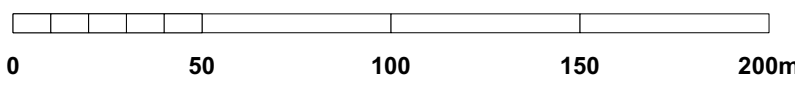





















NOTES

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KEY

- | | | |
|---|--|--------|
|  | Site Boundary | 32.7ha |
|  | Residential Development
(Residential (13.5ha) c. 470 Units @ 35 dph) | |
|  | (Residential (12.9ha) c. 450 Units @ 35 dph + 0.6ha Extra Care | |
|  | Green Infrastructure
(Includes retained vegetation, new planting, habitat creation, accessible green space and drainage basins) | 17ha |
|  | Access Points
(See application plans for access drawings) | |
|  | Primary Street - Access Road (Indicative alignment) | |
|  | Recreational Routes (Indicative) | |
|  | Primary School (1FE) | 1.0ha |
|  | Community Hub | 0.2ha |
|  | Drainage Basins | |
|  | Additional Pond | |
|  | Existing Vegetation | |
|  | National Forest Planting Area
(As part of Lagan Homes - 20/00462/FUL) | |
|  | Structural Planting (Indicative) | |
|  | Existing Public Rights of Way | |
|  | Children's Equipped Play | |
|  | Section of Burroughs Road to be pedestrian-cycle only | |

NOTES

'43724_T_REV4'

P13	10/07/2024	Addition of Pond and Hedgerows	SJL	BC
P12	19/06/2024	Amended PRow Alignment & additional access point	SJL	BC
rev	date	description	drn	chk



