

CALDECOTE FARM

NEWPORT PAGNELL · MILTON KEYNES

SUPPORTING DOCUMENTS

DRAINAGE STRATEGY TECHNICAL NOTE

by Stantec

JULY 2021

TECHNICAL NOTE

Job Name: Land at Caldecote Farm, Newport Pagnell
Job No: 38748
Note No: TN2002/001 Rev B
Date: 5th July 2018 – Updated 28th July 2021
Prepared By: J Balzer
Subject: **Preliminary Foul Water Drainage Strategy**

| Item | Subject |
|------|--|
| 1. | <p>Introduction</p> <p>This Technical Note has been prepared by Stantec UK Ltd on behalf of Newlands Developments in support of an outline planning application comprising of the erection of two storage and distribution units (Class B8) with associated access, car parking, servicing, landscaping, earthworks and drainage due south of Newport Pagnell, Buckinghamshire. This Technical Note sets out the liaison undertaken with Anglian Water Services Limited (AWS), the outcome of AWS' Pre-Planning Assessment Report and the outline strategy for the Preliminary Foul Water Drainage Strategy.</p> <p>Peter Haddon & Partners Architects proposed site plan 4179-1 SK015 Rev P45 has been included in Appendix A.</p> |
| 2. | <p>Proposed Development Site</p> <p><u>Site Location</u></p> <p>The 18.72ha existing site is predominantly greenfield and is located due south of the town of Newport Pagnell, and to the north east of Milton Keynes. It is bound on its western and southern extents by the M1 motorway and on its eastern extent by Willen Road. The H3 Monks Way runs along the northern boundary.</p> <p>To the west of the development and the M1 is the Tongwell Industrial Estate whilst to the east and north of the development there is existing residential / arable field.</p> <p>The site has previously been used as a quarry for the extraction of sand and gravel (between approximately 2010 and 2014). This quarry has since been infilled with in-situ overburden and inert fill materials.</p> <p>The approximate OS grid reference for the centre of the development site is NGR 487595; 242165. The general location of the site is indicated on Stantec Drawing 38748/100/004 – 'Location Plan' contained in Appendix B.</p> <p><u>Existing Foul Water Drainage Infrastructure</u></p> <p>The site is predominantly undeveloped previously agricultural / quarried land, which currently contains no existing foul water drainage and is not connected to any existing off site foul water drainage infrastructure.</p> <p>The Incumbent Sewerage Undertaker is AWS. A review of their asset records supplied (a copy of which is contained in Appendix C), indicates that there are no AWS public foul water sewers within the vicinity of the proposed development.</p> |

TECHNICAL NOTE

| Item | Subject |
|------|--|
| 3. | <p>AWS Pre-Planning Assessment Report</p> <p>A Pre-Planning Assessment Report reference No. 00024609 (a copy of which is contained in Appendix D) was commissioned and received by Stantec in November 2017. The following information was provided within the report:-</p> <p><u>Assets Affected</u> AWS records indicate that there are no public water mains or public sewers or other assets owned by AWS within the boundary or overlapping the development site.</p> <p><u>Water Recycling Services</u> The foul drainage from the development would be within the catchment of Cotton Valley Water Recycling Centre, which currently has capacity to treat flows from the development.</p> <p><u>Used Water Network and Point of Connection</u> AWS assessed the impact of a pumped connection from the proposed development to the public foul sewerage network and have confirmed that this is an acceptable solution and at present there is available capacity for the development at the Cotton Valley Water Recycling Centre.</p> <p>The connection point will be to existing Manhole 3701 within Alexandra Drive to the north of the development at a discharge rate of 3.84l/s. This connection point has been indicated on Stantec Drawing 38748/100/010 – ‘Proposed Foul Water Drainage System and Proposed Surface Water Rising Main’ contained in Appendix E.</p> <p>Further liaison has been undertaken with AWS in respect of whether the discharge rate specified in the report is the maximum discharge rate or the maximum average discharge rate over 24 hours. AWS have confirmed that the discharge rate of 3.84l/s is the maximum discharge rate for the site (i.e. the peak rate) and is not subject to a specific time period restriction.</p> <p>AWS would wish to see an intermediate manhole constructed no closer than 5m from Manhole 3701 for pumped connections to allow flows to gravitate to the proposed connection point.</p> |
| 4. | <p>Outline Foul Water Drainage Strategy</p> <p>An outline foul water drainage strategy has been prepared and indicated on Stantec Drawing 38748/100/010 – ‘Proposed Foul Water Drainage System and Proposed Surface Water Rising Main’ contained in Appendix E.</p> <p>This outline strategy allows for a foul water pumping station to be located along the northern extents of the site which is bound by the H3 Monks Way, a foul water rising main would then cross under the H3 Monks Way into land which is under the control of the same landowner of the proposed development site, under the IDB Watercourse 18A and the Tongwell Brook before running adjacent to the existing footpath / cycle track and into a new foul water manhole before entering AWS’ connection point within Alexandra Drive.</p> <p>The routes of foul water sewers are indicative and subject to detailed design and final routes are to be designed to suit the proposed building layouts.</p> <p><u>Piped Foul Water Drainage System</u> The proposed foul water drainage network and pumping station will be designed in accordance with Sewers for Adoption 6th Edition and Building Regulations: Approved Documents H – ‘Drainage and Waste Disposal’.</p> |

