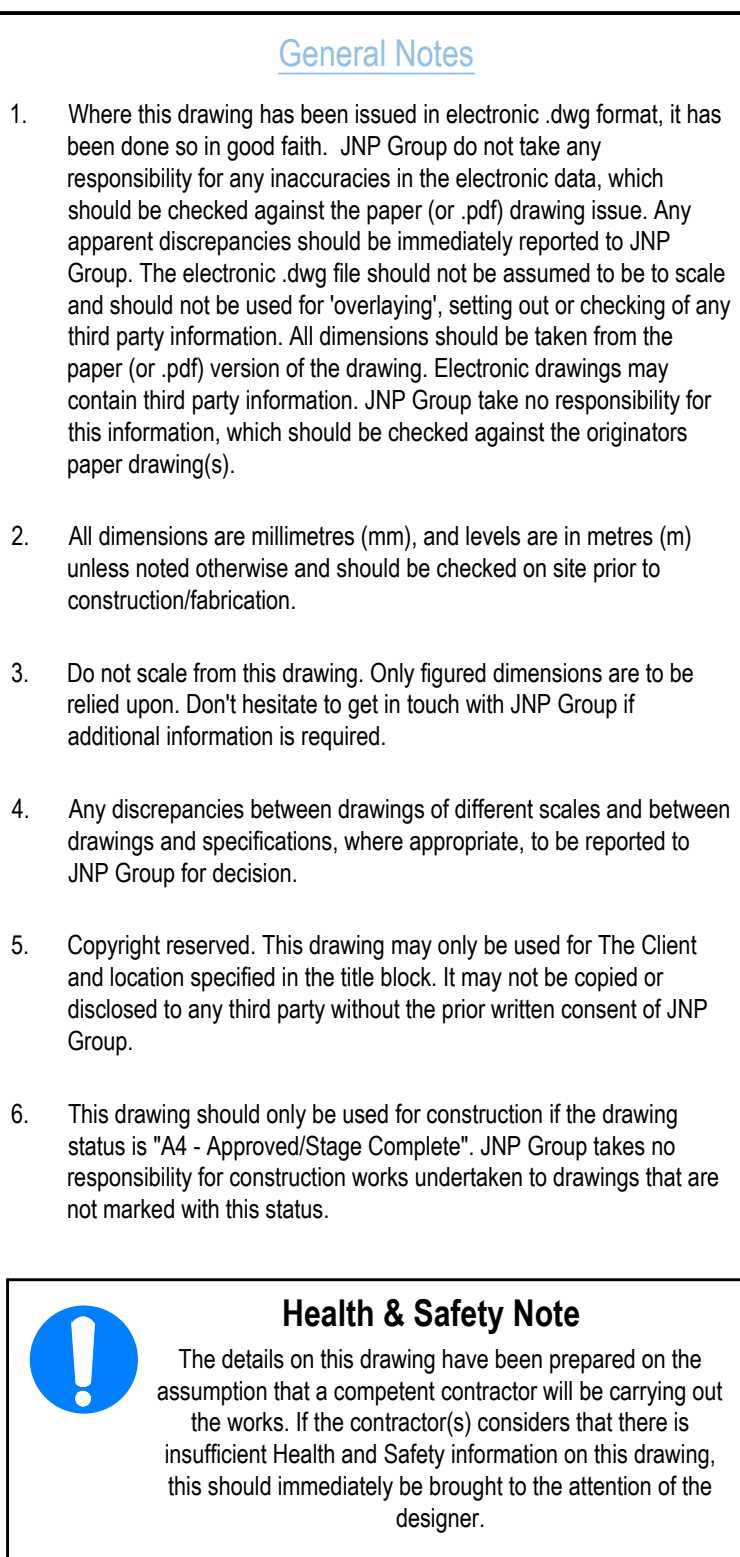




The proposals shown on this drawing are indicative only and subject to detailed design.

This drawing is based on the following information provided by others:

- 2.1. Parcel 16 Site Layout by Omega Architects ref: 3243-A-1005-PL-8.
- 2.2. Topographical Survey by Brunel Surveys ref: 26274-500-01-RevA, dated 08/2024
- 2.3. RPS Tree Survey ref: JLS2691_7138, dated February 2024.
- 2.4. The drainage strategy is based on principles set out within the JNP Group Outline Drainage Strategy Ref: C85672-R003A.

Due to the presence of predominantly cohesive soils and corresponding poor infiltration capability, the drainage strategy shown is based on connecting surface water flows to the existing ditches to the south of the sports area.

Level raising will be required to deliver the drainage proposals shown on this drawing. Refer to delivery strategy by JNP Group for more details.

An allowance for 0.53 ha of surface water runoff from the Sports Hub Car Park and Pavilion has already been provided within the Parcels 14 & 15 surface water sewers.

Four water drainage from the additional dwellings, sports area and allotment block will connect to the Parcels 14 & 15 S104 sewer network.

Sports pitch areas taken to be 100% impermeable in accordance with Sport England guidelines. Sports pitch drainage is shown inductively only based on typical examples and best practice from Sport England. Actual designs will be subject to designs by specialists.

Figure 1: Proposed site layout plan. The diagram illustrates the site layout with various features and boundaries. Key elements include:

- Land south of Parcel 15 planning boundary
- Sports hub land planning boundary
- Proposed surface water sewer
- Proposed foul water sewer
- Proposed surface water rising main
- Indicative sports pitch lateral formation drains
- Existing foul water sewers
- Existing surface water sewers
- Proposed permeable paving (Type C - no infiltration)
- Existing extents of permeable paving subject to services requirement for impermeable margins, etc.
- Indicative location of rain garden features to be connected to mains drainage network
- Proposed shallow waste
- Proposed headwall
- Indicative plot finished floor levels (FFL)
- Existing tree Root Protection Area (RPA)

P04	10.03.2025	Drainage updated to suit latest layout and levels.	KM	
P03	08.10.2024	Drainage plan updated to suit layout and levels changes.	CPR/KMKM	
P02	03.07.2024	Drainage proposals updated to suit alliant masterplan by CSA ref. 689-SKOS-D	KM	
P01	03.05.2024	First Issue.	KM	
No.	Date	Description	Data / OnSite / Approval	

S2 - Suitable for Information



Client

CALA Homes Thames Ltd

Finchwood Park - Sports Hub Land

Sports Hub & P16
Indicative Drainage Strategy

Classification: FI_60_20				
Scale @ A0: 1:500		Accredited Contractor	Part of Supplynet	Supplier No. 00001

M44541-JNP-92-XX- SK-D-7020 P04