

Project Title:	South Wokingham SDL
Project No/ Document Reference:	A389 TN 016B
Date:	16 July 2025
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MILLER TEMPORARY SALES ARENA

1. Introduction

- 1.1. This note has been prepared by Abley Letchford on behalf of Miller Homes in support of planning application number 250993 to describe the proposed drainage systems for the temporary sales arena to be installed on the future R9 plot, for the marketing of the R10 development.
- 1.2. The temporary sales arena is to be located off the western arm of the Eastern Gateway roundabout.

2. Proposed surface water drainage

- 2.1. An aco channel at the site entrance will collect any water leaving the site to ensure there is no flooding onto the adjacent highway. A connection will be made from the aco channel to the adjacent kerb drainage connection which in turn discharges to a roadside ditch.
- 2.2. It is proposed to install a waterbutt on the corner of the sales arena to collect roof run off primarily for reuse in watering plants.
- 2.3. Surface water within the plot will be managed through infiltration. The parking area will be laid to fall towards a filter drain installed along the eastern edge of the parking bays.
- 2.4. The temporary walkway between the parking area and the sales arena will be laid to fall towards the adjacent landscaped area.

3. Proposed foul water drainage

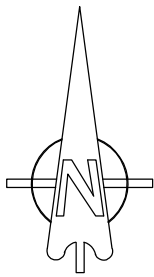
- 3.1. A self contained septic unit will be installed for the sales arena to collect and store foul water with removal via tanker as needed.



Filter strip at edge of parking bays -
600mm wide trench with 100mm
perforated pipe at base, backfilled
with single sized gravel
Parking and road aisle laid to fall

Water butt to collect unit roof run off for
reuse in watering planting

UNDARY



- 1.8m CLOSE BOARD FENCE
- SW 1.8m BRICK SCREEN WALL
- LANDSCAPED AREA
- TARMAC SURFACE
- RESIN BOUND GRAVEL
- FLAG POST 6m HIGH
- SOLAR BOLLARD LIGHTING

Stack sign

Marginal planting around sales cabin

Area for foul tank & electric generator

'V' Board sign

Temporary Walkway

Marginal planting around sales cabin

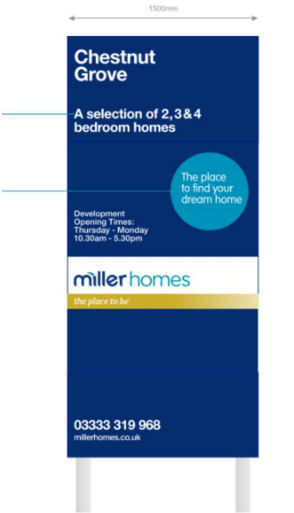
Existing Hedgerow

Opening times sign

Car park sign

Aco channel at entrance.
Connection to be made to
adjacent beeny block connection

Temporary walkway laid to fall towards
marginal planting. Planting to have
depression at edge to allow water flow
from walkway.



Coming Soon sign

E	09.06.25	Signs updated.
D	29.05.25	'Coming soon' changed for 'V' board sign.
C	16.04.25	Red line updated.
B	28.03.25	Key, notes and image updated.
A	27.03.25	Red line boundary revised.
Rev.	Date	Description

DGP	AAP
DGP	AAP
DGP	AAP
ACG	AAP
ACG	AAP
Drawn	Checked



0 2 4 6 8 10m

Stack sign example

Surface Water Drainage provision for temporary sales cabin.

Abley Letchford
27/06/25