Candwr Solar Farm

Pre Application Consultation

Environmental Statement

Appendix 9.1 Flood Consequence Assessment and Surface Water Drainage Strategy Report

2 July 2026

TotalEnergies

Document Management

Version	Date	Author	Checked by:	Approved by:	Reason for revision
Version 1	08/05/2026	KM/OM	LG	CT	First Issue
Version 2	03/06/2026	KM	LG	CT	New Redline Boundary
Version 3	19/06/2026	KM	LG	CT	Client Comments

Contents

1. Introduction 1
2. Existing Site and Hydrology 3
3. Proposed Development 7
4. Flood Risk and Land Use Vulnerability 8
5. Site Specific Flood Risk 10
6. Mitigation Measures and Surface Water Drainage 20
7. Surface Water Drainage Strategy 23
8. Summary 31

Figures

Figure 2.1:	Site Location
Figure 2.2:	Watercourses
Figure 2.3:	Soilscapes
Figure 5.1:	Flood Map for Planning - Rivers
Figure 5.2:	Flood Alert and Flood Warning Areas
Figure 5.3:	Flood Map for Planning - Sea
Figure 5.4:	Flood Map for Planning for Surface Water and Small Watercourses
Figure 5.5:	Panels in Flood Map for Planning for Surface Water and Small Watercourses
Figure 5.6:	NRW Flood Risk of Reservoirs

Tables

Table 5.1	NRW Flood Map for Planning – Risk Classification
Table 7.1	Assessment of SuDS Suitability
Table 7.2	Rainfall Data and Greenfield Runoff Rates
Table 7.3	Pollution Hazard Indices
Table 7.4	Indicative SuDS Mitigation Indices

Appendices

Appendix A – Newport City Council SAB
Appendix B – Indicative Site Layout Plan
Appendix C – Topographic Survey
Appendix D – Utilities Maps
Appendix E - Watercourse Crossing Details
Appendix F – Monmouthshire County Council Ordinary Watercourse Advice

Appendix G – Access Track Typical Design Details
Appendix H – SAB Consultation Responses
Appendix I – Infiltration Testing Results
Appendix J – Surface Water Drainage Strategy
Appendix K - Drainage Calculations

1. Introduction

Background

1.1. Pegasus Group have been appointed by Candwr Solar Farm Ltd to undertake a Flood Consequence Assessment (FCA) and Surface Water Drainage Strategy for a proposed solar development on Land at Court Farm, Ponthir, Monmouthshire.

1.2. This assessment considers the risk of flooding from all sources, including tidal, fluvial, surface water, groundwater, sewer and artificial sources.

1.3. The potential to deliver betterment in response to reported flood events in Ponthir has also been considered.

Relevant Policy and Guidance

1.4. In accordance with Natural Resources Wales (NRW) guidance[1], this FCA considers flood risk to the proposed development from tidal, fluvial, surface water, groundwater, sewer and artificial sources.

1.5. This FCA also demonstrates that the proposed development has sufficient mitigation measures in place to reduce flood risk and consequences (where appropriate), is as safe as possible and causes no increased flood risk elsewhere.

1.6. The SuDS Approval Body (SAB) was introduced in Wales in January 2019 and must approve proposed drainage strategies for all proposed developments with more than 1 dwelling or with an area greater than 100m^2. As such, any new applications which meet these criteria will require submission of a drainage scheme and must demonstrate the use of Sustainable Drainage Systems (SuDS).

1.7. SAB approval of the proposed surface water drainage strategy will be required before construction.

1.8. The Site is primarily located within the Local Authority Areas (LLA) of Monmouthshire County Council (MCC) and Torfaen County Borough Council (TCB). A small area of the Site within the far south-eastern extent is within the authority area of Newport City Council (NCC), however there is no proposed development within this area. The LAA boundaries in relation to the Site are shown below in **Figure 2.1**.

1.9. NCC were consulted in March 2026 on whether SAB consultation was required considering the small area and lack of development proposed within the authority area. NNC SAB confirmed that "*If there are no construction activities at all in the NCC district (even including site set-up and temporary works), then a SAB application will not be required.*" A copy of the consultation is included in **Appendix A**. It is confirmed that no construction or operational activities will take place in the NCC district.

[1] https://naturalresources.wales/flooding/modelling-for-flood-consequence-assessments/?lang=en (December 2025)

1.10. This assessment has reviewed the information and requirements included in the Monmouthshire Stage 1 and Stage 2 Strategic Flood Consequence Assessment (SFCA) (October 2025) and the South East Wales Stage 1 Strategic Flood Consequences Assessment (November 2022). The SFCA (2022) covers eleven Local Planning Authorities (LPAs) in South East Wales, including Monmouthshire County Council, Torfaen County Borough Council and Newport City Council. The SFCAs will be referred to as SFCA (2025) and SFCA (2022) throughout this report.

1.11. Technical Advice Note 15 (TAN15) by Planning Policy Wales discusses policy in relation to 'development, flooding and coastal erosion' and has also been used to inform this FCA. TAN15 was first issued in July 2004 and last updated in March 2025.

1.12. Key to the updated TAN15 (March 2025) was the implementation of NRW's Flood Map for Planning which replaces the Development Advice Map for planning purposes. The updated TAN15 continues to take a risk-based approach, setting out which category of land use is acceptable within each flood risk zone.

2. Existing Site and Hydrology

Site Location & Existing Conditions

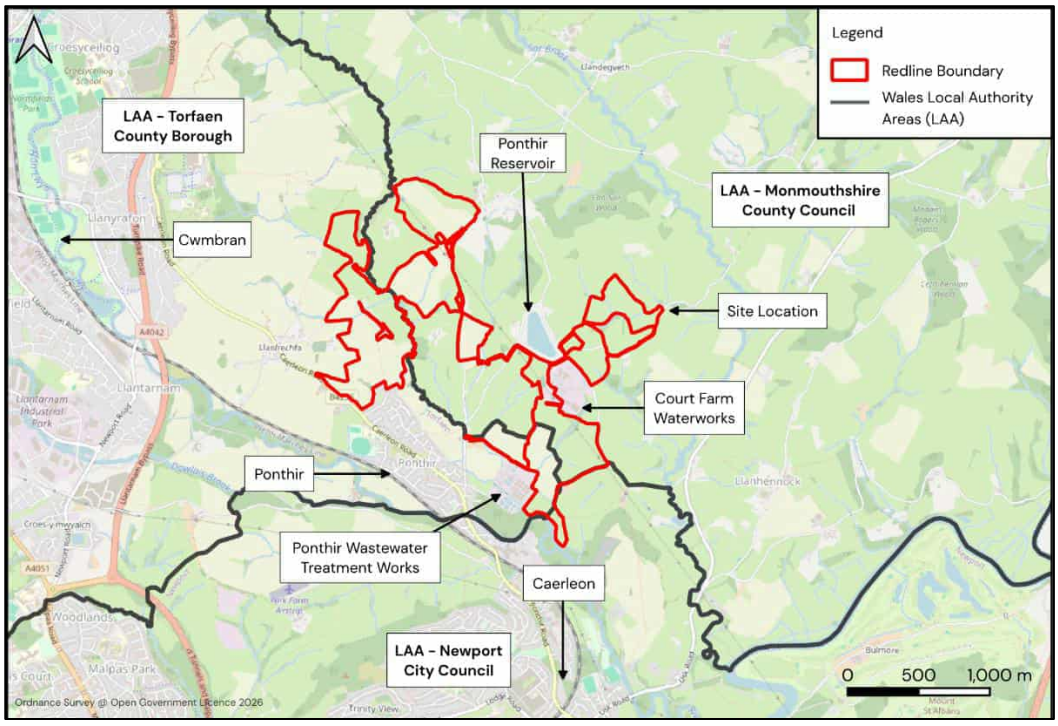
2.1. The Site is located on Land at Court Farm, Ponthir, Monmouthshire. The Site is 131.62 hectares (ha) in area. Given the extent of the Site, the boundary has been divided into 16 distinctive parcels (refer to **Appendix B**).

2.2. The Site predominantly comprises of land that is used for agricultural purposes, including both arable and pasture. Ponthir is located immediately south-west of the Site, Caerleon is located approximately 1km south of the Site, and Cwmbran approximately 1km west. Immediately Southwest of Parcel 8A and east of Parcel 12A lies Ponthir Wastewater Treatment Works. Court Farm Waterworks and Ponthir Reservoir (Court Farm Reservoir) are nestled between Parcels 1C, 1F, 8B and 8C.

2.3. The approximate co-ordinates of the centre of the Site are E: 333085, N:193671.

2.4. The Site location is shown in **Figure 2.1**.

Figure 2.1 – Site Location



2.5. A topographic survey of the Site was completed in June 2025 by Anthony Brookes Surveys Ltd, which is included in **Appendix C**. The Topographical Survey indicates that the highest level of the Site is within the northern extent at approximately 89 meters above Ordnance Datum (mAOD). The lowest level on the Site is located within the far southern extent at approximately 11 mAOD.

Existing Drainage and Hydrology

2.6. There are no Main Rivers[2] located within the Site according to NRW[3]. The closest Main River, known as 'Afon Lwyd', is located approximately 25m south of the southernmost boundary of the Site. A second Main River known as 'Sor Brook' is located approximately 500m east of the eastern boundary of the Site (refer to **Figure 2.2** below).

2.7. There are several Ordinary Watercourses[4] located within the Site as defined by the Topographical Survey and Light and Ranging Detecting data (LiDAR) (refer to **Figure 2.2**).

2.8. The Site is not located within an Internal Drainage District (IDD). IDDs are specific low-lying areas requiring special water level management.

2.9. Geological data from the British Geological Survey (BGS) shows the majority of the Site is underlain by the "*Moor Cliffs Formation – Interbedded mudstone and sandstone*" bedrock geology. Some of the far northern and western extents of the Site including parts of Parcel's 6A and 7A as well as Parcel 14A are partially underlain by the "*Downton Castle Sandstone Formation – Sandstone*" and parts of Parcel's 7A and 7B are partially underlain by the "*Upper Llanbadoc Beds and Llangibby Beds (Undifferentiated) – Calcareous mudstone*" bedrock geology.

2.10. BGS data indicate that the majority of the Site is not underlain by any superficial deposits. There is a band of "*Alluvium – clay, silt, sand and gravel*" superficial deposits through the Site associated with an Ordinary Watercourse associated with Parcels 7B, 6A, 6C, 9A, 9B, 12A, 12B and 13H. Parcel 13D, 14A, 14B and 14C are underlain by "*Glaciofluvial deposits, Devensian – Sand and gravel*" superficial deposits.

2.11. Soilscapes mapping[5] and **Figure 2.3** shows that the majority of the Site comprises of 'freely draining slightly acid loamy soils and a small extent of 'freely draining floodplain soils' within the south-western extent of the Site.

2.12. The hydrogeology 625K digital hydrogeological map of the UK highlights that the entire Site is underlain by a "low productivity aquifer".

2.13. According to NRW[6], the Site is not located in Source Protection Zone.

2.14. The site is located within the Usk Water Framework Directive (WFD) Catchment and drains into two separate WFD waterbodies. The western extent of the Site drains into the WFD River Waterbody 'Afon Lwyd' and has an overall water status of 'Moderate'.

[2] Main rivers are usually larger streams and rivers, but some of them are small watercourses of significance. They include certain structures that control or regulate the flow of water in, into or out of the channel.
[3] https://datamap.gov.wales/maps
[4] Ordinary Watercourses include all other water channels not classified as Main Rivers. This broad category encompasses smaller streams, brooks, ditches, drains, culverts, and dykes.
[5] https://www.landis.org.uk/soilscapes/ (accessed 12/03/2026).
[6] https://datamap.gov.wales/maps/new?layer=inspire-nrw:NRW_Source_Protection_Zones#/

The eastern extent of the Site drains into the WFD River Waterbody 'Sor Brook' which also has an overall water status of 'Moderate'.

2.15. Utility records were provided by AtkinsRealis in August 2025 and included Welsh Water sewer assets and are included as **Appendix D**. The records show that a 525mm concrete and 750mm cast iron combined sewer mains along 'Candwr Road', this is associated with access into Parcel 8A. Additionally, a 200mm combined sewer outfall main and 2 concrete foul sewer mains are recorded to the east of 'Candwr Brook', which is located south of Parcel 12B and in an area not proposed for any development.

Figure 2.2 – Watercourses

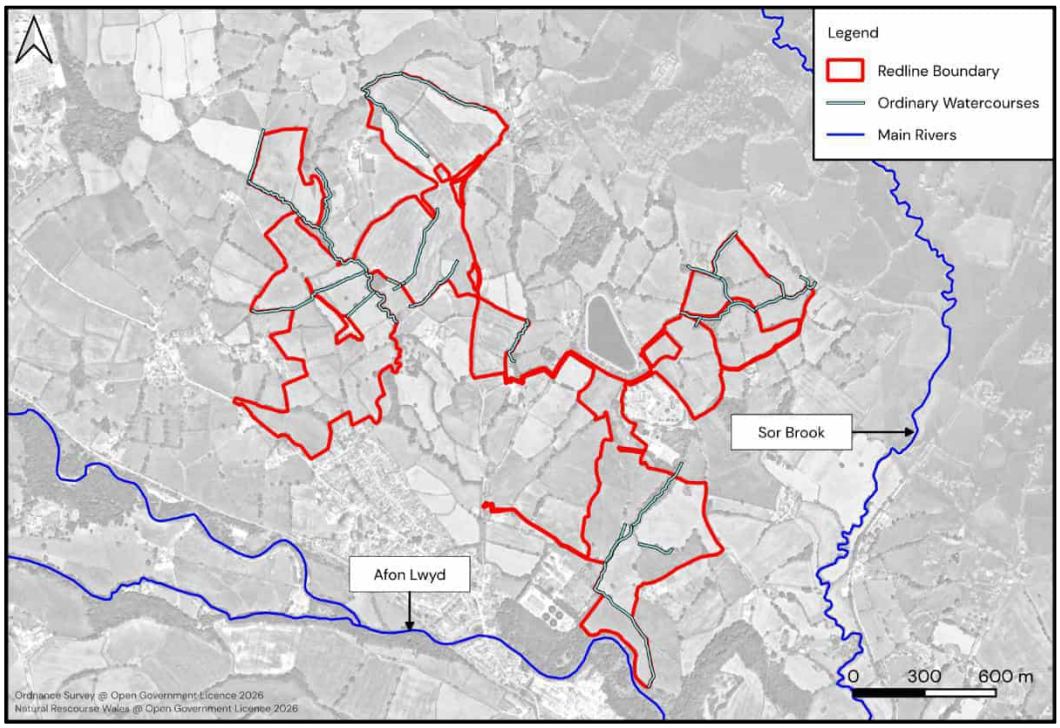
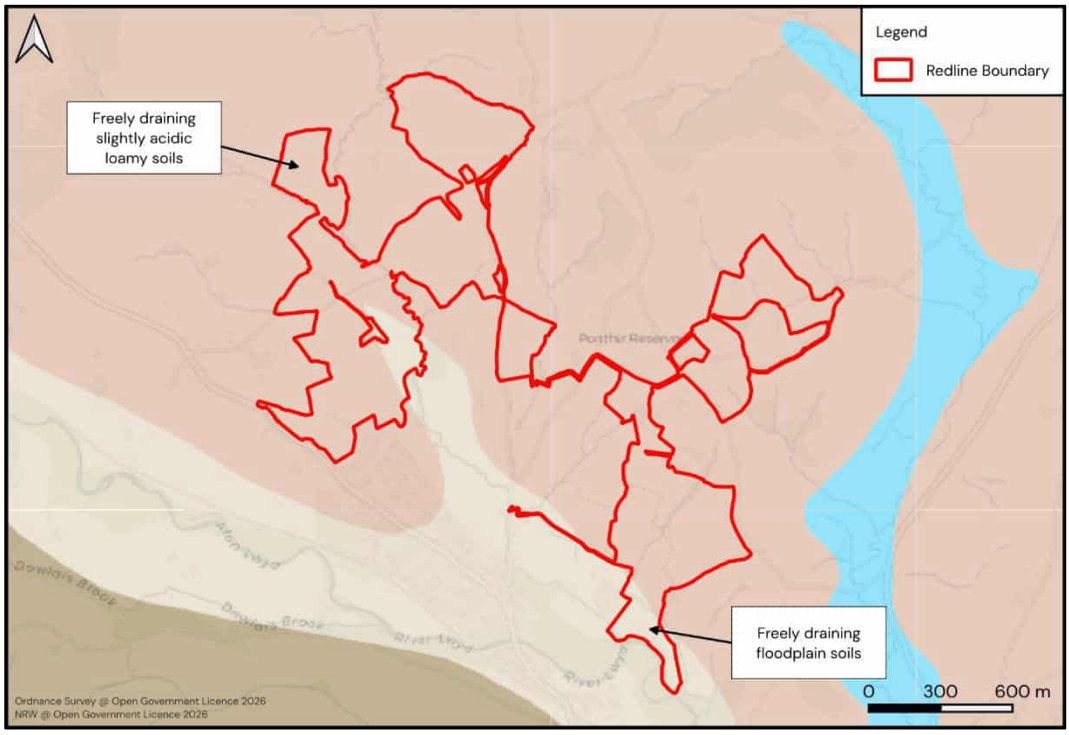


Figure 2.3 – Soilscapes



3. Proposed Development

3.1. The proposed development is for the "*Installation and operation of ground mounted solar photovoltaic arrays with all associated works, equipment and necessary infrastructure, at land at Court Farm, Ponthir, Monmouthshire*".

3.2. The Proposed Site Plan is included in **Appendix B.**

4. Flood Risk and Land Use Vulnerability

Planning Policy Wales Edition 12 (Updated 2024)

4.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It was first published in December 2018 (Edition 10) and last updated in February 2024 (Edition 12).

4.2. PPW outlines that all new development should:

1. Consider all flood risk at an early stage in the development.

2. Reduce, and must not increase, flood risk arising from river and/or coastal flooding on and off the development Site itself.

3. Not cause additional run-off, which can be achieved by controlling surface water as near to the source as possible by the use of SuDS.

TAN15 – Development, Flooding and Coastal Erosion (Updated 2025)

4.3. Technical Advice Note 15 (TAN15) reflects the core principles of the National Strategy for Flood and Coastal Erosion Risk Management in Wales, to adopt a risk-based approach in respect of new development in areas at risk of flooding and coastal erosion. TAN15 was last first published in July 2004 and last updated in March 2025.

4.4. TAN15 (2025) discusses how flood risk encompasses 2 things:

1. The likelihood of an event happening.

2. The impact that will result if flooding or coastal erosion occurs.

4.5. The risk-based approach set out in TAN15 (2025) is based on:

a) A Flood Map for Planning identifying flood zones;

b) Defining development types by their vulnerability in flood events;

c) Advice on permissible uses in relation to the location of development and the consequences of flooding;

d) The preparation of strategic flood consequences and flood consequences assessments at the local level to refine understanding of flood risk;

e) Planning authorities incorporating local flood risk considerations into their planning policies and decisions

4.6. Based on the above consideration of flood risk, TAN15 (2025) sets out the different requirements that apply to different types of new development in different areas.

4.7. Section 11 of TAN15 (2025) details that any development that is permitted to be located in flood risk areas must ensure the following conditions are met:

- No increase in flooding elsewhere.
- Occupiers aware of flood risk.
- Escape/evacuation routes present.
- Flood emergency plans and procedures agreed and in place.
- Flood resistant and resilient design.
- Acceptable consequences for type of use.

4.8. In addition to the above, TAN15 (2025) details that new developments should be flood free during a 1 in 100 year river flood and 1 in 200 year tidal flood, plus an allowance for climate change over the lifetime of the development.

4.9. Tolerable conditions are also set out in TAN15 (2025) which aim to ensure flooding does not endanger life by defining tolerable flood depths for various developments when assessed against an extreme 1 in 1,000 year flood event. For less vulnerable development as proposed here, TAN15 (2025) defines a maximum tolerable depth of flooding during a 1 in 1,000 year event of 600mm.

Suitability of the Proposed Development

4.10. The proposed solar farm is defined as "less vulnerable development" in TAN15 (2025), falling under the category of "renewable energy generation facilities".

4.11. All proposed development is located in Flood Zone 1 for all sources. TAN15 (2025) details that "*Planning authorities should prioritise all types of development to Zone 1.*"

5. Site Specific Flood Risk

5.1. In accordance with NRW guidance, this FCA considers the risk of flooding from:

a) Rivers

b) The Sea

c) Surface Water and Small Watercourses

d) Groundwater

e) Reservoirs

5.2. In addition to requirements set out above, the risk of flooding from sewers has also been considered as part of this FCA:

Flood Map for Planning Flood Risk Classification

5.3. As discussed in Section 1, NRW's Flood Map for Planning was implemented into planning policy alongside the updated TAN15 (2025). The Flood Map for Planning includes several layers reflecting flood risk from Rivers, Rivers & Sea, Sea and Surface Water and Small Watercourses. The risk from each source is defined as Flood Zone 1, Flood Zone 2 and Flood Zone 3. The flood risk classification defined by NRW's Flood Map for Planning is summarised in Table 5.1 below.

Table 5.1 – NRW Flood Map for Planning – Risk Classification

Flood Risk Classification	Risk of Flooding (including the effects of climate change)
Rivers – Flood Zone 1	Less than 1 in 1,000 year
Rivers – Flood Zone 2	Less than 1 in 100 year but greater than 1 in 1,000 year
Rivers – Flood Zone 3	Greater than 1 in 100 year
Sea – Flood Zone 1	Less than 1 in 1,000 year
Sea – Flood Zone 2	Less than 1 in 200 year but greater than 1 in 1,000 year
Sea – Flood Zone 3	Greater than 1 in 200 year
Surface Water and Small Watercourses – Flood Zone 1	Less than 1 in 1,000 year

Flood Risk Classification	Risk of Flooding (including the effects of climate change)
Surface Water and Small Watercourses – Flood Zone 2	Less than 1 in 100 year but greater than 1 in 1,000 year
Surface Water and Small Watercourses – Flood Zone 3	Greater than 1 in 100 year

Rivers

5.4. The Flood Map for Planning Rivers Dataset produced by NRW shows that the majority of the Site is located in Flood Zone 1 (refer to **Figure 5.1**). There is an extent of Flood Zone 2 and 3 which runs north to south though parts of the application boundary which is associated with the Candwr Brook as shown in **Figure 5.1**.

5.5. Intentionally through design all proposed development, with the exception of some access tracks, have been located in Flood Zone 1. Access tracks associated with Flood Zones 2 and 3 are due to watercourse crossings, which is further detailed below. There are some small areas associated with Parcels 3A, 6A, 6C, 7B, 9A, 9B, 12A, 12B and 13H which are located within Flood Zone 2 and 3. These areas are not proposed for development and are predominantly associated with the Parcel boundaries and watercourses on Site and are proposed solely for access (refer to **Figure 5.1** and **Appendix B**).

5.6. There are several proposed watercourse crossings over Ordinary Watercourses within the (see **Appendix E**). The crossing locations range from being classified as Flood Zone 1, 2 and 3 for risk of flooding from Rivers. The crossings will be designed to ensure they do not impact existing flows at detailed design during the design flood event (1 in 100 year river flood plus an allowance for climate change. Typical design details of the watercourse crossings are also provided in **Appendix E**.

5.7. To ensure maintenance access to Ordinary Watercourses on Site is not impacted by the Proposed Development, an easement of 7m from the top of bank from all Ordinary Watercourses on Site has been left clear of development. This easement has been advised by Monmouthshire County Council (see **Appendix F**).

5.8. Parts of the Site closest to Ordinary Watercourses and Main Rivers and associated with the Flood Zone 2/3 extents are within a Flood Alert Area associated with Rivers Ebbw, Sirhowy and Lwyd. In addition, the southern extent of the Site, also associated with the Flood Zone 2/3 extent lies within a Flood Warning Area associated with the River Lwyd at Ponthir. A figure showing both the flood alert and flood warning areas is shown below in **Figure 5.2**. The areas of the Site located within the flood alert and warning areas will not comprise of any built development with the exception of access tracks. It is recommended that the Site manager signs up to flood warnings and alerts.

5.9. According to NRW Flood Map for Planning data, the majority of the Site is unaffected by any recorded historic flood events. There is a small area of recorded flood extent

located within the southern extent of the Site, south of Parcel's 12A and 12B which is associated with a flood event in 1979. According to the SFCA 2025, this flood event indicates flooding in Abergavenny, Usk and smaller settlements on the banks of the River Usk. The SFCA 2025 states that several watercourses within the Monmouthshire authority area including the River Usk are tidally influenced. This area is not proposed for development.

5.10. Overall, based on the above mitigation measures, the Proposed Development is considered to be at **Low** risk of flooding from rivers.

