



General Notes

- All dimensions are in metres unless otherwise stated.
- All levels are in metres.
- This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
- Do not scale from this drawing.

Drawing Key

- Indicates Site Boundary
- Indicates Site Sale Parcel
- Proposed Adoptable Section 104 Foul Water Drainage
- Proposed Adoptable Section 104 Storm Water Drainage
- Existing Foul Water Drainage
- Existing Storm Water Drainage
- Proposed Basin Extents
- Proposed Micropool and Gabion Baskets
- Adoptable Section 104 Easement
- Flood Zone 2 Extents
- Flood Zone 3 Extents
- Permeable Paving
- Cellular Storage
- Proposed Private Storm Water Drainage
- Banking Works (Max 1:3)
- Proposed Finished Floor Level (+/-500mm)
- Existing Ground Levels and Contours
- Tree Root Protection Area (Taken from SIA Tree Constraints Plan, ref: SIA TCP 25332-011, dated: July 2025)

Health, Safety & The Environment

In accordance with the Construction (Design and Management) Regulations 2015, the designs and details on this drawing have been the subject of a Designer's Risk Assessment, to identify risks in the construction, use, or demolition of the scheme.

It is not considered necessary for Designers to highlight obvious and/or common risks (such as deep excavations, manual handling and working around heavy plant) which Contractors should be familiar with, and able to control by good management and site practice.

So far as is reasonably practicable, the risks inherent in the design have been eliminated. Where it has been considered that elimination of a risk (or part of a risk) is not reasonably practicable, it has been reduced.

Significant unusual residual risks are identified on the drawings by use of a yellow caution marker, beside the measures which have been adopted to eliminate them.

This drawing has been based/developed using the following external drawings					
Type	Company	Drawing Date	Drawing title	Date received	Rev
Site Layout	Thrive Architects	11.08.2025	TL02_P5	13.08.2025	P8
Topographical survey	Survey Solutions	25.04.2025	Utilities and Drainage Survey	21.08.2025	FINAL
OS Data	Thrive Architects	10.07.2025	Location Plan	13.08.2025	P4
Root Protection Area	SIA Tree Consultants	July 2025	Tree Constraints Plan	13.08.2025	-

Agreement	Approval Granted
S38	NOT APPROVED
S104	NOT APPROVED

Detention basin operation & maintenance requirements

Maintenance Schedule	Required Action	Recommended Frequency
Regular maintenance	Litter and debris removal	Monthly
	Grass cutting - for spillways and access routes	Monthly (during growing season) or as required
	Grass cutting - meadow grass in and around basin	Half yearly (spring - before nesting season, and autumn)
	Manage other vegetation and remove nuisance plants	Monthly (at start then as required)
	Tidy all dead growth before start of growing season	Annually
Occasional maintenance	Remove sediments from inlets, outlet and forebay	Annually (or as required)
	Manage wetland plants in outlet pool - where provided	Annually
	Re-seed area of poor vegetation growth	Annually (or as required)
Remedial actions	Prune and trim trees and remove cuttings	2 years (or as required)
	Remove sediments from forebay when 50% full, and from micropools if volume is reduced by 25%	3-10 years (or as required)
	Repair of erosion or other damage by re-seeding or re-surfing	As required
Monitoring	Re-alignment of rip-rap	As required
	Repair/rehabilitation of inlets, outlets and overflows	As required
	Re-level uneven surfaces and reinstate design levels	As required
	Inspect inlets, outlets and overflows for blockages and clear if required	Monthly/after large storms
	Inspect bankside, structures and pipework etc. for evidence of physical damage	Monthly/after large storms
Monitoring	Inspect inlets and facility surfaces for silt accumulation. Establish appropriate silt removal frequencies	Half yearly
	Check penstocks and other mechanical devices	Half yearly

Operation and maintenance requirements for pipes, gullies and manholes

Maintenance Schedule	Required action	Record Frequency
Regular Maintenance	Inspect and identify areas that are not operating correctly. If required, take remedial action	Monthly for the first 3 months and then every six months
	Debris removal from catchment surface (wear may cause risk to performance)	Monthly
	Remove sediment from pre-treatment structure (e.g. gullies)	Annually (or as required)
	Cleaning/jetting of pipes and manholes	Annually (or as required)

Operation & Maintenance: Attenuation Storage Tanks

Maintenance Schedule	Required Action	Recommended Frequency	Maintaining Company
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually	Private
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly	
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by Sediment, algae or other matter; remove and replace surface infiltration medium as necessary	Annually	
Remedial Actions	Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required	Private
	Repair/rehabilitate inlets, outlets, overflows and vents	As required	
Monitoring	Inspect/check all inlets, outlets, overflows and vents to ensure that they are in good working order and are operating as designed	Annually	Private
	Survey inside of the tank for sediment build up and remove if necessary	Every 5 years or as required	