TECHNICAL NOTE

| Item | Subject |
|------|---|
| 5. | <p>Ownership and Maintenance</p> <p><u>Piped Network</u> The proposed foul water drainage network and pumping station will be designed to adoptable standards as a source of best practise but are not to be offered for adoption at this time and will be maintained privately.</p> |
| 6. | <p>Conclusion and Summary</p> <p>Stantec have been engaged by Newlands Developments to prepare an outline strategy for the foul water drainage strategy in support of an outline planning application for the proposed development Land at Caldecote Farm, Newport Pagnell.</p> <p>This outline foul water drainage strategy has been prepared following receipt of AWS' Pre-Planning Assessment Report Ref No. 00024609. This outline strategy proposes that foul water flows from the development are pumped offsite at a discharge rate of 3.84l/s by a rising main which connects to an existing AWS manhole located within Alexandra Drive.</p> |

DOCUMENT ISSUE RECORD

| Technical Note No | Rev | Date | Prepared | Checked | Reviewed (Discipline Lead) | Approved (Project Director) |
|-------------------|-----|----------|----------|---------|-------------------------------|--------------------------------|
| 38748/TN2002/001 | A | 21/05/19 | JB | SG | JSH | JSH |
| 38748/TN2002/001 | B | 28/07/21 | JB | SG | JSH | JSH |

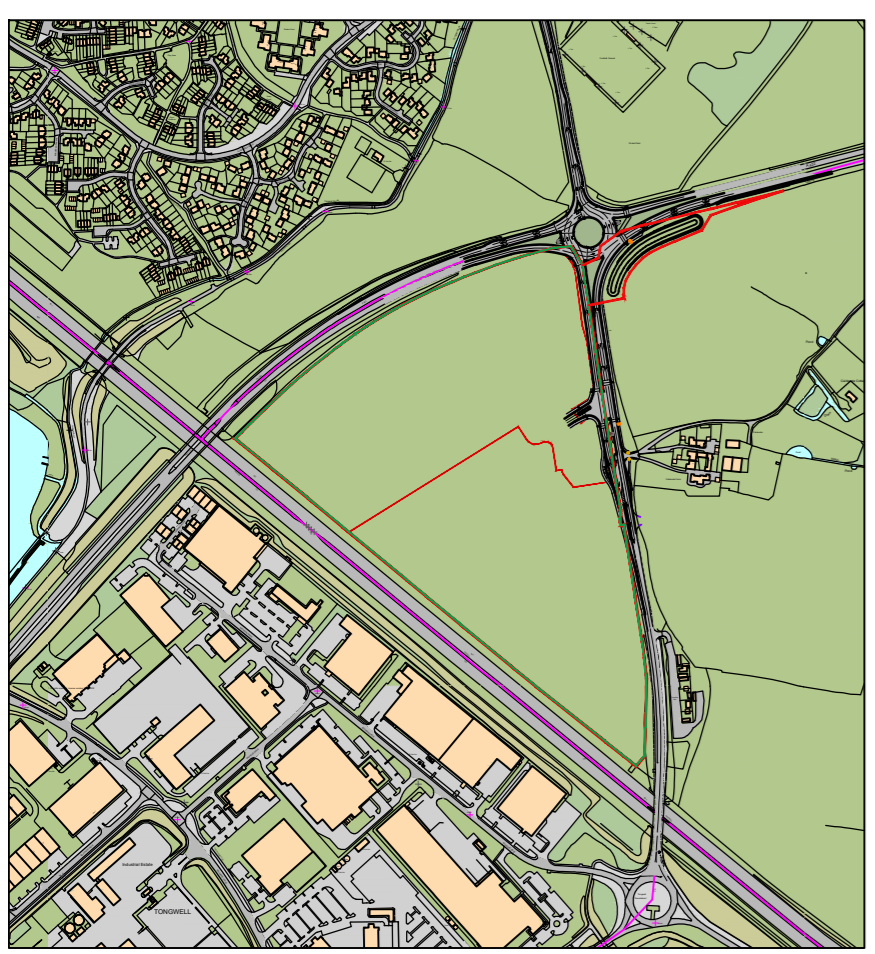
This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

T: +44 (0)1604 878 300 E: pba.Northampton@stantec.com

TECHNICAL NOTE

Appendix A

Peter Haddon & Partners Architects Drawing 4179-1 SK015 Rev P45 – 'Proposed Master Plan';



UNIT 1
Gross Internal Areas

| | | |
|-----------------------|-------------------------------|-----------------------------|
| Warehouse | 454,900 ft ² | 42,261 m ² |
| Office (3 floors) | 18,000 ft ² | 1,672 m ² |
| Hub Office (2 floors) | 2,000 ft ² | 186 m ² |
| TOTAL | 474,900 ft² | 44,119 m² |

Gatehouse 366 ft² 34 m²

TOTAL 475,266 ft² 44,153m²

10.04 ha (24.82 acres)

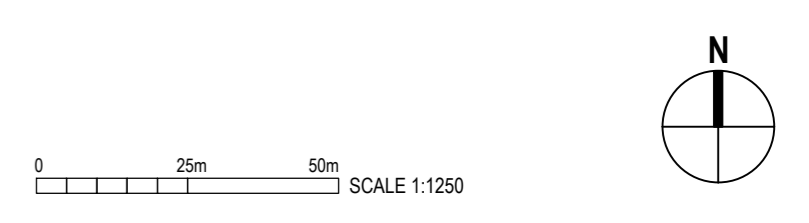
UNIT 2
Gross Internal Areas

| | | |
|-----------------------|-------------------------------|-----------------------------|
| Warehouse | 345,000 ft ² | 32,116 m ² |
| Office (3 floors) | 21,000 ft ² | 1,950 m ² |
| Hub Office (2 floors) | 2,000 ft ² | 186 m ² |
| SUB TOTAL | 368,000 ft² | 34,252 m² |