Figure 5.1 – Flood Map for Planning – Rivers

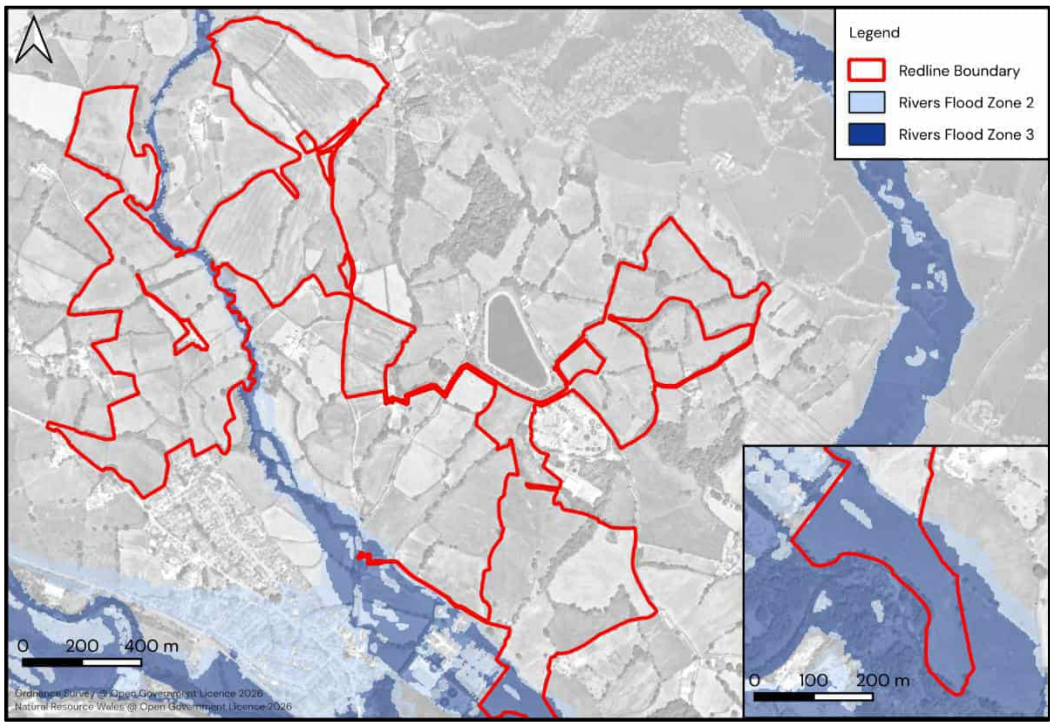
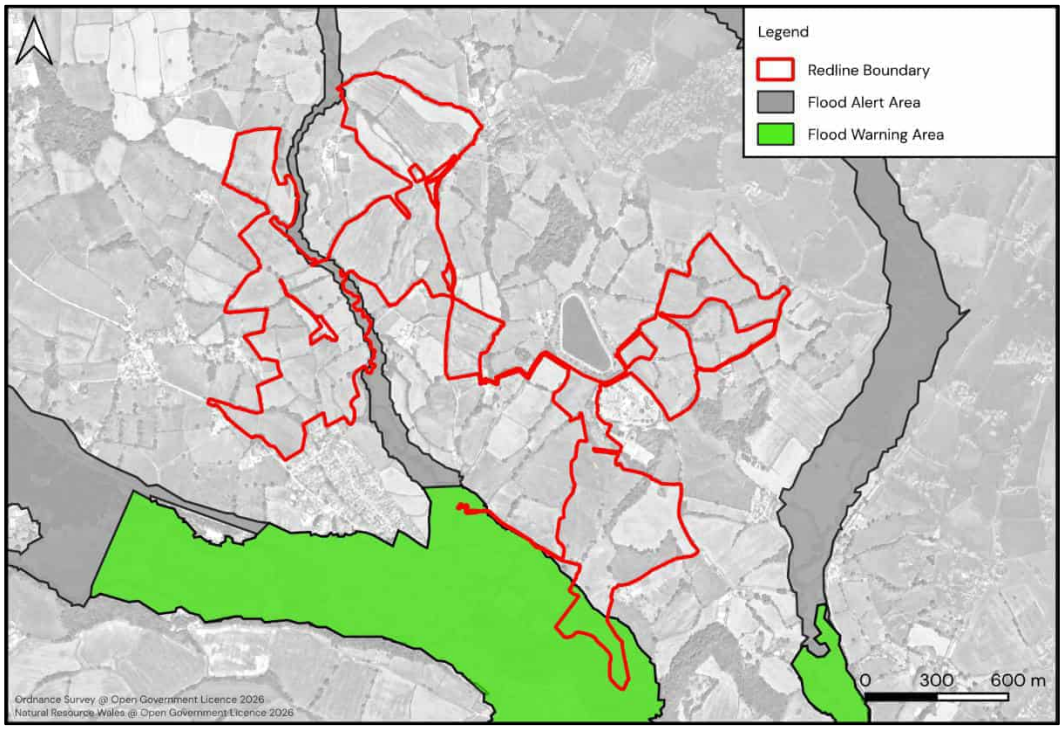


Figure 5.2 – Flood Alert and Flood Warning Areas

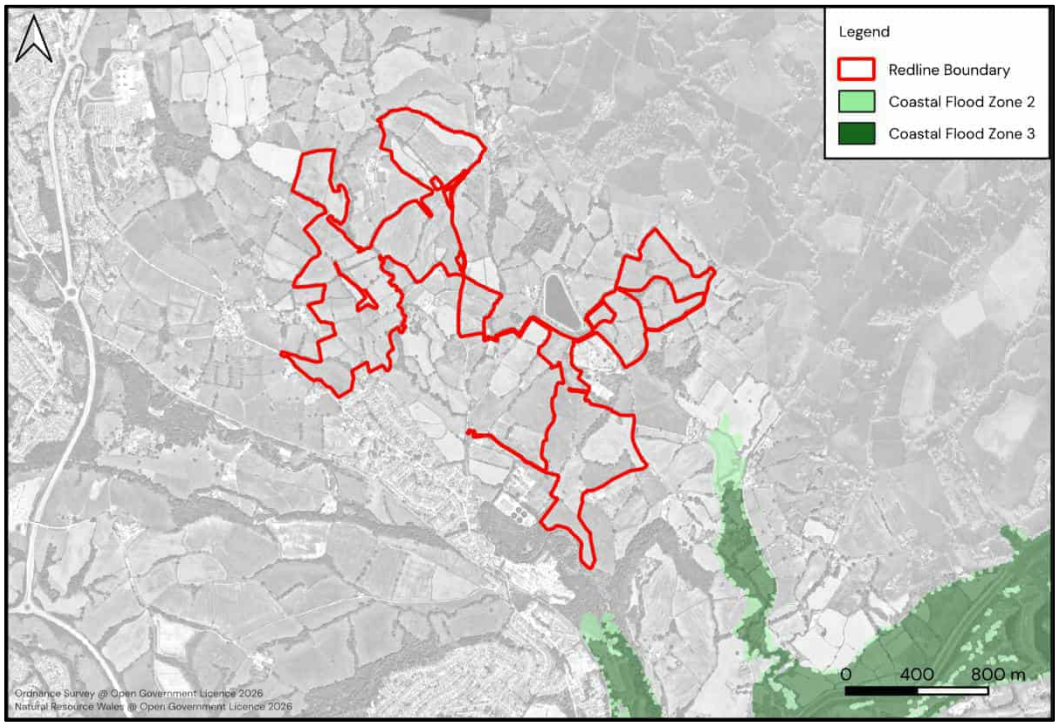


Sea

5.11. NRW's Flood Map for Planning for Sea defines that the entire Site is located in Flood Zone 1, not predicted to be impacted by a 1 in 1,000 year tidal flood event (refer to **Figure 5.3**). The nearest Flood Zone 2 and 3 extent is located over 250m south of the Site and therefore there a Low chance of tidal flooding on Site.

5.12. Overall, based on the above, the Proposed Development is considered to be at **Low** risk of flooding from the sea.

Figure 5.3 – Flood Map for Planning – Sea



Surface Water and Small Watercourses

5.13. NRW's Flood Map for Planning for Surface Water and Small Watercourses shows that the majority of the Site is in Flood Zone 1. There are some Flood Zone 2 and 3 flow paths located within the Site, however these are generally associated with existing Ordinary Watercourses on Site (refer to **Figure 5.4**).

5.14. The SFCA (2025) states that "*surface water flooding is predicted to follow topographical flow paths of existing small watercourses or dry valleys*" which correlates with the surface water and small watercourse flow patterns shown on site.

5.15. Intentionally through design, the layout ensures that no greater vulnerability infrastructure such as the substation, inverters, transformers or distribution panels are located within areas at risk of Flooding from Surface Water and Small Watercourses. In addition, the layout ensures that the majority of solar panels are also excluded from areas at risk of Flooding from Surface Water and Small Watercourses.

5.16. The SFCA (2022) states "*Development should be located away from areas of surface water flooding risk where possible*". As stated in paragraph 5.15, intentionally through design, the layout ensures that greater vulnerability infrastructure avoids areas of surface water flooding.

5.17. There is one small area of solar panels located within the predicted flood extent as shown in **Figure 5.5**. This area is classified as Flood Zone 2, and the flood extent arises within the Site boundary. NRW National Flood Hazard Maps for Present Day indicates that flood depths in this area are predicted up to 0.12m. Considering the small extent of solar panels within this flood zone, minimal flood depths and the implementation of

proposed SuDS outlined within the drainage strategy in Section 7 below it is not considered to be significant or to cause any increased risk to the Site and downstream of the Site.

5.18. Moreover, the lowest edge of solar panels proposed on Site will be raised 0.8m above the ground which will ensure existing surface water flow patterns will be maintained.

5.19. There are some areas of proposed access tracks which are located within Flood Zone 2 and 3 for risk of Flooding from Surface Water and Small Watercourses, these are largely internal access tracks and some direct access tracks from offsite. Despite the identified flood risk along the proposed accesses, it is noted that the Site access will primarily be used during the construction phase and during the operation phase it will be managed remotely and only visited occasionally for maintenance. Site access and egress should therefore not be needed during an extreme flood event. The NRW Hazard Maps suggests flood depths are predicted up to 0.34m in depth for internal access tracks including those crossing Ordinary Watercourses.

5.20. There are several proposed watercourse crossings over Ordinary Watercourses within the Site (see **Appendix E**). The crossing locations range from being classified as Flood Zone 1, 2 and 3 for risk of flooding from Surface Water and Small Watercourses. The crossings will be designed to ensure they do not impact existing flows during the design flood event (1 in 100 year river flood plus an allowance for climate change). Typical design details of the watercourse crossings are also provided in **Appendix E**.

5.21. To ensure maintenance access to Ordinary Watercourses on Site is not impacted by the Proposed Development, an easement of 7m from the top of bank from all Ordinary Watercourses on Site has been left clear of development. This easement has been advised by Monmouthshire County Council (**see Appendix F**).

5.22. A surface water drainage strategy will be implemented on Site to ensure surface water runoff rates from the Site and associated flood risk do not increase as a result of the proposed development. The proposed surface water drainage strategy is included in Section 7.

5.23. Overall, given the above mitigation measures, the flood risk to the Proposed Development from surface water and small watercourses is considered to be **Low.**

Figure 5.4 – Flood Map for Planning for Surface Water and Small Watercourses

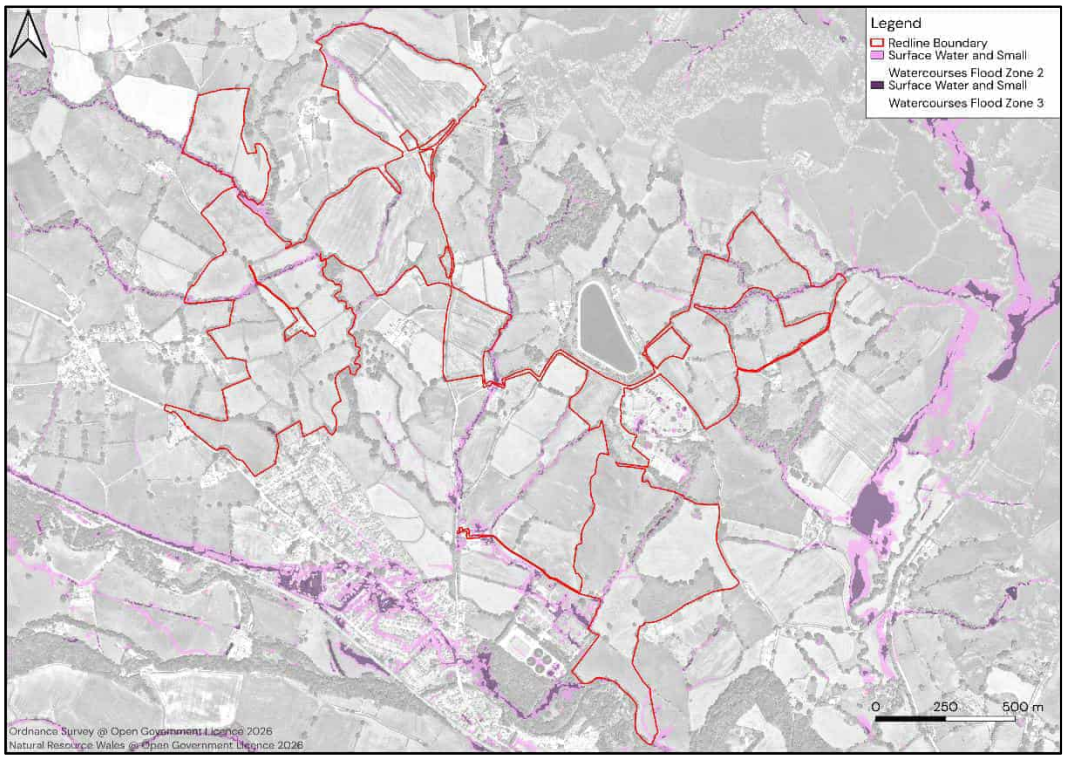
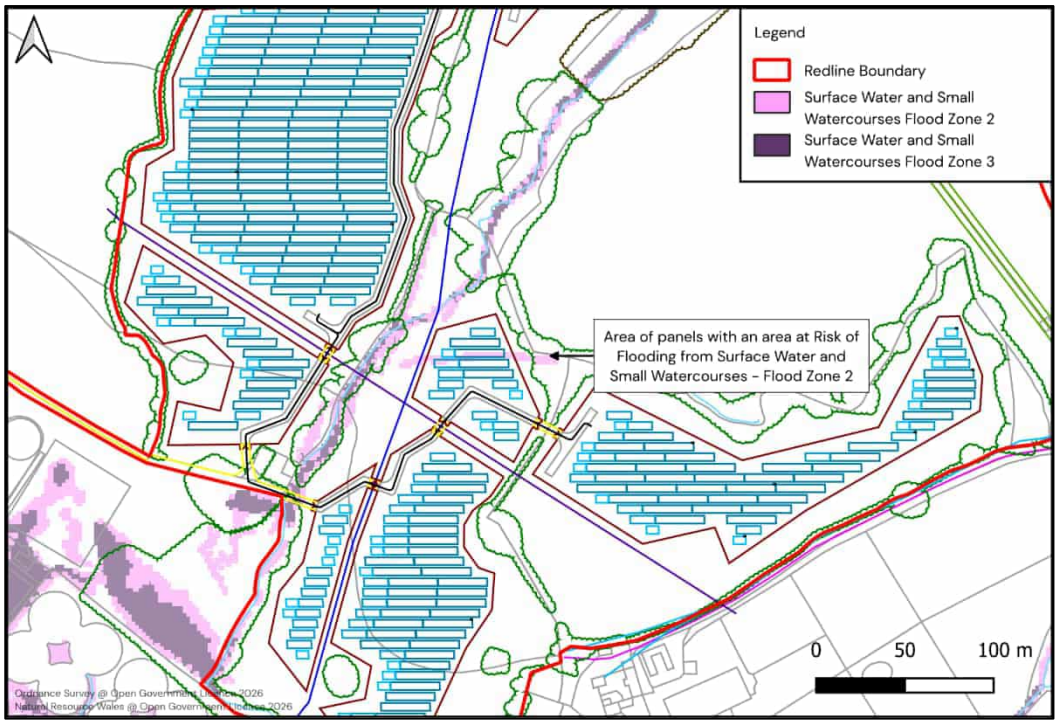


Figure 5.5 – Panels in Flood Map for Planning for Surface Water and Small Watercourses Extents



Groundwater

5.24. The hydrogeology 625K digital hydrogeological map of the UK highlights that the entire Site is underlain by a "low productivity aquifer" and comprises of mudstone and sandstone bedrock geology which will reduce the risk of groundwater emergence.

5.25. The SFCA (2025) shows groundwater flood mapping produced by JBA which indicates that the Site is in an area of Low Risk where flooding from groundwater is not likely (Groundwater levels are at least 5m below the ground surface).

5.26. The Phase 1 Desk Study undertaken by RSK Geosciences (October 2025) reports that groundwater states two boreholes at Site encountered groundwater at around 4.0 meters below ground level (mbgl) to the south and west of Parcels 8 and 12, associated with superficial deposits. The report further states that "*the risk associated with groundwater flooding is unlikely with a negligible to low risk*".

5.27. The solar panels will be raised 0.8m above ground and therefore above any predicted groundwater flooding depths.

5.28. Topography on Site is not conducive to groundwater flooding – any groundwater to emerge would follow the existing Site topography without accumulating to significant depths on Site.

5.29. Overall, given the above, the risk of groundwater flooding on Proposed Development is considered to be **Low.**

Reservoirs

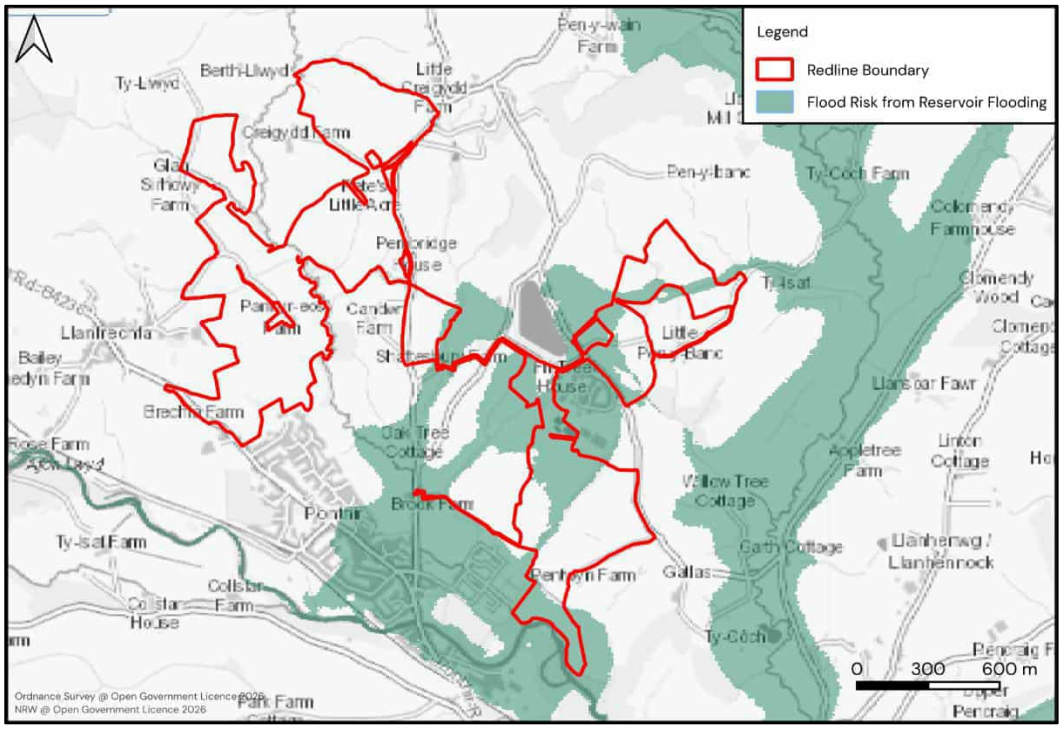
5.30. NRW's Flood Risk from Reservoirs mapping highlights that the northern extent of the Site is not within a Reservoir flood risk area. However, parts of the southern extent of the Site are located within areas at risk of reservoir flooding (refer to **Figure 5.6**), associated with Ponthir Reservoir (Court Farm Reservoir) which is situated approximately 40m from the Site boundary. The reservoir is shown in **Figure 2.1**.

5.31. The SFCA (2025) states "*in order to ensure that reservoirs are properly maintained and to minimise the possibility of reservoir failure, large reservoirs in Wales (those storing more than 10,000 cubic metres of water) are regulated under the Reservoirs Act 1975, where amended by the Flood and Water Management Act 2010. This legislation, which is enforced by Natural Resources Wales, requires reservoirs to be routinely inspected and maintained to an appropriate standard. Provided that a reservoir is properly maintained, the likelihood of it failing and causing flooding is extremely low*".

5.32. Although the impact of a reservoir flood in the event of a failure is predicted to be within areas of the proposed development, NRW deems the probability of flooding from reservoirs to be "*extremely unlikely*".

5.33. Overall, reservoir flooding is unlikely and is considered to be **Low** risk to the Site.

Figure 5.6 – NRW Flood Risk of Reservoirs



Sewers

5.34. The SFCA (2025) shows historical records of sewer flooding, provided by Dŵr Cymru Welsh Water (DCWW). The records show only one record of a sewer flooding incident in the electoral ward of Llangybi Fawr to which the Site is located within. Considering the large area of the electoral ward, it is not considered significant to the site.

5.35. Utility records were obtained from AtkinsRealis in August 2025 and included Welsh Water sewer assets which are included as **Appendix D**. The records show that a 525mm concrete and 750mm cast iron combined sewer mains along 'Candwr Road', this is associated with access into Parcel 8A. Additionally, a 200mm combined sewer outfall main and 2 concrete foul sewer mains are recorded to the east of 'Candwr Brook', which is located south of Parcel 12B and in an area not proposed for any development. Considering the sewer records within the Site are only in locations for access areas not proposed for development, it is considered that the Site would be at Low risk of sewer flooding.

5.36. The SFCA (2022) states "*The impact of sewer flooding is usually confined to relatively small, localised areas*". It is considered that this would be applicable to the Site.

5.37. Site topography is not conducive to sewer flooding – any sewer flood waters to reach the Site would follow the existing Site topography without accumulating to significant depths on Site.

5.38. Overall, the Proposed Development is considered to be at **Low** risk of sewer flooding.

Access & Egress

5.39. The Site is proposed to be accessed via a number of access points during the construction and operational phase including:

- Candwr Road to the east of the Site boundary which will be used to access the Site via Parcels 3B, 4, 10A and 8A;
- Crt-mwnws Road to access the substation;
- Caerleon Road to the west to access the Site via Parcel 14A during the construction phase;
- Gentlas Lane to the east of Site will be used to gain access via Parcel 1C; and
- Ty Isaf Road to the east of the Site to access the site via Parcel 11.

5.40. The proposed accesses are located within the redline boundary and as such, have been considered within the above assessment, with the conclusion that the Proposed Development is at Very Low to Low risk of flooding from all sources.

5.41. The public roads beyond the access tracks (Church Road, Candwr Road and Gentlas Road have been reviewed in terms of flood risk and are not considered to be at significant flood risk which would impede the accessibility of the site.

5.42. The Site access will primarily be used during the construction phase and during the operation phase it will be managed remotely and only visited occasionally for maintenance.

6. Mitigation Measures and Surface Water Drainage

6.1. This section summarises the proposed mitigation measures on Site to ensure that:

a) The development is not at risk of surface water flooding and would not increase surface water flood risk offsite.

b) Maintenance access to Ordinary Watercourses on Site is not impacted by the development.

6.2. The potential impacts of the development on surface water runoff have also been considered.

Surface Water Flood Risk

6.3. As discussed in Section 5 of this assessment, the NRW Flood Map for Planning for Surface Water and Small Watercourses shows that the majority of the Site is in Flood Zone 1, however there are some Flood Zone 2 and 3 flow paths located within the Site, however these are mainly associated with existing Ordinary Watercourses. The following mitigation measures have been implemented into the Site design to ensure the development remains safe from surface water flooding over its lifetime;

- No greater vulnerability infrastructure is proposed within the identified surface water flow paths. This includes the substation, inverters, transformers and distribution panels.

- Generally, all solar panels are located outside of surface water and small watercourse flood extents. Only a small area of solar panels are located within the predicted flood extent with predicted depths of up to 0.12m. Considering the small area extent, minimal flood depths, proposed raising (detailed below) and the implementation of proposed SuDS outlined within **Section 7** ensures the Proposed Development not cause any increased risk to the Site and downstream of the Site.

- As standard, the lowest edge of solar panels proposed on Site will be raised 0.8m above the ground which will ensure existing surface water flow patterns will be maintained.

- A surface water drainage strategy will be implemented on Site to ensure surface water runoff rates from the Site and associated flood risk do not increase as a result of the proposed development. The proposed surface water drainage strategy is included in Section 7.

6.4. As such, considering the above mitigation measures in place, the proposed development will not be at significant risk from surface water flooding and will have a minimal impact on surface water flood risk on Site and elsewhere.

Ordinary Watercourse Easements

6.5. To ensure maintenance access to Ordinary Watercourses on Site is not impacted by the proposed development, an easement of at least 7m from the top of bank from all Ordinary Watercourses has been left clear of development. These easements have been based on the Topographical Survey and LiDAR defined top of bank locations. The Ordinary Watercourses on Site are shown in **Figure 2.2**.

Impact on Surface Water Runoff

Solar Panels

6.6. The proposed solar panels will generally comprise a 'fixed system' with vertical supports driven directly into the ground and no need for concrete foundations. Therefore, there will be negligible increase in impermeable area.

6.7. As standard, all proposed solar panels will have their lowest edge raised at 0.8m above the ground. This will ensure that surface water can continue to flow freely below the panels and existing surface water drainage patterns will not be affected.

6.8. Overall, the impact of the proposed solar panels on surface water runoff rates and flow patterns on Site is considered to be negligible, with the land use changes discussed below providing an improvement over the baseline conditions. Despite this, taking a conservative approach to ensure maximum betterment on Site, a surface water drainage strategy has been developed for the proposed solar panels and is included in Section 7.

Substation, Inverters, Transformers and Distribution Panel

6.9. Alongside the solar areas, there are multiple inverters, transformers, distribution panels and a substation compound comprising of a number of small buildings proposed on Site.

6.10. Although this infrastructure will increase the area of hardstanding on Site and may therefore increase surface water runoff from the Site and associated flood risk, considering the small size of these features and the maintained grassland across the Site that will help surface water runoff dissipate, the impact on surface water runoff patterns is considered to be negligible.

6.11. Despite the above, any runoff from the proposed associated infrastructure will be managed with the surface water drainage strategy detailed in Section 7.

