a train depot, located at the converging of trainlines from Southampton and Portsmouth. Sandwiched between train depot land there is also a residential area on Campbell Road and Barton Park Industrial Estate is located beyond the depot to the north.
Topography	Site levels generally fall from Northwest to Southeast. Levels are highest in the Northwestern area of the site and at approximately 12.8m AOD. The lowest lying area of the site is the South at a level of approximately 9.5mAOD. A copy of the topographical survey has been included in Appendix B of this report.

Table 1 - Site characteristics

Existing drainage

3.2 There is no evidence of existing surface water drainage running through the site. The Hoare Lee utilities drawing 'REP-2929537-5A-LEH-20241112-Utilities Report-00' shows an existing Foul Rising Main that runs from East to Northwest through the side.

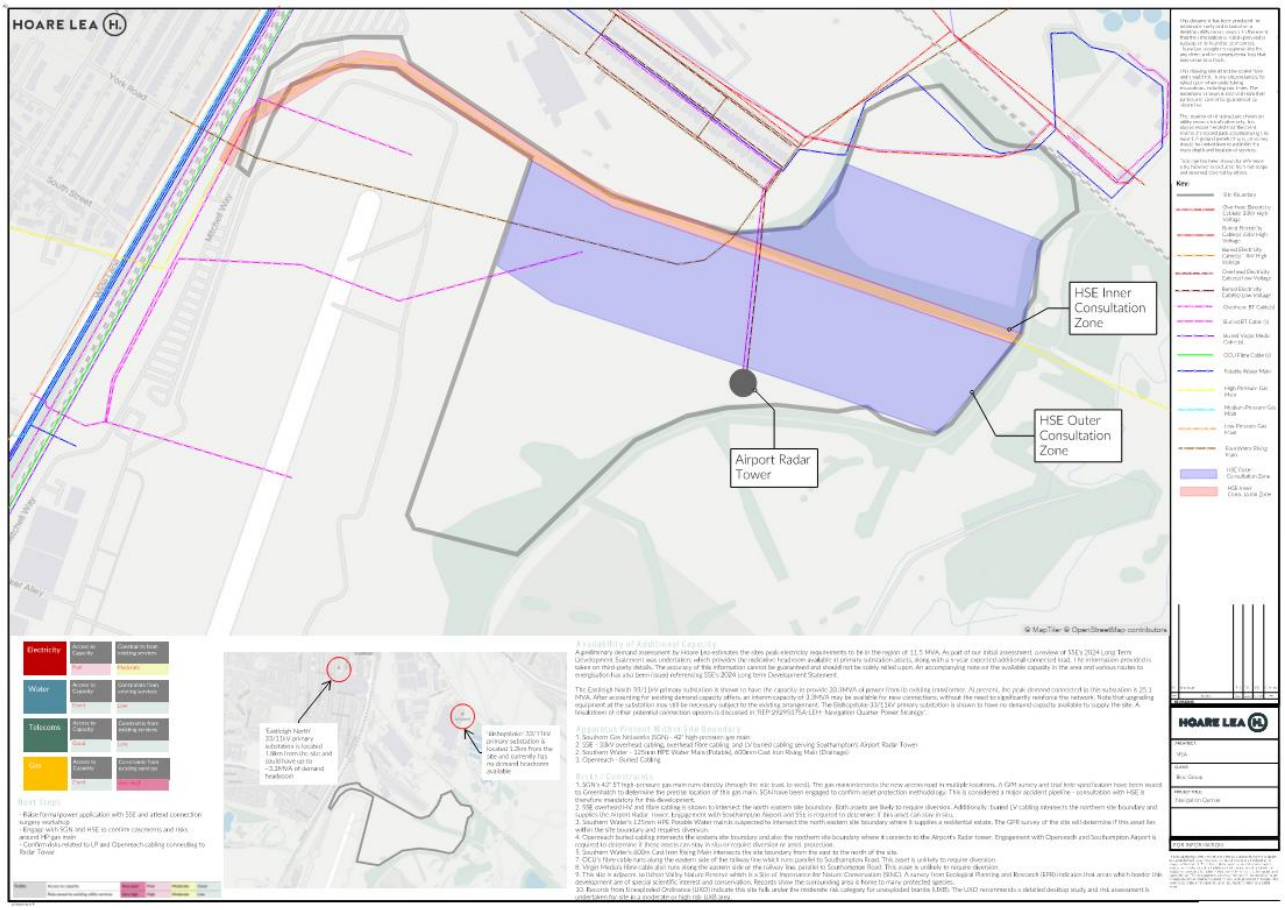


Figure 3 – Hoare Lee Utilities Report Drawing

Existing watercourses

3.3 The River Itchen is c.500m away & runs adjacent to the site. There are a number of feeder channels which run along the eastern boundary of the site and within the woodland areas within the site. These ultimately connect to the River Itchen.

Geology and hydrogeology

3.4 Reference should be made to the Phase 1 Preliminary Geo-Environmental Risk Assessment by Geo2, which has been included in Appendix C of this report, and the key findings of which have been summarised below.

3.5 The site is underlain by a limited thickness of Made Ground (in developed areas only), proven to a maximum depth of 1.50 m bgl, this is generally followed by natural cohesive silts of the River Terrace Deposits to c. 1.50 m bgl and then granular gravels to c. 5.00 m bgl.