Water Quality Management

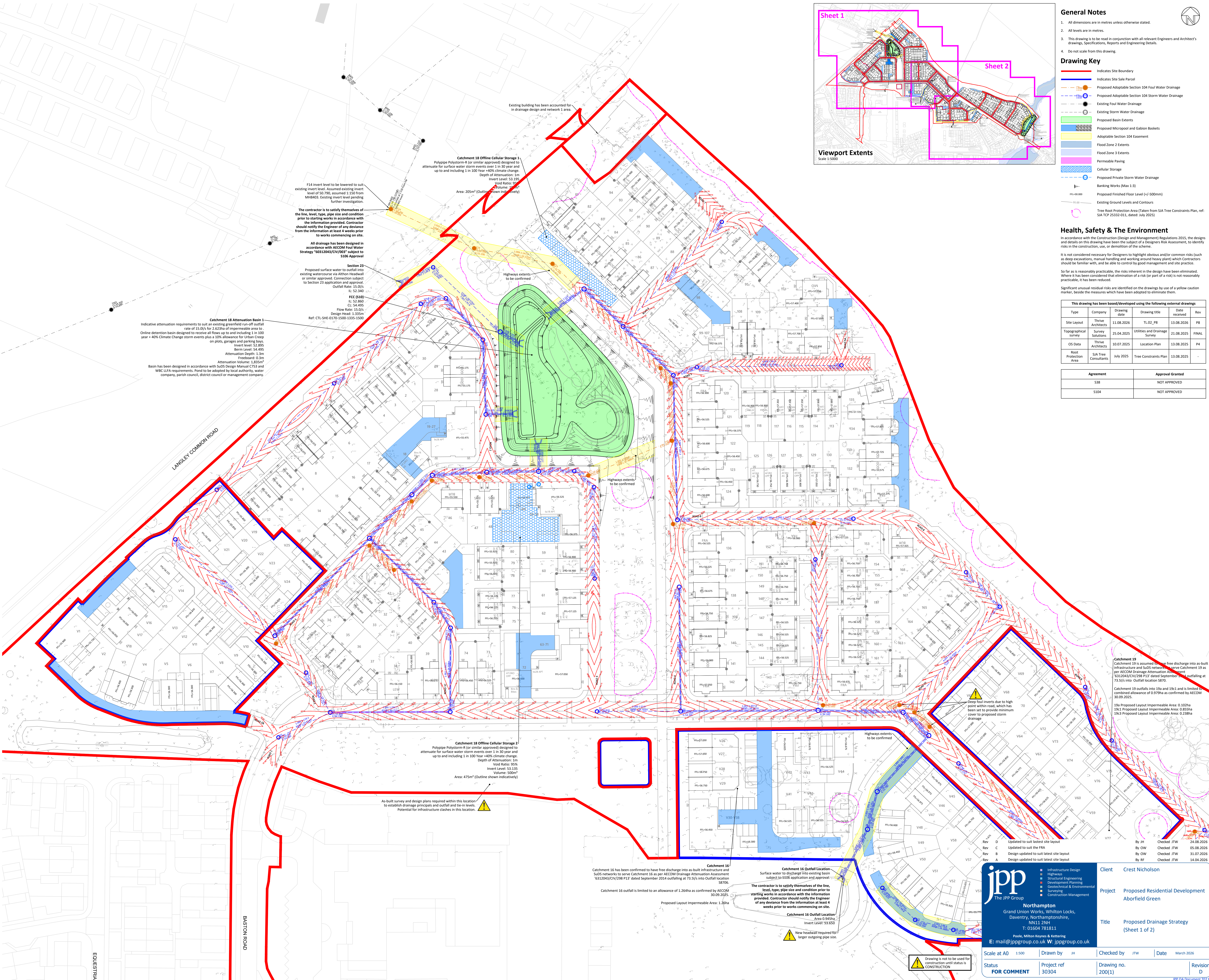
Water quality management in accordance with document E26 of SUDs manual

Total SUDs mitigation index = mitigation index + 0.5 (mitigation index)

Pollution hazard index for different land use classifications E2.2	Pollution Hazard Level	Total Suspended Solids (TSS) (mg/l)	Metals	Hydrocarbons
Residential Roads	Very low	0.2	0.2	0.05
Individual property driveway, residential car parks, low traffic roads (eg car driveways, businesses and general access roads) and non-residential car parking with different design (eg car parks, off-street car parks, etc.)	Low	0.5	0.4	0.4

Indicates SUDs mitigation index for discharges to surface waters E2.3				
Types of SUDs Components	Total Suspended Solids (TSS)	Metals	Hydrocarbons	
Pond	0.5	0.5	0.6	
Permeable Paving	0.7	0.6	0.7	

EQUESTRIA



Sheet 1

Sheet 2

Viewport Extents

Scale 1:5000

Catchment 19
Catchment 19 is assumed to have free discharge into as-built infrastructure and SUDs network serving Catchment 19 as per AECOM Drainage Attenuation Assessment '6312043/CN/298 P13' dated September 2014 outfalling at 73.5% into Outfall location 5870.

Catchment 19 outfalls into 19a and 19c1 and is limited to continued allowance of 0.97tha as confirmed by AECOM 30.09.2025.

19a Proposed Layout Impermeable Area: 0.102ha
19c1 Proposed Layout Impermeable Area: 0.853ha
19c3 Proposed Layout Impermeable Area: 0.238ha

The JPP Group

Northampton
Grand Union Works, Whilton Locks,
Daventry, Northamptonshire,
NN11 2WH
T: 01604 781811
P: 01604 781811
E: mail@jppgroup.co.uk W: jppgroup.co.uk

- Infrastructure Design
- Highways
- Structural Engineering
- Environmental Engineering
- Geotechnical & Environmental
- Surveying
- Construction Management

Client

Crest Nicholson

Project

Proposed Residential Development
Aborfield Green

Title

Proposed Drainage Strategy
(Sheet 1 of 2)

Rev	D	Updated to suit latest site layout	By JH	Checked JTW	24.08.2025
Rev	C	Updated to suit the FRA	By DW	Checked JTW	05.08.2025
Rev	B	Design updated to suit latest site layout	By DW	Checked JTW	31.07.2025
Rev	A	Design updated to suit latest site layout	By BF	Checked JTW	14.04.2025

Scale at A0	1:500	Drawn by	JH	Checked by	JTW	Date	March 2025
Status	FOR COMMENT	Project ref	30304	Drawing no.	200(1)	Revision	D