Access Tracks

6.12. The proposed internal access tracks will be constructed with permeable aggregate. The typical design details are provided in **Appendix G**. Surface water runoff will therefore be able to discharge into the crushed stone and encourage infiltration into the surrounding ground.

6.13. To manage potential compaction, any runoff from the proposed access will be managed as detailed within the surface water drainage strategy detailed in Section 7.

Proposed Land Use Change

6.14. The proposals will result in the cessation of agricultural land use which will in turn, result in a variety of beneficial effects which will serve to reduce soil compaction and runoff rates from the Site, as listed below:

- The Site will not be left without vegetation cover during the winter as experienced with arable farming;
- The Site will not be intensively trodden or over grazed; and
- The Site will not be regularly traversed by heavy machinery.

6.15. The Site will be permanently vegetated with grassland located beneath and around the solar arrays to improve the biodiversity from previous arable use and allow soil ecosystems to rest and restore over time in the absence of intensive agriculture and nutrient loading.

6.16. If grazing is undertaken on Site following development, a grazing density will be used to limit compaction and maintain sufficient grass cover. Permanent grass cover on the Site will be maintained to ensure the risk of erosion below solar panels is minimised.

7. Surface Water Drainage Strategy

7.1. To ensure surface water runoff from the Site and associated flood risk does not increase as a result of the Proposed Development and to provide maximum surface water betterment, a surface water drainage strategy will be implemented on Site.

7.2. As discussed in the previous section of this assessment, the Proposed Development will have only a negligible impact on existing surface water runoff and associated flood risk, however a surface water drainage strategy has been prepared which would result in betterment over the baseline scenario.

SAB Consultation

7.3. Given the scale of the Site, the application boundary falls within both the Caerphilly SAB area and the Monmouthshire SAB area.

7.4. Consultation has been undertaken regarding initial guidance for the proposed solar farm development in relation to surface water flood risk, drainage requirements, infiltration testing and Ordinary Watercourse easements. The first round of consultation was completed in Summer 2023, with the responses from each SAB included in **Appendix H**. The second round of consultation was completed in Summer/Autumn of 2025, where the SABs confirmed that the 2023 consultation responses were still applicable to the but added further detail regarding the scope of infiltration testing which would be required in order to support the strategy.

7.5. Infiltration testing has been conducted with adherence to the SAB guidance. Following issue of the infiltration testing results, further consultation was sought from the SABs in order to determine whether providing an outfall to the watercourses within the application boundary would be permissible given the poor percolation rates found across the Site. The SABs responded positively and confirmed that following failure of infiltration, discharge to the watercourses would be acceptable.

7.6. The SAB(s) have stated that volumetric runoff coefficients for the contributing catchment areas should be set to 1.0. Proposed tracks and buildings are to be treated as 100% impermeable and the solar panel array areas should be subject to a 20% urbanisation factor.

7.7. Given the nature of the development and the proposed inclusion of a suitable planting/landscaping strategy across the Site, using the assumption of 20% of the solar array areas being treated as impermeable is considered a highly conservative approach. The proposed landscaping/planting between each of the solar arrays will encourage interception of runoff, evapotranspiration, and infiltration. As such, runoff from these areas should provide a negligible increase in surface water runoff.

7.8. The SABs recommended that a formal Pre-App should be undertaken. This will be submitted before the planning application is finalised to the Planning and Environment Decisions Wales (PEDW).

Surface Water Management

7.9. The Sustainable Drainage Systems (SuDS) hierarchy demands that surface water run off should be disposed of as high up the following list as practically possible:

- Rainwater collection for reuse;
- Into the ground (infiltration) and re-use, or then;
- To a surface water body, or then;
- To a surface water sewer, highway drain or another drainage system, or then;
- To a combined sewer.

7.10. In order to determine the most suitable method of surface water disposal from the Site the options listed above have been considered as follows:

Rainwater Reuse

7.11. The client has confirmed that there is no foreseeable demand for non-potable water on the Site throughout the design life, nor any demand to harvest water. This is supported by the SAB(s) and relevant water undertakers water resources and drought management plans, which do not identify potential stresses on mains water supplies.

7.12. As such, rainwater reuse has been discounted.

Infiltration

7.13. Infiltration testing was completed across the Site in January 2026. In total 24 No. trial pits were conducted across the Site. The locations of the pits were planned in collaboration with the SABs comments and were a combination of both deep (1.50m) and shallow (0.50m) pits excavated at each location.

7.14. In summary, the vast majority of the soakaway tests undertaken demonstrated insufficient fall in water level in order to calculate an infiltration rate. Only 1 trial pit (TP12D.02) showed sufficient fall. A full copy of the testing results can be found in **Appendix I**.

7.15. As such, it is understood that infiltration as the primary means of surface water disposal is considered to be unfeasible. Some limited and localised infiltration could be possible at the single trial pit area where testing was successful.

Surface Water Body

7.16. Following failure of infiltration testing across the vast majority of the Site, the results were shared with the SABs in order to confirm that discharge to a surface water body would be acceptable. The SABs confirmed that discharging runoff to the watercourses within the Site at a restricted rate would be acceptable given the results of the infiltration tests (refer to **Appendix H**).

7.17. There are several watercourses within the application boundary which can provide a suitable outfall for the proposed drainage strategy. A Site visit was conducted in January 2026 in order to confirm the presence of the identified watercourses and to report on their suitability of providing a discharge location.

7.18. Many of the watercourses are noted to be within Root Protection Areas (RPAs) and as such any outfall details are to be designed at the detailed design stage in collaboration with the ecologist and arboriculture consultant.

7.19. There are understood to be several utilities (gas and water mains) which cross the Site and in order to provide connectivity between the development parcel SuDS features and the required outfalls, crossing of these utilities will be required. Crossing details should be prepared in collaboration with the utility providers at detailed design stage.

SuDS selection process

7.20. An assessment of the suitability of different SuDS techniques is summarised in Table 7.1 below. Guidance from 'The SuDS manual' C753 has been used to form the basis of this assessment.

Table 7.1 – Assessment of SuDS Suitability

SuDS Technique	Potentially suitable for this development	Justification
Rainwater Harvesting	No	Not considered suitable for solar development.
Green Roofs	No	Not considered suitable for solar development.
Infiltration Systems (Soakaways, etc.)	No	Large Infiltration features are not suitable based on infiltration testing results. However, the proposed landscaping/planting strategy between the panel arrays is provided in order to encourage increased interception of surface water runoff, evapotranspiration and infiltration.
Filter Drains	Yes	Could be used to help convey and treat surface water runoff on Site.
Swales	Yes	Could be used to help convey, treat, and attenuate surface water runoff on Site. Proposed here to help manage surface

SuDS Technique	Potentially suitable for this development	Justification
		water runoff from the proposed solar panel areas.
Bioretention Systems	No	Not considered suitable.
Tree Pits	Yes	Could be considered but would not significantly reduce the storage requirements
Underground storage	Yes/No	Could be considered, however open SuDS features such as swales, attenuation basins and ponds are preferable.
Attenuation basins & ponds	Yes	Could be considered to provide additional storage if required.
Wetlands	No	Not considered suitable due to land take.
Permeable Paving	Yes	Access tracks are to be constructed from permeable aggregates. The proposed Substation areas are to be sited on permeable aggregates which could provide runoff treatment and attenuation.

Surface Water Drainage Strategy – Solar Panel Areas

7.21. As discussed above, although the proposed solar panels are considered to have a negligible impact on existing surface water runoff rates and associated flood risk, a surface water drainage strategy has been prepared which results in improvement over the current baseline.

7.22. Between the solar panel arrays, appropriate landscaping/planting will be included to encourage runoff interception and treatment, whilst encouraging evapotranspiration and infiltration of surface water at source. Full details of the landscaping strategy are provided within a standalone landscaping strategy submitted in support of this application.

7.23. In addition to the proposed planting, the surface water drainage strategy for the proposed solar panel areas comprises swales on the downslopes of the solar array parcels where ground levels are shown to be falling offsite.

7.24. Sizing of the proposed swales have been informed via high-level calculations. The rainfall data and calculated greenfield runoff rates used to inform the proposed discharge rates are described in Table 7.2 below;

Table 7.2 – Rainfall Data and Greenfield Runoff Rates

Rainfall Data and Coefficients	
FEH22	Point Data Location (333578, 193432)
SAAR9120	1157mm
BFIHOST19scaled	0.492
Greenfield Runoff Rate Calculations	
Method	FEH Statistical (2025)
1 in 1-year Flow Rate	7.0l/s/ha
1 in 2-year Flow Rate (Q_{BAR})	7.4l/s/ha
1 in 30-year Flow Rate	14.2l/s/ha
1 in 100-year Flow Rate	17.4l/s/ha

7.25. In addition to the datasets described above, several assumptions have been made in order to complete these calculations which are summarised below;

- Discharge rates have been limited to the calculated 1 in 1-year greenfield rate for each development parcel.
- Each of the solar panel parcel areas/catchments have been used to inform the proposed discharge rates.
- Discharge rates are to be controlled via the proposed check dams and orifice plates prior to watercourse outfall. Orifice plates will restrict runoff rates to the calculated 1 in 1-year greenfield runoff rates.
- A 20% urbanisation factor has been applied to the solar array areas in order to determine the required storage volumes. As such, 20% of the solar panel areas have been considered to be impermeable post-development. This is a highly conservative factor given the nature of the proposals, however this assumption was confirmed via previous SAB consultation.

- Check dams are to be included within the swale design in order to maximise the efficiency of the storage volume. Locations of the dams should be informed via interrogation of the existing topography at the reserved matters stage. As a conservative estimate, it has been assumed that 70% of the total available storage volume can be utilised for attenuation within the swales within the completed high-level calculations.

- CausewayFlow Quick Storage Estimate (QSE) tool has been used to inform the required storage volumes for each development parcel. The QSE tool provides a range of possible storage volumes. The largest volume within the estimated range has been used to design the proposed swale storage as a conservative estimate.

- In line with the latest NRW climate change allowance guidance, the proposed swale storage has been designed to accommodate the Central +30% climate change allowance event. A sensitivity check has been conducted to show that the Upper +40% climate change allowance event can be accommodated.

- A further sensitivity check in order to show that the proposed swale attenuation can accommodate both a 1 in 100-year+CC allowance storm event, plus a subsequent 1 in 10-year storm event has been completed. This is to ensure that there is sufficient redundancy within the drainage strategy in the unlikely event of concurrent storms.

- Conveyance of surface water from the proposed swales to the outfall locations is to be provided via either swales or piped connections.

- Outfall positions are shown indicatively within the drainage strategy drawings at present, with details of each outfall to be designed in collaboration with the ecologist and arboriculture consultant at the detailed design stage.

7.26. The proposed surface water drainage strategy drawing is included in **Appendix J**, with the associated calculations included in **Appendix K**.

<u>Surface Water Drainage Strategy –Substation</u>

7.27. The proposed surface water drainage strategy drawing is included in **Appendix J**, with the associated calculations included in **Appendix K**.

7.28. Surface water runoff from the proposed substation will be collected, treated and attenuated within the permeable aggregate subbase of the platform. A series of perforated collector pipes and solid walled surface water drains will be directed towards the watercourse outfall. Discharge rates are to be controlled via the use of orifice plates within the downstream manhole chambers.

7.29. The substation SuDS have been designed to manage surface water runoff from the impermeable hardstanding for all storm events up to and including a 1 in 100 year rainfall event plus 40% allowance for climate change. This impermeable area used is a conservative value as in reality, much of the substation will comprise of permeable construction.

7.30. The proposed attenuation basin will outfall into the Ordinary Watercourse at the edge of the substation area at the calculated 1 in 1-year greenfield runoff rate.

SuDS Future Maintenance

7.31. Operation and Maintenance details associated with the proposed SuDS features are included in the standalone O&M Manual document. Where SuDS are located adjacent to the proposed access tracks, maintenance access can be provided from the track.

7.32. Swales located at the solar array perimeter could be accessed from the adjacent landscaping or array areas, it should be noted that the swales have been designed with 1 in 3 side slopes given that this is a permissible gradient in order to gain access and carry out maintenance activities. This strategy should be read in conjunction with the O&M Manual (document reference; R002v1-P24-2075 Court Farm O&M Plan).

Water Quality

7.33. The SuDS Manual (CIRIA C753) states that the design of surface water drainage should consider minimising contaminants in surface water runoff discharged from the Site. The level of treatment required depends on the proposed land use, according to the pollution hazard indices.

7.34. Table 7.3 shows the pollution indices for the Proposed Development to ensure water quality is maintained under normal operating conditions. It should be noted that in lieu of specific pollution hazard indices for solar panels and substations, the indices for 'other roofs' have been used as an appropriate proxy. Similarly, the proposed access tracks pollution indices are reflected by using the 'low traffic roads' indices.

Table 7.3 – Pollution Hazard Indices

Pollutant	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Other roofs (typically commercial/industrial roofs)	Low	0.3	0.2	0.05
Individual property driveways, residential car parks, low traffic roads, car parks with infrequent change	Low	0.5	0.4	0.4

7.35. Table 7.4 shows the pollution mitigation indices for the proposed solar panel areas (swales) and the proposed substation (permeable aggregate subbase). It is shown that the pollution mitigation index for each of the individual proposed SuDS features exceeds the Proposed Development pollution index (Table 7.3). Therefore, the

mitigation measures are deemed adequate for the Site. It should be noted that no specific mitigation indices are provided for permeable aggregate subbase, as such the indices for Filter Drains have been used as a suitable proxy.

Table 7.4 – Indicative SuDS Mitigation Indices

Type of SuDS component	Total suspended solids (TSS)	Metals	Hydrocarbons
Permeable Aggregate Subbase (Substation Area)	0.4	0.4	0.4
Swales	0.5	0.6	0.6

8. Summary

8.1. The proposed development is for "*the Installation and operation of ground mounted solar photovoltaic arrays with all associated works, equipment and necessary infrastructure*", at land at Court Farm, Ponthir, Monmouthshire.

8.2. Intentionally through design, all Proposed Development with the exception of required access tracks are located within Flood Zone 1 for Rivers.

8.3. The NRW Flood Map for Planning for Surface Water and Small Watercourses shows that the majority of the Site is in Flood Zone 1. There are some Flood Zone 2 and 3 flow paths located within the Site, mainly associated with existing watercourses on Site. As standard, the lowest edge of solar panels proposed on Site will be raised 0.8m above the ground which will ensure existing surface water flow patterns will be maintained.

8.4. There is one small area of panels located within the predicted flood extent. Considering the small extent of panels and low predicted flood depths within this flood zone and the implementation of proposed SuDS outlined within the drainage strategy it is not considered to be significant or to cause any increased risk to the Site.

8.5. To ensure maintenance access to Ordinary Watercourses on Site is not impacted by the Proposed Development, an easement of 7m from the top of bank from all Ordinary Watercourses on Site has been left clear of development. This easement has been advised by Monmouthshire County Council.

8.6. The Site is not considered to be at significant risk of flooding from any source.

8.7. A surface water drainage strategy has been proposed to manage surface water runoff from the development to ensure runoff rates and associated flood risk on Site and elsewhere do not increase. A notable surface water betterment is provided by the proposed surface water drainage strategy.

8.8. Overall, the development is not considered to be at significant risk of flooding, and a surface water drainage strategy will be implemented on Site to ensure flood risk elsewhere is not impacted. It is therefore concluded as acceptable development from a flood risk and surface water drainage perspective.

Appendix A – Newport City Council SAB

Katie Moore

From: NCC - Sab <Sab@newport.gov.uk>
Sent: 31 March 2026 15:22
To: Katie Moore; NCC - Sab
Cc: Lucy Ginn
Subject: RE: P24-2075 - Candwr Solar Farm

Hi Katie,

If there are no construction activities at all in the NCC district (even including site set-up and temporary works), then a SAB application will not be required.

Kind Regards,

Corff Cymeradwyo Draenio Cynaliadwy/
Sustainable Drainage Approval Body (SAB)
Seilwaith / Infrastructure
Cyngor Dinas Casnewydd / Newport City Council
Ffôn / Phone: 01633 656 656
E-bost / Email: SAB@newport.gov.uk

NEWPORT CITY COUNCIL
CYNGOR DINAS CASNEWYDD

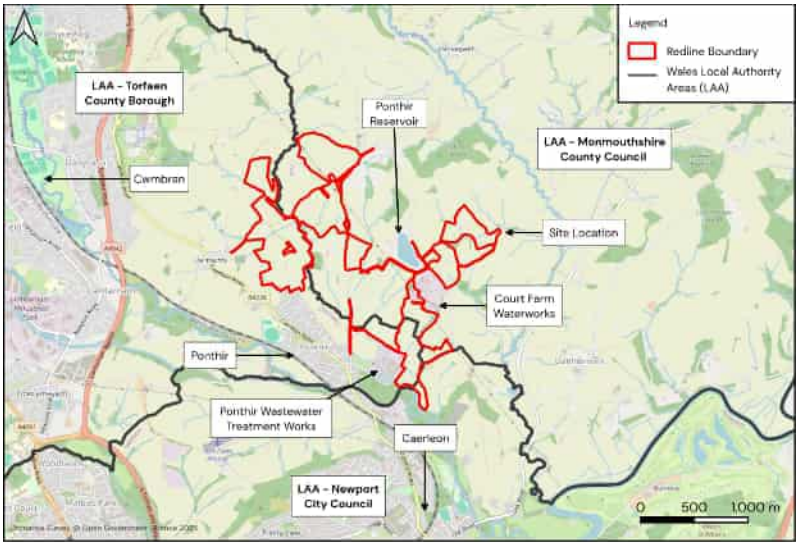
Our Values | Ein Gwerthoedd
Working together! Gweithio gyda' n gilydd!
Being responsible! Bod yn gyfrifol!
Fairness for all! Tegwch i bawb!
Making a difference! Gwneud gwahaniaeth!

From: Katie Moore <Katie.Moore@pegasusgroup.co.uk>
Sent: 31 March 2026 14:59
To: NCC - Sab <Sab@newport.gov.uk>
Cc: Lucy Ginn <Lucy.Ginn@pegasusgroup.co.uk>
Subject: P24-2075 - Candwr Solar Farm

Good Afternoon,

We are working on a planning application for a solar farm at Candwr Farm (Court Farm, near Ponthir). The approximate co-ordinates of the centre of the Site are E: 333085, N:193671.

The Site is primarily located within the Local Authority Areas of Monmouthshire County Council and Torfaen County Borough Council. However, we note that an area of approximately 1.75 hectares at the southern extent of the site falls within the Newport City Councils (NCC) boundary. This small area forms part of the wider site, which totals approximately 123 hectares.
The LAA boundaries in relation to the Site are shown below for context and site layout attached:



We can confirm that there is no proposed development within the portion of the site located within the NCC boundary. In addition, pre-app SAB consultation has been undertaken with both Torfaen and Monmouthshire SABs. In light of this and given the lack of development proposed within the NCC area, we would be grateful if you could confirm whether any pre-app consultation with Newport SAB is required?

Kind Regards,

Katie Moore
Flood Risk Consultant - Infrastructure

My working days are Monday- Thursday
E Katie.Moore@pegasusgroup.co.uk
M 07385 503066 | T 01454 625945
First Floor | South Wing | Equinox North | Great Park Road | Almondsbury | Bristol | BS32 4QL

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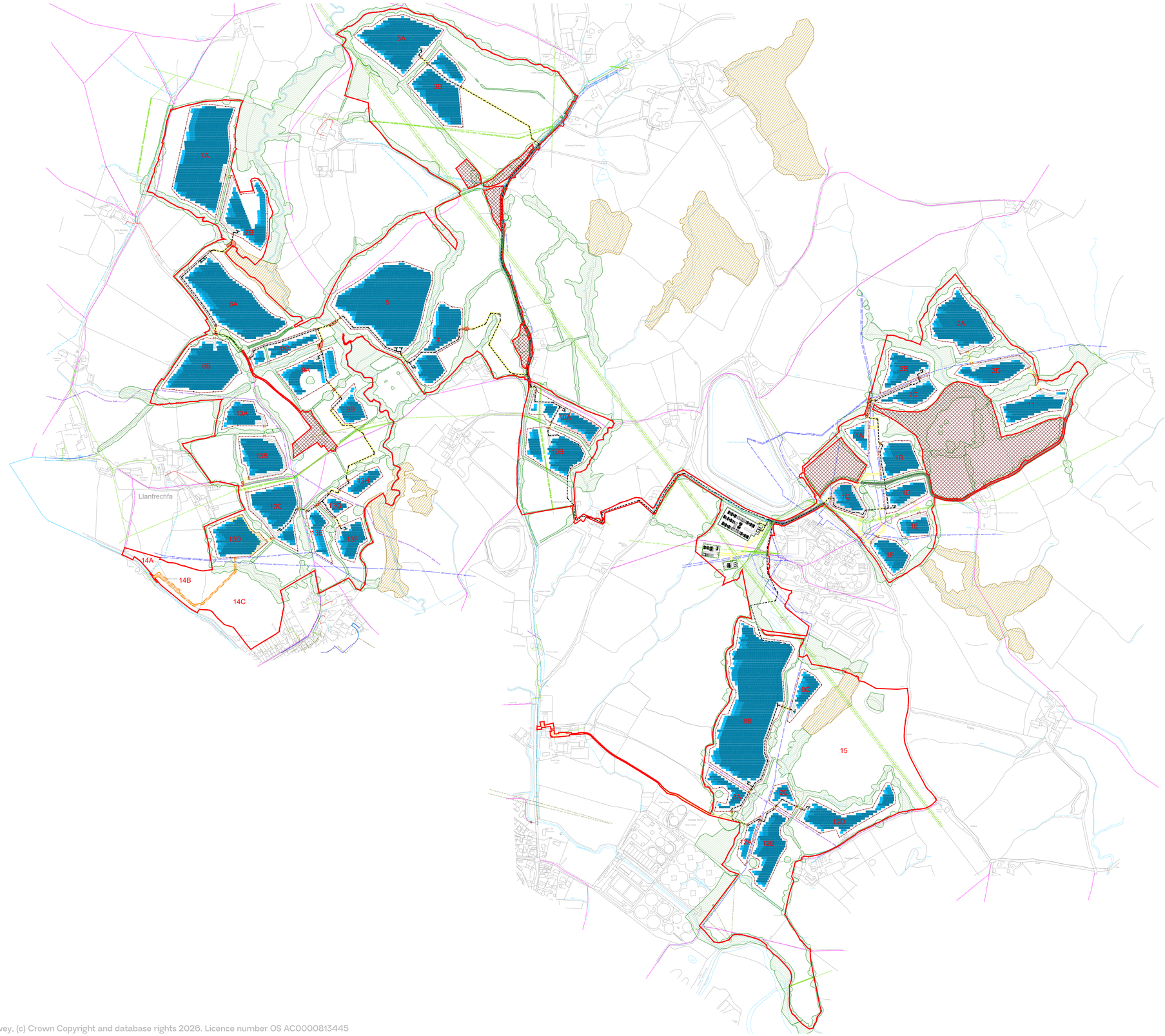
Mae'r e-bost hwn yn cynnwys gwybodaeth y bwriedir ar gyfer y derbynnydd yn unig a gall fod yn gyfrinachol, yn destun ragorfraint gyfreithiol neu broffesiynol, neu fel arall wedi'i diogelu rhag cael ei rhyddhau. Os nad chi yw derbynnydd bwriadedig y neges hon, a fyddech cystal â rhoi gwybod i'r anfonwr ar unwaith a pheidio â datgelu, dosbarthu neu gopïo'r e-bost i unrhyw barti arall. Mae'r e-bost hon ac unrhyw ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at ddibenion cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwadiad llawn ewch i http://www.newport.gov.uk/ymwadiad

Appendix B – Indicative Site Layout Plan



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1

CANDWR SOLAR FARM - INDICATIVE SITE LAYOUT PLAN (2 IN PORTRAIT)

Scale: 1:5000@A1

0 50 100 150 200 250 300 350 400 450 500m

SCALE 1:5000

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This drawing is to be submitted for planning purposes only. All dimensions are to be confirmed on site prior to commencement of work

Revisions:

Revision	Date	Revision Notes	Drawn	Inspected
01	03.10.25	First Issue (2 in portrait panels with inter row spacing of 2m)	RR	TH
02	09.10.25	Adjusted inter row spacing to 1.5m and distance from fence to panels to 3.5m	RR	TH
03	27.10.25	Adjusted tracks and amended RLB	EW	TH
04	11.12.25	Planning Application Boundary and Access Adjusted	RE	TH
05	05.01.26	Tracks and Gates Adjusted in Parcels 5, 6 and 7, CCTV and Fence Adjusted	RE	TH
06	06.01.26	Planning Application Boundary Amended	RE	TH
07	16.04.26	Cable Route Added	RR	TH
08	17.04.26	Updated Substation Design Added, Planning Application Boundary and Cable Route Adjusted	RR	TH
09	12.05.26	RLB, Access Tracks, Cable Route and Legend Adjusted, 'Land Not Part of Planning Application Boundary', Main Site Compound, Haul Road and Substation Design Added	RR	TH
10	20.05.26	RLB, CCTV and Haul Road adjusted, panels relocated / removed	RR	TH
11	27.05.26	Fenceline and Access Tracks Adjusted	RR	HB

LEGEND:

- WATER COURSE
- PLANNING APPLICATION BOUNDARY
- LAND NOT PART OF PLANNING APPLICATION BOUNDARY
- PUBLIC HIGHWAY
- FOOTPATH

SOLAR SITE INFRASTRUCTURE:

- SUBSTATION
- CABLE ROUTE
- PERIMETER FENCELINE
- PALISADE FENCELINE
- INDICATIVE TEMPORARY CONSTRUCTION COMPOUND
- MAIN SITE COMPOUND
- INDICATIVE HAUL ROAD
- PASSING PLACE
- INDICATIVE TEMPORARY CONSTRUCTION ACCESS
- SITE ACCESS TRACK
- MAINTENANCE TRACK
- TRANSFORMER
- MV STATION
- INVERTER
- PV FULL TABLE
- PV HALF TABLE
- PV QUARTER TABLE
- SECURITY GATE (PERIMETER)
- SECURITY GATE (PALISADE)
- CCTV CAMERA

SERVICES:

- EXISTING O/H CABLE ROUTE
- EXISTING 33kV O/H CABLE ROUTE
- EXISTING 132kV O/H CABLE ROUTE
- EXISTING U/G CABLE ROUTE
- EXISTING TELECOM SERVICES
- EXISTING GAS SERVICES
- EXISTING WATER MAIN
- EXISTING SEWER SURFACE WATER

VEGETATION:

- EXISTING VEGETATION
- ANCIENT WOODLAND
- VEGETATION TO BE REMOVED

Status:

PLANNING

Project:

CANDWR SOLAR FARM

LAND AT COURT FARM, PONTHIR, MONMOUTHSHIRE

Client:

TotalEnergies

19th Floor, 10 Upper Bank Street, Canary Wharf, London, E14 5BF

solaruk@totalenergies.com www.solar.totalenergies.co.uk

Designer:

utu

UTU DESIGN LTD

Unit B2, The Courtyard, Severn Drive, Tewkesbury Business Park, GL20 8GD

+44(0) 1684 850019 design@utu.design www.utu.design

Drawing Title:

CAMDWR SOLAR FARM

INDICATIVE SITE LAYOUT PLAN (2 IN PORTRAIT)

Drawn:	Checked:	Drawing Scale:	Size:
RR	TH	1:5000	A1

Project Code:	Drawing Number:	Revision:
PEG002-	***PL-01.1***	**11**

Appendix C – Topographic Survey

194600.00 N

194500.00 N

194400.00 N

194300.00 N

331900.00 E

332000.00 E

332100.00 E

332200.00 E

332300.00 E

APPROX.