3.6 Across the eastern area the River Terrace Deposits were identified directly below topsoil. Bedrock of the London Clay Formation was identified as silt/sandy silt across much of the western and central northern areas

to completion of the boreholes at 10.00 m bgl. The Wittering Formation of sand and silt was identified below a limited thickness of River Terrace Deposits within two locations in the most eastern southern areas.

4.0 FLOOD RISK STATEMENT

Fluvial flood risk

4.1 The National Planning Policy Framework (NPPF) categorises flood risk as follows:

- Zone 1 (low probability) – Land assessed as having less than a 1 in 1,000 annual probability of river or sea flooding (<0.1%).
- Zone 2 (medium probability) – Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year; and
- Zone 3a (high probability) - Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
- Zone 3b The Functional Floodplain - This zone comprises land where water must flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the EA. (Not separately distinguished from Zone 3a on the Flood Map).

4.2 The EA flood maps for planning show that the entirety of the site is in Flood Zone 1.

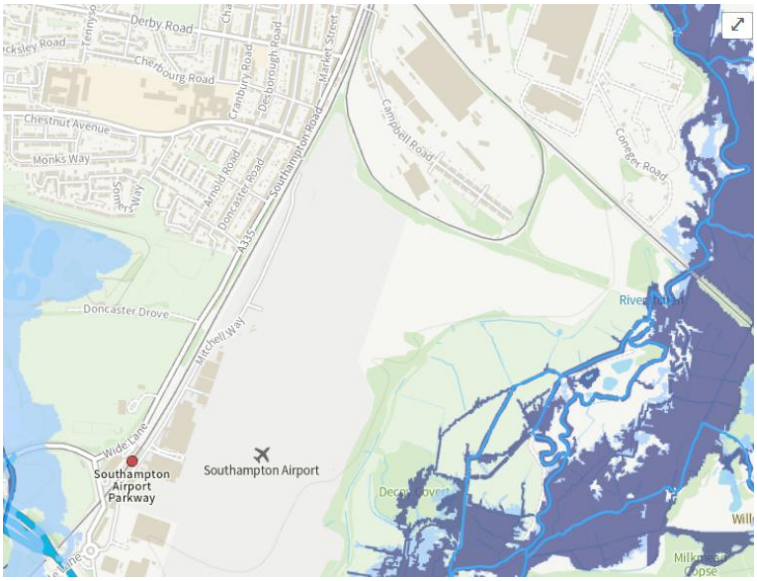


Figure 4 – EA Flood Map for Planning

4.3 Based on the above, the site is considered to be at low risk of flooding from rivers or sea.

Surface water flooding

4.4 The EA descriptions for the High, Medium and Low risk scenarios for surface water flooding are as follows:

- High risk means that each year this area has a chance of flooding of greater than 3.3%.
- Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.
- Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.
- Very Low risk means that each year this area has a chance of flooding of less than 0.1%.

