

APPENDIX G

DRAINAGE LAYOUT DRAWINGS

- GENERAL NOTES**
1. DO NOT SCALE.
 2. This drawing is to be read in conjunction with all other relevant drawings and details.
 3. Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction on site.
 4. Unless technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the contractor commence the works prior to such approval being provided it is entirely at their own risk.
 5. Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions, contaminants, drainage, design and planning / density negotiations.
 6. All dimensions are in metres unless otherwise stated.
 7. The Rodgers Leek Design's Risk Assessment(s) for this project must be reviewed PRIOR to the commencement of any works on site.

Key:

Slab Level (FFL) relates to the finished level of the concrete floor slab.

Indicative S104 surface water sewer network.

Indicative culverted watercourse.

Indicative S104 foul water sewer network.

Indicative foul water rising main.

Proposed sewer easements.

Highway and footpath contours.

P06	Aug 26	Updated to latest layout	JEB	TN
P05	June 26	Permanently wet area added to basin for BMG	JEB	TN
P04	June 26	Basins updated.	JEB	TN
P03	June 26	Basins updated.	JEB	TN
P02	June 26	Roundabout drainage updated.	JEB	TN
Rev	Date	Amendments	By	CHK

RLRE
Consulting Engineers

Client
MILLER HOMES

Project
**LAND AT NORMANDY WAY
HINKLEY**

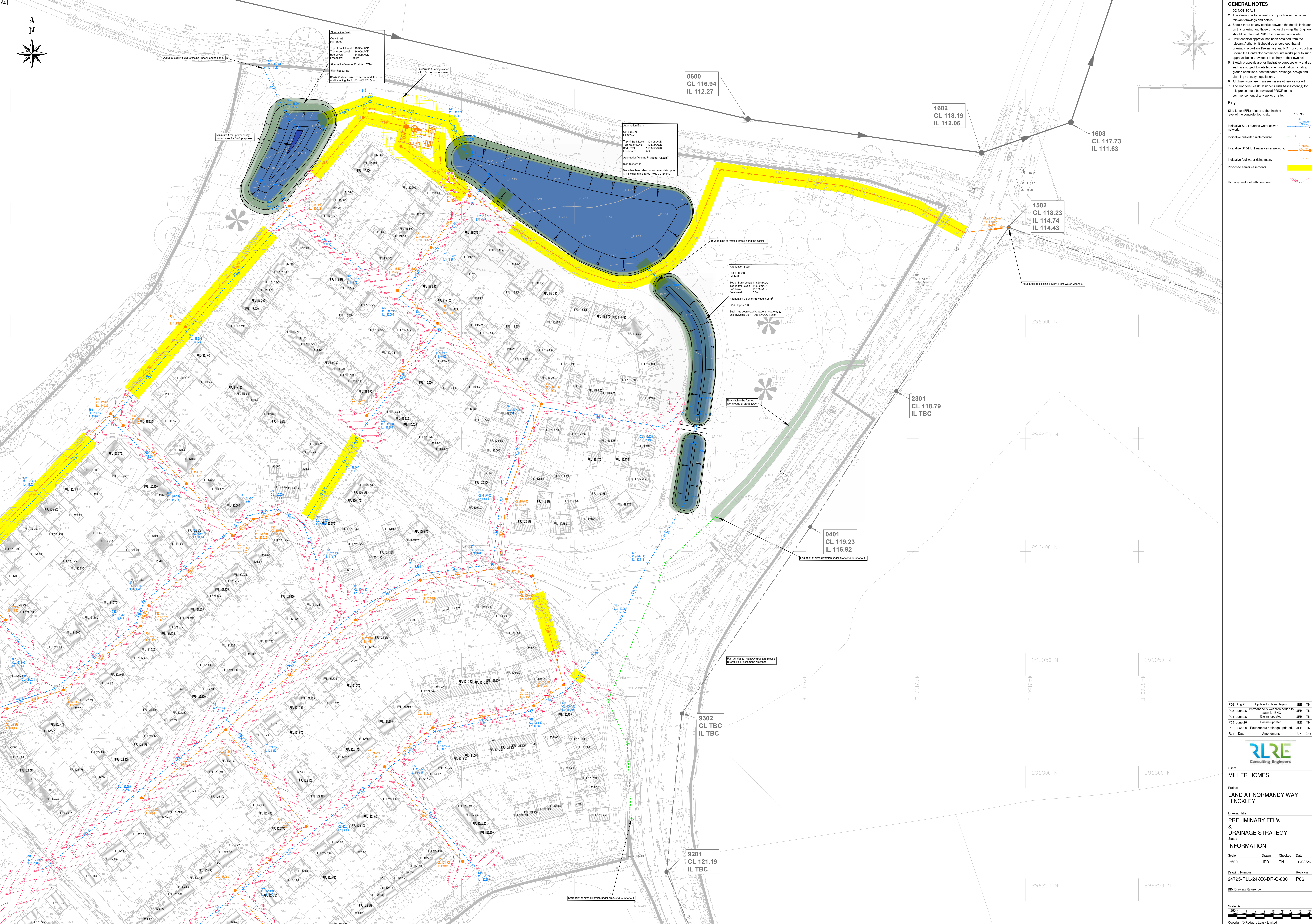
Drawing Title
**PRELIMINARY FFL's
&
DRAINAGE STRATEGY**

