



SITE UNDER SEPARATE
PLANNING APPLICATION
REFER TO DRAWING YAP-130-20

INFILTRATION BASIN SERVING 70 UNITS SCHEME OVERLAPS THE RED-LINE
BOUNDARY WITH THE 38 UNITS SCHEME.
BOTH APPLICATION SITES AND SCHEMES ARE BEING PROMOTED BY (AND ARE
UNDER CONTROL OF) THE SAME DEVELOPER (DANDARA) ALLOWING
CONSTRUCTION OF INFILTRATION BASIN ACROSS RED-LINE BOUNDARIES

INFILTRATION BASIN
BASIN I.L. 5.000
BASIN TOP LEVEL - 5.600 (MINIMUM)
BANK AT 1 IN 3
AREA AT BASE - 1146m² (MINIMUM)
AREA AT BANK LEVEL - 1410m² (MINIMUM)
WATER DEPTH DURING 1 IN 100 YRS + 40% - NOT EXCEEDING 400mm

ALL PERVIOUS PAVING SPEC:
SUB-BASE THICKNESS: 600mm
PERFORATED BASE COURSE THICKNESS: 130mm
LAYING COURSE / PERMEABLE BLOCKS THICKNESS: 130mm

INVESTIGATE WHETHER A CAST IRON
150mm PIPE CAN BE HAND DUG THROUGH
RPA AVOIDING TREE. IF SO THEN
RILLS/SWALES CAN BE UTILISED ALONG
THIS BOUNDARY AND LINKED THROUGH
THE RPA BY THE CAST IRON PIPE.

RIISING MAIN TO BE CONNECTED INTO THE FW DRAINAGE
SYSTEM SERVING THE ADJACENT 38 UNITS SCHEME. BOTH
SCHEMES ARE BEING PROMOTED BY THE SAME DEVELOPER.
CONNECTION WORKS WILL BE INCORPORATED INTO
DRAINAGE WORKS FOR THE 38 UNITS SCHEME

ADOPTABLE TYPE 3 FOUL WATER
PUMPING STATION - FINAL DETAILS
TBC WITH WATER COMPANY

INDICATIVE MANDATORY 15m OFFSET FROM
WET WELL INTO NEAREST HABITABLE
DWELLING. PLOT 70 LOCATION MAY NEED TO BE
ADJUSTED AT DETAILED STAGE TO
ACCOMMODATE 15m OFFSET

FAILED PERCOLATION TEST

FAILED PERCOLATION TEST

150mm DIA LINK CONDUIT LINKING AREA OF POOR
INFILTRATION WITH AREA OF GOOD INFILTRATION LAID
1:250 AS THE CONDUIT

DRAINAGE KEY

- FWHM - PROPOSED PRIVATE FOUL WATER
MANHOLE (PCC RINGS) - MIN 1.2m DIA
- FW-IC3 - PROPOSED PRIVATE FOUL WATER
INSPECTION CHAMBER - MIN 0.45m DIA
- FW-IC4 - PROPOSED PRIVATE FOUL WATER
INSPECTION CHAMBER - MIN 0.25m DIA
- SWMH - PROPOSED PRIVATE SURFACE WATER
MANHOLE (PCC RINGS / BRICKWORK)
- SW-IC3 - PROPOSED PRIVATE SURFACE WATER
INSPECTION CHAMBER - MIN 0.45m DIA
- PROPOSED FW RISING
MAIN
- PROPOSED PRIVATE FOUL
WATER DRAINAGE
- PROPOSED PRIVATE SURFACE
WATER DRAINAGE (*)
- PROPOSED LINK CONDUIT
- PERMAVOID DIFFUSER UNIT - SIZE TBC
AT THE DETAILED DESIGN STAGE
- PERVIOUS PAVING FULLY
UTILISING INFILTRATION
- PERVIOUS PAVING PARTIALLY
UTILISING INFILTRATION (**)
- PROPOSED FINISHED
FLOOR LEVEL
- PROPOSED FINISHED
ROAD LEVEL
- PROPOSED FINISHED
GROUND LEVEL