STANDARD REFERENCES

ABBREVIATIONS

bb	bellsha beacon	ko	kerb outlet
bl	bollard	lb	light bollard
brw	brick ret. wall	lp	lamp post
bs	bus stop	mh	manhole
bt	telecoms cover	mk	marker post
bw	brick wall	mp	metal post
catv	cable TV cover	np	nameplate (road)
cbf	closeboarded fence	obf	open boarded fence
cbrw	conc block ret. wall	p	post
cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
cw	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
g	gully	tl	traffic light
gav	gas valve	tp	telegraph pole
h/r	hand rail	utr	unable to raise
ic	inspection cover	vp	vent pipe
il	invert level	w|wp	woodlap fence
irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

1. This survey has been computed and drawn about the OSTN15 Ordnance Survey Grid
2. All levels are in metres and relate to the mean of the nearest five Ordnance Survey active GPS stations (OSGM15).
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

Revisions

Anthony Brookes Surveys Ltd
LAND, GPS, BUILDING & ENGINEERING SURVEYORS

Unit 2 Thornbury Office Park
Midland Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133

e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

Certificate Number 15312
ISO 9001, ISO 14001

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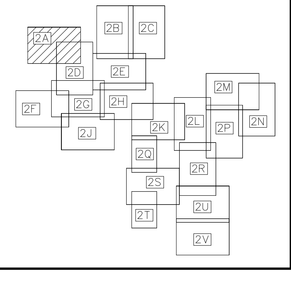
SHEET LAYOUT



Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale
661/12678/2A		A0 @ 1:500

32600.00 E

32700.00 E

32800.00 E

32900.00 E

194800.00 N

194700.00 N

194600.00 N

194500.00 N

194400.00 N

194300.00 N

APPROX.

STANDARD REFERENCES

ABBREVIATIONS

bb	belisha beacon	ko	kerb outlet
bl	bollard	lb	light bollard
brw	brick ret. wall	lp	lamp post
bs	bus stop	mh	manhole
bt	telecoms cover	mk	marker post
bw	brick wall	mp	metal post
catv	cable TV cover	np	nameplate (road)
cbf	closeboarded fence	obf	open boarded fence
cbrw	conc block ret. wall	p	post
cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
cw	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
g	gully	tl	traffic light
gsv	gas valve	tp	telegraph pole
h/r	hand rail	utr	unable to raise
ic	inspection cover	vp	vent pipe
il	invert level	w'lap	woodlap fence
irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

1. This survey has been computed and drawn about the OSTN15 Ordnance Survey Grid
2. All levels are in metres and relate to the mean of the nearest five Ordnance Survey active GPS stations (OSGM15).
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

Revisions

Anthony Brookes Surveys Ltd
LAND, GPS, BUILDING & ENGINEERING SURVEYORS

Unit 2 Thornbury Office Park
Midland Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133

e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

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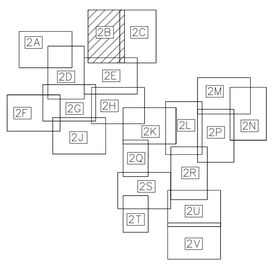
Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale
661/12678/2B		A0 @ 1:500

SHEET LAYOUT



333000.00 E

333100.00 E

333200.00 E

194800.00 N

194700.00 N

194600.00 N

194500.00 N

194400.00 N

194300.00 N

APPROX.

STANDARD REFERENCES

ABBREVIATIONS

bb	belisha beacon	ko	kerb outlet
bl	bollard	lb	light bollard
brw	brick ret. wall	lp	lamp post
bs	bus stop	mh	manhole
bt	telecoms cover	mk	marker post
bw	brick wall	mp	metal post
catv	cable TV cover	np	nameplate (road)
cbf	closeboarded fence	obf	open boarded fence
cbrw	conc block ret. wall	p	post
cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
cw	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
g	gully	tl	traffic light
gsv	gas valve	tp	telegraph pole
h/r	hand rail	utr	unable to raise
ic	inspection cover	vp	vent pipe
il	invert level	w'lap	woodlap fence
irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

1. This survey has been computed and drawn about the OSTN15 Ordnance Survey Grid
2. All levels are in metres and relate to the mean of the nearest five Ordnance Survey active GPS stations (OSGM15).
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

Revisions

Anthony Brookes Surveys Ltd
LAND, GPS, BUILDING & ENGINEERING SURVEYORS

Unit 2 Thornbury Office Park
Midland Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133

e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

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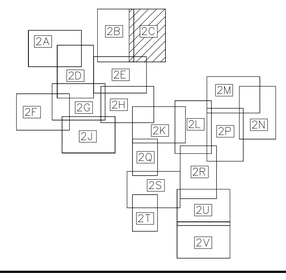
SHEET LAYOUT



Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A0 @
661/12678/2C		1:500

194400.00 N

194300.00 N

194200.00 N

194100.00 N

194000.00 N

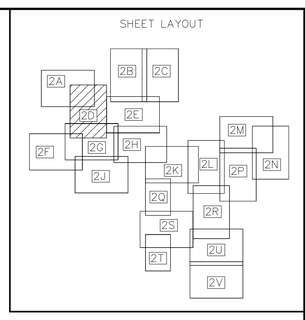
332200.00 E

332300.00 E

332400.00 E

332500.00 E

SHEET LAYOUT



APPROX.

STANDARD REFERENCES

ABBREVIATIONS

bb	belisha beacon	ko	kerb outlet
bl	bollard	lb	light bollard
brw	brick ret. wall	lp	lamp post
bs	bus stop	mh	manhole
bt	telecoms cover	mk	marker post
bw	brick wall	mp	metal post
catv	cable TV cover	np	nameplate (road)
cbf	closeboarded fence	obf	open boarded fence
cbrw	conc block ret. wall	p	post
cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
cw	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
g	gully	tl	traffic light
gsv	gas valve	tp	telegraph pole
h/r	hand rail	utr	unable to raise
ic	inspection cover	vp	vent pipe
il	invert level	w'lap	woodlap fence
irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

1. This survey has been computed and drawn about the OSTN15 Ordnance Survey Grid
2. All levels are in metres and relate to the mean of the nearest five Ordnance Survey active GPS stations (OSGM15).
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

Revisions

Anthony Brookes Surveys Ltd
LAND, GPS, BUILDING & ENGINEERING SURVEYORS

Unit 2 Thornbury Office Park
Midland Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133

e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

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Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A0 @
661/12678/2D		1:500

194300.00 N

194200.00 N

194100.00 N

194000.00 N

332600.00 E

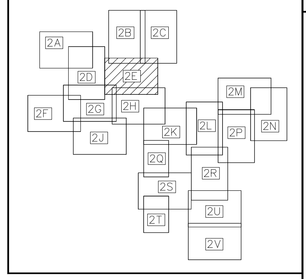
332700.00 E

332800.00 E

332900.00 E

333000.00 E

SHEET LAYOUT



APPROX.

STANDARD REFERENCES

ABBREVIATIONS

bb	bellisha beacon		ko	kerb outlet
bl	bollard		lb	light bollard
brw	brick ret. wall		lp	lamp post
bs	bus stop		mh	manhole
bt	telecoms cover		mk	marker post
bw	brick wall		mp	metal post
catv	cable TV cover		np	nameplate (road)
cbf	closeboarded fence		obf	open boarded fence
cbrw	conc block ret. wall		p	post
cbw	conc block wall		pb	post box
cf	cover level		ret.	retaining wall
clf	chainlink fence		re	rodding eye
conc	concrete		rg	road gully
cp	concrete post		rs	road sign
cw	concrete wall		rwp	rainwater pipe
cws	combined sewer		sp	signpost
dk	drop kerb		srw	stone ret. wall
ep	electricity pole		sv	stop valve
ESS	Elec. Sub-Station		svp	soil vent pipe
fb	flower bed		sw	stone wall
fh	fire hydrant		s/w	stay wire
fl	floor level		sws	storm water sewer
fws	foul water sewer		tcb	telephone callbox
g	gully		tl	traffic light
gsv	gas valve		tp	telegraph pole
h/r	hand rail		utr	unable to raise
ic	inspection cover		vp	vent pipe
il	invert level		w'lap	woodlap fence
irf	iron railing fence		wm	water meter
jb	junction box		wp	wood post

Notes

1. This survey has been computed and drawn about the OSTN15 Ordnance Survey Grid
2. All levels are in metres and relate to the mean of the nearest five Ordnance Survey active GPS stations (OSGM15).
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

Revisions

Anthony Brookes Surveys Ltd
LAND, GPS, BUILDING & ENGINEERING SURVEYORS

Unit 2 Thornbury Office Park
Midland Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133

e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

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Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A0 @
661/12678/2E		1:500

332200.00 E

332100.00 E

332000.00 E

331900.00 E

331800.00 E

331700.00 E

193600.00 N

193700.00 N

193800.00 N

193900.00 N

APPROX.

SHEET LAYOUT

STANDARD REFERENCES

ABBREVIATIONS

bb	bellbig beacon	ho	hydr outlet
bf	bollard	lp	light bollard
bw	brick wall	ms	manhole
bs	bus stop	mh	marker post
bt	telecoms cover	mp	metal post
cctv	cable TV cover	np	nonregular (road)
cdf	closeboarded fence	odf	open boarded fence
cbw	cond block wall	pb	post box
cdf	chainlink fence	re	roading eye
cl	cover level	rel	retaining wall
cono	concrete	rg	road ugly
ce	concrete wall	rwp	rainwater pipe
cp	concrete post	rs	road sign
cwe	combined sewer	sp	signpost
dk	drop kerb	sra	stone ret. wall
ep	electricity pole	sv	stop valve
ES	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fws	foul water sewer	tcb	telephone callbox
ft	floor level	tp	telegraph pole
gy	gully	tl	traffic light
gvp	gas valve	ub	undside to ruide
g	grating	vp	vent pipe
ic	inspection cover	w'sp	woodchip fence
il	invert level	wm	water meter
jb	junction box	wp	wood post

Notes

1. This survey has been compiled and drawn about the OSTN15 Ordnance Survey Grid
2. All levels are in metres and made to the mean of the nearest five Ordnance Survey active GPS stations (OSGM15).
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

Revisions

Anthony Brookes Surveys Ltd
LAND, OIL, BUILDING & ENGINEERING SURVEYORS
Unit 2 Thornbury Office Park
Kiddles Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133
e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

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Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title
Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client
Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A0 @
661/12678/2F		1:500

332600.00 E

332500.00 E

332400.00 E

332300.00 E

332200.00 E

193700.00 N

193800.00 N

193900.00 N

194000.00 N

APPROX.

SHEET LAYOUT

STANDARD REFERENCES

ABBREVIATIONS

bb	bedding beacon	wo	weld outlet
bl	bollard	lb	layer bollard
brw	brick ret. wall	lp	lamp post
bt	telecoms cover	mh	manhole
bs	bus stop	ms	motorway post
bw	brick wall	mp	metal post
cdf	closeboarded fence	of	open footed fence
cdw	conc. block ret. wall	p	post
cl	cover level	rwl	retaining wall
cbw	conc. block wall	sb	post box
cnc	concrete	rg	road gully
cf	chainlink fence	re	rodding eye
cp	concrete post	rs	road sign
cs	concrete wall	rwp	rainwater pipe
cs	combined sewer	sp	signpost
dg	dog leg	sm	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sw	storm water sewer
fh	fire hydrant	t/w	tray wire
fl	floor level	tw	telephone cabinet
fws	foul water sewer	tl	traffic light
g	gully	tp	telegraph pole
gv	gas valve	ur	urodine to rodne
ic	inspection cover	vp	vent pipe
h/r	hand rail	wm	water meter
ir	invert level	wp	top wooding fence
jb	junction box	wp	wood post

Notes

1. This survey has been compiled and drawn about the OSNI3 Ordnance Survey Grid
2. All levels are in metres and relate to the mean of the nearest five Ordnance Survey active GPS stations (OSNI3).
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

Revisions

Anthony Brookes Surveys Ltd
CIVIL, OIL, BUILDING & ENGINEERING SURVEYORS
Unit 2 Tranquility Office Park
Welldind Way
Tranquility
Bristol
BS35 2BS
TEL: (01454) 419 133
e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

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Surveyed N Cockle Date June 2025

Drawn N Cockle Checked June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Pontllir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No. 661/12678/2G | Rev | Scale A0 @ 1:500

194000.00 N

193900.00 N

193800.00 N

193700.00 N

332700.00 E

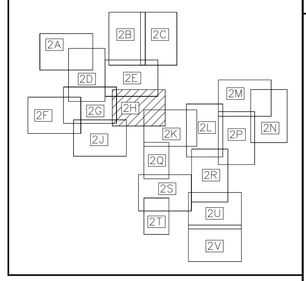
332800.00 E

332900.00 E

333000.00 E

333100.00 E

SHEET LAYOUT



APPROX.

STANDARD REFERENCES

ABBREVIATIONS

bb	belisha beacon	ko	kerb outlet
bl	bollard	lb	light bollard
brw	brick ret. wall	lp	lamp post
bs	bus stop	mh	manhole
bt	telecoms cover	mk	marker post
bw	brick wall	mp	metal post
catv	cable TV cover	np	nameplate (road)
cbf	closeboarded fence	obf	open boarded fence
cbrw	conc block ret. wall	p	post
cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
cw	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
g	gully	tl	traffic light
gsv	gas valve	tp	telegraph pole
h/r	hand rail	utr	unable to raise
ic	inspection cover	vp	vent pipe
il	invert level	w'lap	woodlap fence
irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

1. This survey has been computed and drawn about the OSTN15 Ordnance Survey Grid
2. All levels are in metres and relate to the mean of the nearest five Ordnance Survey active GPS stations (OSGM15).
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

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Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A0 @
661/12678/2H		1:500

193600.00 N

193500.00 N

193400.00 N

332200.00 E

332300.00 E

332400.00 E

332500.00 E

332600.00 E

APPROX.

STANDARD REFERENCES

ABBREVIATIONS

bb	bellsha beacon	ko	kerb outlet
bl	bollard	lb	light bollard
brw	brick ret. wall	lp	lamp post
bs	bus stop	mh	manhole
bt	telecoms cover	mk	marker post
bw	brick wall	mp	metal post
catv	cable TV cover	np	nameplate (road)
cbf	closeboarded fence	obf	open boarded fence
cbrw	conc block ret. wall	p	post
cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
cw	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
g	gully	tl	traffic light
gov	gas valve	tp	telegraph pole
h/r	hand rail	ufr	unable to raise
ic	inspection cover	vp	vent pipe
il	invert level	w/op	woodtop fence
irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

1. This survey has been computed and drawn about the OSTN15 Ordnance Survey Grid
2. All levels are in metres and relate to the mean of the nearest five Ordnance Survey active GPS stations (OSGM15).
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

Revisions

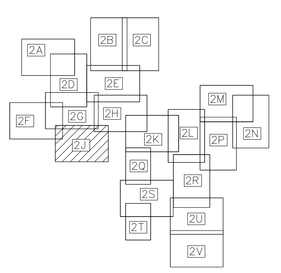
Anthony Brookes Surveys Ltd
LAND, GPS, BUILDING & ENGINEERING SURVEYORS

Unit 2 Thornbury Office Park
Midland Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133

e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

Regulated by RICS
Certificate Number 15302
ISO 9001, ISO 14001

SHEET LAYOUT



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Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A0 @
661/12678/2J		1:500

333500.00 E

333400.00 E

333300.00 E

333200.00 E

333100.00 E

333000.00 E

193500.00 N

193600.00 N

193700.00 N

193800.00 N

APPROX.

SHEET LAYOUT

Z1	Z2	Z3	Z4
Z5	Z6	Z7	Z8
Z9	Z10	Z11	Z12
Z13	Z14	Z15	Z16

STANDARD REFERENCES

ABBREVIATIONS

bb	bellmo beacon	so	xero outlet
bl	bollard	tb	light bollard
bs	bus stop	tm	manhole
bw	brick wall	tp	lamp post
bt	telecoms cover	mk	marker post
catv	cable TV cover	np	nameplate (road)
cbw	conc block wall	pb	post box
cf	cobblecorded fence	pd	post
cl	cover level	rail	railroad
cm	concrete post	rs	road sign
cmh	concrete manhole	rg	road gully
cf	chainlink fence	re	rodding eye
cp	concrete wall	rwp	rainwater pipe
ch	drop kerb	sm	stone rail wall
cwe	combined sewer	sp	signpost
cw	concrete wall	sm	stone wall
dk	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sws	storm water sewer
fh	fire hydrant	s/w	stay wire
fws	foul water sewer	tcb	telephone cotbox
fl	floor level	ub	undue to rose
g	gully	tl	traffic light
gpv	gas valve	tp	telegraph pole
h/r	hand rail	ulr	vent pipe
ir	ringerlton cover	vp	wood pipe
jf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

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2. All levels are in metres and relate to the mean of the nearest Fixe Ordnance Survey active GPS stations (OSGM15).
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

Revisions

Anthony Brookes Surveys Ltd
LAND, GPS, BUILDING & ENGINEERING SURVEYORS
Unit 2 Tranchury Office Park
Midland Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133
e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

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Surveyed N Cockle Date June 2023
Drawn N Cockle Checked June 2023

Drawing Title
Topographical Survey
Land at Court Farm
Pomhir, NP18 1HU

Client
Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A0 @
661/12678/2K		1:500

193800.00 N

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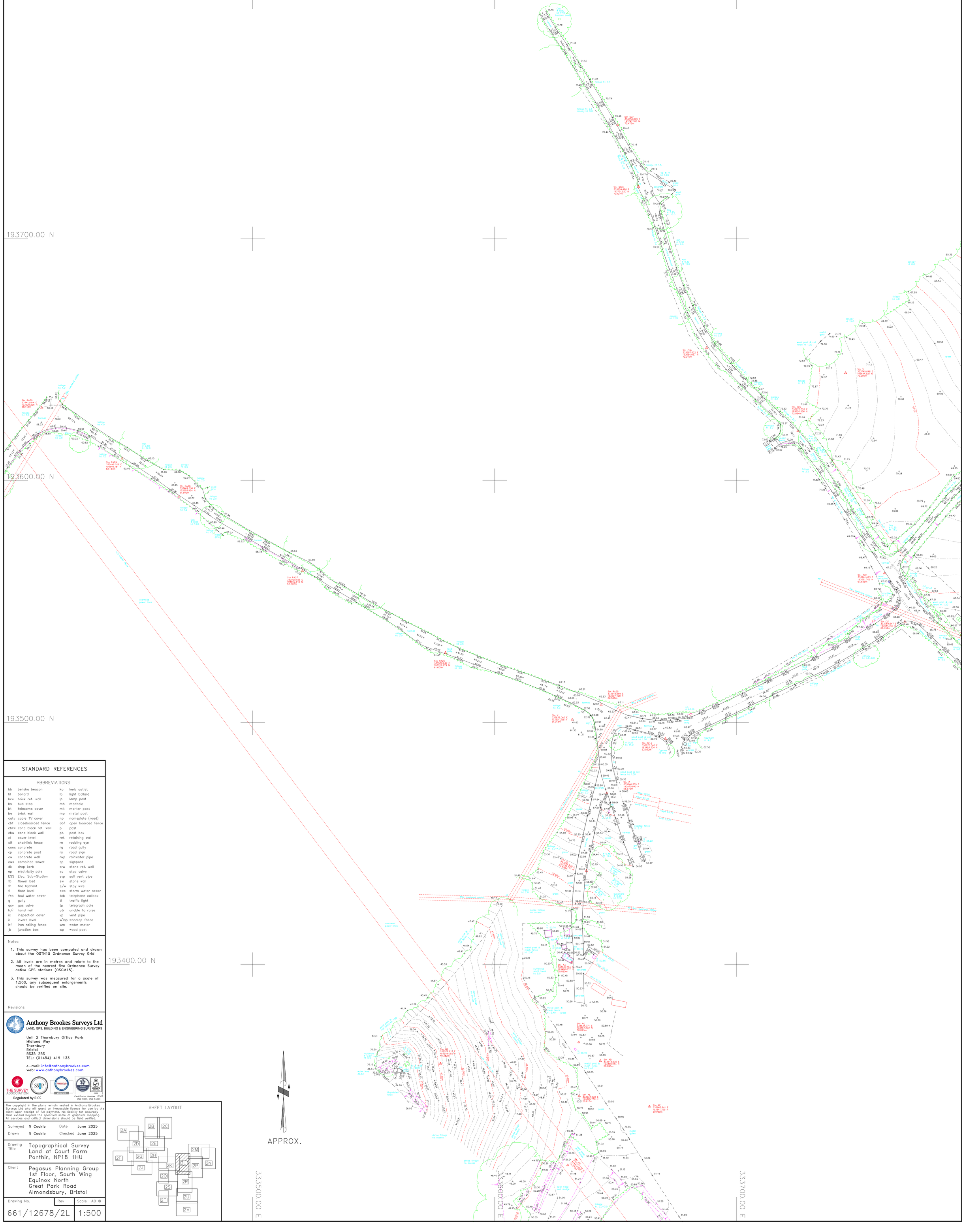
193600.00 N

193500.00 N

193400.00 N

333500.00 E

333700.00 E



STANDARD REFERENCES

ABBREVIATIONS

bb	belisha beacon	ko	kerb outlet
bl	bollard	lb	light bollard
brw	brick ret. wall	lp	lamp post
bs	bus stop	mh	manhole
bt	telecoms cover	mk	marker post
bw	brick wall	mp	metal post
catv	cable TV cover	np	nameplate (road)
cbf	closeboarded fence	obf	open boarded fence
cbrw	conc block ret. wall	p	post
cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
cw	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
g	gully	tl	traffic light
gsv	gas valve	tp	telegraph pole
h/r	hand rail	utr	unable to raise
ic	inspection cover	vp	vent pipe
il	invert level	w'lap	woodlap fence
irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

1. This survey has been computed and drawn about the OSTN15 Ordnance Survey Grid
2. All levels are in metres and relate to the mean of the nearest five Ordnance Survey active GPS stations (OSGM15).
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

Revisions

Anthony Brookes Surveys Ltd
LAND, GPS, BUILDING & ENGINEERING SURVEYORS

Unit 2 Thornbury Office Park
Midland Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133

e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

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SHEET LAYOUT

Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale
661/12678/2L		1:500 @ A0

APPROX.

334300.00 E
334200.00 E
334100.00 E
334000.00 E
333900.00 E
194100.00 N
194000.00 N
193900.00 N
193800.00 N

APPROX.

SHEET LAYOUT

STANDARD REFERENCES

ABBREVIATIONS

bb	bedding beacon	ao	aero outlet
bl	bollard	lp	light bollard
brw	brick ret. wall	mp	lamp post
bt	bus stop	ms	manhole
bt	telecoms cover	ma	meter post
catv	cable TV cover	np	newspaper (road)
cbw	close board fence	ng	newsp. post
cbr	close board ret. wall	p	post
cbh	concrete block wall	pb	post box
cf	cover level	ret	retaining wall
cfw	cleft/iron fence	re	rodding eye
cmc	concrete	rg	road guy
cp	concrete post	rl	road light
ce	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	sra	stone ret. wall
ep	electricity pole	sv	stop valve
fb	flower bed	sw	stone wall
fcs	fuel dip-station	swi	storm water sewer
fh	fire hydrant	s/w	stay wire
fws	foul water sewer	tcb	telephone callbox
g	guy	tl	traffic light
gv	gas valve	tp	telegraph pole
h/r	hand rail	ug	undgte to route
ic	inspection cover	vp	vent pipe
il	invert level	wpf	wood/pl fence
irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

1. This survey has been compiled and drawn about the OSTN15 Ordnance Survey Grid mean of the nearest five Ordnance Survey active GPS stations (OSGM15).
2. All levels are in metres and made to the
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

Revisions

Anthony Brookes Surveys Ltd
LAND, CIVIL BUILDING & CONSTRUCTION SURVEYORS
Unit 2 Thornbury Office Park
Woodend Way
Thornbury
Bristol
BS35 3SS
TEL: (01454) 419 133
e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

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Surveyed	N Cockle
Date	June 2025
Drawn	N Cockle
Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No. 661/12678/2M | Rev | Scale A0 @ 1:500

194000.00 N

193900.00 N

193800.00 N

193700.00 N

193600.00 N

334200.00 E

334300.00 E

APPROX.