Gatehouse 366 ft² 34 m²

TOTAL 368,366 ft² 34,286 m²

8.68 ha (21.45 acres)



LAND AT CALDECOTE FARM
NEWPORT PAGNELL

newlands
developments

pHp Architects
www.peter-haddon.com

PROPOSED MASTERPLAN

| | |
|-----------------|-------------------|
| Drawing Status: | PRELIMINARY |
| CAD Reference: | 4179 - SK015 |
| Drawn: | CW |
| Date: | JUNE 2018 |
| Scale: | 1: @ A1 1:1250 |

| | | |
|-------------|-------------|------|
| Project No: | Drawing No: | Rev: |
| 4179-01 | SK015 | P45 |

TECHNICAL NOTE

Appendix B

Stantec Drawing 38748/100/004 Rev C – 'Location Plan';



KEY:
— INDICATIVE SITE BOUNDARY



| | | | | |
|------|---|-------|----------|------|
| Rev. | Description | Drawn | Date | Chkd |
| C | DRAWING BORDER UPDATED | JB | 28.07.21 | JSH |
| B | DRAWING BORDER UPDATED | JB | 21.05.19 | JSH |
| A | UPDATED INDICATIVE BOUNDARY TO REFLECT SITE | SW | 11.06.18 | JH |

LAND AT CALDECOTE FARM NEWPORT PAGNELL

NEWLANDS DEVELOPMENTS

STANTEC UK LTD
<https://www.stantec.com/uk>
LOCATION PLAN

| | |
|-----------------|---------------|
| Drawing Status: | PRELIMINARY |
| CAD Reference: | 38748/100/004 |
| Drawn: | SW/JSH |
| Date: | 31.10.2017 |
| Scale @A1: | 1:10,000 |

| | | | | | |
|-------------|-------|-------------|---------|------|---|
| Project No: | 38748 | Drawing No: | 100/004 | Rev: | C |
|-------------|-------|-------------|---------|------|---|

This drawing, the works and concepts depicted are copyright of the consultant and may not be reproduced or made use of, either directly or indirectly without express written consent. All heights, levels, sizes and dimensions to be checked on site before any work is put to hand.

TECHNICAL NOTE

Appendix C

Anglian Water Services Limited Asset Records;



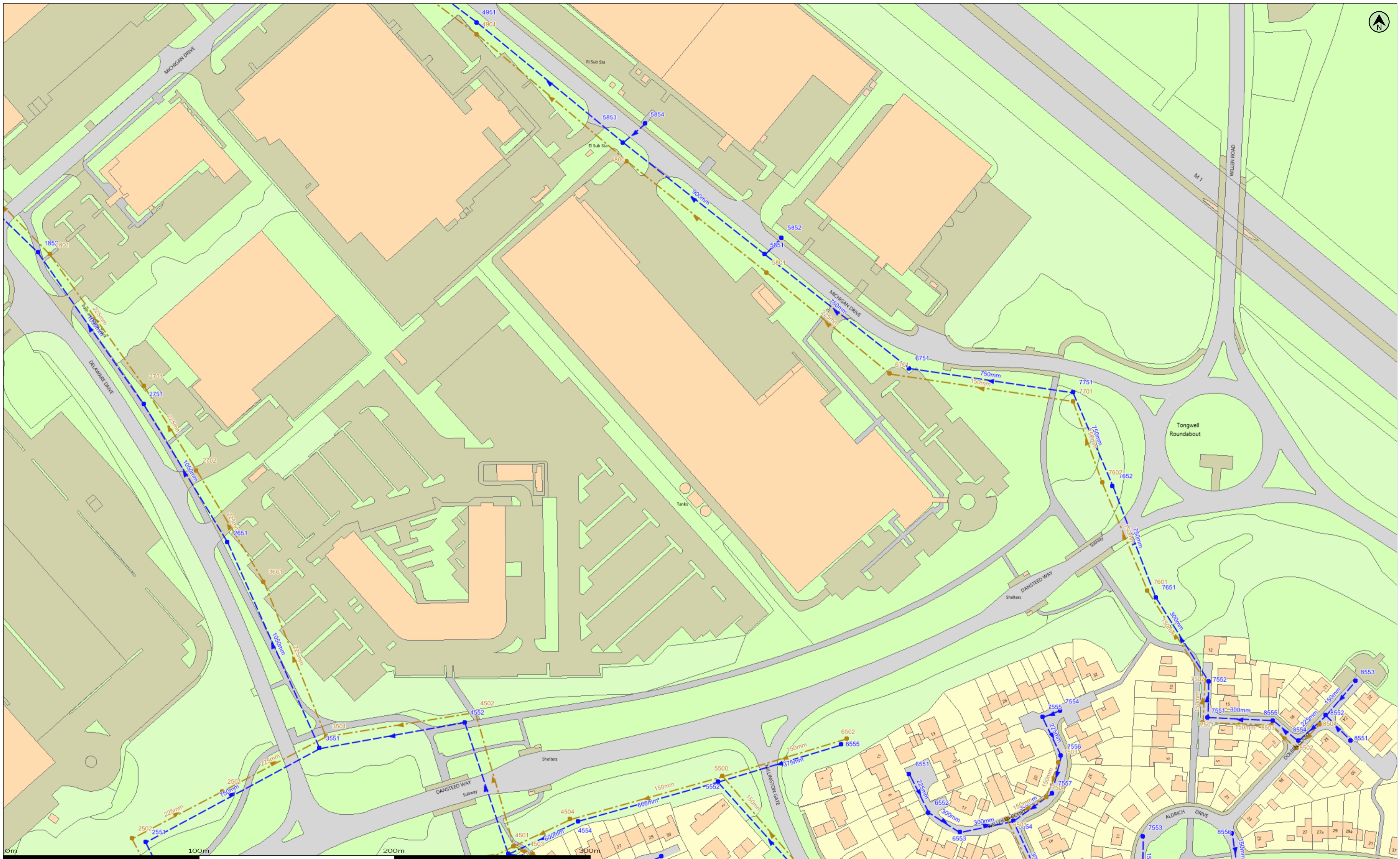
© Crown copyright and database rights 2017 Ordnance Survey 10002432 Date: 28/09/17 Scale: 1:1250 Map Centre: 487541 242423 Data updated: 01/08/17 Our Ref: 237853 - 2 Wastewater Plan A0