(*) SURFACE WATER CONDUITS CURRENTLY
SHOWN AS PIPES MAY BE REPLACED AT THE
DETAILED DESIGN STAGE BY OTHER FORMS
OF CONVEYANCE (RILLS, OPEN / CLOSED
DRAINAGE CHANNELS, GEOCELLULAR UNITS)
SHOULD THE COVER DEPTH BE NOT
SUFFICIENT FOR THE USE OF COMMON PIPES.
(**) AREAS TO BE CONSTRUCTED AS
PERVIOUS PAVING HOWEVER ALLOWING FOR
POOR INFILTRATION IN SUCH LOCATIONS
SURFACE WATER ACCUMULATED IN THE
GRANULAR SUB-BASE MAY BE CONNECTED
TO AREAS WITH BETTER INFILTRATION VIA
LINK PIPES OR SIMPLY BY ALLOWING FREE
FLOW TO THE ADJACENT AREAS

KEY TO HEALTH AND SAFETY SYMBOLS

- ABNORMAL OR UNUSUAL RESIDUAL
RISKS ASSOCIATED WITH THE DESIGN
OUTCOMES SHOWN ON THIS DRAWING
MAYBE INDICATED BY MEANS OF THE
FOLLOWING SYMBOLS.
- INDICATES A RESIDUAL RISK
REQUIRING A COMPULSORY
ACTION.
 - INDICATES A RESIDUAL RISK
FOR INFORMATION.
 - INDICATES A RESIDUAL RISK
REQUIRING A PROHIBITIVE
ACTION.
 - INDICATES A RESIDUAL RISK
AS A WARNING.

ALL HOUSE AND GARAGE
ROOFS ARE TO BE DRAINED
TO INFILTRATION BASIN

ALL HARD SURFACES,
ROADS, PARKING AREAS,
FOOTWAYS AND SIMILAR TO
BE DRAINED TO PERVIOUS
PAVING SUB-BASE.

ALL ROADS ARE TO REMAIN
AS PRIVATE

MATERIALS FOR PIPES TO
COMPLY WITH PARAGRAPH
2.40, TABLE 7 OF THE
APPROVED DOCUMENT 'H'
OF THE BUILDING
REGULATIONS 2010 (2015
EDITION) OR AS SPECIFIED
ON THE DRAINAGE LAYOUT.
UNLESS NOTED OTHERWISE,
ALL PIPEWORK <300mm DIA.
TO BE PVC-U TO WIS 4-35-01.
PIPEWORK >300mm TO BE
CONCRETE.