Status
INFORMATION

Scale	Drawn	Checked	Date
1:500	JEB	TN	16/03/26
Drawing Number	Revision		
24725-RL-24-XX-DR-C-600	P06		
BIM Drawing Reference			

Scale Bar
1:500

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 7. The Rodgers Leek Designer's Risk Assessment for this project must be reviewed PRIOR to the commencement of any works on site.

- Key:**
- Slab Level (FFL) relates to the finished level of the concrete floor slab. FFL 160.95
 - Indicative S104 surface water sewer network.
 - Indicative culverted watercourse.
 - Highway Drainage.
 - Indicative S104 foul water sewer network.
 - Indicative foul water rising main.
 - Proposed sewer easements.
 - Highway and footpath contours.

Client: MILLER HOMES

Project: LAND AT NORMANDY WAY HINCKLEY

Drawing Title: PRELIMINARY FFL'S & DRAINAGE STRATEGY

Status: INFORMATION

Scale	Drawn	Checked	Date
1:500	JEB	TN	16/03/26

Drawing Number	Revision
24725-RL-24-XX-DR-C-601	P02

BIM Drawing Reference

Scale Bar: 1:500

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Rev	Date	Amendments	JEB	TN
P02	Aug 26	Updated to latest layout		



Client: MILLER HOMES

Project: LAND AT NORMANDY WAY HINCKLEY

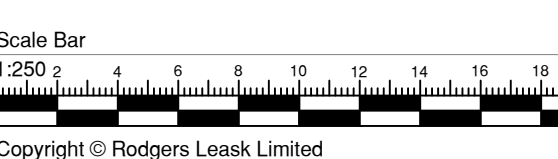
Drawing Title: PRELIMINARY FFL'S & DRAINAGE STRATEGY