This plan is provided by Anglian Water pursuant to obligations under the Water Industry Act 1981 sections 198 or 199. It must be used in conjunction with any health and safety notices. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, drains, sewers and mains are generally not shown. Users of this plan are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy, including the fact that accuracy is stated, or omitted at all, the location of any apparatus (exchange pipe, sewer or disposal man or any form of apparatus). This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (© Crown copyright and database rights 2017 Ordnance Survey 10002432). This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

| | | | |
|--|---|--|---|
| | Foul Sewer | | Outfall (Colour denotes effluent type) |
| | Surface Sewer | | Inlet (Colour denotes effluent type) |
| | Combined Sewer | | Manhole (Colour denotes effluent type) |
| | Final Effluent | | Sewage Treatment Works |
| | Relieving Main (Colour denotes effluent type) | | Pumping Station |
| | Private Sewer (Colour denotes effluent type) | | |
| | Disconnection Sewer (Colour denotes effluent type) | | |

love every drop
anglianwater

| |
|---|
| jane.griffin@ultriconnections.co.uk 2292 |
|---|



(c) Crown copyright and database rights 2017 Ordnance Survey 100022432 Date: 28/09/17 Scale: 1:1250 Map Centre: 487537,241722 Data updated: 01/08/17 Our Ref: 237853 - 4 Wastewater Plan A2

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2017 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

| | | | | | |
|--|--------------------------------|--|--------------------------------|--|--|
| | Foul Sewer | | Outfall | | jane.griffin@utilityconnections.co.uk |
| | Surface Sewer | | (Colour denotes effluent type) | | 2292 |
| | Combined Sewer | | Inlet | | |
| | Final Effluent | | (Colour denotes effluent type) | | |
| | Rising Main | | Manhole | | |
| | (Colour denotes effluent type) | | (Colour denotes effluent type) | | |
| | Private Sewer | | Sewage Treatment Works | | |
| | (Colour denotes effluent type) | | Pumping Station | | |
| | Decommissioned Sewer | | (Colour denotes effluent type) | | |

| | |
|--|--|
| | jane.griffin@utilityconnections.co.uk |
| | 2292 |
| | |



TECHNICAL NOTE

Appendix D

AWS Pre-Planning Assessment Report Ref No. 00024609;

Pre-Planning Assessment Report

Willen Road, Newport Pagnell

Section 1: Proposed Development

Thank you for submitting a pre-planning enquiry. This has been produced for Peter Brett Associates LLP. Your reference number is **00024609**. If you have any questions upon receipt of this report, please contact the Pre-Development team on 0345 606 6087 or email planningliaison@anglianwater.co.uk.

The response within this report has been based on the following information which was submitted as part of your application:

| List of Planned Developments | |
|------------------------------|--------------|
| Type of Development | No. Of Units |
| B8 Storage or Dist. | 2 |

- The grid reference for the site is SP8755742291.
- The site currently does not have planning permission and is located on a greenfield site.

Disclaimer: The accuracy of this report is therefore not guaranteed and does not obviate the need to make additional appropriate searches, inspections and enquiries. You are advised therefore to renew your enquiry should there be a delay in submitting your application for water supply/sewer connection to re-confirm the situation.

Section 2: Assets Affected

Our records indicate that there are no public water mains or public sewers or other assets owned by Anglian Water within the boundary or overlapping your development site. However, it is recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

Section 3: Water Recycling Services

In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving water recycling centre and determine whether the water recycling centre can cope with the increased flow and influent quality arising from your development.

Water Recycling Centre

The foul drainage from the proposed development is in the catchment of Cotton Valley Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.

Used Water Network

As per your request we have assessed the impact of a pumped solution to the public foul sewerage network. We can confirm that this is acceptable as the foul sewerage system, at present, has available capacity for your site. The connection point will be to manhole 3701 off of Alexandra Dr. at NGR SP8732142772 at a discharge rate of 3.84l/s.

As per the current version of Sewers for Adoption, Anglian Water would wish to see an intermediate manhole constructed no closer than 5 metres from manhole 3701 for pumped connections to allow your flows to gravitate.

Surface Water Disposal

There are no public surface water sewers within the vicinity of the proposed development. Therefore Anglian Water will be unable to provide the site with a feasible solution of surface water disposal within the current assets. Alternative methods of surface water disposal will need to be investigated such as infiltration techniques or a discharge to a watercourse in accordance with the surface water management hierarchy as outlined in Building Regulations Part H.

