

Existing Drainage Report

Site: Proposed Development at Radholme Laund Farm

Site Visit: 24 November 2025

Prepared by: DART Engineers

1. Introduction

A site visit was undertaken by DART Engineers on 24th November 2025 to inspect the existing surface water drainage arrangements serving the agricultural field located immediately south of the proposed development area at Radholme Laund Farm.

A plan was provided by the client showing the indicative route of an existing land drain running across the field and connecting into an open watercourse situated at the southern boundary.

2. Existing Drainage Features Identified

2.1 Land Drain Running Across the Field

The plan illustrates a land drain extending southwards across the agricultural field, directing water toward the southern boundary where it transitions into an open watercourse.

2.2 Open Watercourse Section at Southern Boundary

The land drain discharges into an open watercourse section located at the southern edge of the field, immediately north of a wooded area.

2.3 Watercourse Running East–West

South of the open watercourse section, a more defined east–west flowing watercourse runs along the wooded boundary before continuing toward the broader drainage network.

3. Interpretation of Site Photographs

Photo 1 – South across field from development site towards watercourse.

Photo 2 – Looking south towards open watercourse / land drain outfall.

Photo 3 – Looking south towards open watercourse section.

Photo 4 – Watercourse section south of the field.

Photo 5 – Watercourse running east–west to the south of site.

4. Summary of Existing Drainage Arrangements

- The field contains an existing agricultural land drain running generally north–south.
- The land drain daylights into an open channel within a shallow depression close to the south boundary.

- This open section continues southwards before joining a more defined east–west flowing watercourse.

5. Conclusions

The site is currently drained by an agricultural land drain which conveys water southwards into an open watercourse, before joining a main east–west channel within the woodland. These findings should be used to inform the surface water strategy for the proposed development at Radholme Laund Farm.



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Site Plan



Photographic Record

Photo 1 – View south across field from development site



Photo 2 – Looking south towards open watercourse section



Photo 3 – Looking south towards open watercourse / land drain



Photo 4 – Watercourse section south of the field



Photo 5 – Watercourse running east–west to the south