4.5 The EA Map of long-term flood risk from surface water indicates that the site is at a very low risk from surface water.



Figure 5 – EA Flood Map for Surface Water

Groundwater flood risk

4.6 Groundwater flooding occurs when the water table, the level of water below the ground, rises above the ground surface or into cellars and basements. Groundwater flooding is most likely to occur in low lying areas underlain by permeable rocks (aquifers). These may be extensive, regional aquifers, such as chalk or sandstone, or may be localised sands or river gravels in valley bottoms underlain by less permeable rocks.

4.7 Based on the ground conditions outlined in Sections 3.4 to 3.6, the risk of flooding from groundwater cannot be ruled out.

4.8 The Risk of Flooding from Groundwater maps, taken from the SFRA, show most of the site to be in an area with between 25-50% chance of groundwater emergence. The eastern and north eastern parts of the site have a greater than 75% chance of groundwater emergence.

4.9 It is therefore recommended that a condition be included for groundwater monitoring to be undertaken prior to the site being developed to verify this.

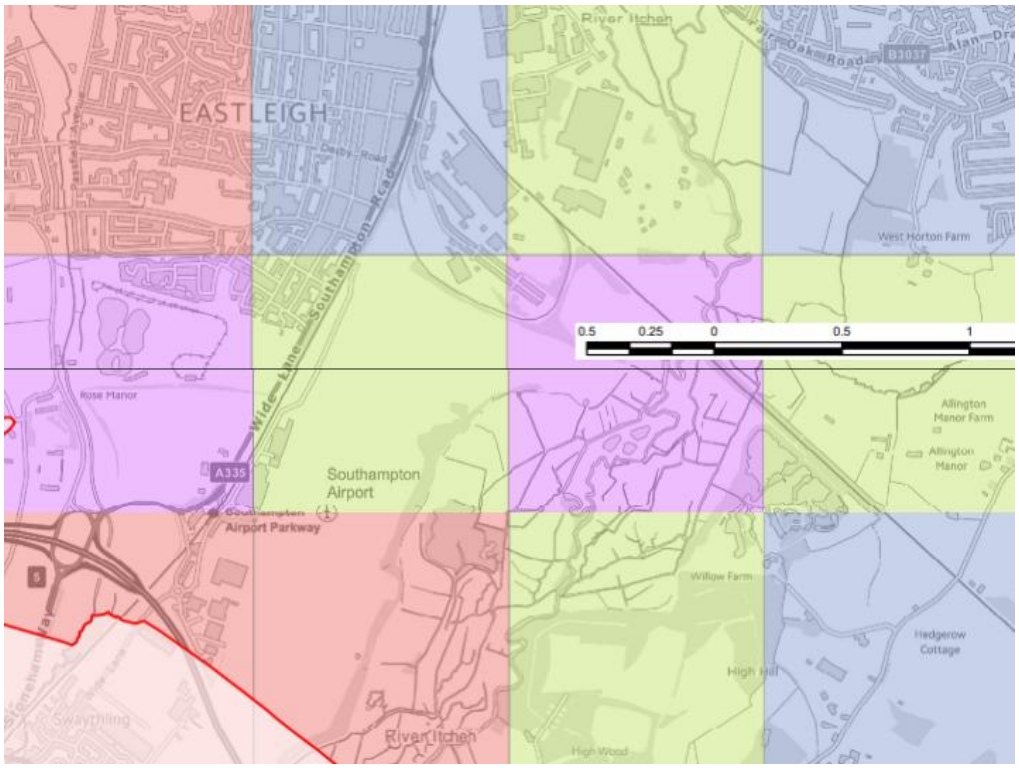


Figure 6 – Groundwater Flooding Susceptibility Map (SFRA)

Sewer flooding

4.10 There are no existing public sewers within the vicinity of the site. Therefore, the site is at low of risk of flooding from sewers.

