



Parcel 1
Developable area: 0.81ha
Estimated imp area: 0.526ha
Basin: 1

Parcel 2
Developable area: 0.51ha
Estimated imp area: 0.331ha
Basin: 2

Parcel 3
Developable area: 0.66ha
Estimated imp area: 0.429ha
Basin: 2

Parcel 4
Developable area: 0.78ha
Estimated imp area: 0.507ha
Basin: 3

Parcel 5
Developable area: 0.85ha
Estimated imp area: 0.553ha
Basin: 3 & 4

Parcel 6
Developable area: 0.81ha
Estimated imp area: 0.526ha
Basin: 4

Commercial/Hotel Parcels
Developable area: 1.44ha
Estimated imp area: 0.936ha
Basin: 1

Basin 1
Estimated imp area: 1.462ha
Infiltration rate: 0.338m/hr
Storage required: 641.4m³

Basin 2
Estimated imp area: 0.754ha
Infiltration rate: 0.338m/hr
Storage required: 322.1m³

Basin 3
Estimated imp area: 0.782ha
Infiltration rate: 0.338m/hr
Storage required: 343.8m³

Basin 4
Estimated imp area: 0.809ha
Infiltration rate: 0.009m/hr
Storage required: 975.2m³

* THE SAB HAVE REQUESTED ADDITIONAL INFILTRATION TESTS AT DETAILED DESIGN. THE LOWEST RATES MEASURED ON SITE HAVE BEEN USED FOR A CONSERVATIVE ESTIMATION OF STORAGE REQUIREMENTS AND ARE SUBJECT TO REFINEMENT.

* BASINS HAVE BEEN DESIGNED TO ACCOMMODATE UP TO AND INCLUDING THE 1 IN 100 YEAR EVENT + 40% CC

* ESTIMATED IMPERMEABLE AREA FOR EACH PARCEL HAS BEEN CALCULATED AT 55% OF DEVELOPABLE AREA + 10% URBAN CREEP

Notes:

- Scale for planning purposes only.
- All adoptable drainage shall be in accordance with Sewer Sector Guidance Appendix C: The Design and Construction Guidance and statutory undertakers requirements
- All private drainage shall be in accordance with BS8301 and relevant sections of approved Document H of the building regulations
- The contractor is to check the level of existing sewers being used as outfalls or crossing proposed drainage runs prior to laying any pipes. Any discrepancies are to be reported to the engineer
- All connections for private drainage shall be 100mm unless noted otherwise. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
- For private drains where cover to pipes is less than 900mm in vehicular areas or 600mm in other areas protection in the form of Type "Z" bedding shall be used.
- Where pipes pass through screen walls, footings or retaining walls lintels are to be provided over. Under buildings pipes shall be surrounded with 150mm thickness of granular material. Where drains pass within 1m of buildings the wall foundation shall be taken down below the invert of the pipe.
- All gullies and rainwater downpipes connected directly to drains are to be roddable.
- All drainage shall be laid upstream and each run between manholes shall be laid complete prior to backfilling. Where this is not practical trial holes or other means of identifying the line and level of services shall be carried out prior to works commencing.
- Internal drainage to be laid at a minimum gradient of 1 in 40 in accordance with BS830
- All gullies to be trapped.

Key:

- Basin 1 (Associated Developable Area)
- Basin 2 (Associated Developable Area)
- Basin 3 (Associated Developable Area)
- Basin 4 (Associated Developable Area)

P2	27.03.24	Updated Concept Plan	SC	SM
P1	06.02.24	First Issue	SC	SM
Rev	Date	Details	By	Chkd

rappor



CLIENT:	Barwood Land			
PROJECT:	Land at Mounston Road Chepstow			
TITLE:	Drainage Strategy Sheet 1			
SCALE @ A1:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:1000	06/02/24	SC	BF	SM
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				P2