STANDARD REFERENCES

ABBREVIATIONS

bb	belisha beacon	ko	kerb outlet
bl	bollard	lb	light bollard
brw	brick ret. wall	lp	lamp post
bs	bus stop	mh	manhole
bt	telecoms cover	mk	marker post
bw	brick wall	mp	metal post
catv	cable TV cover	np	nameplate (road)
cbf	closeboarded fence	obf	open boarded fence
cbrw	conc block ret. wall	p	post
cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
cw	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
g	gully	tl	traffic light
gsv	gas valve	tp	telegraph pole
h/r	hand rail	utr	unable to raise
ic	inspection cover	vp	vent pipe
il	invert level	w'lap	woodlap fence
irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

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Unit 2 Thornbury Office Park
Midland Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133

e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

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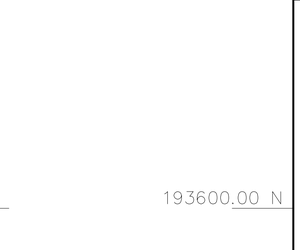
SHEET LAYOUT



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Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A0 @
661/12678/2N		1:500

193700.00 N

193600.00 N

193500.00 N

193400.00 N

193300.00 N

333800.00 E

333900.00 E

334000.00 E

APPROX.

STANDARD REFERENCES

ABBREVIATIONS

bb	belisha beacon	ko	kerb outlet
bl	bollard	lb	light bollard
brw	brick ret. wall	lp	lamp post
bs	bus stop	mh	manhole
bt	telecoms cover	mk	marker post
bw	brick wall	mp	metal post
catv	cable TV cover	np	nameplate (road)
cbf	closeboarded fence	obf	open boarded fence
cbrw	conc block ret. wall	p	post
cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
cw	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
g	gully	tl	traffic light
gsv	gas valve	tp	telegraph pole
h/r	hand rail	utr	unable to raise
ic	inspection cover	vp	vent pipe
il	invert level	w'lap	woodlap fence
irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

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Revisions

Anthony Brookes Surveys Ltd
LAND, GPS, BUILDING & ENGINEERING SURVEYORS

Unit 2 Thornbury Office Park
Midland Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133

e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

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SHEET LAYOUT

2A 2B 2C 2D 2E 2F 2G 2H 2J 2K 2L 2M 2N 2P 2Q 2R 2S 2T 2U 2V

Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A0 @
661/12678/2P		1:500

193400.00 N

193300.00 N

193200.00 N

193100.00 N

333000.00 E

333100.00 E

333200.00 E

APPROX.

STANDARD REFERENCES

ABBREVIATIONS

bb	belisha beacon	ko	kerb outlet
bl	bollard	lb	light bollard
brw	brick ret. wall	lp	lamp post
bs	bus stop	mh	manhole
bt	telecoms cover	mk	marker post
bw	brick wall	mp	metal post
catv	cable TV cover	np	nameplate (road)
cbf	closeboarded fence	obf	open boarded fence
cbrw	conc block ret. wall	p	post
cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
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cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
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fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
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irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

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Midland Way
Thornbury
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BS35 2BS
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e-mail: info@anthonybrookes.com
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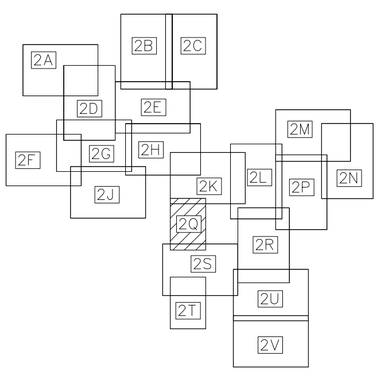
Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A1 @
661/12678/2Q		1:500

SHEET LAYOUT



193300.00 N

193200.00 N

193100.00 N

193000.00 N

192900.00 N

333500.00 E

333600.00 E

333700.00 E

333800.00 E

APPROX.

STANDARD REFERENCES

ABBREVIATIONS

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bs	bus stop	mh	manhole
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Notes

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Revisions

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Unit 2 Thornbury Office Park
Midland Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133

e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

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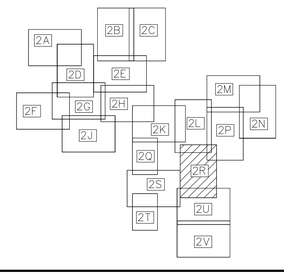
SHEET LAYOUT



Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A0 @
661/12678/2R		1:500

193000.00 N

192900.00 N

192800.00 N

333000.00 E

333100.00 E

333200.00 E

333300.00 E

333400.00 E

STANDARD REFERENCES

ABBREVIATIONS

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cws	combined sewer	sp	signpost
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fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
g	gully	tl	traffic light
gsv	gas valve	tp	telegraph pole
h/r	hand rail	utr	unable to raise
ic	inspection cover	vp	vent pipe
il	invert level	w'lap	woodlap fence
irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

1. This survey has been computed and drawn about the OSTN15 Ordnance Survey Grid
2. All levels are in metres and relate to the mean of the nearest five Ordnance Survey active GPS stations (OSGM15).
3. This survey was measured for a scale of 1:500, any subsequent enlargements should be verified on site.

Revisions

APPROX.

Anthony Brookes Surveys Ltd
LAND, GPS, BUILDING & ENGINEERING SURVEYORS

Unit 2 Thornbury Office Park
Midland Way
Thornbury
Bristol
BS35 2BS
TEL: (01454) 419 133

e-mail: info@anthonybrookes.com
web: www.anthonybrookes.com

Certificate Number 13292
ISO 9001, ISO 14001

Regulated by RICS

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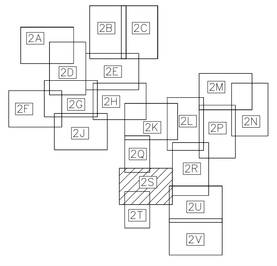
SHEET LAYOUT



Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale AO
661/12678/2S		1:500

192800.00 N

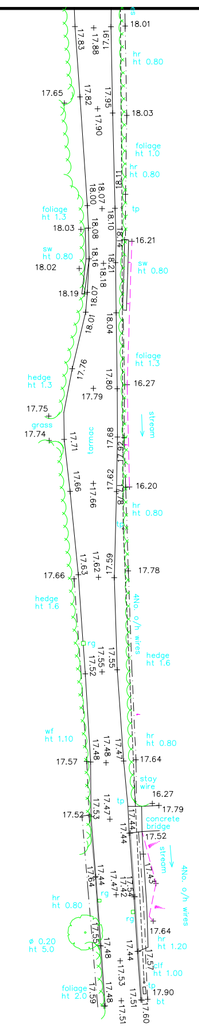
192700.00 N

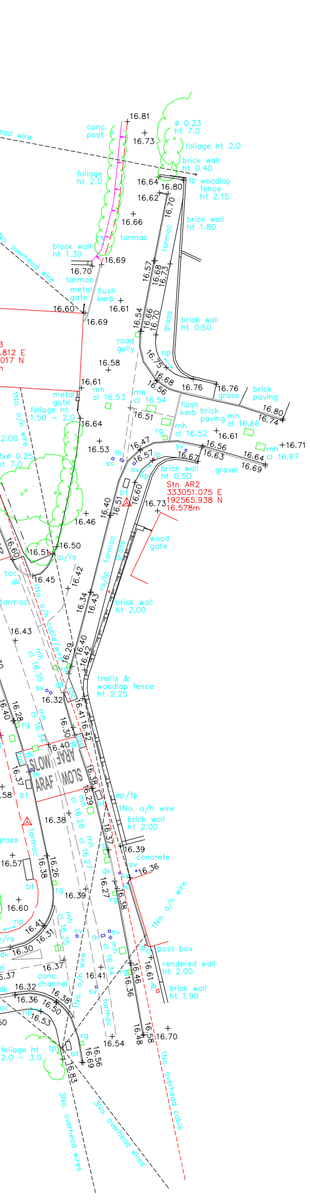
192600.00 N

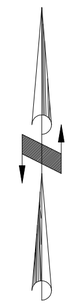
192500.00 N

333000.00 E

333100.00 E







APPROX.

STANDARD REFERENCES

ABBREVIATIONS

bb	belisha beacon	ko	kerb outlet
bl	bollard	lb	light bollard
brw	brick ret. wall	lp	lamp post
bs	bus stop	mh	manhole
bt	telecoms cover	mk	marker post
bw	brick wall	mp	metal post
catv	cable TV cover	np	nameplate (road)
cbf	closeboarded fence	obf	open boarded fence
cbrw	conc block ret. wall	p	post
cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
cw	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub–Station	svp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
g	gully	tl	traffic light
gsv	gas valve	tp	telegraph pole
h/r	hand rail	utr	unable to raise
ic	inspection cover	vp	vent pipe
il	invert level	w'lap	woodlap fence
irf	iron railing fence	wm	water meter
jb	junction box	wp	wood post

Notes

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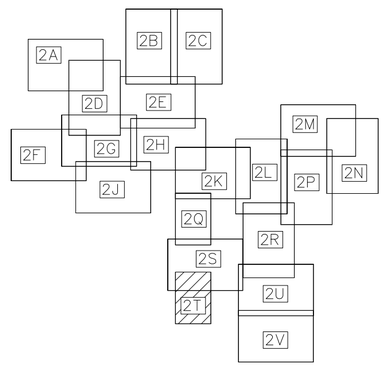
Revisions

SHEET LAYOUT



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Regulated by RICS

Certificate Number 15302
ISO 9001, ISO 14001

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Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A1 @
661/12678/2T		1:500

192900.00 N

192800.00 N

192700.00 N

192600.00 N

333500.00 E

333600.00 E

333700.00 E

333800.00 E

333900.00 E

APPROX.

STANDARD REFERENCES

ABBREVIATIONS

bb	bellsha beacon	ko	kerb outlet
bl	bollard	lb	light bollard
brw	brick ret. wall	lp	lamp post
bs	bus stop	mh	manhole
bt	telecoms cover	mk	marker post
bw	brick wall	mp	metal post
catv	cable TV cover	np	nameplate (road)
cbf	closeboarded fence	obf	open boarded fence
cbrw	conc block ret. wall	p	post
cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
cw	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	svp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
g	gully	tl	traffic light
gsv	gas valve	tp	telegraph pole
h/r	hand rail	ulr	unable to raise
ic	inspection cover	vp	vent pipe
il	invert level	w'lap	woodlap fence
irf	iron railing fence	wm	water meter
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Notes

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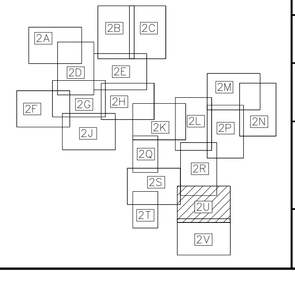
SHEET LAYOUT



Surveyed	N Cockle	Date	June 2025
Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A0 @
661/12678/2U		1:500

192500.00 N

192400.00 N

192300.00 N

333500.00 E

333600.00 E

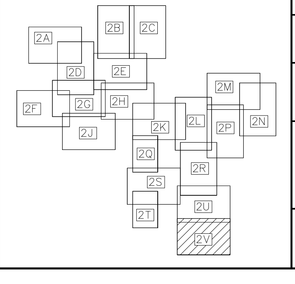
333700.00 E

333800.00 E

333900.00 E

APPROX.

SHEET LAYOUT



STANDARD REFERENCES

ABBREVIATIONS

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bl	bollard	lp	light bollard
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cbw	conc block wall	pb	post box
cl	cover level	ret.	retaining wall
clf	chainlink fence	re	rodding eye
conc	concrete	rg	road gully
cp	concrete post	rs	road sign
cw	concrete wall	rwp	rainwater pipe
cws	combined sewer	sp	signpost
dk	drop kerb	srw	stone ret. wall
ep	electricity pole	sv	stop valve
ESS	Elec. Sub-Station	swp	soil vent pipe
fb	flower bed	sw	stone wall
fh	fire hydrant	s/w	stay wire
fl	floor level	sws	storm water sewer
fws	foul water sewer	tcb	telephone callbox
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h/r	hand rail	utr	unable to raise
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il	invert level	w'lap	woodlap fence
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Drawn	N Cockle	Checked	June 2025

Drawing Title: Topographical Survey
Land at Court Farm
Ponthir, NP18 1HU

Client: Pegasus Planning Group
1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Drawing No.	Rev	Scale A0 @
661/12678/2V		1:500

Appendix D – Utilities Maps

ADVANCED
Utility Search Map

Order ID:
243687

Client Ref:
P24-2075 Court Farm 1

Company Name:
Pegasus Planning Group Limited

Issue Date:
03/09/2025

Version:
1

PAS 128 Level:
D

Drawn:
SD

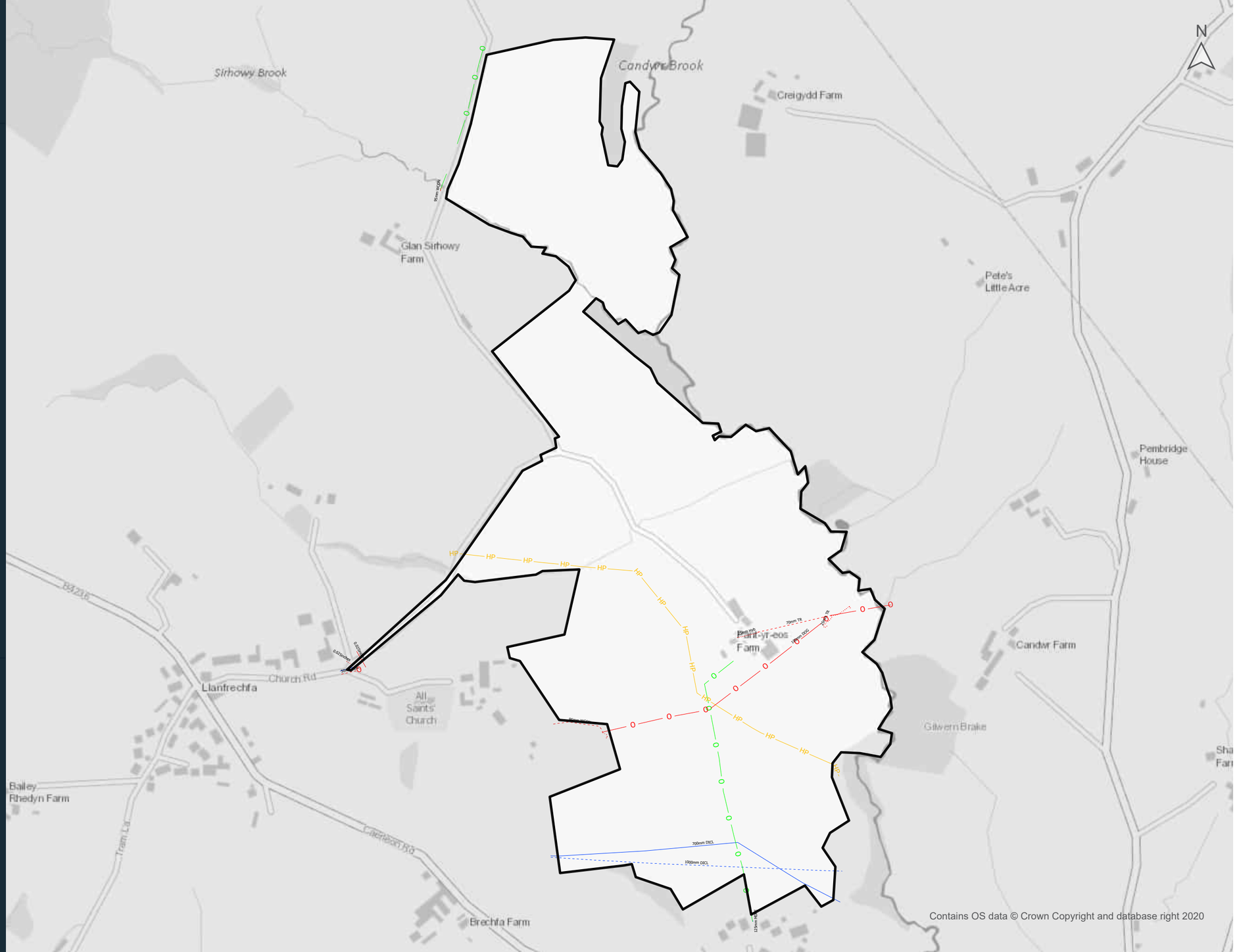
Checked:
LC

Approved:
MC

AtkinsRéalis

Utility Solutions

Information on buried services is provided for information only and is based upon records available at the time of issue. Accuracy of information cannot be guaranteed and must be verified prior to undertaking any works.



Legend

- Site Boundary
- **Electric**
  - National Grid Electricity Distribution, Supply
  - National Grid Electricity Distribution, Supply, Overhead
  - National Grid Electricity Distribution, Low Voltage
  - National Grid Electricity Distribution, Low Voltage, Overhead
  - National Grid Electricity Distribution, High Voltage, 11kV, Overhead
  - National Grid Electricity Distribution, Earth
- **Gas**
  - Wales and West Utilities, High Pressure
- **Telecom**
  - Openreach - [British Telecommunications], Overhead
- **Water**
  - Dwr Cymru Welsh Water, Water Main
  - Dwr Cymru Welsh Water, Trunk Main
  - Dwr Cymru Welsh Water, Raw Water

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Centre Coordinates: 332314E 193947N
Scale: 1:5,000

ADVANCED
Utility Search Map

Order ID:
243687

Client Ref:
P24-2075 Court Farm 1

Company Name:
Pegasus Planning Group Limited

Issue Date:
03/09/2025

Version:
1

PAS 128 Level:
D

Drawn:
SD

Checked:
LC

Approved:
MC

AtkinsRéalis

Utility Solutions

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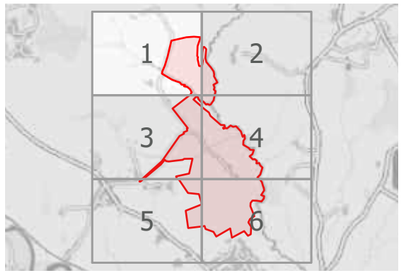
Legend

- Site Boundary
- Electric
  - National Grid Electricity Distribution, Low Voltage
  - National Grid Electricity Distribution, Earth
- Telecom
  - Openreach - [British Telecommunications], Overhead



Centre Coordinates: 331974E 194467N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
243687

Client Ref:
P24-2075 Court Farm 1

Company Name:
Pegasus Planning Group Limited

Issue Date:
03/09/2025

Version:
1

PAS 128 Level:
D

Drawn:
SD

Checked:
LC

Approved:
MC

AtkinsRéalis

Utility Solutions

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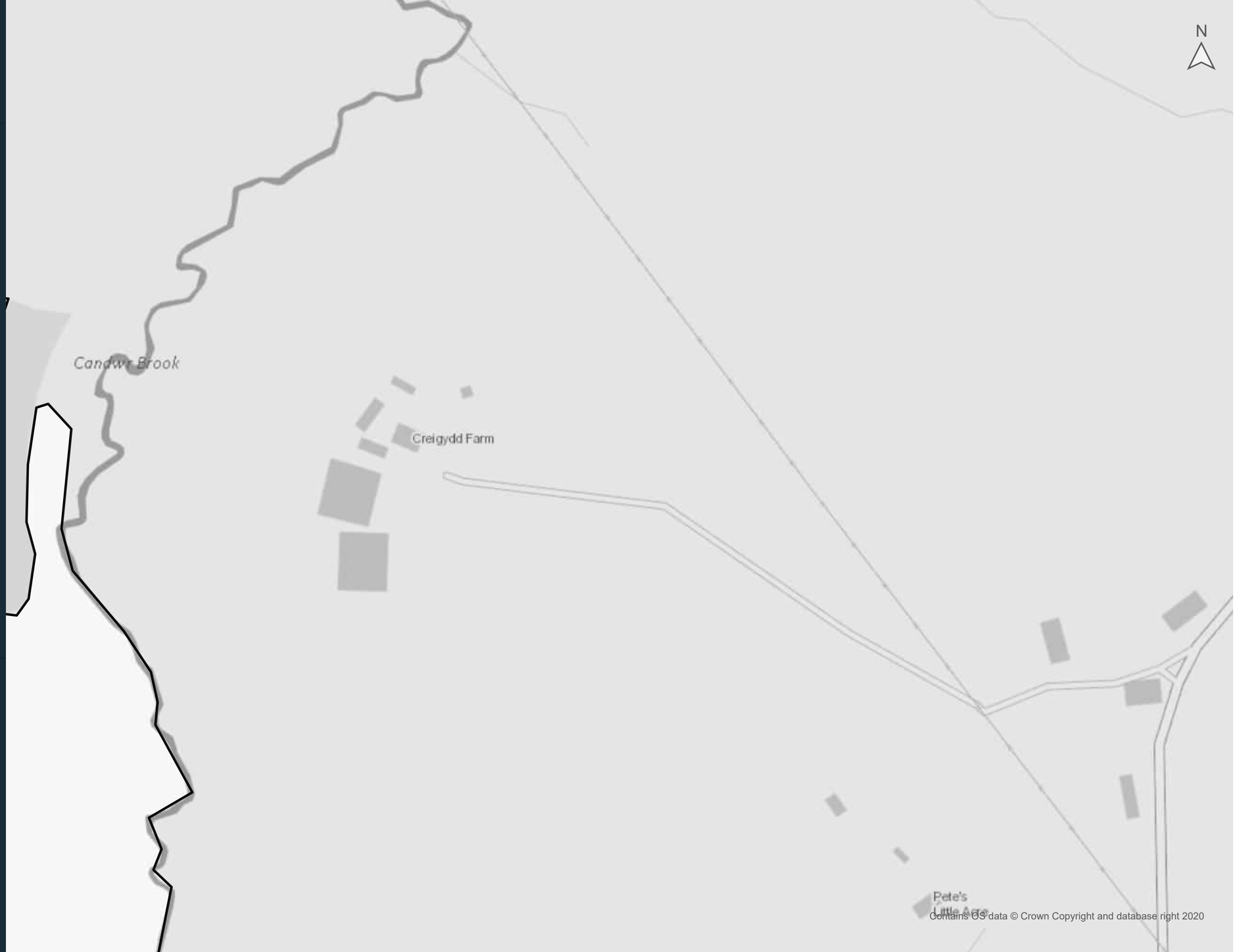

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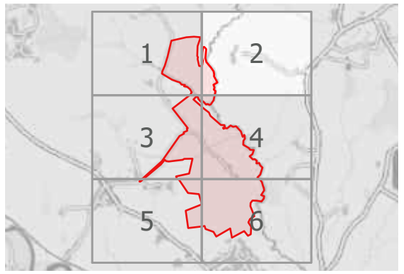
Legend

Site Boundary



Centre Coordinates: 332654E 194467N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
243687

Client Ref:
P24-2075 Court Farm 1

Company Name:
Pegasus Planning Group Limited

Issue Date:
03/09/2025

Version:
1

PAS 128 Level:
D

Drawn:
SD

Checked:
LC

Approved:
MC

AtkinsRéalis

Utility Solutions

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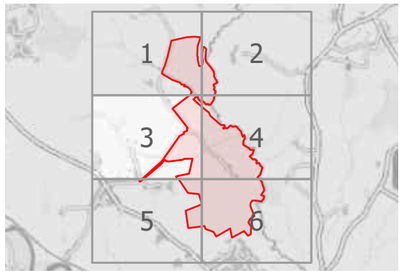
Legend

- Site Boundary
- Electric
  - National Grid Electricity Distribution, Supply, Overhead
  - National Grid Electricity Distribution, High Voltage, 11kV, Overhead
- Gas
  - Wales and West Utilities, High Pressure



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Centre Coordinates: 331974E 193947N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
243687

