

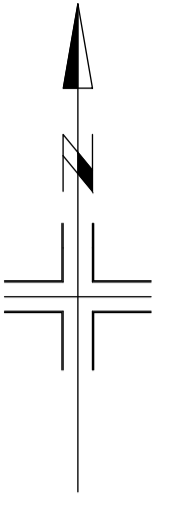
M5

RESIDENTIAL PARCEL 10

COMMUNITY ALLOTMENTS

RESIDENTIAL PARCEL 4

HAW WOOD



- Key**
- Infrastructure Foul Sewer
 - Proposed Foul Sewer
 - Infrastructure Surface Water Sewer
 - Proposed Surface Water Sewer
 - Proposed Private Foul Drain
 - Proposed Private Surface Water Drain
 - Overland flow routes during extreme events (Greater than 1 in 100+40% CC) where sewers are flooded

- General Notes**
1. Cover levels, Invert levels and Pipe sizes to be confirmed during detailed design
 2. Drainage Layout is subject to MNL approval.
 3. Any Private Drainage shown is illustrative only to demonstrate how some units will connect into sewers. Location and pipe size of all private drainage to be confirmed during detailed design.
 4. Any pipe runs that may be affected by trees will be protected with a root barrier.
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- Flood Risk**
1. A Flood Risk Assessment (FRA) was undertaken by Hydrack dated May 2014 (ref R/C13412/001.04) to cover the whole development.
 2. The FRA confirms that the site is within Flood Zone 1, therefore has a low risk of river or sea flooding.

- Surface Water Drainage**
1. A site wide surface water drainage strategy was prepared by Phoenix Design Partnership, see drawing 415-PR-010 dated August 2016.
 2. The PDP drainage strategy proposed a site wide drainage network which will provide attenuation storage for events up to the 1 in 100 year (including climate change) within underground storage.
 3. Flows discharging from the site wide drainage network will be limited to 0.6m.
 4. Surface Water for this development will discharge directly via gravity into the site wide drainage network. No attenuation is required
 5. For impermeable areas see drawing 543-P-505. Comparison with the allowances made to discharge condition 4 of the Phase 1 planning permission ref P117/2562/F (see drawing 415-PH1-505) are shown on this drawing
 6. Surface Water sewers to be adopted by Independent Water Networks Limited

- Foul Drainage**
- Foul flows will connect via gravity into the site wide drainage network constructed by others. Foul Sewer to be adopted by Independent Water Networks Limited

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B 04.12.23 Amended to accord with revised layout.
 A 31/08/23 Amended to accord with revised layout.
 Revisions:

Project: **Haw Wood Phase 2**

Client: **Taylor Wimpey**

Drawing: **Drainage Strategy**

Scale: 1:500 @ A1 Date: August 2023 Drawn by: acm

Drawing No: **543-PH2-P-500** Rev: B

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Drg Status: **PLANNING**