Tidal flooding

4.11 The site is remote from tidal influences and is therefore not at risk of tidal or coastal flooding.

Reservoir flooding

4.12 Based on the EA Flood Risk from Reservoirs Map, the site is not at risk of flooding from reservoirs.

5.0 SURFACE WATER DRAINAGE STRATEGY

The main Access Road and initial infrastructure works has been modelled to suit the requirements set out by Hampshire County Councils checklist for a Detailed Planning Application. Refer to Section 8 for further information.

The Plot development has been modelled in a way to suit the requirements set out in Hampshire County Councils checklist for an Outline Planning Application. Refer to Section 8 for further information

Disposal of surface water

5.1 The method for removal of surface water from the site has been selected in accordance with the hierarchy outlined in Building Regulations Part H as summarised below:

- Infiltration to the ground
- Discharge to a watercourse
- Connection to a surface water sewer
- Connection to a combined sewer

5.2 As described in sections 3.4 to 3.6 of this report, the majority of the site is underlain by River Terrace deposits and the London Clay Formation. The superficial deposits are generally favourable to infiltration. However, given the area is susceptible to groundwater flooding, it is considered that soakaway drainage will not be a suitable means of disposing surface water runoff from the developed site.

5.3 Therefore, it is proposed to control surface water discharge from the site wide attenuation ponds via flow control and allow discharge into surface features which will convey the controlled runoff above ground to the existing feeder channels along the southern and eastern boundary. These ultimately will discharge to the River Itchen at controlled greenfield runoff rates for all storm events which mimics the existing scenario whilst providing significant betterment in extreme storm events. A fundamental part of this strategy is based on preserving the existing ecological receptors in the area which require this surface water runoff to thrive.

Sustainable Drainage Systems

5.4 Sustainable Drainage Systems (SuDS) will be utilised in line with The SuDS Manual (C753) guidance and aim to minimise the impact a development has on the runoff quantity and quality and maximise amenity and biodiversity opportunities.

5.5 The management train approach is a fundamental principle of SuDS, it aims to primarily reduce pollution, flow rates and volume of runoff from the site. The main objective is to treat the runoff as close to the source as possible and it is imperative that **at least two** of the following should be included within the drainage strategy.

- **Prevention** – The use of good site design and rainwater re-use measures to prevent runoff.
- **Source Control** – Controlling the runoff as close to source as possible by using; green roofs, porous pavements and soakaways.
- **Site Control** – Use of water management techniques within local area, i.e. detention basins and geo-cellular storage.

- **Regional Control** – Management of water from a number of sites in a specific location, i.e. balancing ponds and wetlands.

5.6 The drainage strategy for this development will incorporate prevention where possible through good site design and site control in the form of **flow control** and associated **attenuation ponds and swales**. In order to meet the requirements set out by the ecologist, the ponds have been designed to have side slopes of 1 in 4 gradients.

General strategy

5.7 For details of the outline drainage proposals for the site, reference should be made to drawings (ref: 30228-BGL-XX-XX-SK-C-00012 & 30228-BGL-XX-XX-SK-C-00019), which has been included in Appendix D of this report.

Total site area and impermeable areas

5.8 The total drained impermeable area of the proposed development has been measured to be approximately 21.91 hectares.

10% for impermeable areas of the proposed development has been included in the total site area & calculations to ensure that our design complies with HCC's Urban Creep policy.

Climate Change

5.9 In line with the latest guidance, a 25% allowance has been made based on a 2070s Epoch in the central allowance for this area.

Discharge rates

5.10 The site is a greenfield development. The hydrological characteristics for the site have been taken from uksuds.com and summarised in Table 2

Table 2 – Hydrological characteristics for the site

SAAR (mm)	798
Hydrological region	7
Soil type	2
SPR	0.3

5.11 Using the IH124 method (Institute of Hydrology, 1994) and the above hydrological characteristics, the greenfield runoff rates have been set out in Table 3.

Table 3 – Greenfield runoff rates (per hectare)

QBAR	2.12 l/s
Q(1)	1.80 l/s
Q(30)	4.89 l/s
Q(100)	6.78 l/s

5.12 The maximum runoff rate from the developed site will not exceed the equivalent QBAR rate for all storms up to and including the 1 in 100 year storm plus 25% allowance for climate for the contributing impermeable area.