The alternative is that a new surface water sewer is constructed which is used to convey your surface water to a watercourse or as part of a SuDs scheme, where appropriate. Subject to the sewer being designed in accordance with the current version of Sewers For Adoption, the sewer can be put forward for adoption by Anglian Water under Section 104 of the Water Industry Act 1991. If the outfall is to a watercourse, the applicant will be required to obtain consent to discharge via the appropriate body.

If your site has no means of drainage due to third party land then you may be able to requisition Anglian Water, under Section 98, to provide a connection to the public sewer for domestic drainage purposes. As part of this option, you may wish to enter into a works agreement in accordance with Section 30 of the Anglian Water Authority Act 1977. This

will allow you to design and construct the public sewer using Anglian Waters' statutory powers in accordance with Section 159/168 of the Water Industry Act 1991.

As you may be aware, Anglian Water will consider the adoption of SuDs provided that they meet the criteria outline in our SuDs adoption manual. This can be found on our website at <http://www.anglianwater.co.uk/developers/suds.aspx>. We will adopt features located in public open space that are designed and constructed, in conjunction with the Local Authority and Lead Local Flood Authority (LLFA), to the criteria within our SuDs adoption manual. Specifically, developers must be able to demonstrate:

1. Effective upstream source control,
2. Effective exceedance design, and
3. Effective maintenance schedule demonstrating that the assets can be maintained both now and in the future with adequate access.

If you wish to look at the adoption of any SuDs then an expression of interest form can be found on our website at: <http://www.anglianwater.co.uk/developers/suds.aspx>

Trade Effluent

We note that you do not have any trade effluent requirements. Should this be required in the future you will need our written formal consent. This is in accordance with Section 118 of the Water Industry Act (1991).

Used Water Budget Costs

It has been assumed that the onsite used water network will be provided under a section 104 Water Industry Act application. It is recommended that you also budget for both infrastructure charges and connection costs. The 2017/18 charges are:

| | |
|-----------------------|------------------------|
| Infrastructure Charge | £361.00 per connection |
|-----------------------|------------------------|

Please note that we offer alternative types of connections depending on your needs and these costs are available in our annual charges booklet, which can be downloaded from www.anglianwater.co.uk/developers/charges.

Section 4: Map of Proposed Connection Points

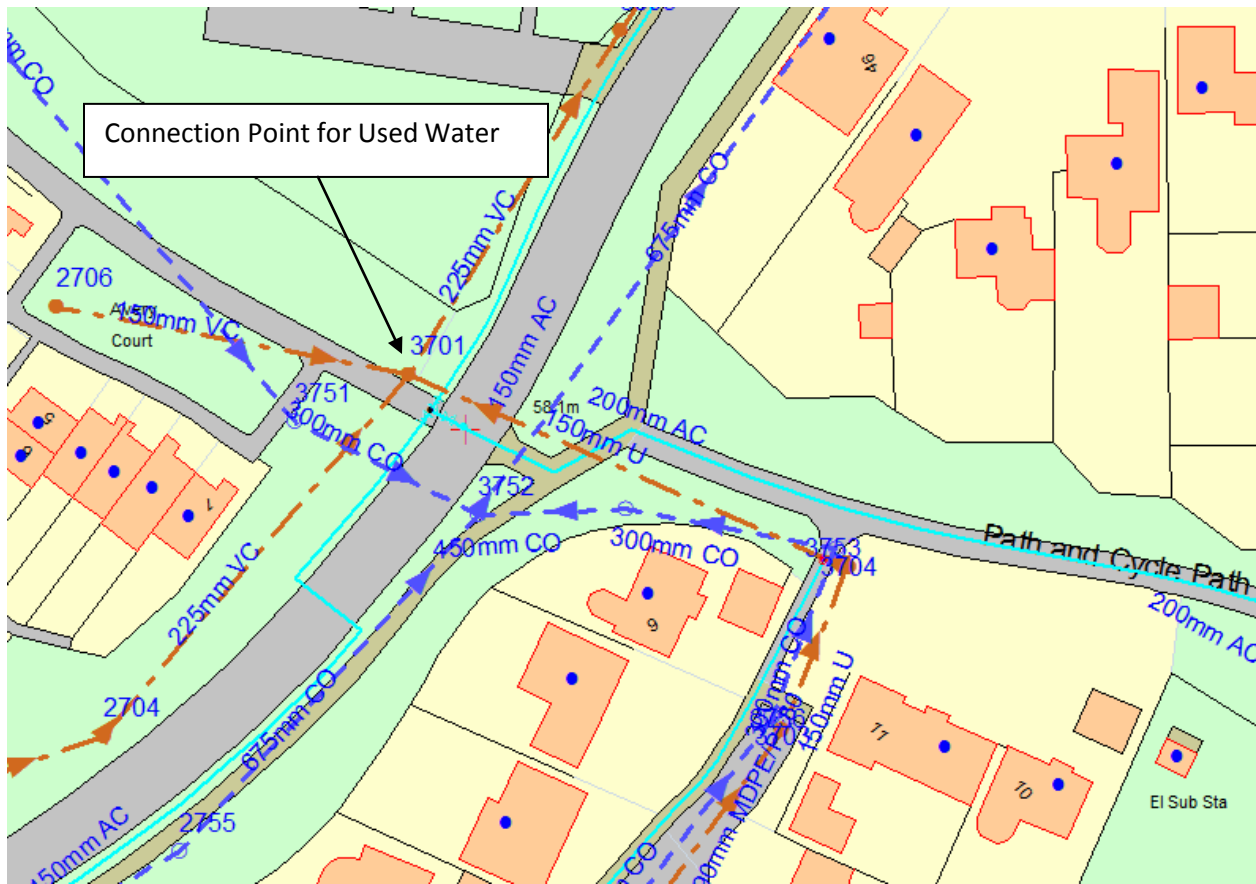


Figure 1: Showing your used water point of connection at manhole 3701 with a Cover Level of 58.18m and an Invert Level of 54.99m