NOTES

- THIS DRAWING IS NOT SUITABLE FOR CONSTRUCTION AND
MUST ONLY BE USED FOR PLANNING PURPOSES.
- DRAINAGE PLAN SHOWN ON THIS DRAWING REPRESENTS THE
PRINCIPLES ONLY AND IS SUBJECT TO CHANGE AT THE
DETAILED DESIGN STAGE FOLLOWING DETAILED PLANS OF
HOUSES, POSITION OF SVP'S, RWP'S, ETC.
- IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED
IT'S DESIGN RISK MANAGEMENT PROCESS FOR HAZARD
ELIMINATION AND RISK REDUCTION IN DEVELOPING THE
ODYSSEY DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO
ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH
THE DESIGN. ANY OTHER RESIDUAL RISKS ARE THOSE THAT
WOULD NORMALLY BE EXPECTED BY COMPETENT PERSONS OR
CONTRACTORS ENGAGED ON WORK OF THIS NATURE OR TYPE.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL
OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND
ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED
DIMENSIONS ONLY.
- EXISTING DRAINAGE FEATURES AND GROUND LEVELS (SHOWN
TO AN ORDNANCE DATUM) ARE BASED ON THE MK SURVEYS
TOPOGRAPHICAL SURVEY - DWG NO. 26714 DATED MARCH
2019. ODYSSEY ASSUMES NO RESPONSIBILITY ON THE LEVEL
OF ACCURACY OF SURVEY INFORMATION PROVIDED.
- ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED
OTHERWISE.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES
ARE TO BE CHECKED ONSITE AND THE ENGINEER NOTIFIED
IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE
COMMENCEMENT OF THE WORKS.
- ALL FFL, RL AND GL ARE FOR GUIDANCE ONLY AND ARE
SUBJECT TO CHANGE AT THE DETAILED DESIGN STAGE, I.E.
TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING
REGULATIONS PART 'M'.
- FOUL WATER FROM PRIVATE AREAS IS NOT TO BE
DISCHARGED ONTO ADOPTABLE HIGHWAY, I.E. DRAINAGE
CHANNELS WILL INTERCEPT FLOWS FROM PRIVATE AREAS AND
CONNECT INTO THE PRIVATE OR S104 ADOPTABLE SYSTEM.
- PRIVATE INSPECTION CHAMBER SIZES ARE TO BE IN
ACCORDANCE WITH THE BUILDING REGULATIONS PART H;
TABLE 11 AND MANHOLE SIZES TABLE 12.
- ALL CHAMBERS DIRECTLY UPSTREAM OF INFILTRATION
FEATURES TO INCORPORATE SILT TRAP AND NO PIPE TO BE
CONNECTED DIRECTLY TO INFILTRATION FEATURE WITHOUT
PASSING THROUGH SILT TRAP.
- ALL RWP'S TO HAVE RODDING ACCESS.
- ALL FOUL AND SURFACE WATER DRAINAGE PIPES WITHIN
PRIVATE AREAS TO BE 100mm Ø UNLESS SPECIFIED
OTHERWISE.
- FOUL WATER RISING MAIN CONNECTION INTO GRAVITY
SEWERAGE SYSTEM SERVING THE ADJACENT 38 UNITS
SCHEME.
- ANY ADOPTABLE S104 DRAINAGE WORKS TO BE CARRIED IN
ACCORDANCE WITH THE SEWERAGE SECTOR GUIDANCE AND
DESIGN AND CONSTRUCTION GUIDANCE.
- ALL DRAINAGE TESTING REQUIRED IS TO BE CARRIED OUT AT
THE CONTRACTORS EXPENSE.
- DRAINS IN AREAS OF MADE GROUND TO BE CONSTRUCTED BY
FIRST MAKING UP THE AREA TO APPROXIMATELY FINISHED
LEVEL AND THEN EXCAVATE THROUGH THE FILL MATERIAL
INTO UNDISTURBED GROUND. THE DRAIN TRENCH IS THEN
TO BE BACKFILLED TO FORMATION LEVEL USING SUITABLE
GRANULAR FILL MATERIAL WELL COMPACTED IN LAYERS NOT
EXCEEDING 225 THICK.
- IF THERE IS ANY AMBIGUITY BETWEEN THE SPECIFICATION
AND THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY
INFORM THE ENGINEER.
- CONTRACTOR TO SURVEY FOR AND LOCATE THE POSITION
AND DEPTH OF ALL SERVICES ACROSS THE SITE BEFORE
COMMENCING ANY WORKS.
- STATUTORY SERVICE DIVERSION WORKS - IF DEEMED
NECESSARY - TO BE AGREED WITH THE APPROPRIATE
STATUTORY UNDERTAKER.
- ALL TOPSOIL STRIPPED FOR RE-USE ON VERGES ETC. TO BE
STOCKPILED AT A LOCATION TO BE AGREED WITH THE
ENGINEER.
- DEPTH OF PERVIOUS PAVING SUB-BASE FOR THE SURFACE
WATER STORAGE CAPABILITIES GENERALLY TO BE 450mm
AND TO BE CONFIRMED AT THE DETAILED DESIGN STAGE
THROUGH FURTHER MODELING.
- ALL ROOFS TO DRAIN SURFACE WATER INTO THE
INFILTRATION BASIN SYSTEM.
- FOR PIPES WITH SHALLOW COVER CONCRETE SLAB /
CONCRETE SURROUND PROTECTION MUST BE ADDED OR
DUCTILE IRON PIPES USED (AS INDICATED ON PLAN).

DRAINAGE DESIGN SHOWN
SUBJECT TO APPROVAL FROM
THE LEAD LOCAL FLOOD
AUTHORITY AND LOCAL
PLANNING AUTHORITY

FOR PLANNING
PURPOSES ONLY

A	PERVIOUS PAVING HATCH ADJUSTED BY PLOTS 47 & 48. PIPEWORK NOTE AMENDED	SW	AK	JM	30.07.20
Rev	Amendments	Dm	Chk	App	Date

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Job Title					
LAND AT STAKERS FARM, YAPTON					
Drawing Title					
DRAINAGE STRATEGY LAYOUT (70 UNITS)					
Client					
DANDARA LIMITED (SOUTHERN)					
Scale	Date	Designed			
1:500@A1	JULY 20	AK			
Drawn	Checked	Approved			
AK	SW	JHM			
Job No	Drawing No	Rev			
19-156	YAP-130-22	A			