Attenuation storage

5.13 In order to achieve the restriction in peak rate of surface water runoff from the developed site as described above, on site surface water attenuation storage will be required in order to temporarily store the residual volume of surface water for rainfall events resulting in a peak runoff rate over and above QBAR.

5.14 Attenuation will be provided in the form of detention ponds and swales, with supplementary attenuation in the form of below ground tanks. As noted above, all ponds will have 1 in 4 side slopes and this is reflected in the current strategy.

5.15 The attenuation storage will be designed to ensure that there is no surface water flooding on site for rainfall events up to and including the 1 in 30 year storm event. The attenuation storage will be designed to ensure that surface water runoff for storm events up to and including the 100 year storm plus a 25% allowance will not cause a risk of flooding to properties or increase the flood risk outside of the site.

5.16 A hydraulic modelling exercise of the proposed drainage system has been undertaken and the results have been included in Appendix E of this report.

Water quality

5.17 Water quality has been considered, all areas will pass through a minimum of three treatment methods as outlined in the table below;

	1st Stage of Treatment	**2nd Stage of Treatment**	**3rd Stage of Treatment**
Car Parking	*Permeable Paving*	*Pond*	*Swale*
Roof	*Filter Drain / Swale / Proprietary System (with proven CIRIA certification)*	*Pond*	*Swale*
Yards	*Filter Drain / Swale / Proprietary System (with proven CIRIA certification)*	*Pond*	*Swale*
Roads	*Filter Drain / Swale / Proprietary System (with proven CIRIA certification)*	*Pond*	*Swale*

In addition to the above, there will be proprietary systems within the plot such as Spel ESR Separators and/or Stormceptor devices which are both accredited in line with the CIRIA guidelines and will provide additional resilience to the water quality measures on the site.

Maintenance

5.18 Reference should be made to the Drainage Inspection and Maintenance Schedule in Appendix F, which includes required actions and typical frequencies for all drainage infrastructure serving the development. The drainage will be managed and maintained by an appointed Management Company.

6.0 FOUL WATER DRAINAGE STRATEGY

6.1 The Southern Water sewer records have been received (Appendix G). The nearest adopted foul manhole is located to the north of the site ref. 3001 shown below. It is currently proposed to discharge the foul flows generated from the development will discharge to this sewer subject to confirmation from Southern Water. This will require a S104 or S98 to lay a sewer in third party land to the north of the railway.



Figure 7 – Southern Water Sewer Records

6.2 Any new connections (including the re-use of existing connections) to the public sewerage system will require a Section 106 agreement.

6.3 Based on an anticipated gross internal floor space of 92,000 square metres, it is anticipated that the average foul flow from the development will be 1.74 l/s and the peak flow will be 6.96 l/s. This has been calculated using the following formula:

6DWF = 6PG + I + 3E

Where:
6DWF = foul drainage design flow (l/d)
P = population= 165 litres per person per day
G = water consumption = 90 l/person/day
I = dry weather infiltration = 10%
E = trade effluent = No allowance for trade Effluent

7.0 MITIGATION / MANAGEMENT OF FLOOD RISK

Access and egress

7.1 It is anticipated that access will be taken from the northwest corner of the site, off Mitchell Way. This is in accordance with Policies E7 and E9 of the Local Plan, which require that developers of land adjacent to Southampton Airport make contributions towards the opening of the new Chickenhall Lane Link Road.

7.2 The site access and main estate road within Parcel 1 is proposed to be detailed in the application, with access zones to the development parcels identified for further clarification at Reserved Matters stage.

Drainage & exceedance flow routes

7.3 The proposed surface water drainage system will be designed in accordance with the drainage strategy set out in Section 5.1 to 5.15 of this report. This will ensure that there is no increase in flood risk to the site or elsewhere in the local catchment for all storm events up to and including the 100 year storm plus 25% climate change.

7.4 It should be noted that if storm events in excess of the 100 year storm plus 25% climate change or blockages occur, this will result in flood water arising from the site drainage system. If the site drainage system were to flood, it is considered that any surface water arising from the site drainage system would be contained within the area of dock levellers which are below ground.