Status: INFORMATION

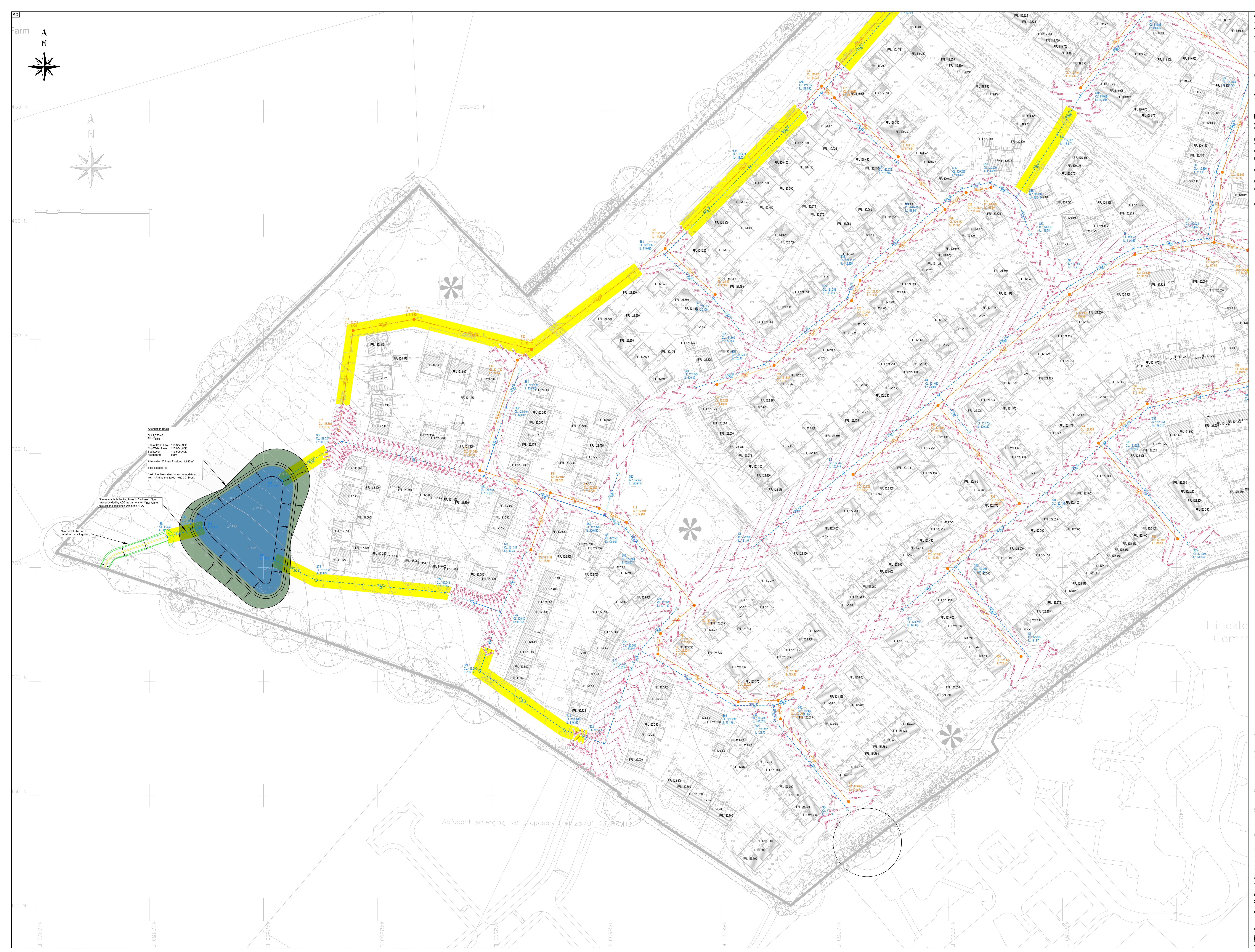
Scale	Drawn	Checked	Date
1:500	JEB	TN	16/03/26

Drawing Number	Revision
24725-RL-24-XX-DR-C-601	P02

BIM Drawing Reference



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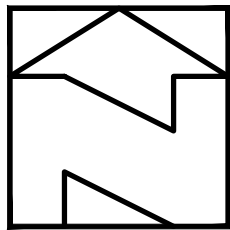


Attenuation Basin
Cat 2.350m³
FFL 47m³
Top of Bank Level: 113.30m AOD
Top Water Level: 113.30m AOD
Base Level: 113.30m AOD
Side Slopes: 1:3
Attenuation Volume Provided: 1.847m³
Basin has been sized to accommodate up to and including the 1:100-year CC Event.

Control manhole linking flows to S 4 Road. Flow rates provided by R02 as part of their C&R report calculations contained within the FPA.

New ditch to be cut & authorised into existing ditch.

Adjacent emerging RM proposals (ref 25/01143 / RM)



- Notes:
- It is proposed that all private driveway are design to incorporate permeable paving and street trees with attenuative pits are placed along the internal highway of the development.
 - The embankment shown on the attenuation basin are indicative and subject to a detailed earthworks strategy

Adjacent emerging RM proposals (ref: 25/01143/REM)



This drawing references the data noted below

Data	Source	Reference	Rev.	Dated
Topographical survey	njc Surveys Ltd	S3803/01	-	20.09.23
Site Layout	nineteen47	n2583-008	-	-

General Notes

1.

Do not scale this drawing. All dimensions must be checked/verified on site.

2.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

3.

All dimensions are in metres unless noted otherwise. All levels are in metres unless noted otherwise.

