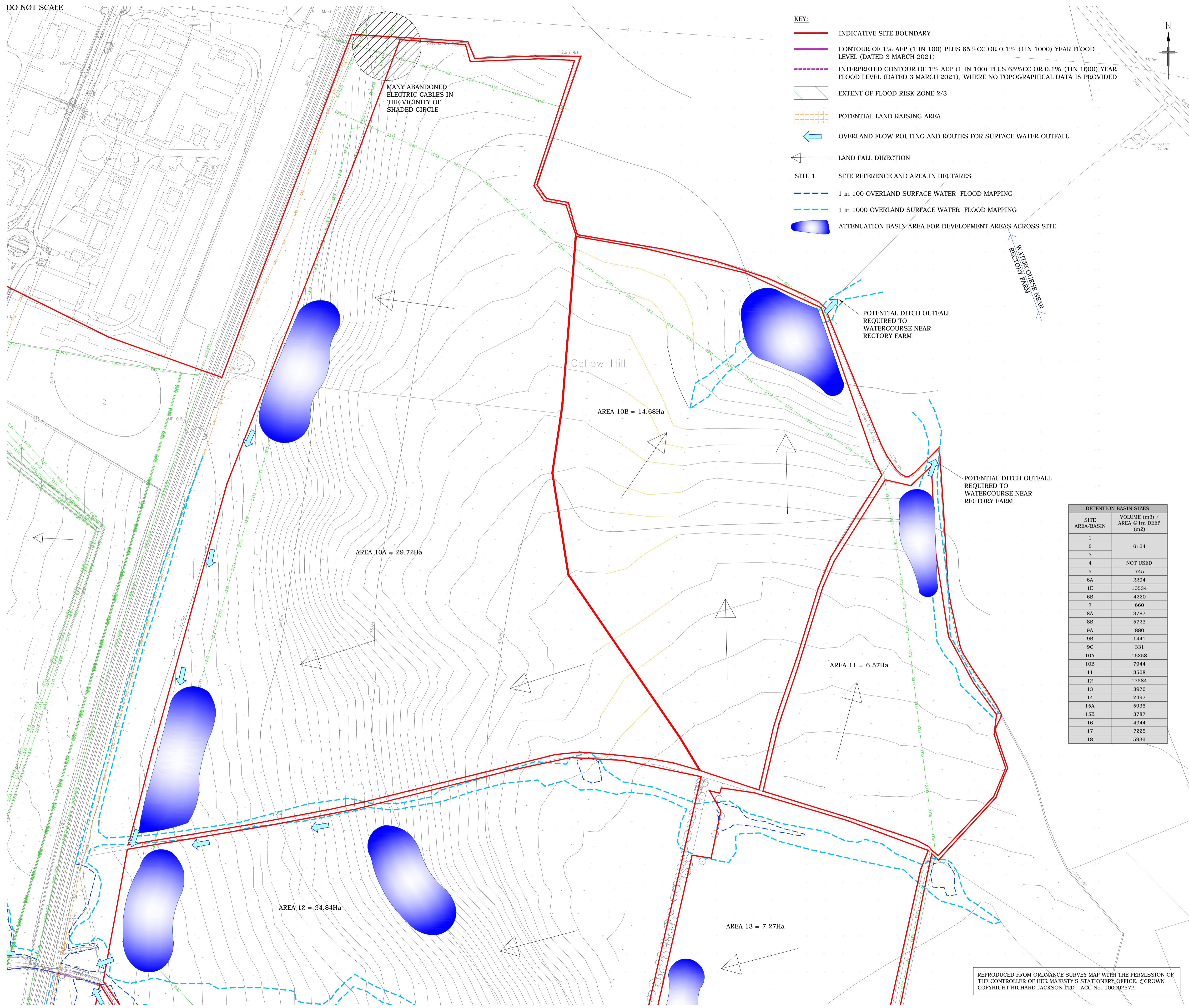
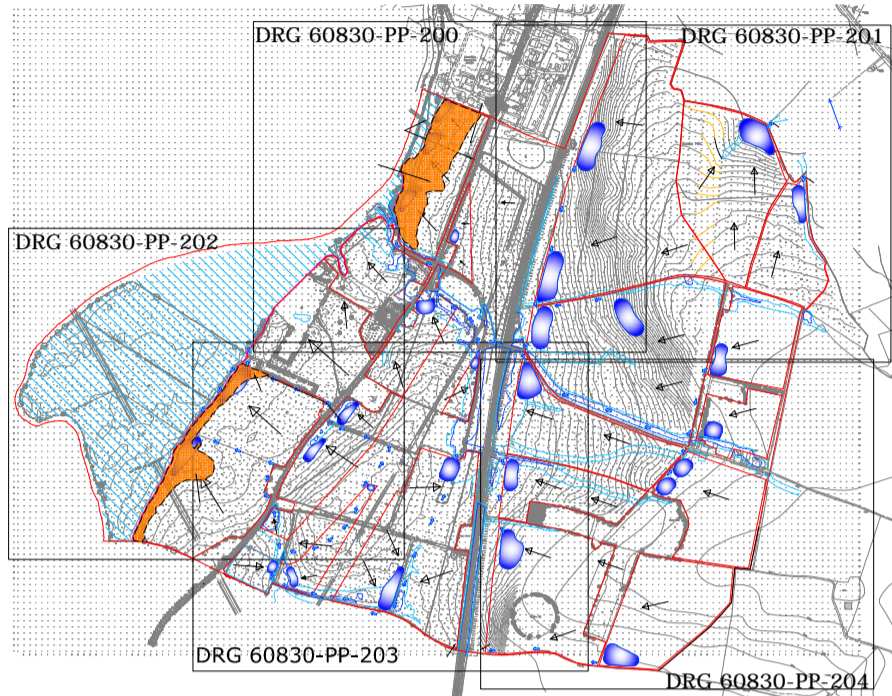