8.0 COMPLIANCE WITH HAMPSHIRE COUNTY COUNCIL PLANNING REQUIREMENTS

OUTLINE DRAINAGE STRATEGY	
Description:	**Format:**
Confirmation of a discharge location This must be in accordance with the drainage hierarchy of infiltration, discharge to watercourse, discharge to surface water sewer. (1), (2)	**Drawing(s)**
Surface Water Calculations This must include post development runoff rates for the 1:1, 1:30 and 1:100 + climate change together with the proposed storage requirements and attenuation features.	**Calculations**
Flood Risk Assessment and / or Drainage Strategy Evidence must be provided demonstrating compliance with the relevant standards i.e. restrictions on discharge rates, demonstration of no increased risk on or off site. This is covered under the standard Flood Risk Assessment guidance produced by the Environment Agency.	**Report / Statement**
Potential Flood Risk This must include an assessment of existing flood risk and the impact of the development on flow routes, flood plain, surface water flood risk areas (high / medium). If there are areas of flood risk within the site, evidence will be required to demonstrate how they have been managed. (3)	**Drawing(s), Report / Statement**
Drainage Layout Plan	**Drawing(s)**

The outline element of the proposed development is the north and south plot areas. The information relating to the checklist above is outlined below.

Confirmation of a discharge location – Drainage from plot development areas is shown discharging to the road drainage at greenfield runoff, prior to being conveyed to the existing watercourse as shown on drawing 30228-BGL-XX-XX-SK-C-00012 P11 Indicative Drainage Layout & 30228-BGL-XX-XX-SK-C-00019 P06 Indicative Drainage Layout 2 in Appendix D.

Surface Water Calculations – Impermeable areas have been accounted for within the road drainage design to ensure that drainage downstream of the plot development is compliant. Future attenuation will be required in the plot development zones to accommodate the volumes shown within the calculations. The detail of this is considered detailed design.

Flood Risk Assessment &/ or Drainage Strategy – Drainage strategy including in section 5.

Potential Flood Risk - Refer to Section 4.

Drainage Layout Plan – Refer to drawing '30228-BGL-XX-XX-SK-C-00012 P11 Indicative Drainage Layout & 30228-BGL-XX-XX-SK-C-00019 P06 Indicative Drainage Layout2' in Appendix D.

Hydraulic Calculations – Hydraulic calculations & modelling has only been carried out to reflect drawing '30228-BGL-XX-XX-SK-C-00012 P11 Indicative Drainage Layout' as at this stage it is outline design.

DETAILED DRAINAGE STRATEGY	
Description:	**Format:**
Detailed Drainage Assessment A technical summary detailing any changes and key criteria agreed under an outline application must be provided	**Report / Statement**
Detailed Drainage Layout Drawings These must be at an appropriate scale (minimum 1/500), indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients. (1)	**Drawing(s)**
Detailed Hydraulic Calculations Full network calculations are required for all rainfall events including the 1 in 1, 1 in 30, 1 in 100 year (plus climate change allowance) annual probability of occurrence. (2)	**Calculations**
Water Treatment Evidence that sufficient water treatment has been provided in accordance with the methodology in the Ciria SuDS Manual. (3)	**Report / Statement**
Exceedance Flows This should highlight the overland flow routes post development if the drainage system blocked to ensure that properties and key access / egress points are kept clear. If flooding is shown at the 1:100 + climate change storm, this should be highlighted on the plan with accurate extents and depths of any ponding shown.	**Drawing(s)**
Urban Creep Evidence that Urban Creep has been considered in the application and that a 10% increase in impermeable area has been used in calculations. (4)	**Report / Statement.**
Maintenance Maintenance schedules must be provided for each drainage feature type regardless of ownership. Confirmation of maintenance responsibilities / adoption will also be required. If features are to be adopted by third parties i.e. Highways Authority, Water Company etc, evidence will be required that they will accept the adoption. If adoption is still to be progressed, a fall back position needs to be identified in case the adoption of the drainage can not be agreed. (5)	**Report / Statement**

The detailed planning application element of the proposed development specifically refers to the Main Access Road. The information relating to the checklist above is outlined below.

