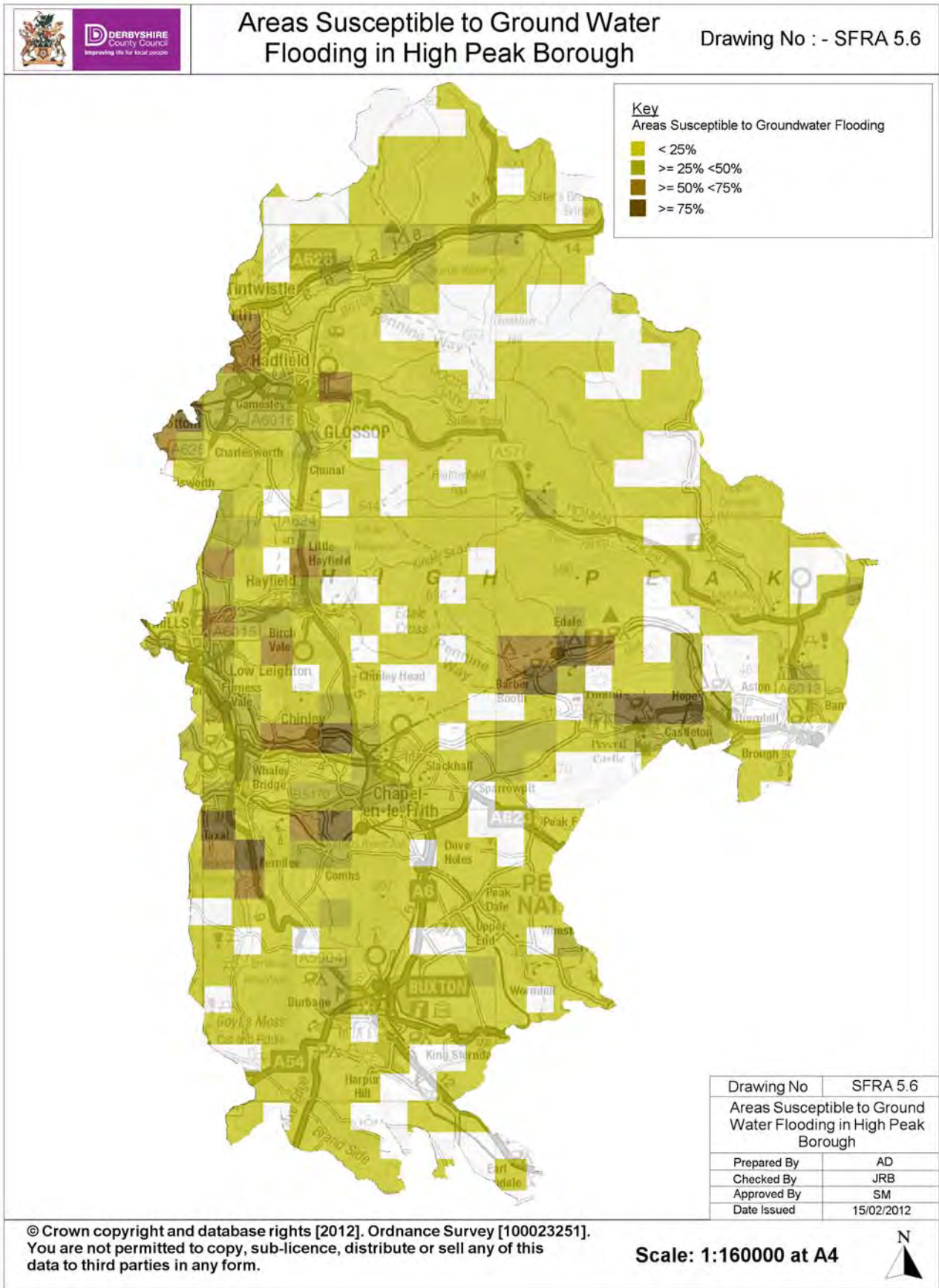


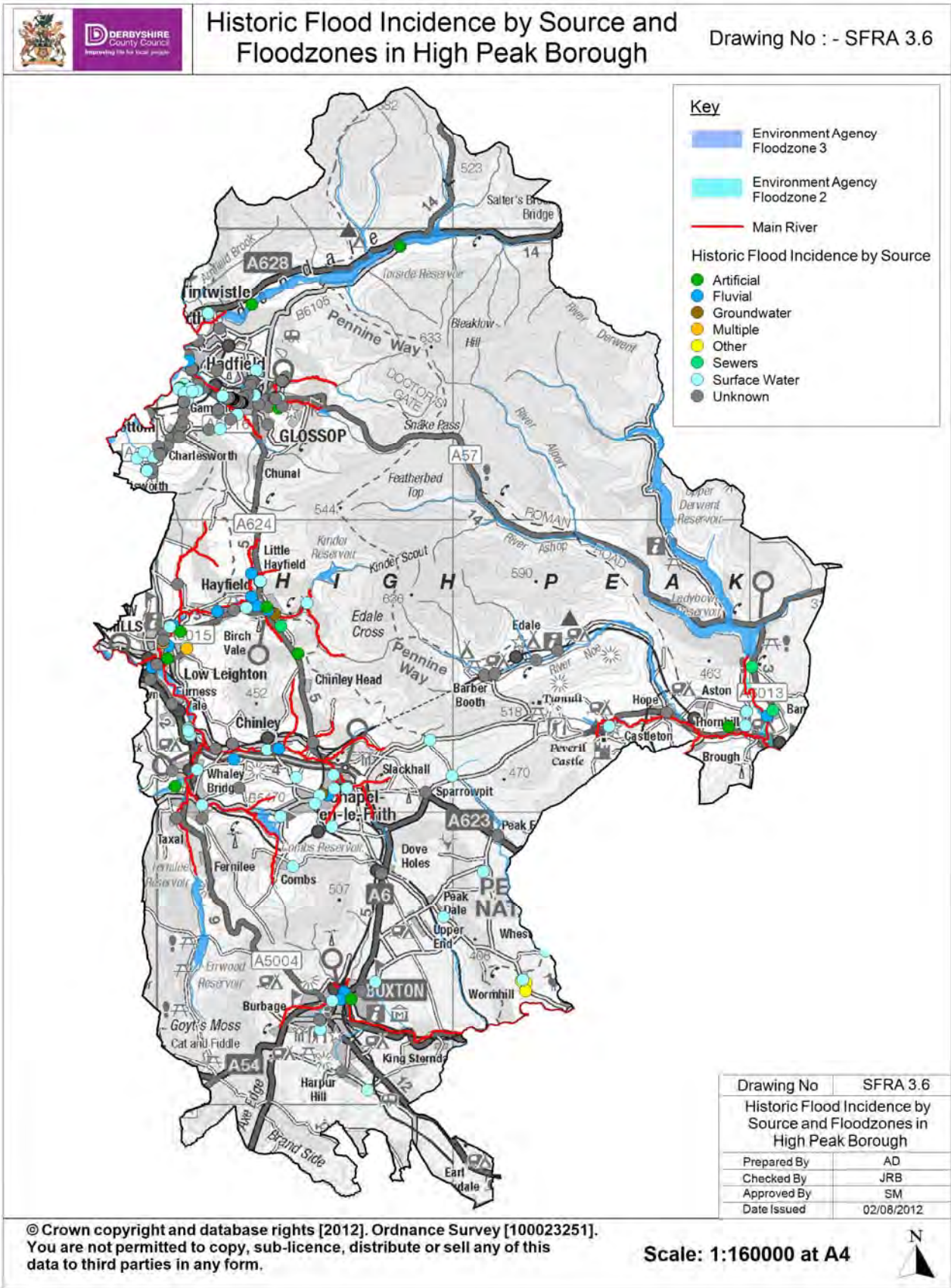


Appendix F
Areas Susceptible to Groundwater Flooding (High Peak Borough)
DCC Level 1 SFRA: Map 5.6





Appendix G
Historic Flood Incidence by Source and Floodzones (High Peak Borough)
DCC Level 1 SFRA: Map 3.6





Appendix H
Preliminary Drainage Layout
Barratt Homes drawing no. H8797-BAH-XX-XX-DR-CE-300001-P07

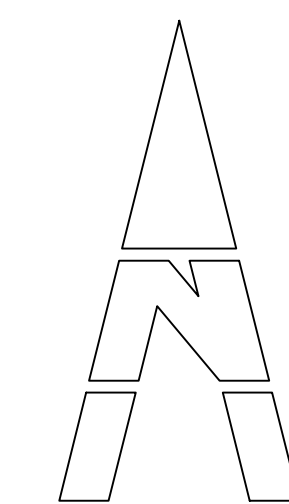
Warning to House Purchasers
Buyers are advised that this is a working drawing and the contents of this drawing may be subject to change during the build process. The layout, form, content, and dimensions specified are included for general guidance only. Purchasers or mortgage lenders may wish to request a professional inspection. Whilst every effort is made to ensure the drawings are up to date, there may be changes to the drawings or the site conditions. Purchasers are advised to check with the developer whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