DO NOT SCALE



- KEY:**
- INDICATIVE SITE BOUNDARY
 - CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021)
 - - - INTERPRETED CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021), WHERE NO TOPOGRAPHICAL DATA IS PROVIDED
 - ▭ EXTENT OF FLOOD RISK ZONE 2/3
 - ▭ POTENTIAL LAND RAISING AREA
 - ← OVERLAND FLOW ROUTING AND ROUTES FOR SURFACE WATER OUTFALL
 - ← LAND FALL DIRECTION
 - SITE 1 SITE REFERENCE AND AREA IN HECTARES
 - 1 in 100 OVERLAND SURFACE WATER FLOOD MAPPING
 - 1 in 1000 OVERLAND SURFACE WATER FLOOD MAPPING
 - ▭ ATTENUATION BASIN AREA FOR DEVELOPMENT AREAS ACROSS SITE

- KEY:**
- ELEC — ELECTRICITY OVERHEAD CABLE
 - BT (O) — BT OVERHEAD CABLE
 - BT (U) — BT UNDERGROUND CABLE
 - WATER MAIN — WATER MAIN (POTABLE)
 - GAS — GAS MAIN
 - ELV(U) — ELECTRIC UNDERGROUND CABLE
 - OIL — OIL PIPE
 - FW — WATER MAIN (FOUL)
 - VODAFONE OWNED — VODAFONE (OWNED)
 - VODAFONE LEASED — VODAFONE (LEASED)
 - VIRGIN — VIRGIN
 - SITE BOUNDARY



- NOTES:**
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 2. ALL LAND BOUNDARIES TO BE CHECKED.
 3. ALL BASINS ARE DESIGN FOR THE 1in100 YEAR EVENT PLUS 40%CC.
 4. TOPOGRAPHICAL SURVEY TAKEN FROM SURVEY SOLUTIONS 31109NOLS-01A TO 30A DATED 12.5.21 AND 31109NGNG-1 TO 11 DATED 10.6.21 AND RICHARD JACKSON LTD ACCEPT NO RESPONSIBILITY FOR ERROR OR OMISSION.
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 7. EXISTING SERVICES HAVE BEEN AVOIDED WHERE POSSIBLE.

