N

Station Information:

Station	Easting (m)	Northing (m)	Level (m)
GH1	450145.894	306183.647	109.988
GH2	450389.417	306175.214	92.367
GH3	450569.974	306128.973	102.478
GH4	450749.754	306063.458	97.939
GH5	450869.505	305997.721	102.565
S1	450556.370	306518.833	111.184
S2	450660.543	306525.152	111.329
S4	450464.896	306563.497	109.093
BG1	450966.145	305744.334	85.765
BG2	450993.643	305701.365	82.352
BG3	451042.862	305701.957	82.645
BG4	451099.594	305718.658	84.153
BG5	451167.077	305726.403	83.515
BG6	451147.566	305812.017	85.672
BG7	451148.801	305882.960	88.270
BG8	451096.834	305926.444	89.691
BG9	451039.791	305955.536	95.287
WC8	450418.168	306167.586	93.091
WC9	450356.097	306175.781	92.706

OS Note:

Some services may have been omitted due to parked vehicles. The Ordnance Survey tile is to be used as a guide only.

OS Buildings — *Surveyed Buildings*

This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36(15) via Global Navigation Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid and datum.

Legend:

Buildings, Wall, Kerb line, Line marking, Drop kerb, Centre line, Top of bank
Overhead Cable, Concrete edge, Tarmac edge, Grass verge, Canopy/Overhang, Verge, Bottom of bank
1 100.000 — Station and Name, Station Level
Tree / Bush / Sapling
Area of Undergrowth
Woodland
R: Ridge Level
E: Eaves Level
F: Flat Roof Level
Gate

Fence types:
I\W Interwoven
I\R Iron Railings
W\M Wire Mesh
P\R Post & Rail
P\W Post & Wire
C\L Chain Link
W\P Wooden Panels
C\B Close Boarded
S\P Steel Palisade

IC Inspection chamber
PInv Pipe invert
Gy Gully
Bg Back gully
Dp Down pipe
Pipe Pipe above ground
MH Manhole
WL Water level
Fl Flood light
Lp Lamp post
Tp Telegraph post
Ep Electricity post
Tl Traffic light
Bus Bus stop
Sv Stop valve
St Stop tap
Er Earth rod
Wm Water meter
Gas Gas valve
Av Air valve
ICU Unidentified inspection
Wo Wash out
Re Rodding eye
BB Belisha beacon
CTV Cable tv
Mkr Marker post
Gmkr Gas marker post
So Soffit
Fh Fire hydrant

Bo Bollard
IB Illuminated bollard
Bin Rubbish bin
Vp Vent pipe
Grl Ground light
Lbox Letter box
Stmp Tree Stump
Sty Stile
IFL Internal floor level
THL Threshold level
Sp Sign post
TH Trialhole
BH Borehole
ELC Electric
BT British Telecom
C'box Control box
TT Tactile
BP Brick paved
CPS Concrete paving slabs
CVR Cover
R/wall Retaining wall
TWL Top of Wall Level
TCL Tree canopy level
G: Girth
MG Multi girth
IC Inspection chamber
CL: Cover level
IL: Invert level
UTR Unable to raise

Rev	Date	Description	Drawn	Q. Ref.
4	19.04.24	Survey Extension/ Update	SA	GH20668
3	09.04.24	Markfield Road Extension	MH	GH20526
2	22.01.24	Boundary Update	LB	GH19698
1	13.11.23	Road & Watercourse added	LB	GH19125

greenhatch group

Topographical Surveys · Site Engineering · Utility / CCTV Surveys
Measured Building Surveys · 3D Laser Scanning · Revit & BIM Models

Rowan House
Duffield Road
Little Eaton
Derby
DE21 5DR
Tel (01332) 830044 Fax (01332) 830055
admin@greenhatch-group.co.uk
www.greenhatch-group.co.uk

St Albans: Unit B, The Courtyard, Alban Park, St Albans, Hertfordshire, AL4 0LA, t. (01727) 854481
Newcastle: 24 Riverside Studios, Amethyst Road, Newcastle Bus. Park, Newcastle-U-Tyne, NE4 7YL, t. (01912) 736391
London: 27, Cornwall Terrace Mews, Regents Park, London, NW1 5LL, t. (02072) 241806

