



- NOTES:**
- The proposed drainage strategy is indicative and is subject to detailed design.
 - This drawing is based on the levels design undertaken by Mayer Brown in April 2024, drawing number: MBSK241003-02-PS.
 - This drawing is based on the proposed layout undertaken by Thrive Architects, drawing number: BARG230419_SL.01_K, received 04/04/24.
 - CL'S and are based on the proposed levels on the proposed contours drawing, MBSK241003-02-PS.
 - The attenuation features shown on this drawing are based on hardstanding surfaces in the development and will need to be reviewed if the layout is amended. A 10% allowance for urban creep has been allowed for dwellings.
 - The Q&R run-off rates have been obtained from the from the Flood Risk Assessment undertaken by Brookbanks Consulting Ltd in December 2021, which accompanied the Outline Planning Application. The Climate Change Allowances has been updated from 40% to 45% for the 1in100 year return period, in accordance with the Department for Environment Food & Rural Affairs Climate Change Allowances for peak rainfall.
 - Habitable dwellings should be located 15m from the wet well of the private foul pump station, where possible. Where this is not possible, this should be confirmed by a pump designer/manufacture.
 - This drawing should be read in conjunction with all other relevant engineering drawings.
 - The connection points and associated routes to the Southern Water Foul Drainage Network are shown indicatively and will be determined at the detailed design stage.
 - A 3m easement either side of the existing southern water rising main is required and all drainage features must be positioned outside of the easement area, where possible.
 - The location of the existing southern water rising main has been obtained from the Rising Main Survey drawing issued by Viking Project's UK Ltd on 24/11/2023.
 - The proposed floor levels shown on this drawing are indicative and are subject to detailed design.
 - All porous surfaces will be lined with an impermeable membrane.

A0 ORIGINAL

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KEY

- SITE BOUNDARY
- EXISTING SOUTHERN WATER RISING MAIN
- 3M EASEMENT FROM EXISTING SOUTHERN WATER RISING MAIN
- PROPOSED SURFACE WATER SEWER AND MANHOLE
- PROPOSED FOUL WATER SEWER AND MANHOLE
- PROPOSED FOUL WATER RISING MAIN
- EXISTING SOUTHERN WATER FOUL WATER MANHOLE
- PROPOSED ATTENUATION BASIN 1
- PROPOSED ATTENUATION BASIN 2
- ROOT PROTECTION AREA
- PERMEABLE PAVING - SURFACE LEVEL AND FORMATION LEVELS SHOWN AT KEY POINTS
- PROPOSED CONVEYANCE SWALE & UNDERDRAIN
- PERMEABLE GOPLA (OR SIMILAR APPROVED) SURFACE
- POROUS ASPHALT
- 3M EASEMENT FROM BASINS/ NORTHERN & WESTERN DITCHES
- PROPOSED ADOPTABLE FOUL PLOT DRAINAGE
- PROPOSED ADOPTABLE SURFACE WATER PLOT DRAINAGE
- 2M WIDE SERVICE MARGIN (INDICATIVE)

FOR INFORMATION
NOT FOR CONSTRUCTION

P5	Updated Following Revised Layout. (FA)	SL	04/04/2024
P4	Updated Following Revised Layout. (GB)	SL	18/03/2025
P3	Updated Following Revised Layout. (FA)	SL	23/10/2024
P2	Updated Following Updated Layout. (FA)	SL	18/10/2024
P1	Initial Issue. (FA)	SL	25/09/2024

rev.	amendment	checked	date
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client
BARGATE HOMES LTD

project
LAND WEST OF PAGHAM ROAD, PAGHAM

scale 1:500	drawn by FA	checked by SL
date SEPTEMBER 2024	cad file MASTER.DWG	
title PROPOSED DRAINAGE STRATEGY		

Mayer Brown Limited jobcode SL/BHPAGHAM.10	suitability -	revision P5
drawing number SL/BHPAGHAM.10/10		