DETENTION BASIN SIZES	
SITE AREA/BASIN	VOLUME (m ³) / AREA @ 1m DEEP (m ²)
1	
2	6164
3	
4	NOT USED
5	745
6A	2294
1E	10534
6B	4220
7	660
8A	3787
8B	5723
9A	880
9B	1441
9C	331
10A	16258
10B	7944
11	3568
12	13584
13	3976
14	2497
15A	5936
15B	3787
16	4944
17	7225
18	5936

REV	DATE	DESCRIPTION	DRAWN	CHKD

REVISIONS
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Project
ALINGTON ESTATE, LITTLE BARFORD

Title
SURFACE WATER STRATEGY SHEET 2 OF 5

Client
THE EXECUTORS OF THE LATE NIGEL ALINGTON

Scale	Drawn	Date
1:2000 @ A1	MD	11 AUG 21
	Checked	Approved
	MJD	MJD

Richard Jackson Engineering Consultants
 847 The Crescent, Colchester, Essex CO4 9YQ Tel: 01206 228800
 Unit 06C130, 6th Floor, 1 St. Katherine's Way, London, E1W 1UN Tel: 020 7448 9910
 5 Quern House, Mill Court, Great Shelford, Cambs CB22 5LD Tel: 01223 314794
 4 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP Tel: 01603 230240
 The Wheelhouse, Bonks Mill, Stonehouse, Gloucestershire GL10 3BF Tel: 01172 020070
 Email Address: mail@rj.co.uk Website: http://www.rj.co.uk

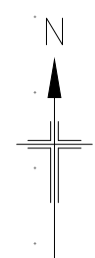
Drawing No.	Revision	
60830-PP-201		
Drawing Status		
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<input type="checkbox"/> TENDER	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> AS CONSTRUCTED

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DO NOT SCALE

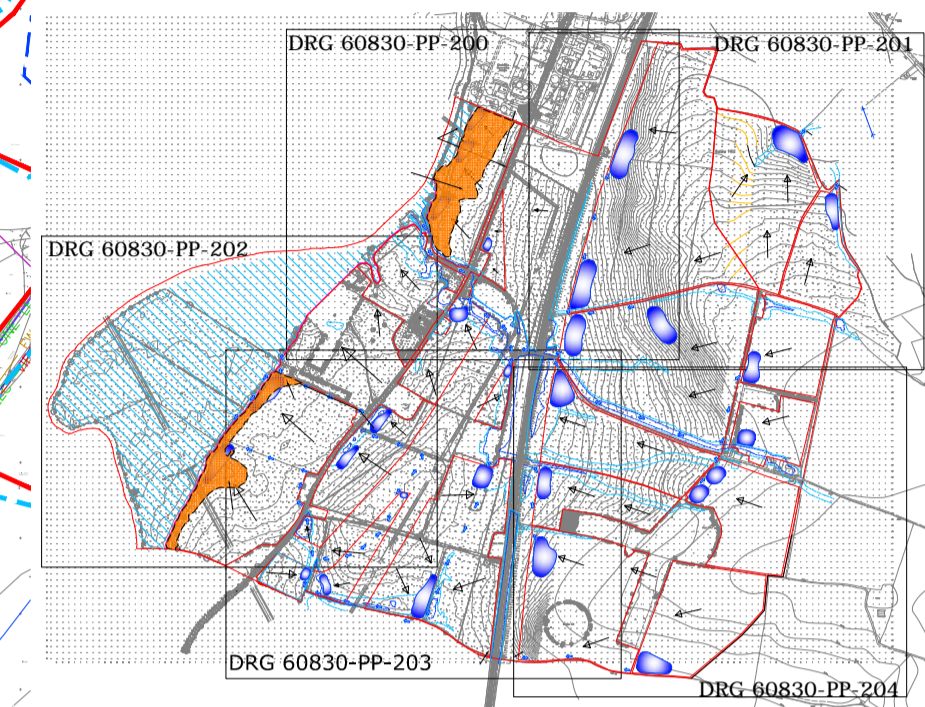
KEY:

- INDICATIVE SITE BOUNDARY
- CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021)
- - - INTERPRETED CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021), WHERE NO TOPOGRAPHICAL DATA IS PROVIDED
- EXTENT OF FLOOD RISK ZONE 2/3
- POTENTIAL LAND RAISING AREA
- OVERLAND FLOW ROUTING AND ROUTES FOR SURFACE WATER OUTFALL
- ← LAND FALL DIRECTION
- SITE 1** SITE REFERENCE AND AREA IN HECTARES
- 1 in 100 OVERLAND SURFACE WATER FLOOD MAPPING
- 1 in 1000 OVERLAND SURFACE WATER FLOOD MAPPING
- ATTENUATION BASIN AREA FOR DEVELOPMENT AREAS ACROSS SITE