4.

Any discrepancies noted on site are to be reported to the engineer immediately.

Key

Existing Sewer Network

Proposed adoptable surface water gravity sewer

Existing surface water gravity sewer

Proposed adoptable foul water gravity sewer

Existing foul water gravity sewer

Existing foul rising main route

Indicative SuDS Locations

Attenuation basin

Exceedance flow arrows

P02	18.08.26	Updated to site layout	AK	RW
P01	13.04.26	First Issue	RM	AK
Rev	Date	Description	Dr	Ch

Client:

Miller Homes

Project:

Land at Ashby Road and Normandy Way, Hinckley

Title:

Drainage Layout - Southern Parcel

ADC

INFRASTRUCTURE

© ADC Infrastructure Limited

Size:

A1

Scale:

1:500

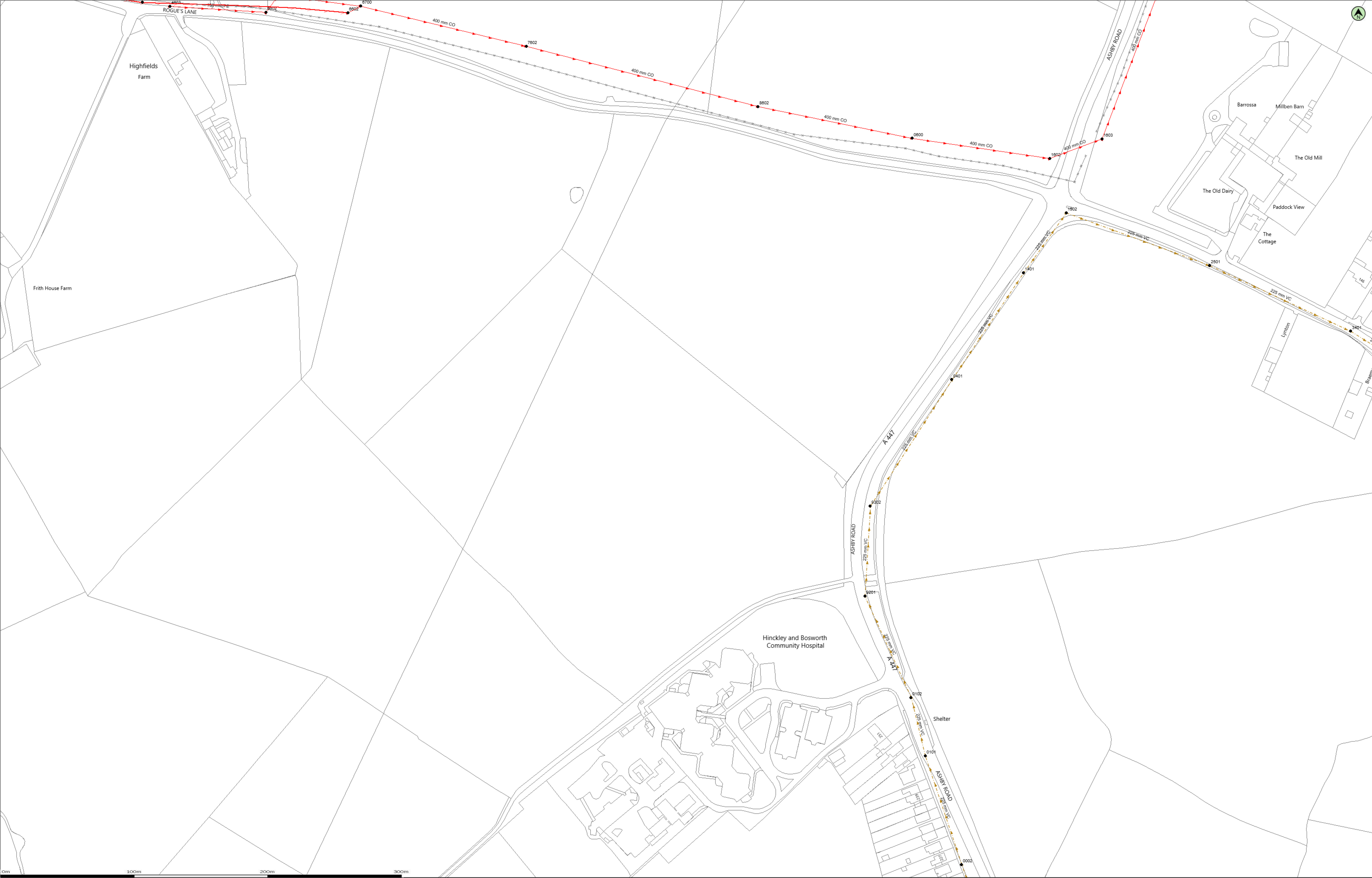
Status:

PRELIMINARY

Project	Originator	Volume	Level	Type	Role	Number	Status	Revision
3405	ADC	HDG	XX	DR	CD	0501	S1	P02

APPENDIX H

SEWER PLANS & STW CORRESPONDENCE



Do not scale off this map. The plan and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given or implied. In particular this plan and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of SEVERN TRENT WATER assets or for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems. Reproduction by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database rights 2023. All rights reserved. Ordnance Survey licence number 100031673. Document users other than SEVERN TRENT WATER business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.

- | | | | |
|--|------------------------|-------------------------------------|---------------------------------------|
| Public Foul Gravity/Lateral Drain | Highway Drain | Manhole Foil | Manhole |
| Public Combined Gravity/Lateral Drain | Overflow Pipe | Manhole Surface | Abandoned Pipe |
| Public Surface Water Gravity/Lateral Drain | Disposed Pipe | Chamber | Section 101 sewers are shown in green |
| Pressure Fault | Converted Water Course | Private sewers are shown in magenta | |
| Pressure Combined | Pumping Station | | |
| Pressure Surface Water | Filling | | |

matthew.genn@adcinfrastucture.com

Ashby Road



WONDERFUL ON TAP



ADC Infrastructure,
32-36 Carrington Street,
Nottingham,
NG1 7FG

F.A.O: Matthew Genn

11/01/2024

Severn Trent Water Ltd
Leicester Water Centre
Gorse Hill
Anstey
Leicester
LE7 7GU

www.stwater.co.uk

Email:
Network.Solutions@SevernTrent.co.uk

Page Barot

Tel:

Our ref: 1104201

Dear Sir/Madam,

Proposed Development: (430 Dwellings) Ashby Road, Hinckley, Leicestershire LE10 3FR, 442801, 296360

I refer to your 'Development Enquiry Request' in respect of the above named site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes (SGN) which refer to surface water disposal from development sites.

Protective Strip

No public sewers within site boundary.

Due to a change in legislation on 1 October 2011 there may be former private sewers on the site which have transferred to the responsibility of Severn Trent Water Ltd, which are not shown on the statutory sewer records, but are located in your client's land. These sewers would require protective strips of 3 metres either side of the sewer's centreline that we will not allow to be built over. If such sewers are identified to be present on the site, please contact us for further guidance.

Please note: there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where a diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly

affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

Foul Water Drainage

The 225mm foul sewer, MH SP43961502 east of the site would be the most suitable connection point for your development. Please can a gradient of the asset be provided by the developer so we can complete out our assessment. Due to the additional flows (6.71 l/s) and the hydraulic flooding around the area, modelling will need to take place.

Please note, Severn Trent will not accept a pumped solution if a gravity option is viable.

In a change to our previous process, we no longer charge developers for the hydraulic modelling service. We will liaise with you over time with regards to the outcome of our investigations and any impact that may have on the planning status, occupation, or phasing of the site. However, while we can provide a brief summary of our findings if you need us to, we will no longer provide the full external capacity assessment report.

From the application you have submitted, I am assuming that the development has not been granted planning approval. Please inform us as and when planning has progressed as this will help determine how quick we carry out the modelling exercise. In the meantime, the site will be added to our modelling tracker and reviewed regularly until the site can be progressed for sewer modelling.

Surface Water Drainage

Under the terms of Section H of the Building Regulations 2000, the disposal of surface water by means of soakaways should be considered as the primary method. If these are found to be unsuitable, satisfactory evidence will need to be submitted. The evidence should be either percolation test results or by the submission of a statement from the SI consultant (extract or a supplementary letter).