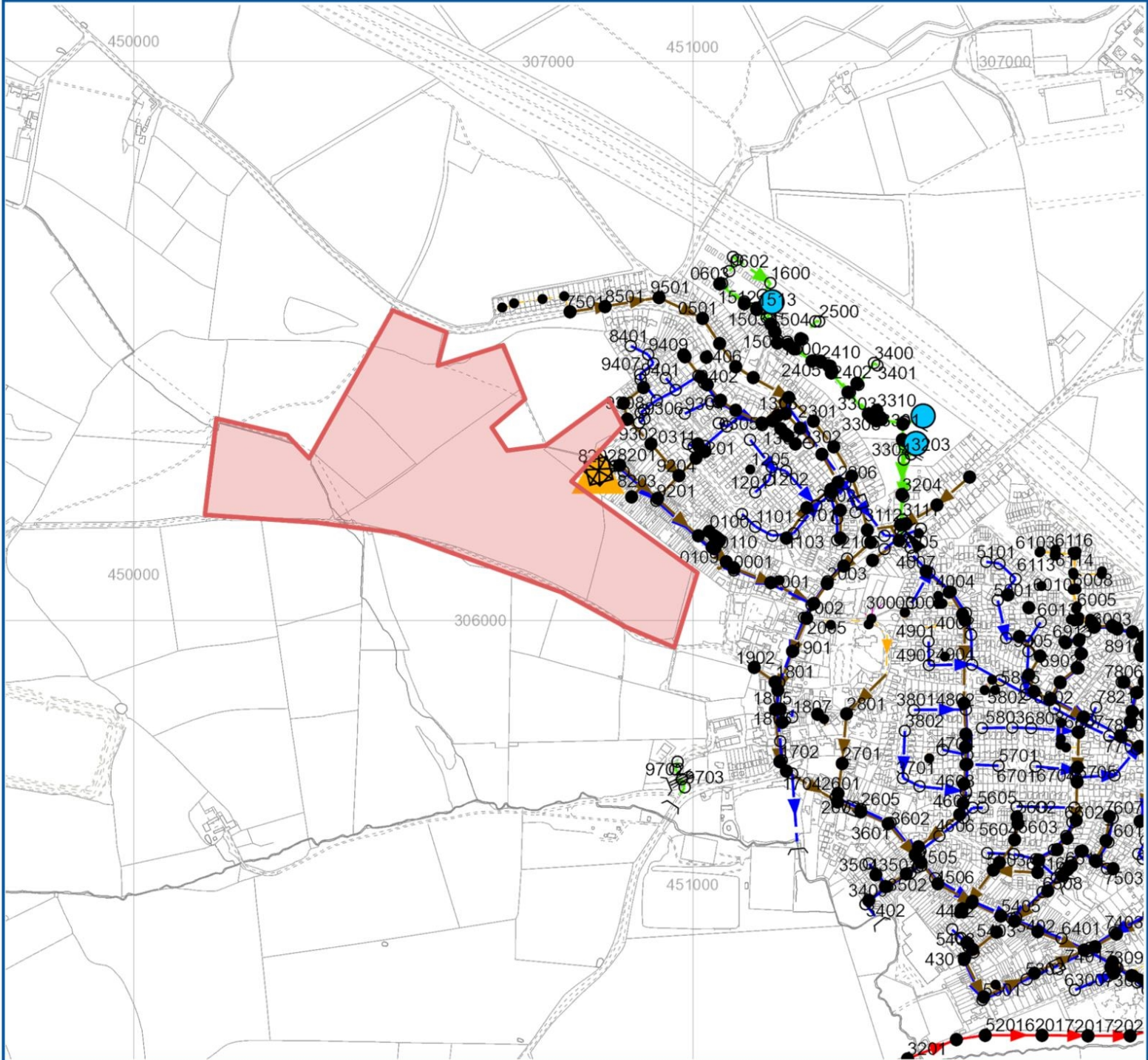
client
Lagan Homes Ltd

project
(Burrough Field) Land West of Ratby,
Leicestershire

drawing title
Framework Plan

scale	dm	chk	date created
1:2000 @ A1	SJL	BC	10 July 2024
project number	status	issue	
10783	S3	P13	

10783-FPCR-XX-XX-DR-I-0007



Reference	Cover Level	Invert Level Upstream	Invert Level Downstream	Purpose	Material	Pipe Shape	Max Size	Min Size	Gradient	Year Laid
SK51057810	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057906	0	0	0	F	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51056905	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057905	0	0	0	F	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057809	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51056908	0	0	0	F	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51056813	0	88.193	84.114	F	VC	C	300	<UNK>	16.84	31/12/1899 00:00:00
SK51057812	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057907	0	0	0	F	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51056907	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057901	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057819	0	0	0	F	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057808	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057903	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51056904	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057818	0	0	0	F	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51056810	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51056812	0	0	0	F	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057704	0	<UNK>	<UNK>	F	U	C	150	0	0	06/07/2010 00:00:00
SK51057908	0	0	0	F	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51056909	0	0	0	F	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057816	0	0	0	F	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51056911	0	0	0	F	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057815	0	0	0	F	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
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SK51057902	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057821	0	0	0	S	VC	C	150	0	0	10/08/2010 00:00:00
SK51056811	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
SK51057822	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00

