



Drainage Strategy Key

- Site Boundary
- Surface Water Catchment boundary
- Proposed Foul Sewer
- Proposed Foul Rising Main
- Proposed Surface Water Sewer
- Filter Trench
- Proposed Private Foul Drainage
- Proposed Private Surface Water Drainage
- Overland Flow Route

hale

- Grass Maintenance Strip (minimum 3.0m wide)
- Bank Slope from 1 in 3
- 3m Aquatic Bench @ 1:15 (0-0.2m deep)
- Permanent Water (max 1.0m deep, 1:3 slopes)

The proposed Drainage System shown is indicative and is subject to the development of the Masterplan for the site and also the detailed design in accordance with the appropriate standards and approval from the relevant authorities.

To provide water quality benefits and source control the use of the following features may be considered:

- Swales,
- Rain Gardens,
- Filter Drains,
- Filter Strips,
- Permeable Paving,
- Water butts,
- Conveyance ditches.

Flows from the development will be restricted to Qbar for all events up to and including the 100 year with a 45% allowance for climate change

All outfalls to watercourses are to be fitted with suitable controls to prevent flood waters flowing back in to the proposed drainage systems.

Maximum water level is for the 100 year + 45% climate change

Survey of existing foul sewers required to confirm location and depths.

Attenuation Pond 1	
Greenfield Catchment	15812m2
Greenfield runoff rate QBar (@4.1l/s/ha)	6.5l/s
Greenfield runoff rate 1 year (@3.2l/s/ha) + 30% Betterment	3.6l/s
Permanent Water Level	120.95m
Minimum Bank Level	122.25m
Maximum Water Level	121.95m
Maximum Water Volume (1 in 100 YRP +45% CC)	864m3
Side Slopes 1 in 3	
Cut Volume	975m3
Fill Volume	513m3
Area	2089m2

Maximum Flood Extent
at 121.95m AOD

Surface water outfall
to existing ditch

Flood compensation area
volume 42,70m³ up to flood
level of 121.95m AOD

Swale,
1m wide base,
1 in 4 side slopes,
Minimum Bank Level 122.25m
Minimum Depth 0.7m

C 17.03.2025 Updated Layout
B 02.10.2025 Revised layout, Overland Flow Routes added
A 04.04.2025 Compensation Area increased

Revision

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Org Status: **PLANNING**