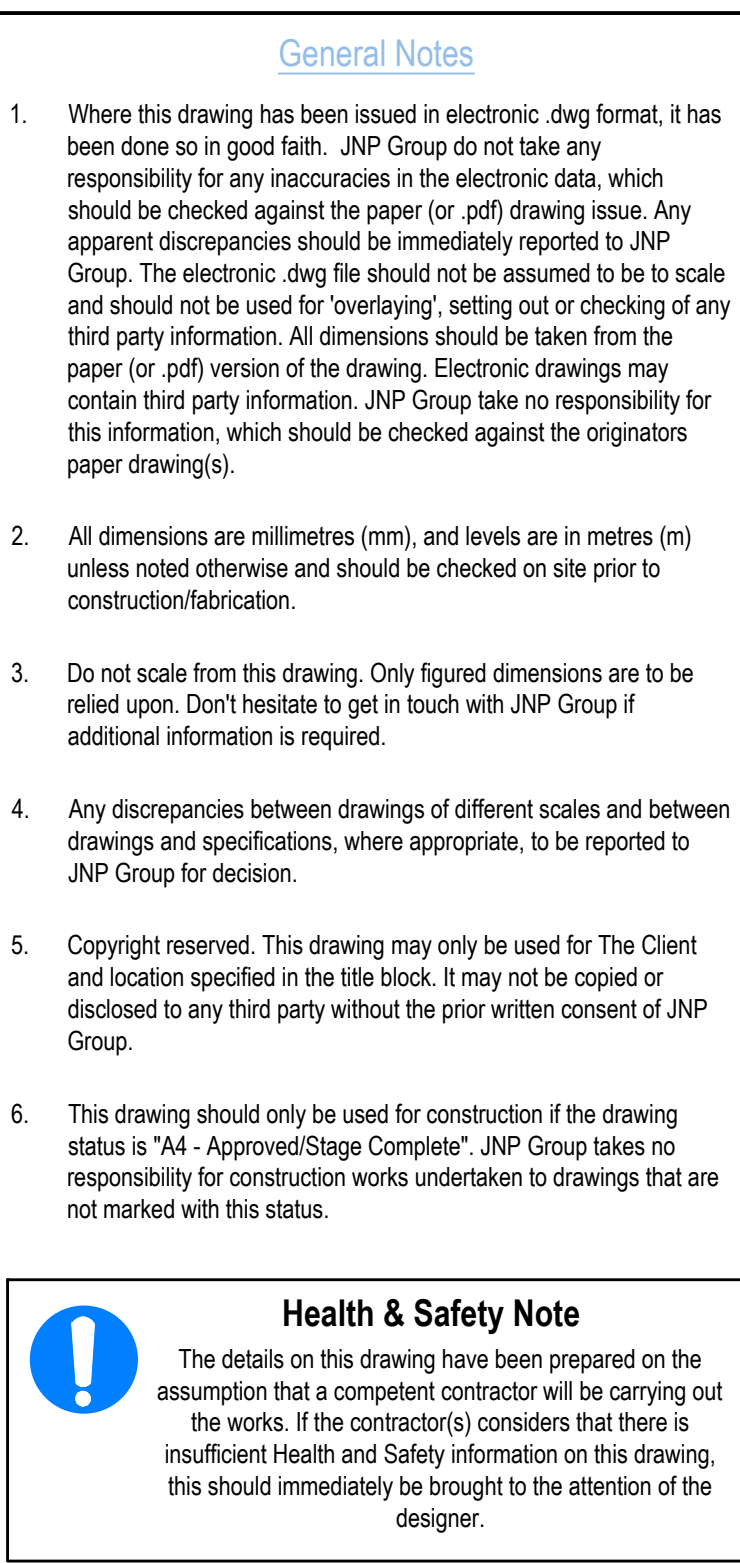




The proposals shown on this drawing are indicative only and subject to detailed design.

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-A.
- 2.2. Topographical Survey by Brunel Surveys Ref: 2624-150-01-Rev-A, dated February 2024.
- 2.3. RPS Tree Survey Ref: JSL2891_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 capacity, the drainage strategy shown is based on conveying surface water flows to the existing ditches to the south of the sports area.

Levee raising will be required to defend the drainage proposals shown on this drawing. Refer to latest strategy by JNP Group for more details.

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

Four water drainage from the additional dwellings, sports pavilion area and allotment toilet 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 pitches are shown inductively only based on typical examples and best practice from Sport England. Actual designs will be subject to designs by specialists.

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).
 East extents of permeable paving subject to services requirement for impermeable margins, etc.
 Proposed shallow swale
 Proposed headwall
 Indicative plot finished floor levels (FFL)
 Existing tree Root Protection Area (RPA)

P03	08.10.2024	Drainage plan updated to suit layout and levels changes.		CPRUKBMM
P02	03.07.2024	Drainage proposals updated to suit allert masterplan by CISA ref 4688-SMCS-0		RM
P01	03.06.2024	First Issue.		RM
Rev.	Date	Description		DRY / ONE / E / Appl
S2 - Suitable for Information				

CALA



Finchwood Park - Sports Hub Land

Sports Hub & P16

Indicative Drainage Strategy

Classification: FI_60_20 Scale @ A0: 1:500	   
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