Section 5: Useful Information

Water

Water Industry Act – Key Water Sections:

- **Section 41:** This provides you with the right to requisition a new water main for domestic purposes to connect your site to the public water network.
- **Section 45:** This provides you with the right to have a connection for domestic purposes from a building or part of a building to the public water main.
- **Section 51A:** This provides you with the right to provide the water main or service connection yourself and for us to vest them into our company.
- **Section 55:** This applies where you request a supply of water for non domestic premises.
- **Section 185:** This provides you with the right to make a reasonable request to have a public water main, sewer or public lateral drain removed or altered, at your expense. Details on how to make an application and the s185 form is available on our website at <http://www.anglianwater.co.uk/developers> or via our Developer Services team on 08457 60 66 087.

Details on how you can make a formal application for a new water main, new connection or diversion are available on from our Developer Services team on 08457 60 66 087 or via our website at www.anglianwater.co.uk/developers

If you have any other queries on the rights to requisition or connect your housing to the public water and sewerage infrastructure then please contact our developer services team at: Developer Services, Anglian Water, PO Box 495, Huntingdon, PE29 6YY or Telephone: 0845 60 66 087 or Email: developerservices@anglianwater.co.uk

Water pressure and flow rate: The water pressure and consistency that we must meet for your site is laid out in the Water Industry Act (1991). This states that we must supply a flow rate of 9 litres per minute at a pressure of 10 metres of head to the external stop tap. If your water pressure requirements exceed this then you will need to provide and maintain any booster requirements to the development site.

Self Lay of Water Mains: A list of accredited Self Lay Organisations can be found at www.lloydsregister.co.uk/schemes/WIRS/providers-list.aspx.

Used Water

Water Industry Act – Key Used Water Sections:

- **Section 98:** This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

- **Section 102:** This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.
- **Section 104:** This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.
- **Section 106:** This provides you with the right to have your constructed sewer connected to the public sewer.
- **Section 185:** This provides you with the right to have a public sewerage asset diverted.

Details on how to make a formal application for a new sewer, new connection or diversion are available on our website at www.anglianwater.co.uk/developers or via our Developer Services team on 08457 60 66 087.

Sustainable Drainage Systems:

Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not resilient to climate change in the long term. Therefore our preferred method of surface water disposal is through the use of Sustainable Drainage Systems (SuDS). SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our website at <http://www.anglianwater.co.uk/developers/suds.aspx>. We also recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for the area to discuss your application.

Private Sewer Transfers: Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

- Surface water sewers and lateral drains that did not discharge to the public sewer, e.g. those that discharged to a watercourse.
- Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility.
- Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

Encroachment: Anglian Water operates a risk based approach to development encroaching close to our used water infrastructure. We assess the issue of encroachment if you are

planning to build within 400 metres of a water recycling centre or, within 15 metres to 100 metres of a pumping station. We have more information available on our website at <http://anglianwater.co.uk/developers/encroachment.aspx>

Locating our assets: Maps detailing the location of our water and used water infrastructure including both underground assets and above ground assets such as pumping stations and recycling centres are available from www.digdat.co.uk. All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge. We have more information on our website at: www.anglianwater.co.uk/developers/our-assets/

Summary of charges: A summary of this year's water and used water connection and infrastructure charges can be found at <http://www.anglianwater.co.uk/developers/charges/>

Disclaimer: The information provided within this report is based on the best data currently recorded, recorded within the last 12 months or provided by a third party. The position must be regarded as approximate. If there is further development in the area or for other reasons the position may change.

The accuracy of this report is therefore not guaranteed and does not obviate the need to make additional appropriate searches, inspections and enquiries. You are advised therefore to renew your enquiry should there be a delay in submitting your application for water supply/sewer connection to re-confirm the situation.

Any cost calculations provided within the report are estimated only and may be subject to change.