Detailed Drainage Assessment – Drainage strategy including core principles outlined in section 5.

Detailed Drainage Layout Drawings – Refer to drawings '30228-BGL-XX-LNK-DR-C-00250 P02 Proposed Link Road Drainage Sheet 1' & '30228-BGL-XX-LNK-DR-C-00251 P03 Proposed Link Road Drainage Sheet 2'. To be

read in conjunction with drawing ref. '30228-BGL-XX-XX-SK-C-00012 P11 Indicative Drainage Layout & 30228-BGL-XX-XX-SK-C-00019 P06 Indicative Drainage Layout'.

Detailed Hydraulic Calculations – Detailed hydraulic calculations have been carried out with the inclusion of additional flows to suit the future proposed development zones as outlined above.

Water Treatment – Water treatment has been included as shown on the drawings, in line with the principles set out in Section 5.16.

Exceedance Flows – There is no exceedance flows in the current modelling as all flows are accommodated below ground.

Urban Creep – In line with best practice, a 10% increase in impermeable area has been factored into the surface water runoff calculations for, whilst keeping the discharge rate the same. This ensures that the drainage design remains effective should changes to the site be required.

Maintenance – A drainage & maintenance schedule has been provided in the FRA. Refer to Appendix F.

9.0 SUMMARY

9.1 This Flood Risk Assessment and Drainage Strategy has concluded that the development is appropriate and can be occupied safely subject to implementation of the flood risk mitigation described in this report being carried out.

APPENDIX A – DEVELOPMENT MASTERPLAN

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N

NORTH PLOT

SOUTH PLOT

Unit 1
Haunch Height 12.0m

Unit 2
Haunch Height 13.0m

Unit 3
Haunch Height 18.0m

Unit 4
Haunch Height 15.0m

Unit 5
Haunch Height 18.0m
207,000 sqft

Unit 6
Haunch Height 15.0m

Unit 7
Haunch Height 15.0m

Unit 8
Haunch Height 12.0m

Unit 9
Haunch Height 15.0m

Unit 10
Haunch Height 12.0m

Ward Bay

Campbell Road

Allotment Gardens

Recreation Ground

Ashlands Frank

Pond

Path (prn)

Bridleway

Sign

LEGEND:

- APPLICATION SITE BOUNDARY
- PLOT BOUNDARIES
- 20m BUFFER FROM SSSI & SAC
- 10m BUFFER FROM CENTRAL SCRUB BELT
- 20m BUFFER FROM SINC

PROPOSED NEW ROAD LAYOUT TAKEN FROM BURROWS GRAHAM DRAWING NO:
30228-BGL-XX-XX-XR-C-00014 P06
DATED: 16.04.25

GROSS SITE BOUNDARY TAKEN FROM TITLE PLAN HP882317 & DRAWING EASTLEIGH - REDLINE
DATED: 27.04.22

1 ILLUSTRATIVE SITE PLAN
1:1250

REV	DATE	NOTES	DRAWN	CHECKED
PL07	02/01/26	Developable boundary altered to match SINC / SSSI	sd	jl
PL06	27/03/26	SINC boundary added.	sd	mt
PL05	23/03/26	SINC boundary added.	sd	mt
PL04	06/02/26	SSSI & central scrub belt boundaries added.	sd	jl
PL03	03/02/26	Additional drainage outfall added.	sd	jl
PL02	02/02/26	Red line amended in east.	sd	mt
PL01	16/12/25	Issued for planning	sd	mt