Client Ref:
P24-2075 Court Farm 1

Company Name:
Pegasus Planning Group Limited

Issue Date:
03/09/2025

Version:
1

PAS 128 Level:
D

Drawn:
SD

Checked:
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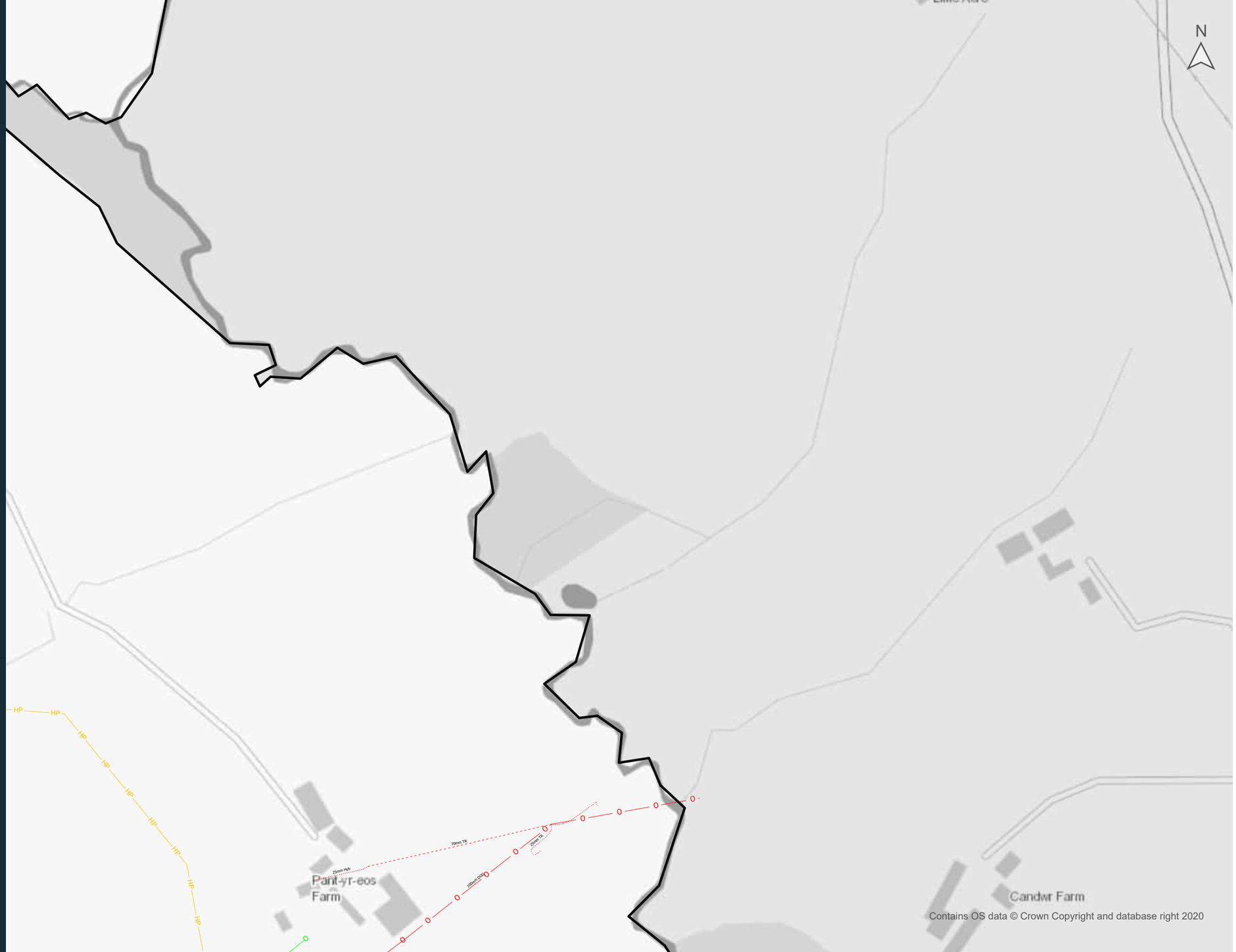

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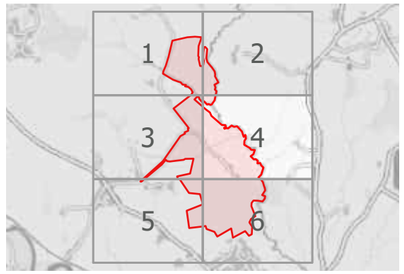
Legend

- Site Boundary
- **Electric**
  - National Grid Electricity Distribution, Supply
  - National Grid Electricity Distribution, Low Voltage
  - National Grid Electricity Distribution, High Voltage, 11kV, Overhead
  - National Grid Electricity Distribution, Earth
- **Gas**
  - Wales and West Utilities, High Pressure
- **Telecom**
  - Openreach - [British Telecommunications], Overhead



Centre Coordinates: 332654E 193947N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
243687

Client Ref:
P24-2075 Court Farm 1

Company Name:
Pegasus Planning Group Limited

Issue Date:
03/09/2025

Version:
1

PAS 128 Level:
D

Drawn:
SD

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LC

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Utility Solutions

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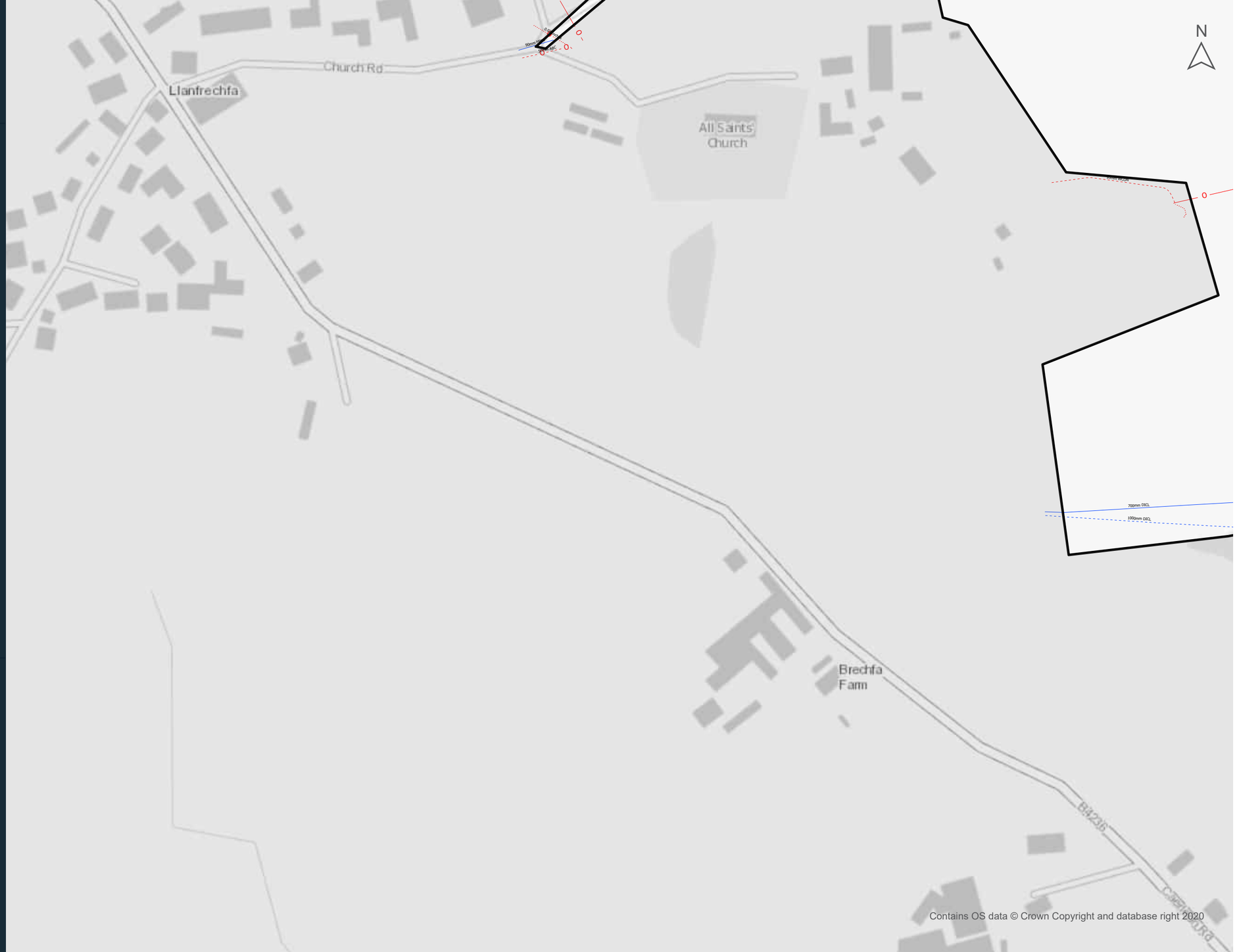

Legend

- Site Boundary
- **Electric**
- National Grid Electricity Distribution, Supply, Overhead
- National Grid Electricity Distribution, Low Voltage
- National Grid Electricity Distribution, Low Voltage, Overhead
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- Dwr Cymru Welsh Water, Trunk Main
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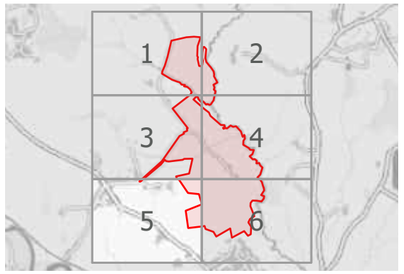

Centre Coordinates: 331974E 193427N
Scale: 1:2,000

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ADVANCED
Utility Search Map

Order ID:
243687

Client Ref:
P24-2075 Court Farm 1

Company Name:
Pegasus Planning Group Limited

Issue Date:
03/09/2025

Version:
1

PAS 128 Level:
D

Drawn:
SD

Checked:
LC

Approved:
MC

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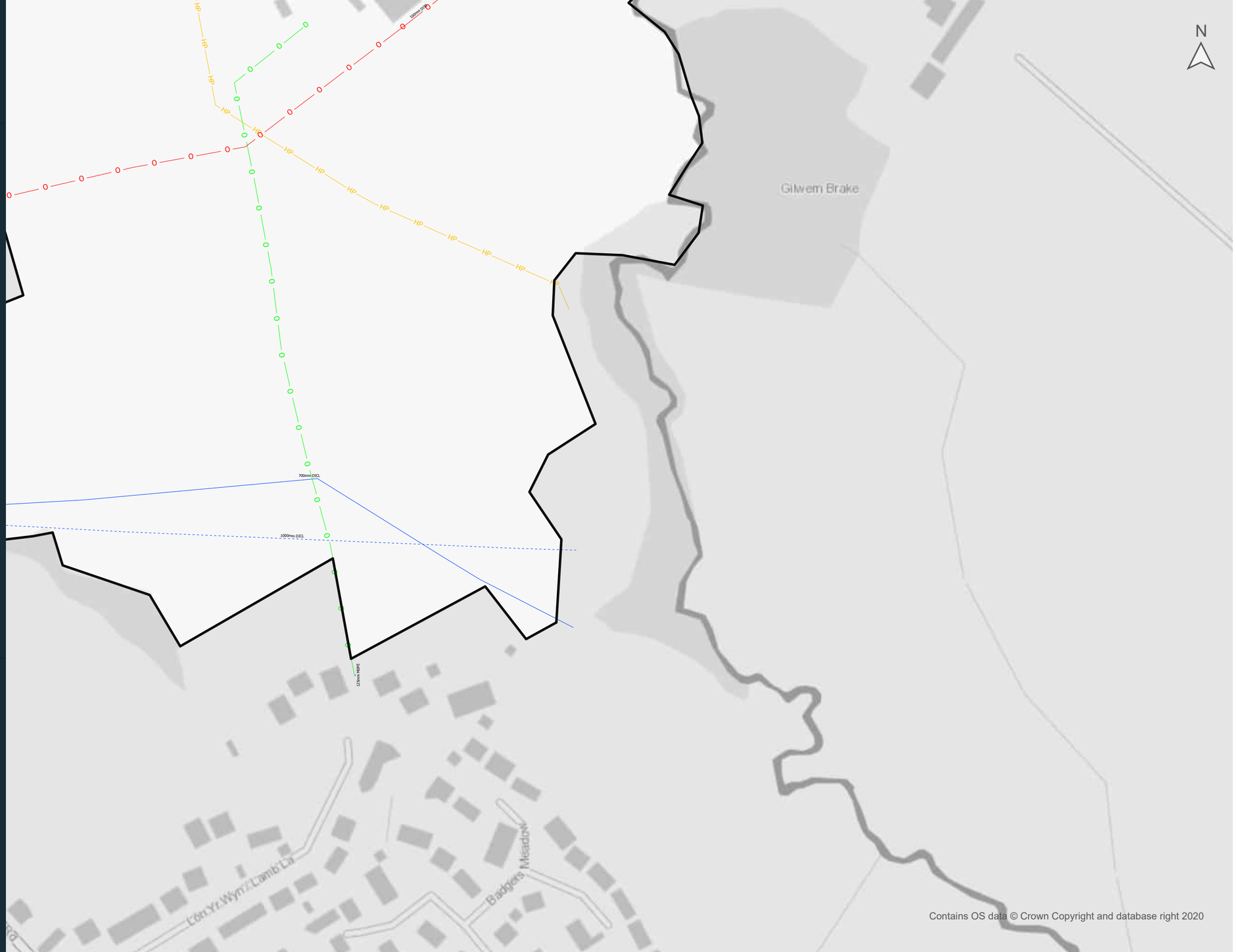

Legend

- Site Boundary
- **Electric**
  - National Grid Electricity Distribution, High Voltage, 11kV, Overhead
- **Gas**
  - Wales and West Utilities, High Pressure
- **Telecom**
  - Openreach - [British Telecommunications], Overhead
- **Water**
  - Dwr Cymru Welsh Water, Water Main
  - Dwr Cymru Welsh Water, Trunk Main
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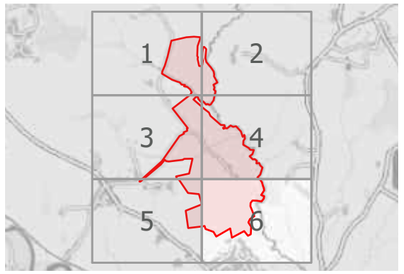

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Centre Coordinates: 332654E 193427N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

Company Name:
Pegasus Planning Group Limited

Issue Date:
02/09/2025

Version:
1

PAS 128 Level:
D

Drawn:
PY

Checked:
NH

Approved:
AR

AtkinsRéalis

Utility Solutions

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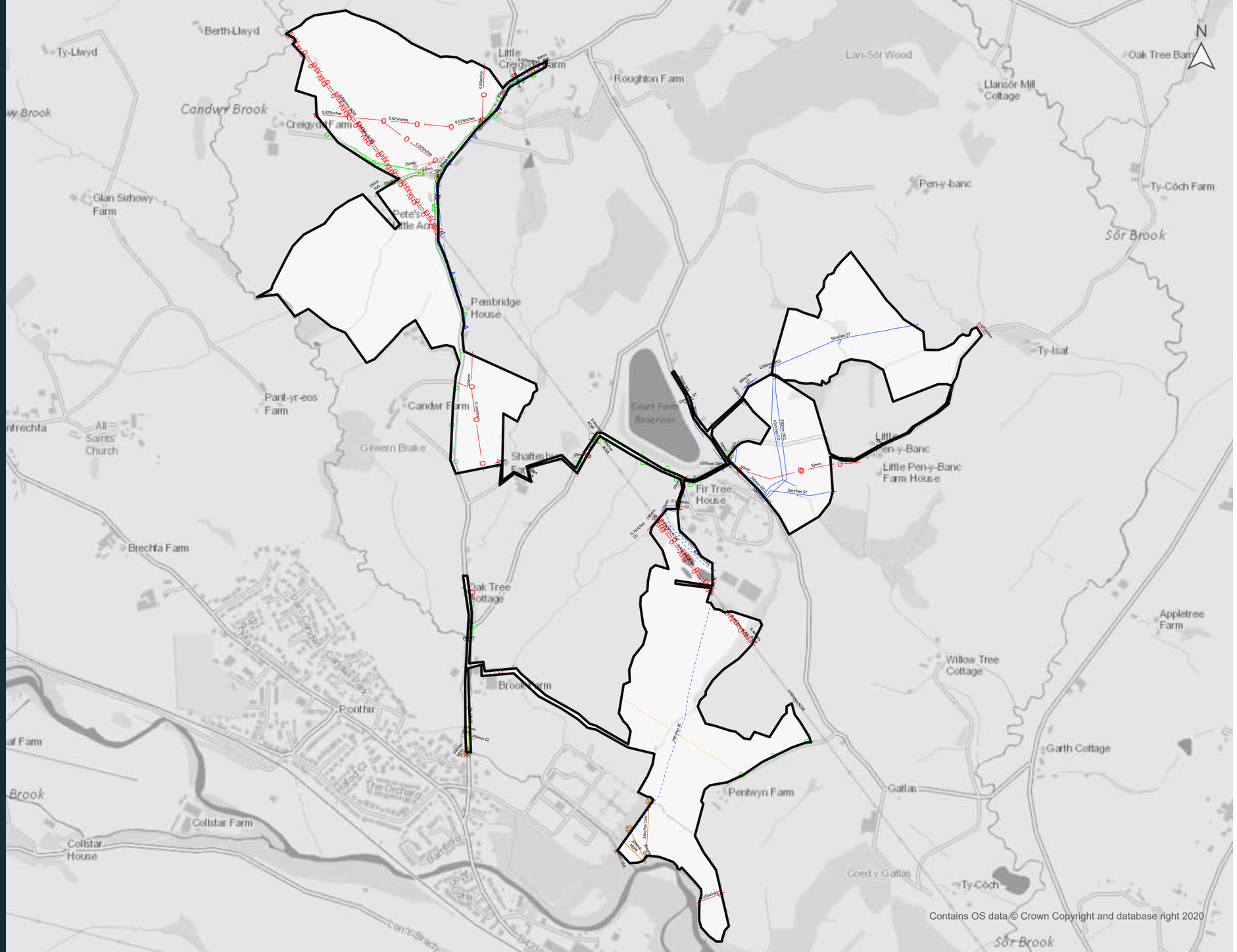

Legend

- Site Boundary

Electric

- National Grid Electricity Distribution, Supply
- National Grid Electricity Distribution, Pilot
- National Grid Electricity Distribution, Low Voltage
- National Grid Electricity Distribution, Low Voltage, Overhead
- National Grid Electricity Distribution, High Voltage, 11kV
- National Grid Electricity Distribution, High Voltage, 11kV, Overhead
- National Grid Electricity Distribution, Extra High Voltage, 132kV, Overhead

Gas

- Wales and West Utilities, Regional-High Pressure
- Wales and West Utilities, Low Pressure

Sewerage

- Dwr Cymru Welsh Water, Manhole
- Dwr Cymru Welsh Water, Surface Sewer Private
- Dwr Cymru Welsh Water, Private Foul Sewer Transfer
- Dwr Cymru Welsh Water, Foul Sewer
- Dwr Cymru Welsh Water, Combined Sewer
- Dwr Cymru Welsh Water, Combined Sewer Outfall

Telecom

- Openreach - [British Telecommunications], Chamber
- Openreach - [British Telecommunications], Supply
- Openreach - [British Telecommunications], Proposed
- Openreach - [British Telecommunications], Proposed, Overhead
- Openreach - [British Telecommunications], Not Specified
- Openreach - [British Telecommunications], Overhead

Water

- Dwr Cymru Welsh Water, Trunk Main
- Dwr Cymru Welsh Water, Raw Water
- Dwr Cymru Welsh Water, Potable Water, Abandoned
- Dwr Cymru Welsh Water, Main
- Dwr Cymru Welsh Water, Main, Abandoned

Centre Coordinates: 333471E 193512N
Scale: 1:9,750

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

Company Name:
Pegasus Planning Group Limited

Issue Date:
02/09/2025

Version:
1

PAS 128 Level:
D

Drawn:
PY

Checked:
NH

Approved:
AR

AtkinsRéalis

Utility Solutions

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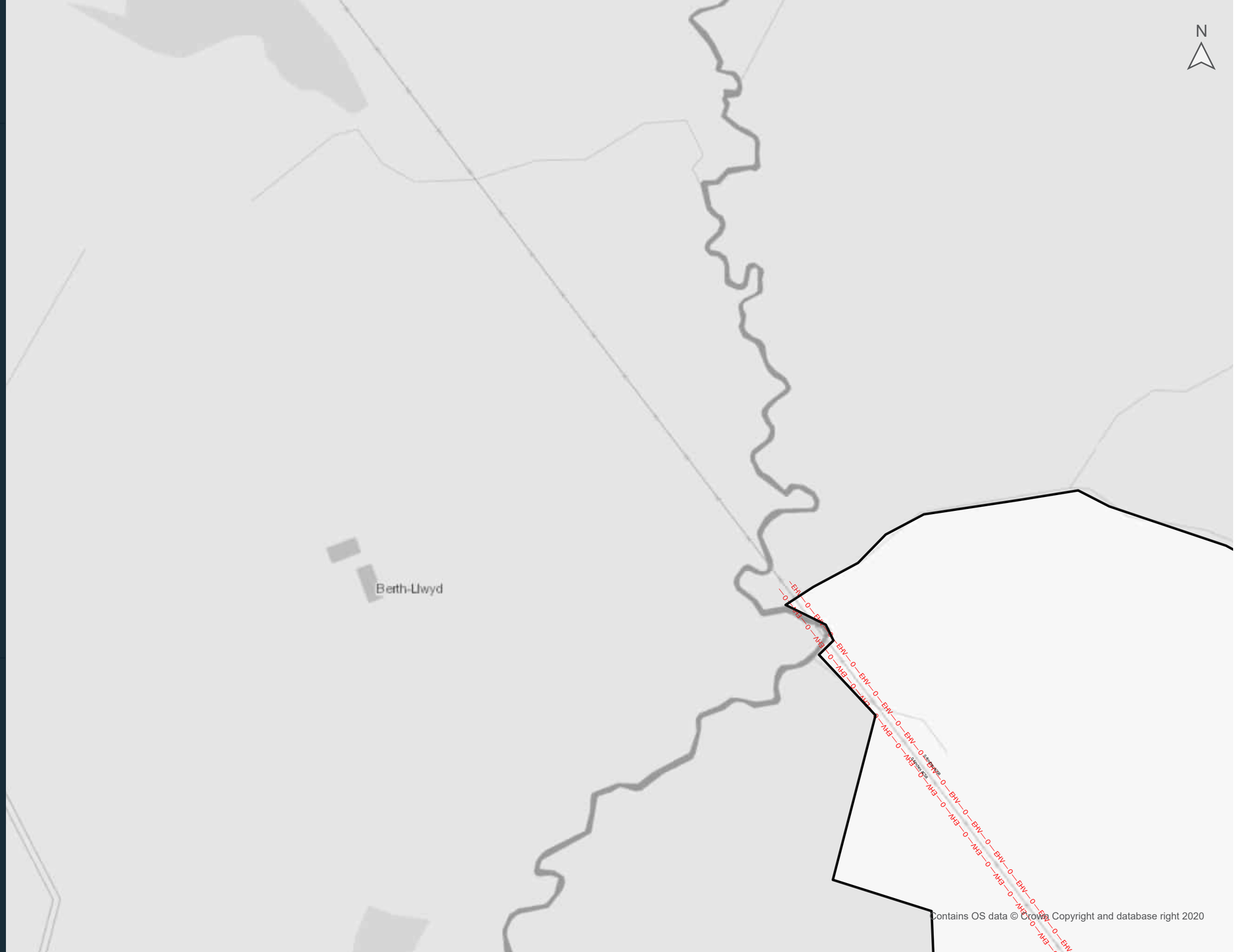
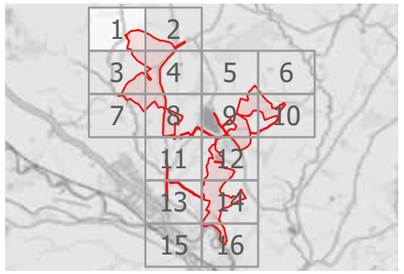


Legend

- Site Boundary
- Electric
- EHV 0 — National Grid Electricity Distribution, Extra High Voltage, 132kV, Overhead



Centre Coordinates: 332451E 194812N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

Company Name:
Pegasus Planning Group Limited

Issue Date:
02/09/2025

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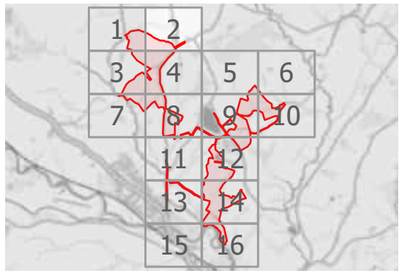
Legend

- Site Boundary
- **Electric**
- National Grid Electricity Distribution, Low Voltage, Overhead
- National Grid Electricity Distribution, High Voltage, 11kV, Overhead
- **Telecom**
- Openreach - [British Telecommunications], Chamber
- Openreach - [British Telecommunications], Not Specified
- Openreach - [British Telecommunications], Overhead
- **Water**
- Dwr Cymru Welsh Water, Main
- Dwr Cymru Welsh Water, Main, Abandoned



Centre Coordinates: 333131E 194812N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

Company Name:
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02/09/2025

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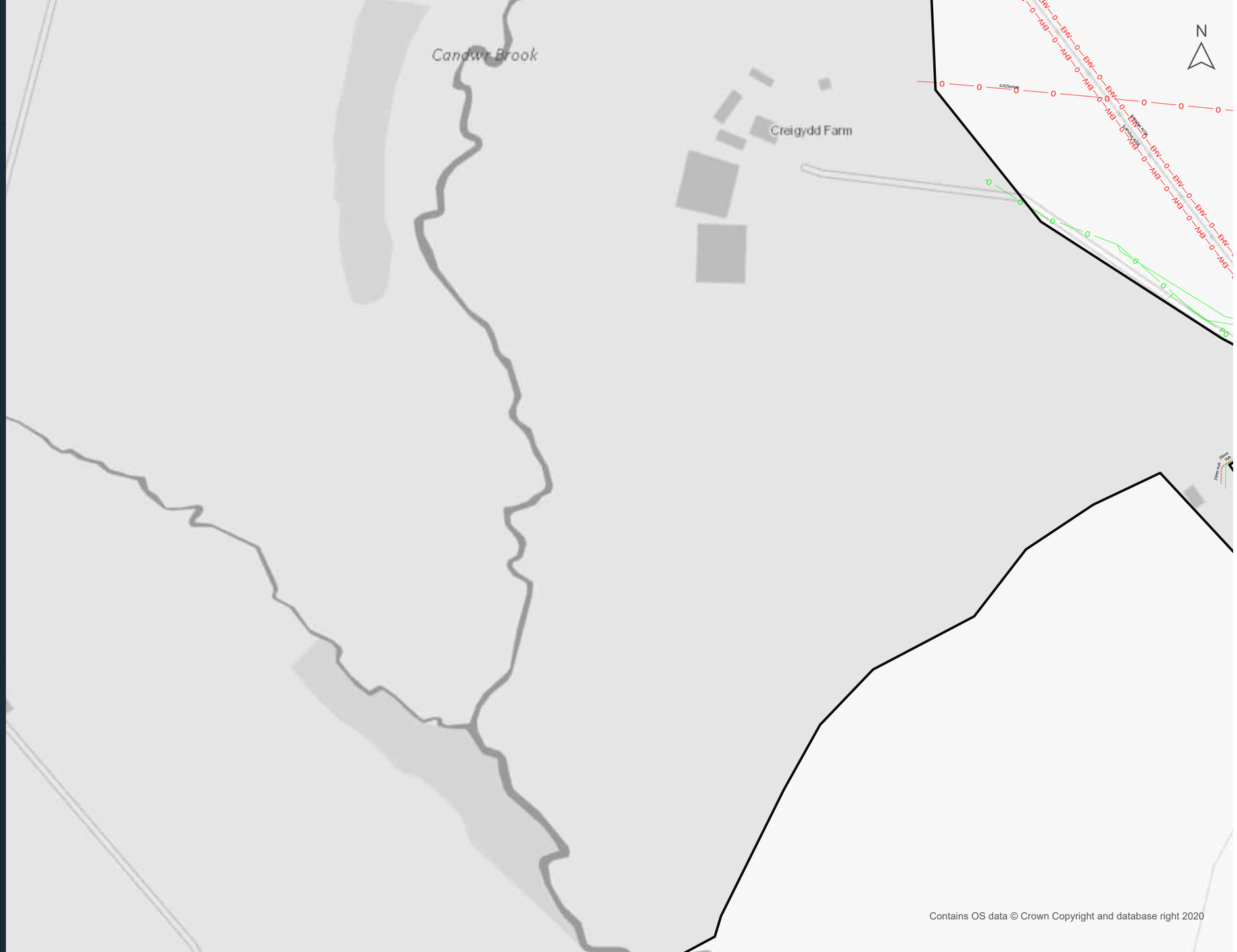
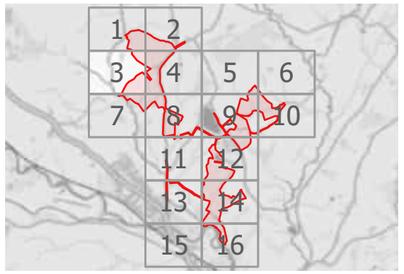