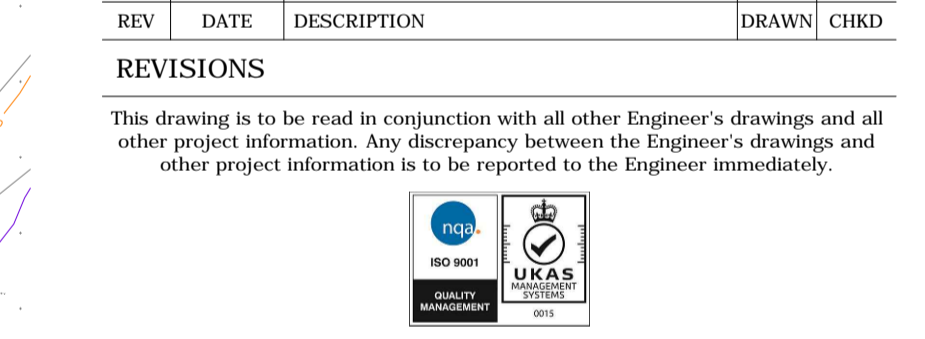
KEY:

- ELEC OVERHEAD CABLE
- BT OVERHEAD CABLE
- - - BT UNDERGROUND CABLE
- WATER MAIN (POTABLE)
- GAS MAIN
- - - ELECTRIC UNDERGROUND CABLE
- OIL PIPE
- WATER MAIN (FOUL)
- VODAFONE (OWNED)
- - - VODAFONE (LEASED)
- VIRGIN
- SITE BOUNDARY



- NOTES:**
1. ALL LEVELS ARE IN METRES ABOVE ORDNANCE SURVEY DATUM.
 2. ALL LAND BOUNDARIES TO BE CHECKED.
 3. ALL BASINS ARE DESIGN FOR THE 1in100 YEAR EVENT PLUS 40%CC.
 4. TOPOGRAPHICAL SURVEY TAKEN FROM SURVEY SOLUTIONS 31109NOLS-01A TO 30A DATED 12.5.21 AND 31109NGNG-1 TO 11 DATED 10.6.21 AND RICHARD JACKSON LTD ACCEPT NO RESPONSIBILITY FOR ERROR OR OMISSION.
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REV	DATE	DESCRIPTION	DRAWN	CHKD
REVISIONS				
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Project
ALINGTON ESTATE, LITTLE BARFORD

Title
**SURFACE WATER STRATEGY
SHEET 3 OF 5**

Client
**THE EXECUTORS OF THE
LATE NIGEL ALINGTON**

Scale 1:2000 @ A1	Drawn MD	Date 11 AUG 21
Job Manager M DOUGHTY	Checked MJD	Approved MJD