Severn Trent Water expects all surface water from the development to be drained in a sustainable way to the nearest watercourse or

land drainage channel, subject to the developer discussing all aspects of the developments surface water drainage with the Local Lead Flood Authority (LLFA). Any discharge rate to a watercourse or drainage ditch will be determined by the LLFA / EA.

Note, STW will have to be satisfied that all sustainable option have been exhausted before allowing discharge to the public network.

Sewer records show a watercourse that runs south of the site. It is advised to pursue a connection to this if feasible, with flow rates to be agreed by the LLFA.

Connections

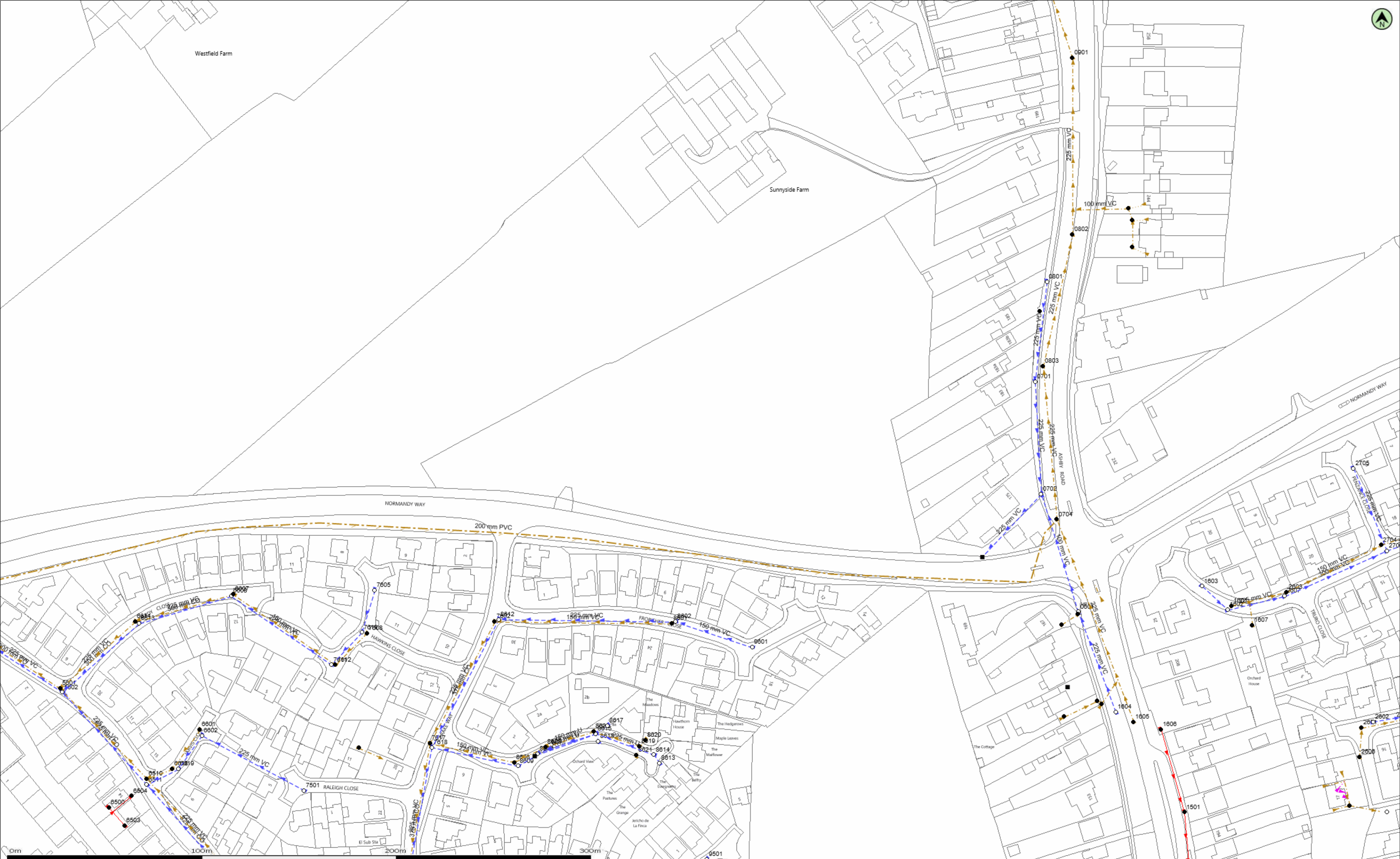
For any new connections (including the re-use of existing connections) to the public sewerage system, the developer will need to submit a Section 106 application form. Our Developer Services department are responsible for handling all new connections enquiries and applications. To contact them for an application form and associated guidance notes please call 0800 7076600 or download from www.stwater.co.uk.