Legend

- Site Boundary
- **Electric**
- National Grid Electricity Distribution, Supply
- National Grid Electricity Distribution, High Voltage, 11kV, Overhead
- National Grid Electricity Distribution, Extra High Voltage, 132kV, Overhead
- **Telecom**
- Openreach - [British Telecommunications], Supply
- Openreach - [British Telecommunications], Proposed, Overhead
- Openreach - [British Telecommunications], Not Specified
- Openreach - [British Telecommunications], Overhead



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Centre Coordinates: 332451E 194292N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

Company Name:
Pegasus Planning Group Limited

Issue Date:
02/09/2025

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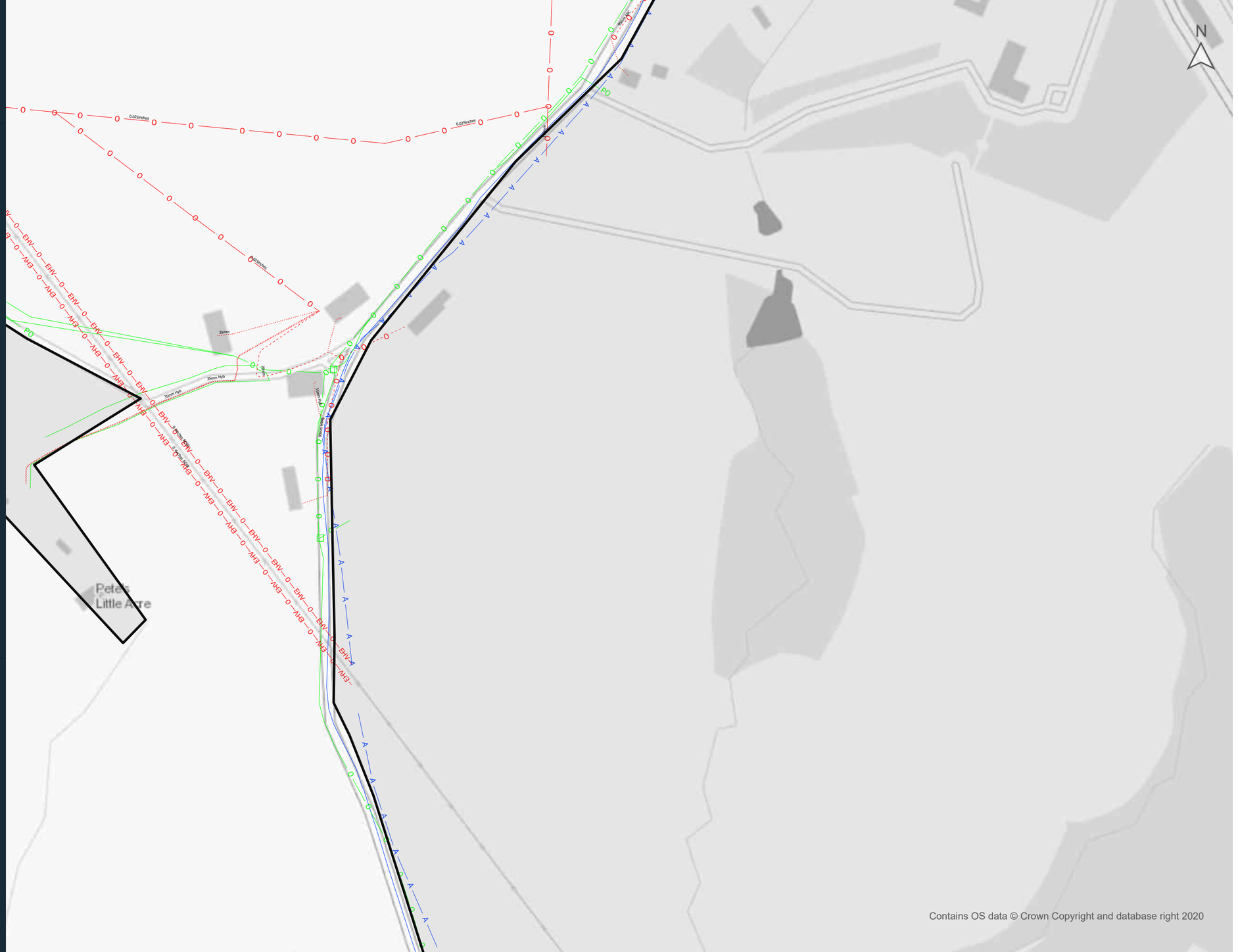

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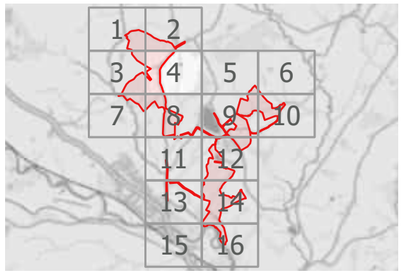
Legend

- Site Boundary
- **Electric**
  - National Grid Electricity Distribution, Supply
  - National Grid Electricity Distribution, Low Voltage
  - National Grid Electricity Distribution, Low Voltage, Overhead
  - National Grid Electricity Distribution, High Voltage, 11kV, Overhead
  - National Grid Electricity Distribution, Extra High Voltage, 132kV, Overhead
- **Telecom**
  - Openreach - [British Telecommunications], Chamber
  - Openreach - [British Telecommunications], Proposed, Overhead
  - Openreach - [British Telecommunications], Not Specified
  - Openreach - [British Telecommunications], Overhead
- **Water**
  - Dwr Cymru Welsh Water, Main
  - Dwr Cymru Welsh Water, Main, Abandoned



Centre Coordinates: 333131E 194292N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

Company Name:
Pegasus Planning Group Limited

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N

Legend

Site Boundary

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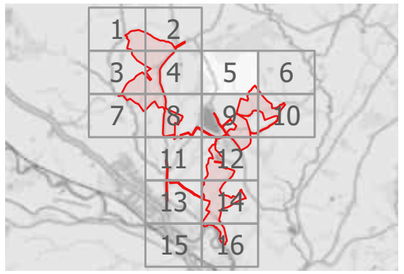

Centre Coordinates: 333811E 194292N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

Company Name:
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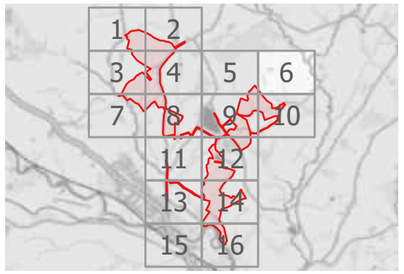
N

Legend

Site Boundary



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Centre Coordinates: 334491E 194292N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
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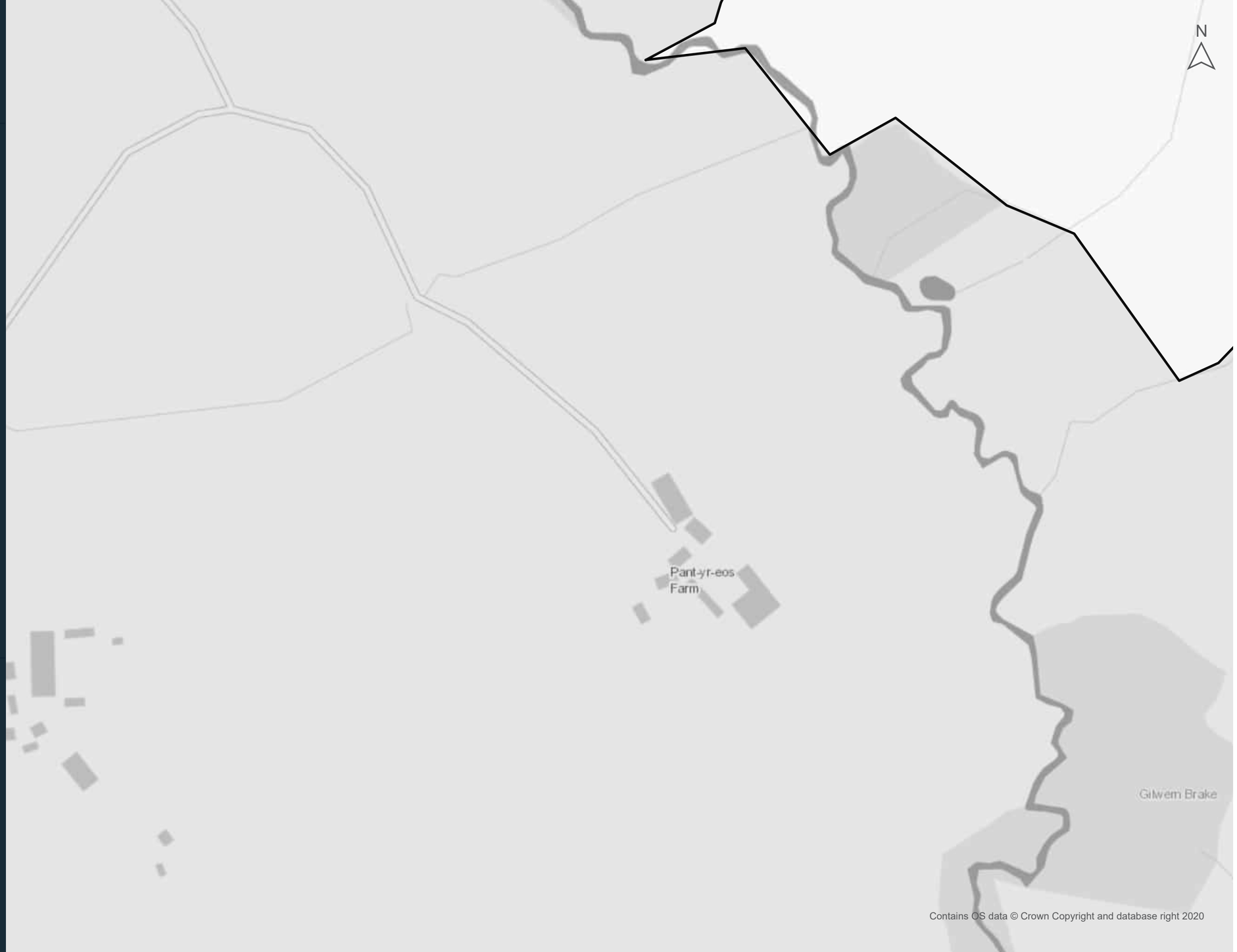

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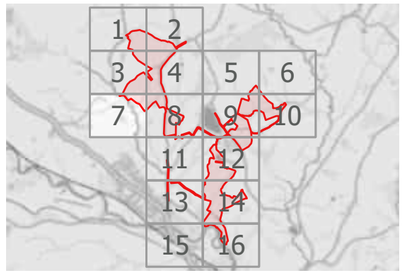
Legend

Site Boundary



Centre Coordinates: 332451E 193772N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

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P24-2075 Court Farm DNS - Part 2

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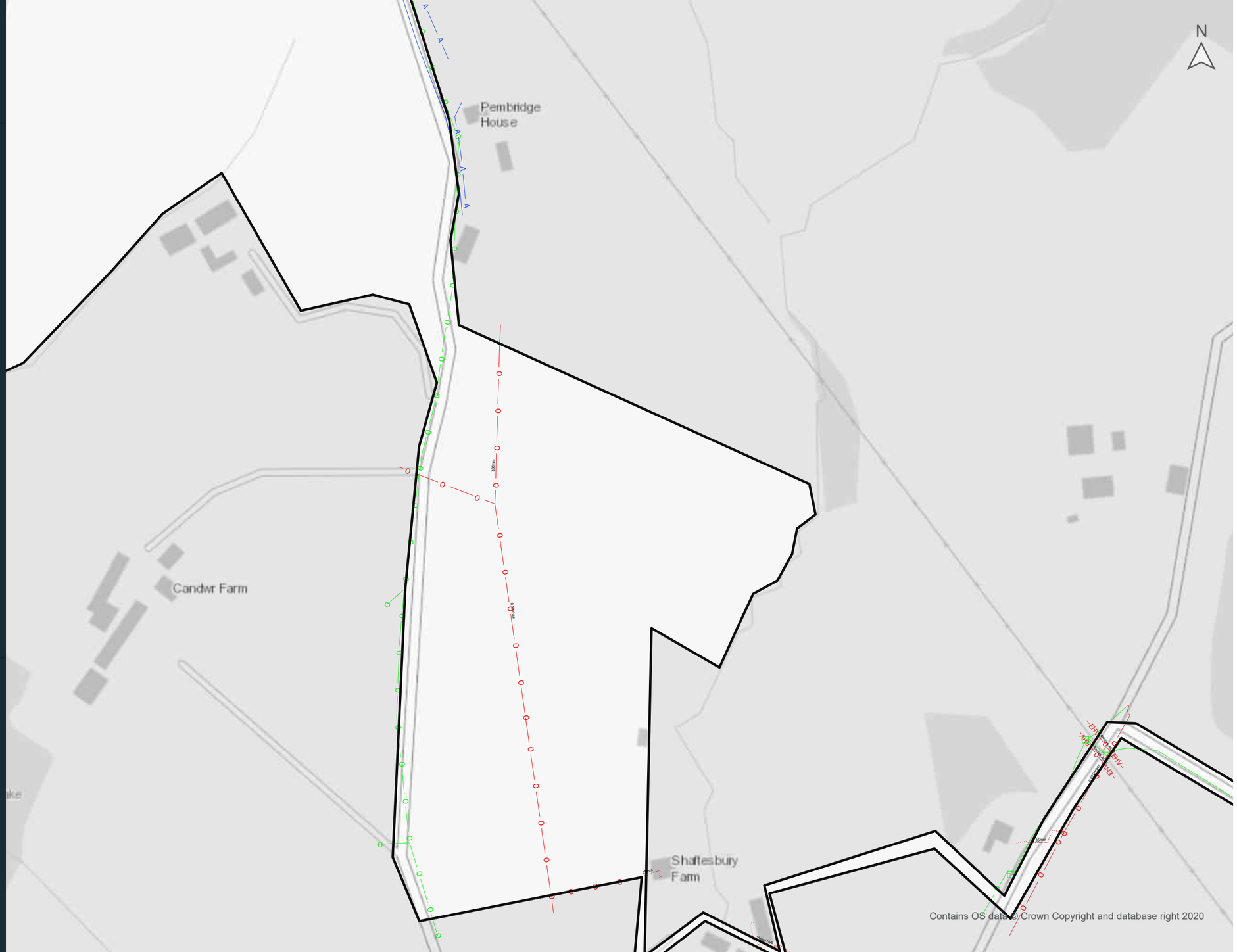

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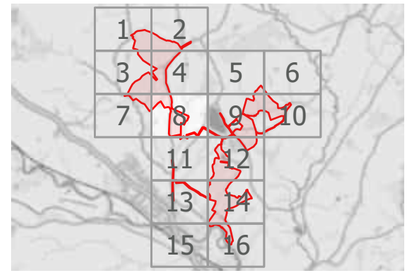
Legend

- Site Boundary
- **Electric**
  - National Grid Electricity Distribution, Supply
  - National Grid Electricity Distribution, Low Voltage
  - National Grid Electricity Distribution, Low Voltage, Overhead
  - National Grid Electricity Distribution, High Voltage, 11kV, Overhead
  - National Grid Electricity Distribution, Extra High Voltage, 132kV, Overhead
- **Telecom**
  - Openreach - [British Telecommunications], Chamber
  - Openreach - [British Telecommunications], Not Specified
  - Openreach - [British Telecommunications], Overhead
- **Water**
  - Dwr Cymru Welsh Water, Main
  - Dwr Cymru Welsh Water, Main, Abandoned



Centre Coordinates: 333131E 193772N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

Company Name:
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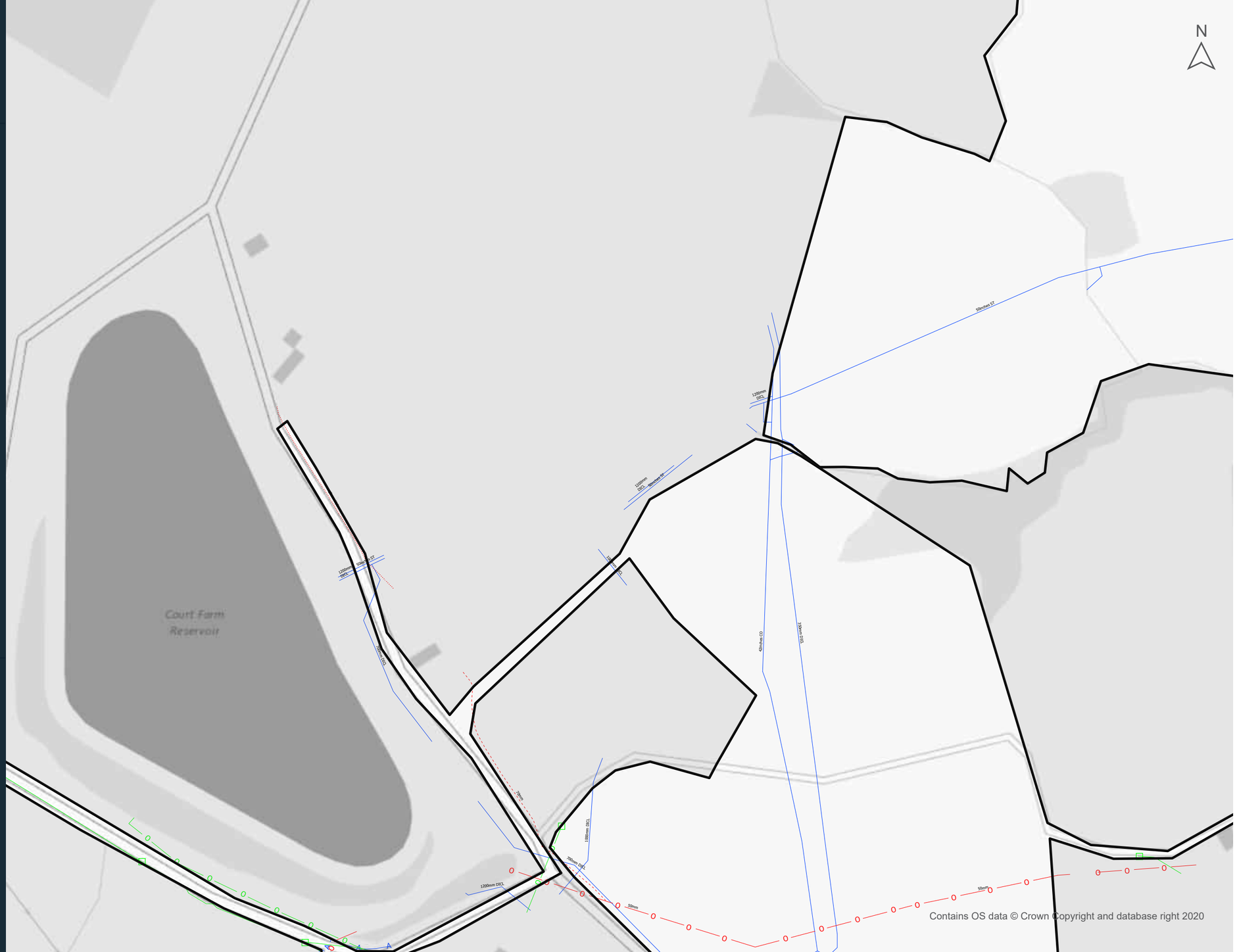
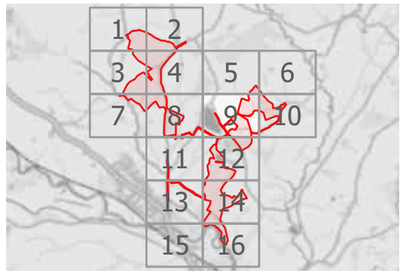


Legend

- Site Boundary
- **Electric**
  - National Grid Electricity Distribution, Supply
  - National Grid Electricity Distribution, Low Voltage
  - National Grid Electricity Distribution, High Voltage, 11kV, Overhead
- **Telecom**
  - Openreach - [British Telecommunications], Chamber
  - Openreach - [British Telecommunications], Not Specified
  - Openreach - [British Telecommunications], Overhead
- **Water**
  - Dwr Cymru Welsh Water, Raw Water
  - Dwr Cymru Welsh Water, Potable Water, Abandoned



Centre Coordinates: 333811E 193772N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

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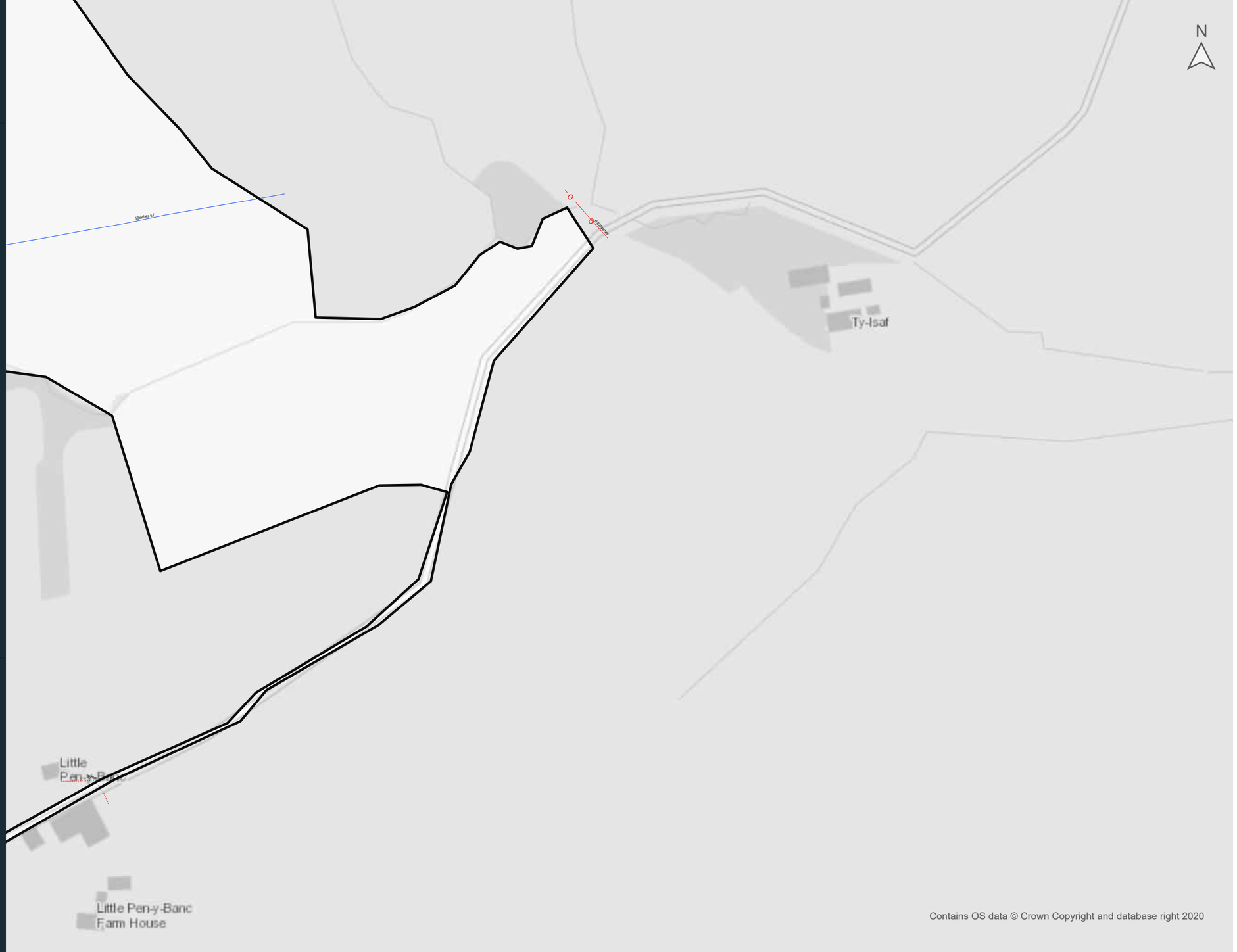
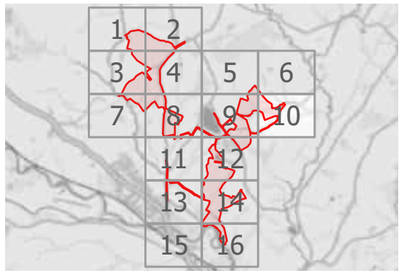