Richard Jackson
Engineering Consultants

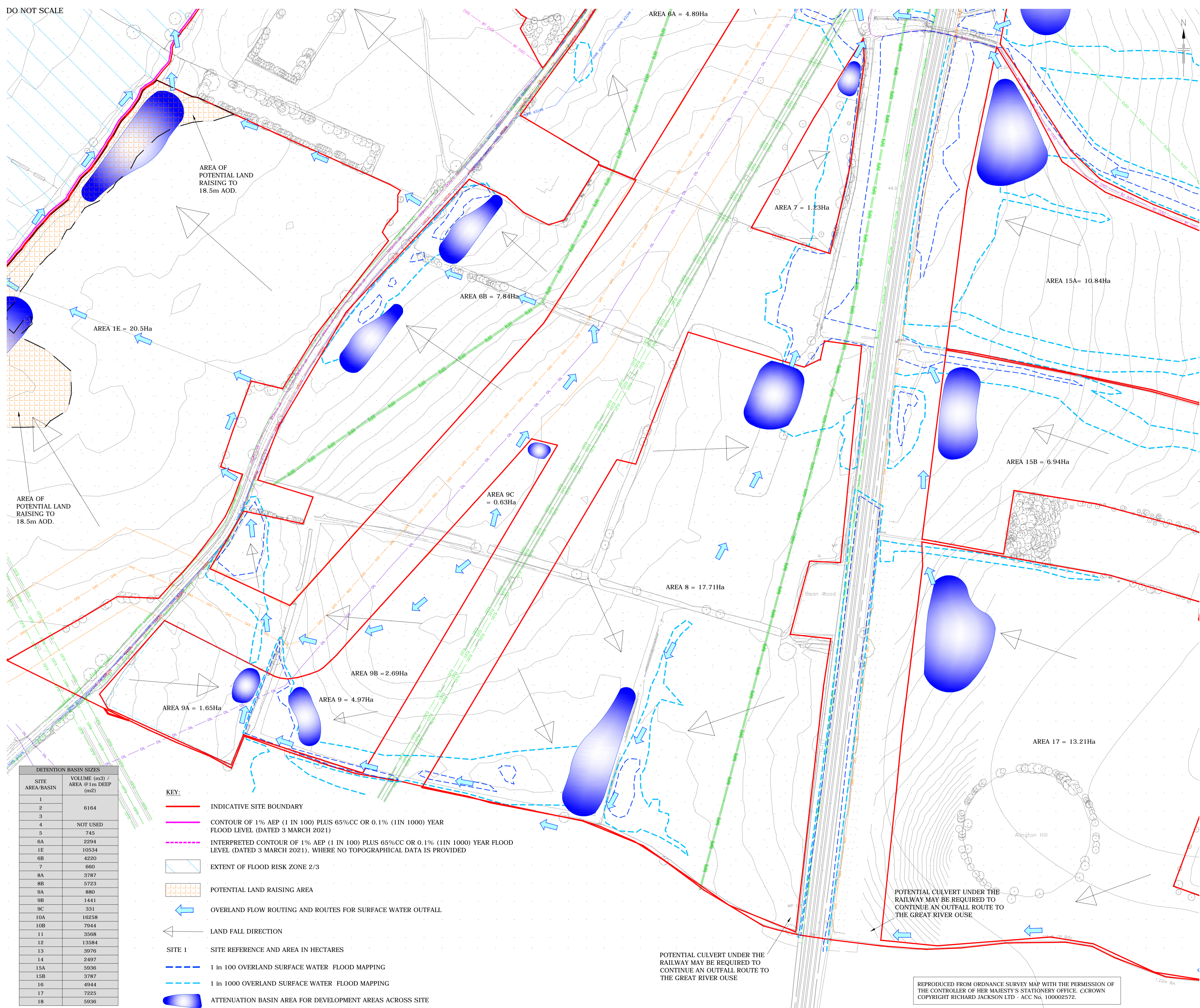
847 The Crescent, Colchester, Essex CO4 9YQ Tel: 01206 228800
Unit 06C130, 6th Floor, 1 St. Katherine's Way, London, E1W 1UN Tel: 020 7448 9910
5 Quern House, Mill Court, Great Shelford, Cambs CB22 5LD Tel: 01223 314794
4 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP Tel: 01603 230240
The Wheelhouse, Bonds Mill, Stonehouse, Gloucestershire GL10 3BF Tel: 01172 020070
Email Address: mail@rj.uk.com Website: http://www.rj.uk.com

Drawing No. 60830-PP-202	Revision
Drawing Status <input checked="" type="checkbox"/> INFORMATION <input type="checkbox"/> APPROVAL <input type="checkbox"/> COSTING <input type="checkbox"/> TENDER <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> AS CONSTRUCTED	

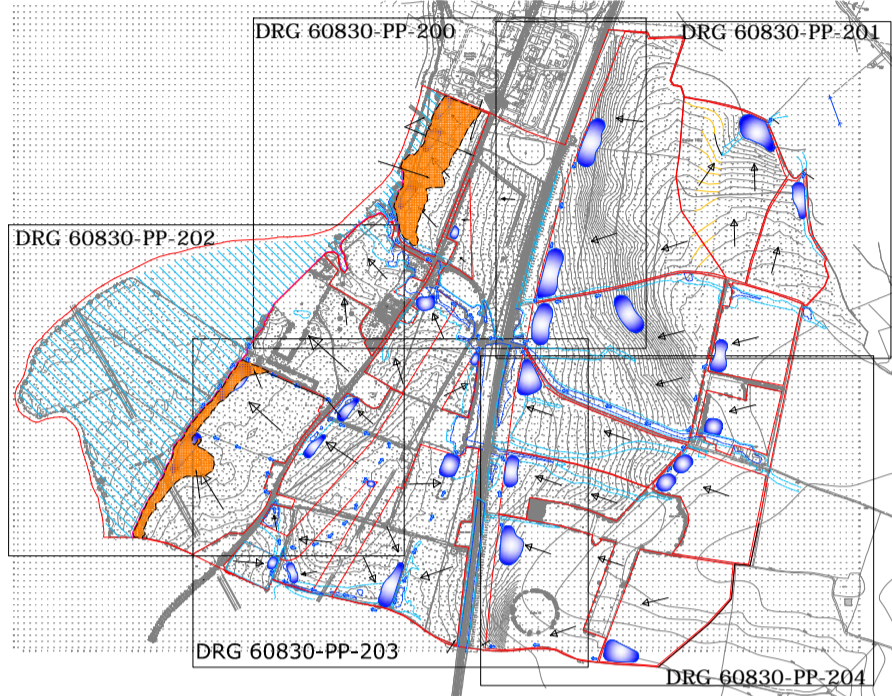
DETENTION BASIN SIZES	
SITE AREA/BASIN	VOLUME (m3) / AREA @1m DEEP (m2)
1	
2	6164
3	
4	NOT USED
5	745
6A	2294
1E	10534
6B	4220
7	660
8A	3787
8B	5723
9A	880
9B	1441
9C	331
10A	16258
10B	7944
11	3568
12	13584
13	3976
14	2497
15A	5936
15B	3787
16	4944
17	7225
18	5936