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PROJECT TITLE
NAVIGATOR QUARTER, SOUTHAMPTON

MSA JOB No. **31794**

CLIENT
BLOCWORK (EASTLEIGH) LLP & SIAL

DOCUMENT TITLE
ILLUSTRATIVE SITE LAYOUT PLAN 2

SCALE
1:1250 @ A1

DATE 02/04/26
DRAWN SD
CHECKED MT

DOCUMENT NUMBER
NQS-MSA-SI-XX-DR-A-2005

STATUS
PLANNING

REV
PL07

0 10 25 50 125 m

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N

NORTH PLOT

SOUTH PLOT

Unit 1 Haunch height 12.0m
Unit 2 Haunch height 12.0m
Unit 3 Haunch height 16.0m
Unit 4 Haunch height 12.0m
Unit 5 Haunch height 12.0m
Unit 6 Haunch height 15.0m
Unit 7 Haunch height 12.0m
Unit 8 Haunch height 15.0m
Unit 9 Haunch height 9.0m
Unit 10 Haunch height 9.0m
Unit 11 Haunch height 12.0m
Unit 12 Haunch height 12.0m
Unit 13 Haunch height 9.0m
Unit 14 Haunch height 12.0m
Unit 15 Haunch height 15.0m
Unit 16 Haunch height 15.0m

LEGEND:

- APPLICATION SITE BOUNDARY
- PLOT BOUNDARIES
- 20m BUFFER FROM SSSI & SAC
- 10m BUFFER FROM CENTRAL SCRUB BELT
- 20m BUFFER FROM SINC

PROPOSED NEW ROAD LAYOUT TAKEN FROM BURROWS GRAHAM DRAWING NO: 30228-BGL-XX-XX-XR-C-00014 P06 DATED: 16.04.25

GROSS SITE BOUNDARY TAKEN FROM TITLE PLAN HP882317 & DRAWING EASTLEIGH - REDLINE DATED: 27.04.22

1 ILLUSTRATIVE SITE PLAN
1:1250

REV	DATE	NOTES	DRAWN	CHECKED
PL12	02/01/26	Developable boundary altered to match SINC / SSSI	sd	jl
PL11	27/03/26	SINC boundary added.	sd	mt
PL10	23/03/26	SINC boundaries added.	sd	mt
PL09	06/02/26	SSSI & central scrub belt boundaries added.	sd	jl
PL08	03/02/26	Additional drainage outfall added.	sd	jl
PL07	02/02/26	Red line amended in east.	sd	mt
PL06	16/12/25	Emergency access route shown. Developable areas updated. Unit 3 amended. Drawing scale amended. Attenuation ponds amended. Outfalls shown. Acoustic fence added.	sd	mt
PL05	17/09/25	Footpaths widened. Access route added.	sd	jl
PL04	28/05/25	Scale amended	sd	mt
PL03	19/05/25	Red line & road layout updated.	sd	mt
PL02	23/04/25	Road layout updated.	sd	mt
PL01	09/04/25	First Issue	sd	mt

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PROJECT TITLE
NAVIGATOR QUARTER, SOUTHAMPTON

MSA JOB No. **31794**

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DOCUMENT TITLE
ILLUSTRATIVE SITE LAYOUT PLAN 1

SCALE
1:1250 @ A1

DATE 26/03/26
DRAWN SD
CHECKED MT

DOCUMENT NUMBER
NQS-MSA-SI-XX-DR-A-2002

STATUS
PLANNING

REV
PL12

0 10 25 50 125 m

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N

1 LOCATION PLAN
1:2500

SITE AREA
Total Planning Redline — 34.33 Ha / 84.83Acres

REV	DATE	NOTES	DRAWN	CHECKED
PL07	26/01/26	Red line amended in east.	SD	MT
PL06	27/06/25	Whole of blue line shown.	SD	MT
PL05	28/05/25	Blue line added.	SD	MT
PL04	19/05/25	Boundary updated.	SD	MT
PL03	09/04/25	Boundary updated.	SD	MT
P02	08/11/24	Notes updated.	SD	MT
P01	07/11/24	First Issue	SD	MT

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PROJECT TITLE
NAVIGATOR QUARTER

MSA JOB No. **31794**

CLIENT
BLOCWORK (EASTLEIGH) LLP & SIAL

DOCUMENT TITLE
LOCATION PLAN

SCALE
1:2500 @ A0(P)

DATE 26/01/26
DRAWN SD
CHECKED MT

DOCUMENT NUMBER
NQ-MSA-SI-ZZ-DR-A-2004

STATUS
PLANNING

REV
PL07

0 20 50 100 250

APPENDIX B– TOPOGRAPHICAL SURVEY