CLIENT
Lagan Homes Ltd

PROJECT
Land west of Ratby, Hinckley & Bosworth, LE6 0XZ

TITLE
Topographical Survey

SCALE	DATE
A0@ 1: 1250	**25.04.2022**
DRAWN	QUALITY REF
LP	**GH13607**

Level datum	See note
Grid orientation	See note
Job number	43724
Drawing No.	Rev.
43724_T	*4*

Comments

This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

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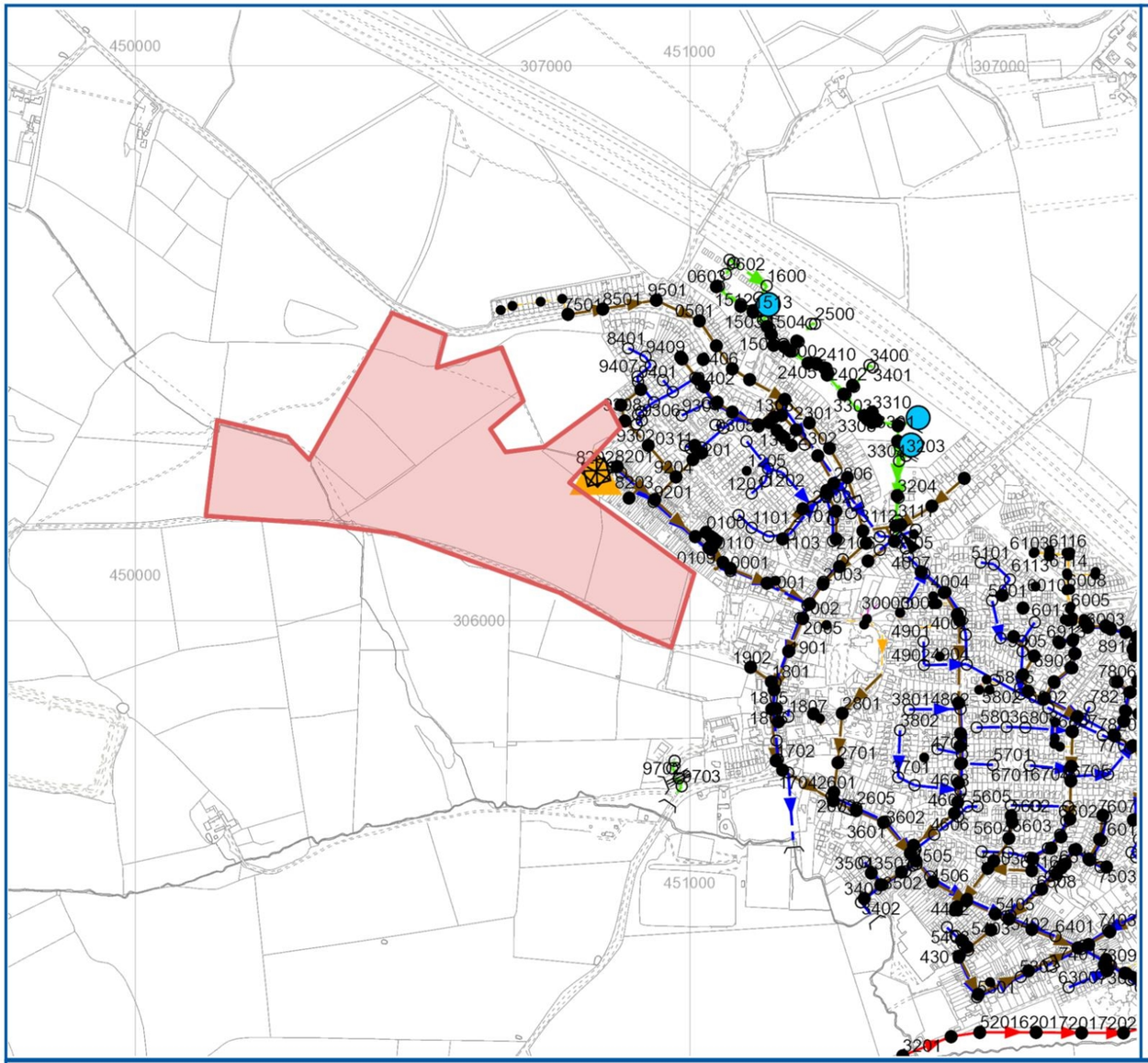
Appendix C Severn Trent Water Sewer Records



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
SK51057904	0	0	0	S	<UNK>	<UNK>	0	0	0	31/12/1899 00:00:00
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
- Hydrobrake
- 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
- Transferred Manhole
- Unsurveyed Manhole