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DO NOT SCALE



- KEY:**
- ELEC — ELEC — ELECTRICITY OVERHEAD CABLE
 - BT (O) — BT (O) — BT OVERHEAD CABLE
 - BT (U) — BT (U) — BT UNDERGROUND CABLE
 - WATER MAIN — WATER MAIN (POTABLE)
 - GAS — GAS — GAS MAIN
 - E(U) — E(U) — ELECTRIC UNDERGROUND CABLE
 - OIL — OIL — OIL PIPE
 - FW — FW — WATER MAIN (FOUL)
 - VODAFONE OWNED — VODAFONE (OWNED)
 - VODAFONE LEASED — VODAFONE (LEASED)
 - VIRGIN — VIRGIN
 - SITE BOUNDARY



- NOTES:**
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REV	DATE	DESCRIPTION	DRAWN	CHKD
REVISIONS				

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Project
ALINGTON ESTATE, LITTLE BARFORD

Title
**SURFACE WATER STRATEGY
SHEET 4 OF 5**

Client
**THE EXECUTORS OF THE
LATE NIGEL ALINGTON**

Scale	Drawn	Date
1:2000 @ A1	MD	11 AUG 21
Job Manager	Checked	Approved
M DOUGHTY	MJD	MJD

Richard Jackson Engineering Consultants

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 The Wheelhouse, Bonds Mill, Stonehouse, Gloucestershire GL10 2BF Tel: 01172 020070
 Email Address: mail@rj.uk.com Website: http://www.rj.uk.com

Drawing No. 60830-PP-203	Revision
<input checked="" type="checkbox"/> INFORMATION <input type="checkbox"/> TENDER	<input type="checkbox"/> APPROVAL <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> AS CONSTRUCTED

DETENTION BASIN SIZES

SITE AREA/BASIN	VOLUME (m3) / AREA @ 1m DEEP (m2)
1	
2	6164
3	
4	NOT USED
5	745
6A	2294
1E	10534
6B	4220
7	660
8A	3787
8B	5723
9A	880
9B	1441
9C	331
10A	16258
10B	7944
11	3568
12	13584
13	3976
14	2497
15A	5936
15B	3787
16	4944
17	7225
18	5936

- KEY:**
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 - EXTENT OF FLOOD RISK ZONE 2/3
 - POTENTIAL LAND RAISING AREA
 - OVERLAND FLOW ROUTING AND ROUTES FOR SURFACE WATER OUTFALL
 - LAND FALL DIRECTION
 - SITE 1 SITE REFERENCE AND AREA IN HECTARES
 - 1 in 100 OVERLAND SURFACE WATER FLOOD MAPPING
 - 1 in 1000 OVERLAND SURFACE WATER FLOOD MAPPING
 - ATTENUATION BASIN AREA FOR DEVELOPMENT AREAS ACROSS SITE