LEGEND

Ancillary

Balancing Lagoon

Grease Trap

Interceptor

Screen

Chamber

Flushing Chamber

Scalaway

Overflow

Fitting

Blind Shaft

Facility Connector

Head Node

Lamphole

Sewerage Air Valve

Sewerage Chemical Injection Point

Sewerage Hatch Box

Sewerage Pressure Washout

Vent Column

Waste Water Outfall

Control Valve

Hydroball

Penstock

Sewerage Isolation Valve

Sewerage Non Return Valve

Manhole

Foul Bifurcation Manhole

Combined Bifurcation Manhole

Surface Water Bifurcation Manhole

Dual Manhole

Foul Single Manhole

Combined Single Manhole

Surface Water Single Manhole

Twin Manhole

Foul Adopted Manhole

Combined Adopted Manhole

Surface Adopted Manhole

Transfered Manhole

Unsurveyed Manhole

Operational Site

Waste Water Pump

S104

Transfered Asset

S102

Null STW

Adopted Sewer

None

Highway Drain

Null Private

S24

Storage

Disposal Site

Off-Line Waste Water Storage

On-Line Waste Water Storage

Wet Well

Waste Water Process Structure

S1P

S1F

S1T

S1L1

S1L2

Gravaty Sewer Pipe

Foul Gravity Sewer

Combined Gravity Sewer

Surface Water Gravity Sewer

S104 Surface Water Gravity Sewer

S104 Combined Gravity Sewer

S104 Foul Gravity Sewer

Private Surface Water Gravity Sewer

Private Combined Gravity Sewer

Private Foul Gravity Sewer

Surface Water Unserved Pipe

Combined Unserved Pipe

Foul Unserved Pipe

Transfered Surface Water Sewer

Transfered Combined Sewer

Transfered Foul Sewer

Disposal Pipe

Overflow Pipe

Culverted Water Course

Waste Internal Site Pipe

Sewer Service Connection

Gravity Sewer Others

Pressure Sewer Pipe

Surface Water Pressure Sewer

Combined Pressure Sewer

Foul Pressure Sewer

S104 Surface Water Pressure Sewer

S104 Combined Pressure Sewer

S104 Foul Pressure Sewer

Private Surface Water Pressure Sewer

Private Combined Pressure Sewer

Private Foul Pressure Sewer

Service Pipe

Private Surface Water Vacuum Sewer

Surface Water Vacuum Sewer

Combined Vacuum Sewer

S104 Surface Water Vacuum Sewer

S104 Combined Vacuum Sewer

S104 Foul Vacuum Sewer

Private Surface Water Vacuum Sewer

Private Combined Vacuum Sewer

Private Foul Vacuum Sewer

Surface Water Siphon

Combined Siphon

Foul Siphon

Private Surface Water Siphon

Private Combined Siphon

Private Foul Siphon

S104 Surface Water Siphon

S104 Combined Siphon

S104 Foul Siphon

Surface Water Lateral Drain

Foul Lateral Drain

S104 Surface Water Lateral Drain

S104 Combined Lateral Drain

S104 Foul Lateral Drain

Private Surface Water Lateral Drain

Private Combined Lateral Drain

Private Foul Lateral Drain

Transfered Surface Water Lateral Da

Transfered Combined Lateral Drain

Transfered Foul Lateral Drain

Print1000mLine

MATERIALS

-

AC

BR

CC

CI

CO

CSB

CSU

DI

GRP

MAC

MAR

PE

PF

PP

PSC

PVC

RPM

SI

ST

U

VC

XXX

- NONE

- ASBESTOS CEME

- BRICK

- CONCRETE BOX CULVERT

- CAST IRON

- CONCRETE

- CONCRETE SEGMENTS (BOLTED)

- CONCRETE SEGMENTS (UNBOLTED)

- DUCTILE IRON

- GLASS REINFORCED PLASTIC

- MASONRY IN REGULAR COURSES

- MASONRY RANDOMLY COURSED

- POLYETHYLENE

- PITCH

- POLYPROPYLENE

- PLASTIC STEEL COMPOSITE

- POLYVINYL CHLORIDE

- REINFORCED PLASTIC MATRIX

- SPUN (GREY) IRON

- STEEL

- UNKNOWN

- VITRIFIED CLAY

- OTHER

CATEGORIES

W

C

DB

SE

FV

BD

S

D

S104

- WEIR

- CASCADE

- DAMBOARD

- SIDE ENTRY

- FLAP VALVE

- BACK DROP

- SIPHON

- HIGHWAY DRAIN

- SECTION 104

SHAPE

C

E

O

R

S

T

U

- CIRCULAR

- EGG SHAPED

- OTHER

- RECTANGLE

- SQUARE

- TRAPEZOIDAL

- UNKNOWN

PURPOSE

C

E

F

L

S

- COMBINED

- FINAL EFFLUENT

- FOUL

- SLUDGE

- SURFACE WATER

Severn Trent Water Limited
Asset Data Management
PO Box 5344
Coventry
CV3 9FT
Telephone: 0345 601 6616

SEWER RECORD (Tabular)

O/S Map Scale: 1:10,000
Date of Issue: 27-04-22
This map is centred upon:
X: 450788.20 Y: 306158.28

Disclaimer Statement

1

2

3

4

5

6

Do not scale off this Map.

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On 1 October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 July 2011, transferred to the ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2012. Private pumping stations, which form part of these sewers or lateral drains, will transfer to ownership of Severn Trent Water on or before 1 October 2016. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on the map.

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Appendix D Greenfield Runoff Rate Calculations

Calculated by:	Henry McColl
Site name:	Ratby Phases 3 & 4
Site location:	Leicestershire

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013), the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Site Details

Latitude:	52.65162° N
Longitude:	1.25372° W
Reference:	203887378
Date:	May 28 2024 09:23

Runoff estimation approach

FEH Statistical

Site characteristics

Total site area (ha):	1
-----------------------	---

Methodology

Q _{MED} estimation method:	Calculate from BFI and SAAR
BFI and SPR method:	Specify BFI manually
HOST class:	N/A
BFI / BFIHOST:	0.345
Q _{MED} (l/s):	
Q _{BAR} / Q _{MED} factor:	1.12

Hydrological characteristics

	Default	Edited
SAAR (mm):	665	665
Hydrological region:	4	4
Growth curve factor 1 year:	0.83	0.83
Growth curve factor 30 years:	2	2
Growth curve factor 100 years:	2.57	2.57
Growth curve factor 200 years:	3.04	3.04

Notes

(1) Is $Q_{BAR} < 2.0$ l/s/ha?

When Q_{BAR} is < 2.0 l/s/ha then limiting discharge rates are set at 2.0 l/s/ha.

(2) Are flow rates < 5.0 l/s?

Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

(3) Is $SPR/SPRHOST \leq 0.3$?

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

Q_{BAR} (l/s):		4.29
1 in 1 year (l/s):		3.56
1 in 30 years (l/s):		8.58
1 in 100 year (l/s):		11.02
1 in 200 years (l/s):		13.04

This report was produced using the greenfield runoff tool developed by HR Wallingford and available at www.uksuds.com. The use of this tool is subject to the UK SuDS terms and conditions and licence agreement , which can both be found at www.uksuds.com/terms-and-conditions.htm. The outputs from this tool are estimates of greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, CEH, Hydrosolutions or any other organisation for the use of this data in the design or operational characteristics of any drainage scheme.

Appendix E Greenfield Runoff Volume Calculations