

NOTES

1. FOR ENGINEERING FEASIBILITY PURPOSES ONLY. NOT FOR CONSTRUCTION OR DETAILED DESIGN.
2. DIMENSIONS INDICATIVE. LEVELS IN METRES (M) DIMENSIONS IN MILLIMETRES (MM).
3. DO NOT SCALE FROM THIS DRAWING – USE FIGURED DIMENSIONS ONLY.
4. GROUND CONDITIONS, EXISTING SERVICES, AND UTILITIES TO BE VERIFIED ON SITE.
5. DESIGN BASED ON AVAILABLE SURVEY AND DESK STUDY INFORMATION. SUBJECT TO DETAILED DESIGN.
6. ALL WORKS TO COMPLY WITH RELEVANT HIGHWAY, WATER, AND ENVIRONMENTAL STANDARDS.
7. GROUND CONDITIONS, EXISTING SERVICES, AND UTILITIES TO BE VERIFIED ON SITE PRIOR TO DETAILED DESIGN.
8. DRAWING TO BE READ IN CONJUNCTION WITH FLOOD RISK ASSESSMENT HN2-BWB-ZZ-XX-RP-YE-0002_FRA_S2_P04.
9. DRAWING TO BE READ IN CONJUNCTION WITH SITE INVESTIGATION ASL REPORT NO. 092-24-087-10, NOVEMBER 2024.
10. DRAWING TO BE READ IN CONJUNCTION WITH UTILITIES ASSESSMENT REPORT HN2-BWB-ZZ-XX-RP-PMU-001_UAR JULY 2024
11. FOUL OUTFALL SUBJECT TO S106 APPROVAL AND CAPACITY CHECKS AS OUTLINED IN STW DEVELOPER ENQUIRY 1088230, JULY 2023.

KEY:

- SITE BOUNDARY
- ADOPTABLE SECTION 104 STORM SEWER AND MANHOLE
- ADOPTABLE SECTION 104 FOUL SEWER AND MANHOLE
- ADOPTABLE SECTION 104 FOUL RISING MAIN
- ADOPTABLE SECTION 104 HEADWALL OUTFALL HEADWALLS SUBJECT TO S23 CONSENT
- XX.XXX PROPOSED PLOT AND GARAGE FINISHED FLOOR LEVEL *(FLOOR LEVELS SUBJECT TO ±500 mm DEVIATION)*
- INDICATIVE BOX CULVERT *(DETAILS TO BE CONFIRMED DURING DETAILED DESIGN IN ACCORDANCE WITH HA STANDARDS)*
- DRAINAGE EASEMENT
- BASIN 1 CATCHMENT
- BASIN 2 CATCHMENT
- BASIN 3 CATCHMENT
- BASIN 4 CATCHMENT

6.3 Soakaway Testing

Soakaway permeability tests were completed at TP109, TP110, TP111, TP112, TP118 and TP119 on 20th September and 1st October 2024. None of the soakaway permeability tests recorded significant infiltration.

4.9 It is recommended that any proposed watercourse crossings are designed to clear spans, the channel with an appropriate freeboard (minimum 300mm above the 1 in 100-year + 225CC peak flood level to the soffit level of the structure.

Table 3.2: Existing & Proposed Runoff Rates

Return Period (Yr.)	Existing Runoff Rate (l/s/ha)	Total Existing Runoff Rate (11.4ha) (l/s)	Proposed Discharge Rate (l/s)
1	3.6	41.0	50.2
QBAR	4.4	50.0	
30	8.6	98.0	
100	11.3	128.8	
100 + 40%			

WARNING TO PURCHASERS. Property Misdescriptions Act 1991

Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.

Site layout including parking arrangements, [social/ affordable housing, community buildings, play areas and public open spaces] may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

Rev	Description	Initial	Date
A	Updated with latest planning layout (Phase 2 Composite Rev B) received 24.10.25	EN	30.10.25
B	Drainage stubs added to serve third party land.	EN	03.11.25
C	Updated to planning comments and latest planning layout (Phase 2 Composite Rev E) received 03.02.26	JW	05.02.26
D	Updated with latest planning layout (Phase 2 Composite Rev G) received 24.02.26	JW	10.03.26
E	Updated to latest Arch Layout Rev J	JW	30.04.26
F	Updated to latest Arch Layout Rev M	JW	29.07.26

ENGINEERING_LAYOUT

HINCKLEY_PHASE_2

Drwg No.	H0997-P100-02 Rev F		
Scale	1:500	Date	22.10.25
Drawn by	EN	Checked by	EN

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