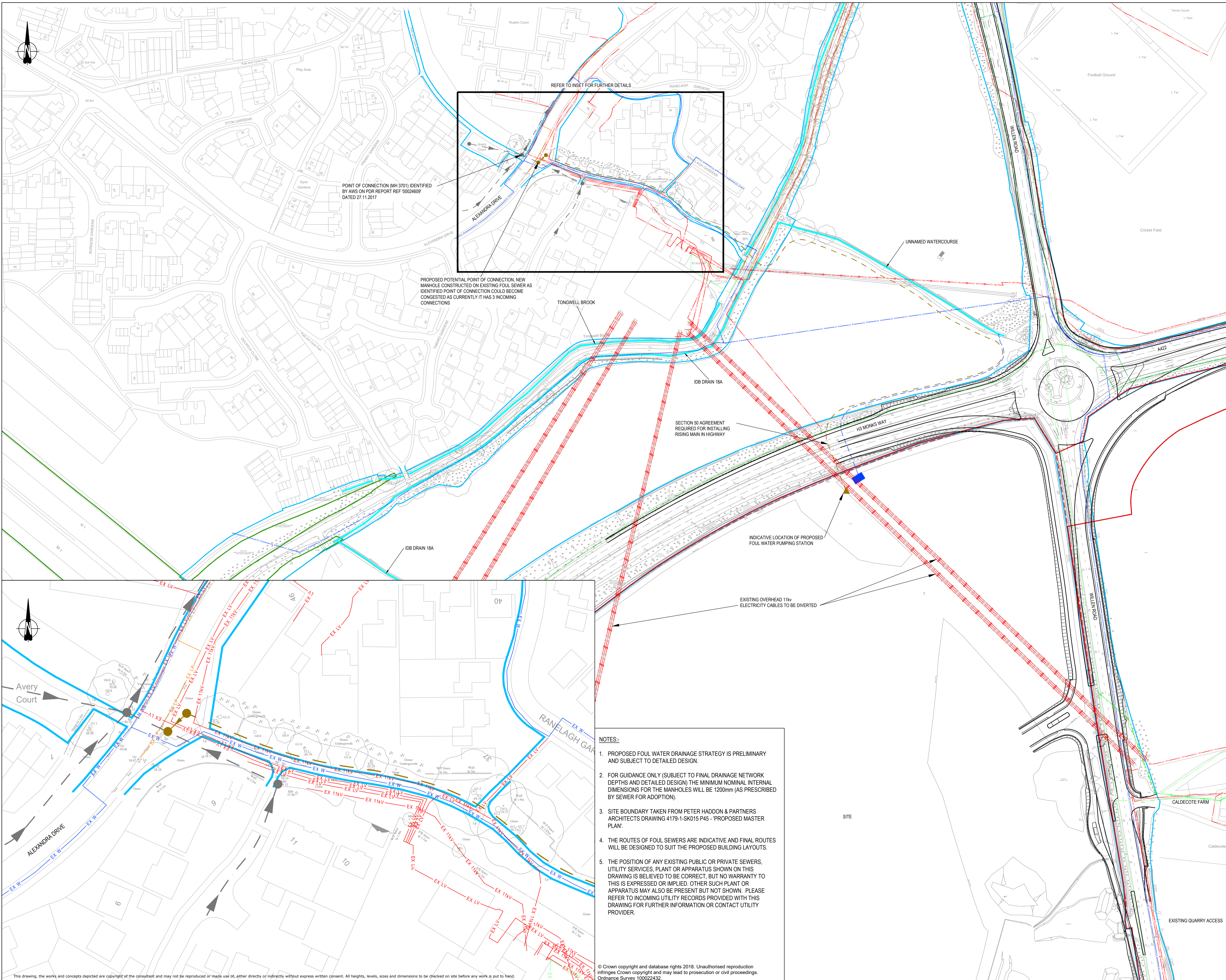
The responses made in this report are based on the presumption that your proposed development obtains planning permission. Whilst this report has been prepared to help assess the viability of your proposal, it must not be considered in isolation. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework (NPPF). As a spatial planning statutory consultee, we assist planning authorities in the preparation of a sustainable local plan on the basis of capacity within our water and water recycling (formerly referred to as wastewater) infrastructure. Consequently, any infrastructure needs identified in this report must only be considered in the context of up to date, adopted or emerging local plans. Where local plans are absent, silent or out of date these needs should be considered against the definition of sustainability set out in the NPPF as a whole.

No liability whatsoever including liability for negligence is accepted by Anglian Water Services Limited for any error or inaccuracy or omission including the failure to accurately record or record at all, the location of any water main, discharge pipe, sewer, or drain or disposal main or any item of apparatus.

TECHNICAL NOTE

Appendix E

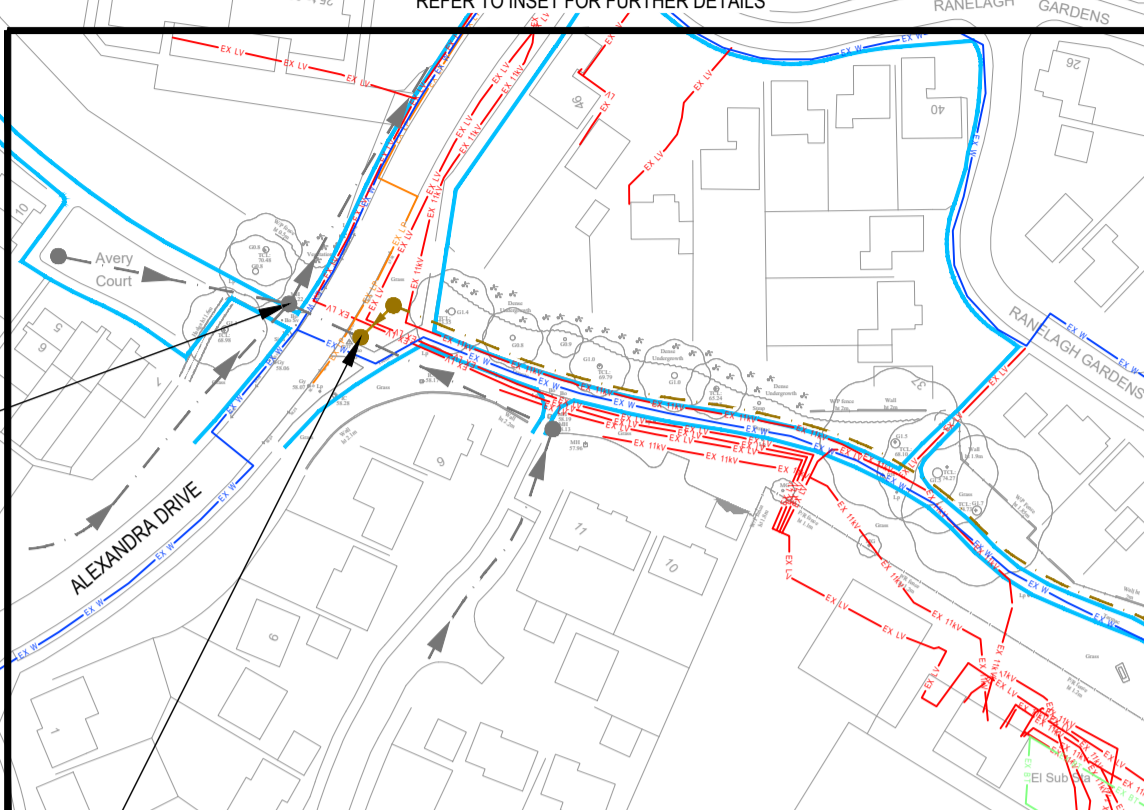
Stantec Drawing 38748/100/010 Rev B – 'Proposed Foul Water Drainage System and Proposed Surface Water Rising Main';