Operational Site

Waste Water Pump
- S104
- Transferred 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
- Sewage Treatment Point
- Sewage Treatment Structure
- Sludge Treatment Point
- Sludge Treatment Structure

Gravity 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 Unsurveyed Pipe
- Combined Unsurveyed Pipe
- Foul Unsurveyed Pipe
- Transferred Surface Water Sewer
- Transferred Combined Sewer
- Transferred 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
- Private Foul Gravity Sewer
- Surface Water Unsurveyed Pipe
- Combined Unsurveyed Pipe
- Foul Unsurveyed Pipe
- Transferred Surface Water Sewer
- Transferred Combined Sewer
- Transferred Foul Sewer
- Disposal Pipe
- Overflow Pipe
- Culverted Water Course
- Waste Internal Site Pipe
- Sewer Service Connection
- Gravity Sewer Others

Service Pipe
- Surface Water Vacuum Sewer
- Foul Vacuum Sewer
- Combined Vacuum Sewer
- S104 Surface Water Vacuum Sewer
- S104 Combined Vacuum Sewer
- S104 Foul Vacuum Sewer
- Private Surface Water Vaccum 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 Unsurveyed Pipe
- Combined Unsurveyed Pipe
- Foul Unsurveyed Pipe
- Disposal Pipe
- Surface Water Lateral Drain
- Combined 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
- Transferred Surface Water Lateral Dra
- Transferred Combined Lateral Drain
- Transferred Foul Lateral Drain
- Print1000mLine

MATERIALS

-	- NONE
AC	- ASBESTOS CEME
BR	- BRICK
CC	- CONCRETE BOX CULVERT
CI	- CAST IRON
CO	- CONCRETE
CSB	CONCRETE SEGMENTS (BOLTED)
CSU	- CONCRETE SEGMENTS (UNBOLTED)
DI	- DUCTILE IRON
GRP	- GLASS REINFORCED PLASTIC
MAC	- MASONRY IN REGULAR COURSES
MAR	- MASONRY RANDOMLY COURSED
PE	- POLYETHLENE
PF	- PITCH
PP	- POLYPROPYLENE
PSC	- PLASTIC STEEL COMPOSITE
PVC	- POLYVINYL CHLORIDE
RPM	- REINFORCED PLASTIC MATRIX
SI	- SPUN (GREY) IRON
ST	- STEEL
U	- UNKNOWN
VC	- VITRIFIED CLAY
XXX	- OTHER

CATEGORIES

W	- WEIR
C	- CASCADE
DB	- DAMBOARD
SE	- SIDE ENTRY
FV	- FLAP VALVE
BD	- BACK DROP
S	- SIPHON
D	- HIGHWAY DRAIN
S104	- SECTION 104

SHAPE

C	- CIRCULAR
E	- EGG SHAPED
O	- OTHER
R	- RECTANGLE
S	- SQUARE
T	- TRAPEZOIDAL
U	- UNKNOWN

PURPOSE

C	- COMBINED
E	- FINAL EFFLUENT
F	- FOUL
L	- SLUDGE
S	- SURFACE WATER

N W E S

SEVERN TRENT

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

This map is centred upon:

Date of Issue: 27-04-22

X: 450788.20 **Y:** 306158.28

Disclaimer Statement:

1 Do not scale off this Map.

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3 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 Development Masterplan

NOTES

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0 50 100 150 200m

N

KEY

- Site Boundary 32.7ha
- Residential Development (Residential (13.5ha) c. 470 Units @ 35 dph)
- EC (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

Capacity masterplan based of topographical data, see drawing; *'43724_T_REV4'*

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

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

FPCR Environment and Design Ltd
Lockington Hall
Lockington
Derby
DE74 2RH

t: 01509 672772
e: mail@fpcr.co.uk
w: www.fpcr.co.uk

client
Lagan Homes Ltd

project
(Burrough Field) Land West of Ratby, Leicestershire

drawing title
Framework Plan

scale	drn	chk	date created
1:2000 @ A1	SJL	BC	10 July 2024

project number	status	issue
10783	S3	P13

document number
10783-FPCR-XX-XX-DR-L-0007
Project Code - Originator - Zone - Level - Type - Role - Drawing Number

File: 1FPCR-FS-01\Projects\10783\10783LAND\CD\working\10783-FPCR-XX-XX-DR-L-0007-P13-Framework Plan.vwx