Legend

- Site Boundary
- Electric
  - National Grid Electricity Distribution, Supply
  - National Grid Electricity Distribution, High Voltage, 11kV, Overhead
- Water
  - Dwr Cymru Welsh Water, Raw Water



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Utility Search Map

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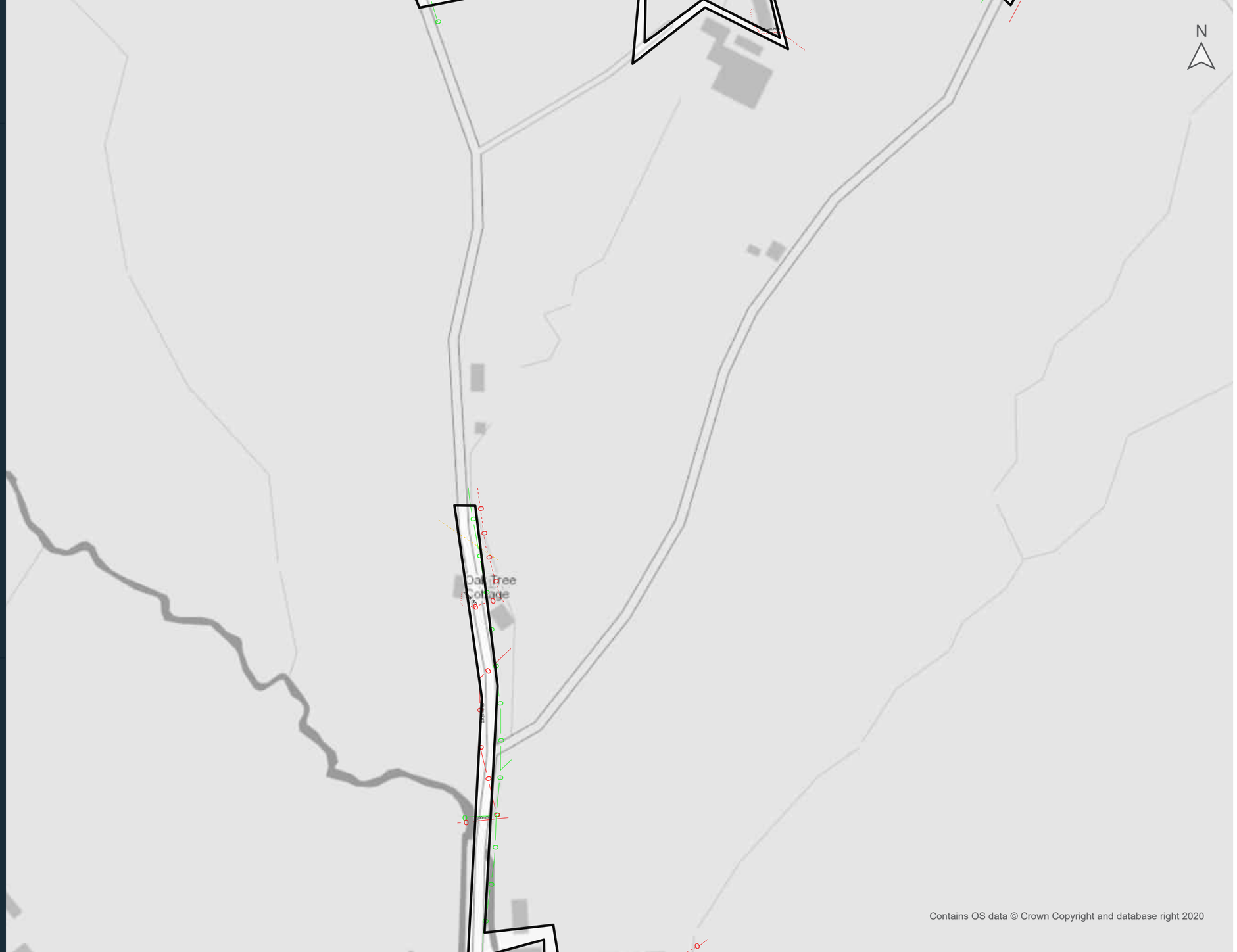
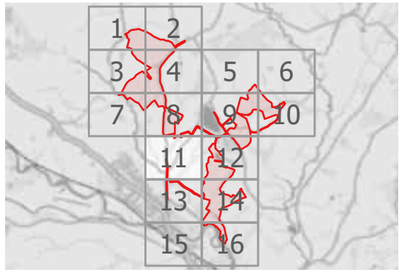


Legend

- Site Boundary
- **Electric**
  - National Grid Electricity Distribution, Supply
  - National Grid Electricity Distribution, Low Voltage, Overhead
  - National Grid Electricity Distribution, High Voltage, 11kV, Overhead
- **Gas**
  - Wales and West Utilities, Regional-High Pressure
- **Telecom**
  - Openreach - [British Telecommunications], Overhead



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Centre Coordinates: 333131E 193252N
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ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
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02/09/2025

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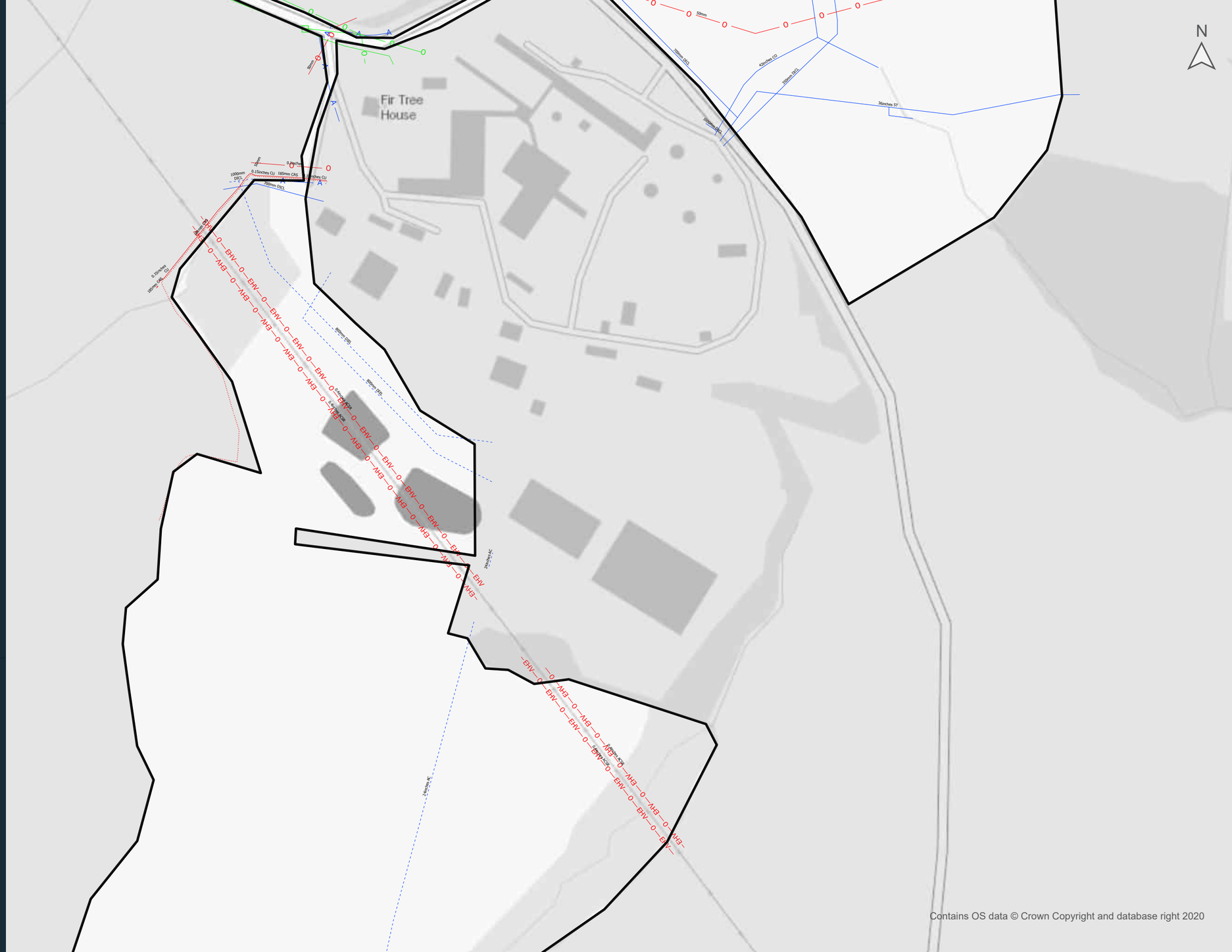
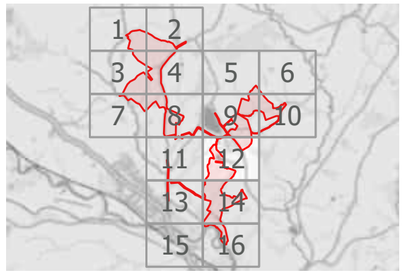


Legend

- Site Boundary
- **Electric**
  - National Grid Electricity Distribution, Pilot
  - National Grid Electricity Distribution, High Voltage, 11kV
  - National Grid Electricity Distribution, High Voltage, 11kV, Overhead
  - National Grid Electricity Distribution, Extra High Voltage, 132kV, Overhead
- **Telecom**
  - Openreach - [British Telecommunications], Chamber
  - Openreach - [British Telecommunications], Not Specified
  - Openreach - [British Telecommunications], Overhead
- **Water**
  - Dwr Cymru Welsh Water, Trunk Main
  - Dwr Cymru Welsh Water, Raw Water
  - Dwr Cymru Welsh Water, Potable Water, Abandoned



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Centre Coordinates: 333811E 193252N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

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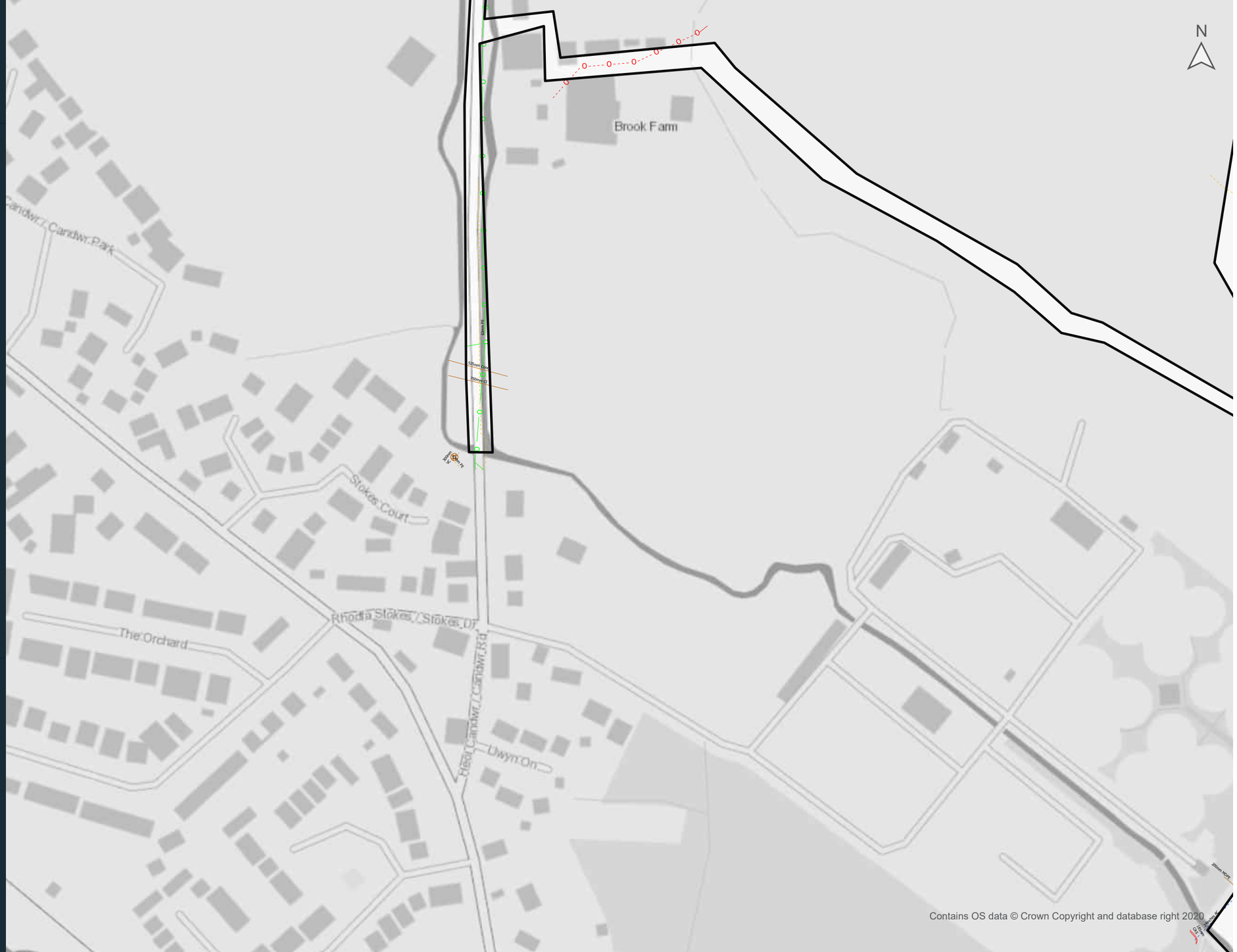

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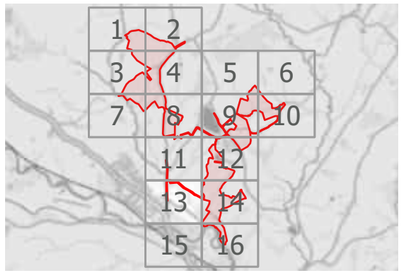
Legend

- Site Boundary
- **Electric**
  - National Grid Electricity Distribution, Low Voltage, Overhead
  - National Grid Electricity Distribution, High Voltage, 11kV
  - National Grid Electricity Distribution, High Voltage, 11kV, Overhead
- **Gas**
  - Wales and West Utilities, Regional-High Pressure
  - Wales and West Utilities, Low Pressure
- **Sewerage**
  - Dwr Cymru Welsh Water, Manhole
  - Dwr Cymru Welsh Water, Surface Sewer Private
  - Dwr Cymru Welsh Water, Combined Sewer
  - Dwr Cymru Welsh Water, Combined Sewer Outfall
- **Telecom**
  - Openreach - [British Telecommunications], Not Specified
  - Openreach - [British Telecommunications], Overhead
- **Water**
  - Dwr Cymru Welsh Water, Trunk Main



Centre Coordinates: 333131E 192732N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

Company Name:
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Issue Date:
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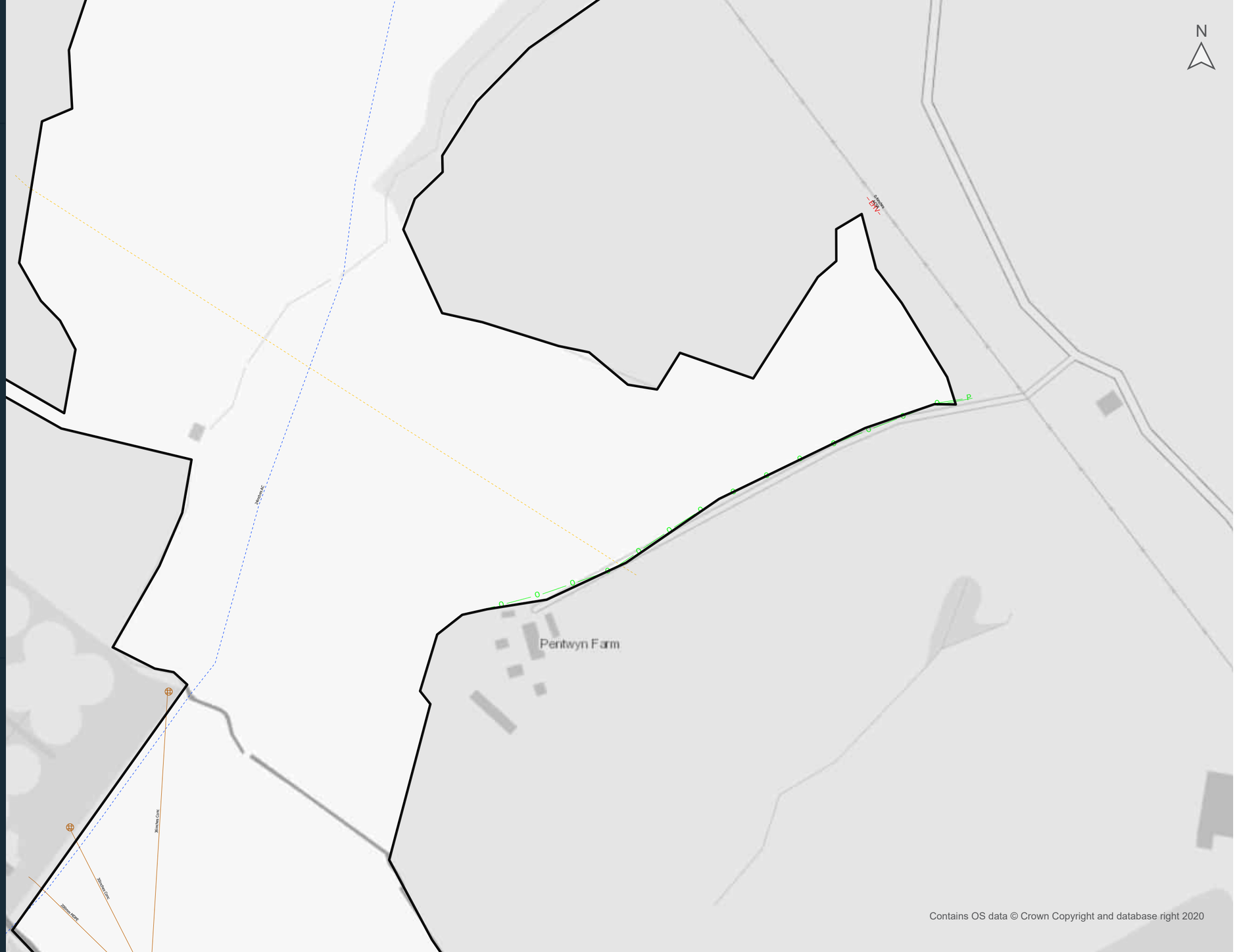

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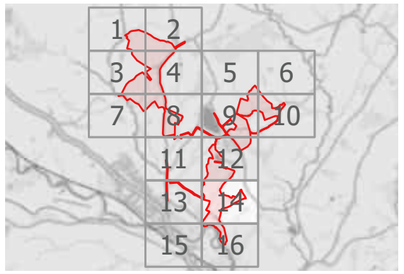
Legend

- Site Boundary
- **Electric**
  - EHV — 0 National Grid Electricity Distribution, Extra High Voltage, 132kV, Overhead
- **Gas**
  - Wales and West Utilities, Regional-High Pressure
- **Sewerage**
  - Dwr Cymru Welsh Water, Manhole
  - Dwr Cymru Welsh Water, Foul Sewer
  - Dwr Cymru Welsh Water, Combined Sewer Outfall
- **Telecom**
  - P Openreach - [British Telecommunications], Proposed
  - Openreach - [British Telecommunications], Not Specified
  - 0 Openreach - [British Telecommunications], Overhead
- **Water**
  - Dwr Cymru Welsh Water, Trunk Main



Centre Coordinates: 333811E 192732N
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ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

Company Name:
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1

PAS 128 Level:
D

Drawn:
PY

Checked:
NH

Approved:
AR

AtkinsRéalis

Utility Solutions

Information on buried services is provided for information only and is based upon records available at the time of issue. Accuracy of information cannot be guaranteed and must be verified prior to undertaking any works.

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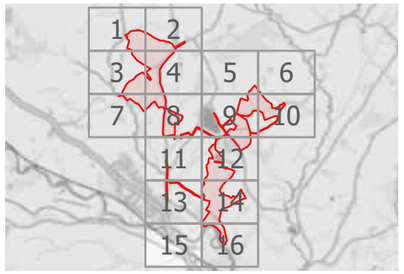
Legend

- Site Boundary
- Electric
  - National Grid Electricity Distribution, High Voltage, 11kV
- Water
  - Dwr Cymru Welsh Water, Trunk Main



Centre Coordinates: 333131E 192212N
Scale: 1:2,000

ADVANCED
Utility Search Map

Order ID:
250417

Client Ref:
P24-2075 Court Farm DNS - Part 2

Company Name:
Pegasus Planning Group Limited

Issue Date:
02/09/2025

Version:
1

PAS 128 Level:
D

Drawn:
PY

Checked:
NH

Approved:
AR

AtkinsRéalis

Utility Solutions

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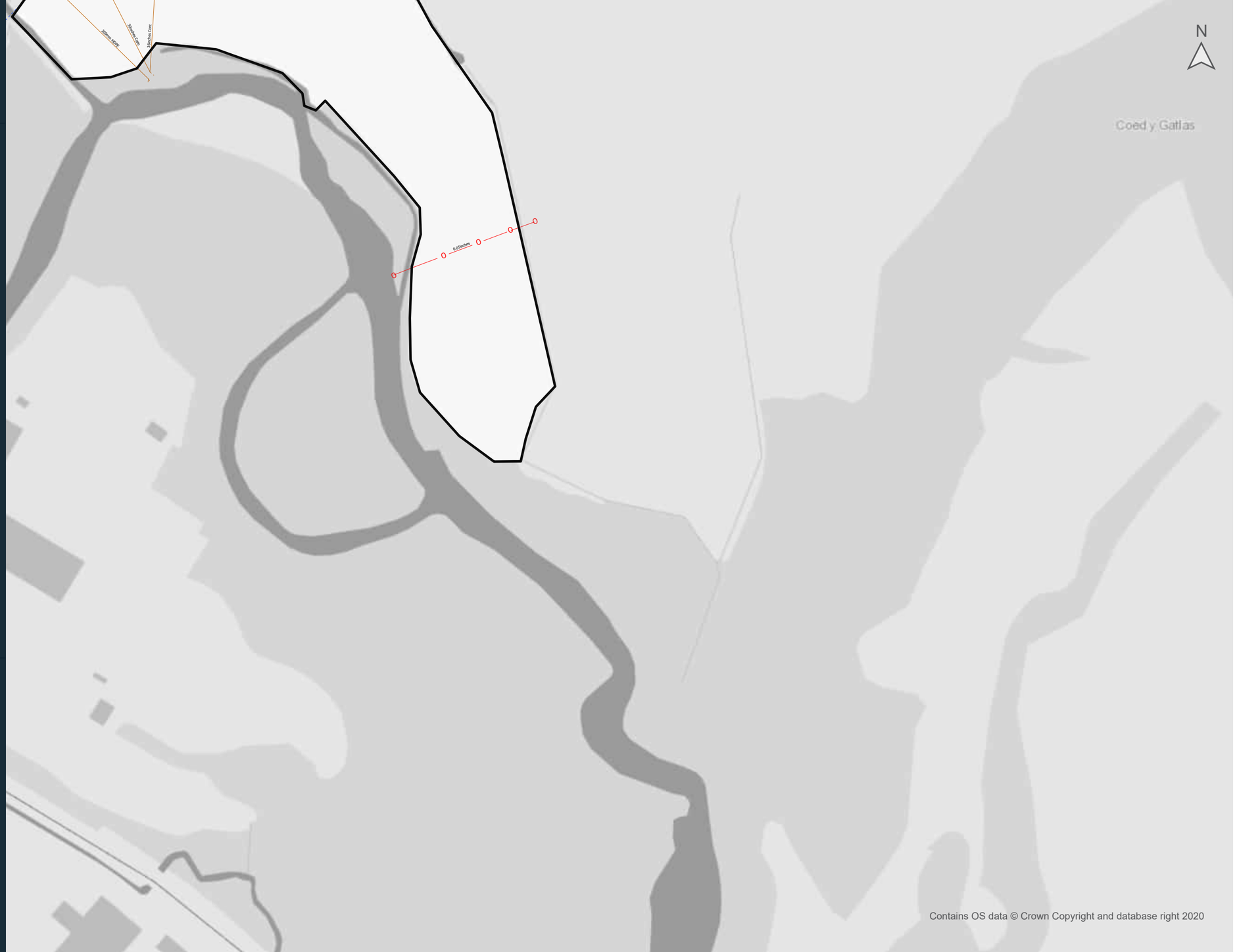
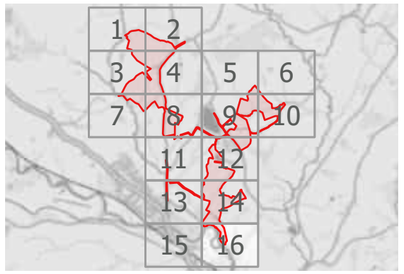


Legend

- Site Boundary
- **Electric**
  - National Grid Electricity Distribution, High Voltage, 11kV, Overhead
- **Sewerage**
  - Dwr Cymru Welsh Water, Private Foul Sewer Transfer
  - Dwr Cymru Welsh Water, Foul Sewer
  - Dwr Cymru Welsh Water, Combined Sewer Outfall
- **Water**
  - Dwr Cymru Welsh Water, Trunk Main



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Centre Coordinates: 333811E 192212N
Scale: 1:2,000