Please quote the above reference in any future correspondence (including e-mails) with STW Limited. Please note that Developer Enquiry responses are only valid for 6 months from the date of this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Page Barot', with a stylized flourish at the end.

Page Barot
Network Solutions
Developer Services



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Date: 08/12/23

Scale: 1:1250

Map Centre: 442904,295774

Data updated: 14/11/23

Our Ref: 1342207 - 1

Wastewater Plan A2

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Public Foul Gravity/Lateral Drain		Highway Drain		Manhole Foul	
Public Combined Gravity/Lateral Drain		Overflow Pipe		Manhole Surface	
Public Surface Water Gravity/Lateral Drain		Disposal Pipe		Abandoned Pipe	
Pressure Foul		Culverted Water Course		Chamber	
Pressure Combined		Pumping Station		Section 104 sewers are shown in green.	
Pressure Surface Water		Fitting		Private sewers are shown in magenta.	

matthew.genn@adcinfrastucture.com

Normandy Way



WONDERFUL ON TAP



ADC Infrastructure,
32-36 Carrington Street,
Nottingham,
NG1 7FG

F.A.O: Matthew Genn

10/01/2024

Severn Trent Water Ltd
Leicester Water Centre
Gorse Hill
Anstey
Leicester
LE7 7GU

www.stwater.co.uk

Email:
Network.Solutions@SevernTrent.co.uk
Page Barot
Tel:
Our ref: 1104153

Dear Sir/Madam,

**Proposed Development: (65 Dwellings) Normandy Way Hinckley
Leicestershire LE10 1SH, 442921, 295774**

I refer to your 'Development Enquiry Request' in respect of the above named site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes (SGN) which refer to surface water disposal from development sites.

Protective Strip

No public sewers within site boundary.

Due to a change in legislation on 1 October 2011 there may be former private sewers on the site which have transferred to the responsibility of Severn Trent Water Ltd, which are not shown on the statutory sewer records, but are located in your client's land. These sewers would require protective strips of 3 metres either side of the sewer's centreline that we will not allow to be built over. If such sewers are identified to be present on the site, please contact us for further guidance.

Please note: there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where a diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly

affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

Foul Water Drainage

Please note, a pumped solution will not be accepted if a gravity solution is viable.

The 225mm foul sewer, MH SP42957602 south of the site would be the most suitable connection point for your development as this can be reached via a gravity solution. The network can accommodate flows for 65 Dwellings. Therefore, a connection is acceptable to the company subject to a S106 submission.

After reviewing your plan, I understand another connection point was mentioned. As this involves a pumped network, they cannot be explored as there are gravity solutions available.

Surface Water Drainage

Under the terms of Section H of the Building Regulations 2000, the disposal of surface water by means of soakaways should be considered as the primary method. If these are found to be unsuitable, satisfactory evidence will need to be submitted. The evidence should be either percolation test results or by the submission of a statement from the SI consultant (extract or a supplementary letter).

Severn Trent Water expects all surface water from the development to be drained in a sustainable way to the nearest watercourse or land drainage channel, subject to the developer discussing all aspects of the developments surface water drainage with the Local Lead Flood Authority (LLFA). Any discharge rate to a watercourse or drainage ditch will be determined by the LLFA / EA.

Note, STW will have to be satisfied that all sustainable options have been exhausted before allowing discharge to the public network.

Sewer records show a watercourse that runs west of the site. It is advised to pursue a connection to this if feasible, with flow rates to be agreed by the LLFA.

Connections

For any new connections (including the re-use of existing connections) to the public sewerage system, the developer will need to submit a Section 106 application form. Our Developer Services department are responsible for handling all new connections enquiries and applications. To contact them for an application form and associated guidance notes please call 0800 7076600 or download from www.stwater.co.uk.

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Developer Services