KEY:-

- SITE BOUNDARY
- PLANNING BOUNDARY
- PROPOSED FOUL WATER RISING MAIN
- PROPOSED GRAVITY FOUL WATER DRAINAGE
- ▲ INDICATIVE LOCATION OF THE PROPOSED FOUL WATER PUMPING STATION
- PROPOSED MAN HOLE
- EXISTING FOUL WATER DRAINAGE
- EXISTING DIRECTION FLOW
- EXISTING MAN HOLE
- PROPOSED SURFACE WATER RISING MAIN
- INDICATIVE LOCATION OF THE PROPOSED SURFACE WATER PUMPING STATION
- TONGWELL BROOK
- MKC BOUNDARY
- HE BOUNDARY
- EXISTING LOW VOLTAGE ELECTRICITY
- EXISTING 11KV ELECTRICITY
- EXISTING OVERHEAD 11KV ELECTRICITY
- EXISTING 33KV ELECTRICITY
- EXISTING OVERHEAD 33KV ELECTRICITY
- EXISTING PRIVATE ELECTRICITY
- EXISTING BT
- EXISTING OVERHEAD BT
- EXISTING VIRGIN MEDIA
- EXISTING VODAPHONE
- EXISTING POTABLE WATER

POINT OF CONNECTION (MH 3701) IDENTIFIED BY AWS ON PDR REPORT REF '00024609' DATED 27.11.2017



PROPOSED POTENTIAL POINT OF CONNECTION. NEW MANHOLE CONSTRUCTED ON EXISTING FOUL SEWER AS IDENTIFIED POINT OF CONNECTION COULD BECOME CONGESTED AS CURRENTLY IT HAS 3 INCOMING CONNECTIONS

- NOTES:-**
1. PROPOSED FOUL WATER DRAINAGE STRATEGY IS PRELIMINARY AND SUBJECT TO DETAILED DESIGN.
 2. FOR GUIDANCE ONLY (SUBJECT TO FINAL DRAINAGE NETWORK DEPTHS AND DETAILED DESIGN) THE MINIMUM NOMINAL INTERNAL DIMENSIONS FOR THE MANHOLES WILL BE 1200mm (AS PRESCRIBED BY SEWER FOR ADOPTION).
 3. SITE BOUNDARY TAKEN FROM PETER HADDON & PARTNERS ARCHITECTS DRAWING 4179-1-SK015 P45 - PROPOSED MASTER PLAN.
 4. THE ROUTES OF FOUL SEWERS ARE INDICATIVE AND FINAL ROUTES WILL BE DESIGNED TO SUIT THE PROPOSED BUILDING LAYOUTS.
 5. THE POSITION OF ANY EXISTING PUBLIC OR PRIVATE SEWERS, UTILITY SERVICES, PLANT OR APPARATUS SHOWN ON THIS DRAWING IS BELIEVED TO BE CORRECT, BUT NO WARRANTY TO THIS IS EXPRESSED OR IMPLIED. OTHER SUCH PLANT OR APPARATUS MAY ALSO BE PRESENT BUT NOT SHOWN. PLEASE REFER TO INCOMING UTILITY RECORDS PROVIDED WITH THIS DRAWING FOR FURTHER INFORMATION OR CONTACT UTILITY PROVIDER.

| B | UPDATED TO REFLECT LATEST DEVELOPMENT PROPOSALS | JB | 28.07.21 | JSH |
|-----|---|-------|----------|------|
| A | UPDATED TO REFLECT LATEST DEVELOPMENT PROPOSALS | JB | 21.05.19 | JSH |
| Rev | Description | Drawn | Date | Chkd |

**CALDECOTE FARM
NEWPORT PAGNELL
NEWLANDS DEVELOPMENTS**

STANTEC UK LTD
<https://www.stantec.com/uk>

PROPOSED FOUL WATER DRAINAGE SYSTEM AND PROPOSED SURFACE WATER RISING MAIN

| | |
|-----------------|---------------|
| Drawing Status: | PRELIMINARY |
| CAD Reference: | 38748/100/010 |
| Drawn: | SW |
| Date: | 05.07.18 |
| Scale @A1: | NTS |

| | | | | | |
|-------------|-------|-------------|---------|------|---|
| Project No: | 38748 | Drawing No: | 100/010 | Rev: | B |
|-------------|-------|-------------|---------|------|---|

This drawing, the works and concepts depicted are copyright of the consultant and may not be reproduced or made use of, either directly or indirectly without express written consent. All heights, levels, sizes and dimensions to be checked on site before any work is put to hand.

© Crown copyright and database rights 2018. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Ordnance Survey 100022432.