POTENTIAL CULVERT UNDER THE RAILWAY MAY BE REQUIRED TO CONTINUE AN OUTFALL ROUTE TO THE GREAT RIVER OUSE

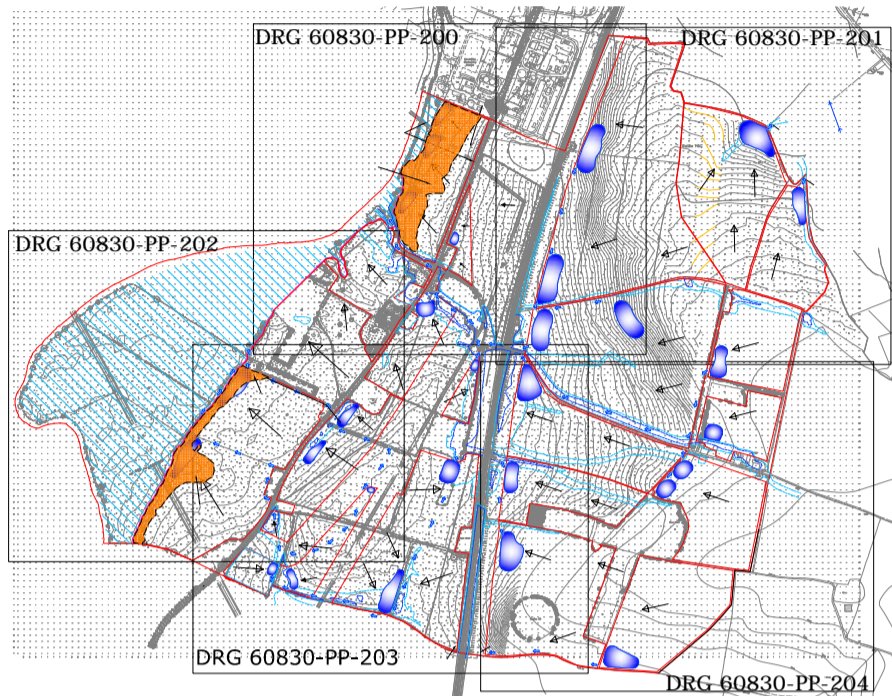
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DO NOT SCALE



DETENTION BASIN SIZES	
SITE AREA/BASIN	VOLUME (m3) / AREA @1m DEEP (m2)
1	
2	6164
3	
4	NOT USED
5	745
6A	2294
1E	10534
6B	4220
7	660
8A	3787
8B	5723
9A	880
9B	1441
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13	3976
14	2497
15A	5936
15B	3787
16	4944
17	7225
18	5936

- KEY:**
- ELEC ELEC ELECTRICITY OVERHEAD CABLE
 - BT O/H/HEAD BT OVERHEAD CABLE
 - BT (UG) BT (UG) BT UNDERGROUND CABLE
 - WATER MAIN WATER MAIN (POTABLE)
 - GAS GAS GAS MAIN
 - ELV(UG) ELECTRIC UNDERGROUND CABLE
 - OIL OIL OIL PIPE
 - FW FW WATER MAIN (FOUL)
 - VODAFONE OWNED VODAFONE (OWNED)
 - VODAFONE LEASED VODAFONE (LEASED)
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 - SITE BOUNDARY



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REV	DATE	DESCRIPTION	DRAWN	CHKD
REVISIONS				

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Project
ALINGTON ESTATE, LITTLE BARFORD

Title
SURFACE WATER STRATEGY SHEET 5 OF 5

Client
THE EXECUTORS OF THE LATE NIGEL ALINGTON

Scale	Drawn	Date
1:2000 @ A1	MD	11 AUG 21
	Checked	Approved
	M DOUGHTY	MJD

Richard Jackson Engineering Consultants

847 The Crescent, Colchester, Essex CO4 9YQ Tel: 01206 228800
 Unit 06C130, 6th Floor, 1 St. Katharine's Way, London, E1W 1UN Tel: 020 7448 9910
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 The Wheelhouse, Bonks Mill, Stonehouse, Gloucestershire GL10 2BF Tel: 01172 020070
 Email Address: mail@rj.co.uk Website: http://www.rj.co.uk

Drawing No. **60830-PP-204** Revision

Drawing Status		
<input checked="" type="checkbox"/> INFORMATION	<input type="checkbox"/> APPROVAL	<input type="checkbox"/> COSTING
<input type="checkbox"/> TENDER	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> AS CONSTRUCTED

- KEY:**
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 - 1 in 1000 OVERLAND SURFACE WATER FLOOD MAPPING
 - ATTENUATION BASIN AREA FOR DEVELOPMENT AREAS ACROSS SITE

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