ENGINEERING LAYOUT NOTES

1. All adaptable drainage works have been designed and set out to be constructed in accordance with "Sewerage Sector Guidance" (Appendix 6 - Design and Construction Guide 4.7.7, and United Utilities Guidelines. Where specification conflicts, UG guidelines shall take precedence.
2. All day pipe work shall be extra strength clayware to BS 295 and BS65 (EN 475).
3. All precast concrete pipework shall be to Class 125 in accordance with BS5911-Part 1, BS EN 1916 and bear the BS 4429 mark.
4. All adaptable drainage to be bedded in Class 5 granular material unless otherwise stated on the inspection.
5. All concrete manhole and soakaway pipes, and concrete cover slabs to be manufactured to BS EN 1917 and BS5911-Part 1.
6. Rising mains to be black polyethylene pipes complying to BS EN 12444-2. Polyethylene fittings, including fusion joints, and electro-fusion fittings and comply with BS EN 12444-2.
7. All levels relate to Ordnance Datum. Contractor to ensure that this drawing is read in conjunction with the site specific topographical survey provided by Barratt Manchester and the benchmark information provided.
8. This drawing is to be read in accordance with all other relevant drawings.
9. The contractor shall be responsible for ensuring that any existing invert levels indicated on the drawings are correct before work commences.
10. All proposed connections to the sewer shall be 150M unless stated otherwise.
11. All private house drainage shall be 150M and all drain-out connections shall be 150M at a minimum gradient of 1:80 unless otherwise stated, and laid in accordance with Part 16 of the Building Regulations.
12. Sewer from private surfaces shall not discharge across the highway, gully or channel and be provided as appropriate to prevent this.
13. From cesspits shall be provided at the inner tangent points of all junctions.
14. Pipes shall be protected from concentrated loading by construction traffic during the construction period when insufficient cover to the pipe may be made from vehicle to damage.
15. Sufficient cover to the road from the level of the road shall be provided to determine the depth of proposed construction required. This is to be approved by Delphian County Council prior to construction of the road pavement.
16. Groundwater to ensure that all drainage be within the carriage of the pit they serve where possible and inspection covers laid while working when possible.
17. Contractor to provide Sewer Test Water with sufficient notice prior to commencement of sewer works on their inspection telephone number.
18. Contractor to obtain all necessary highway opening notices from Delphian County Council, obtain approval to work on United Utilities Sewerage System, obtain approval in writing from the Environment Agency and/or the Local Road Road Authority for any works affecting a watercourse.

ENGINEERING KEY

- S1 S104 Adaptable Surface Water, Sewer & Manhole
- Private Surface Water Drain-Out and Invert
- S1 S104 Adaptable Surface Water, Sewer & Manhole
- S104 Adaptable Road Gully
- F1 S104 Adaptable Foul Water Sewer & Manhole
- Private Foul Drain-Out and Invert
- Proposed Adaptable Foul Water Rising Main
- Proposed S104 Sewer Easement
- Proposed Adaptable Foul Water Pumpstation



P07	Updated design to suit planning layout revision Rev 3	01.07.24	CD
P06	Updated design to suit planning layout revision Rev 2	27.06.24	CD
P05	Revised to pump station for the whole site	14.02.24	BAM
P04	Updated design to suit planning layout revision N	09.02.24	BAM


Revision	Description	Date	Design By
P07	Updated design to suit planning layout revision Rev 3	01.07.24	CD
P06	Updated design to suit planning layout revision Rev 2	27.06.24	CD
P05	Revised to pump station for the whole site	14.02.24	BAM
P04	Updated design to suit planning layout revision N	09.02.24	BAM

Project: Hogshaw Farm, Buxton
Description: Preliminary Drainage Layout
Drawn By: CD
Date: Feb 2024
Scale of AD: 1:500
Revision: P07
Project Number: H8797 - BAH - XX
Drawing Number: -XX-DR-CE-300001
BARRATT
Do not scale from this drawing. Work to given dimensions only. Any discrepancies are to be reported to Originator.
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Appendix I

Greenfield Calculations

JPP Consulting Ltd		Page 1
4, Ironstone Way Brixworth Northampton, NN3 9UD		
Date 06/06/2023 17:15 File 11024R - GREENFIELD_3.7...	Designed by KatherineR Checked by	
Innovyze	Source Control 2020.1.3	

ICP SUDS Mean Annual Flood

Input

Return Period (years)	100	Soil	0.500
Area (ha)	3.720	Urban	0.000
SAAR (mm)	1374	Region Number	Region 4

Results l/s

QBAR Rural	45.2
QBAR Urban	45.2
Q100 years	116.2
Q1 year	37.5
Q30 years	88.6
Q100 years	116.2

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Appendix J
Drained Area Plan
JPP Consulting drawing no. 11024-FRA05B

General notes

All dimensions are in metres unless otherwise stated.

All levels are in metres.

This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.

Do not scale from this drawing.

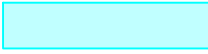
Based on Topographical Land Survey by SurveyEng Ltd, drawing number BH.TS.12 Rev C dated 26.03.2021.

Based on Planning Layout by Barratt Homes, drawing number H8797-BAH-XX-XX-DR-UD-203001-P03 dated 28.06.2024.

Drawing Key



Plot Areas = 5,665m²



Driveway Areas = 3,904m²



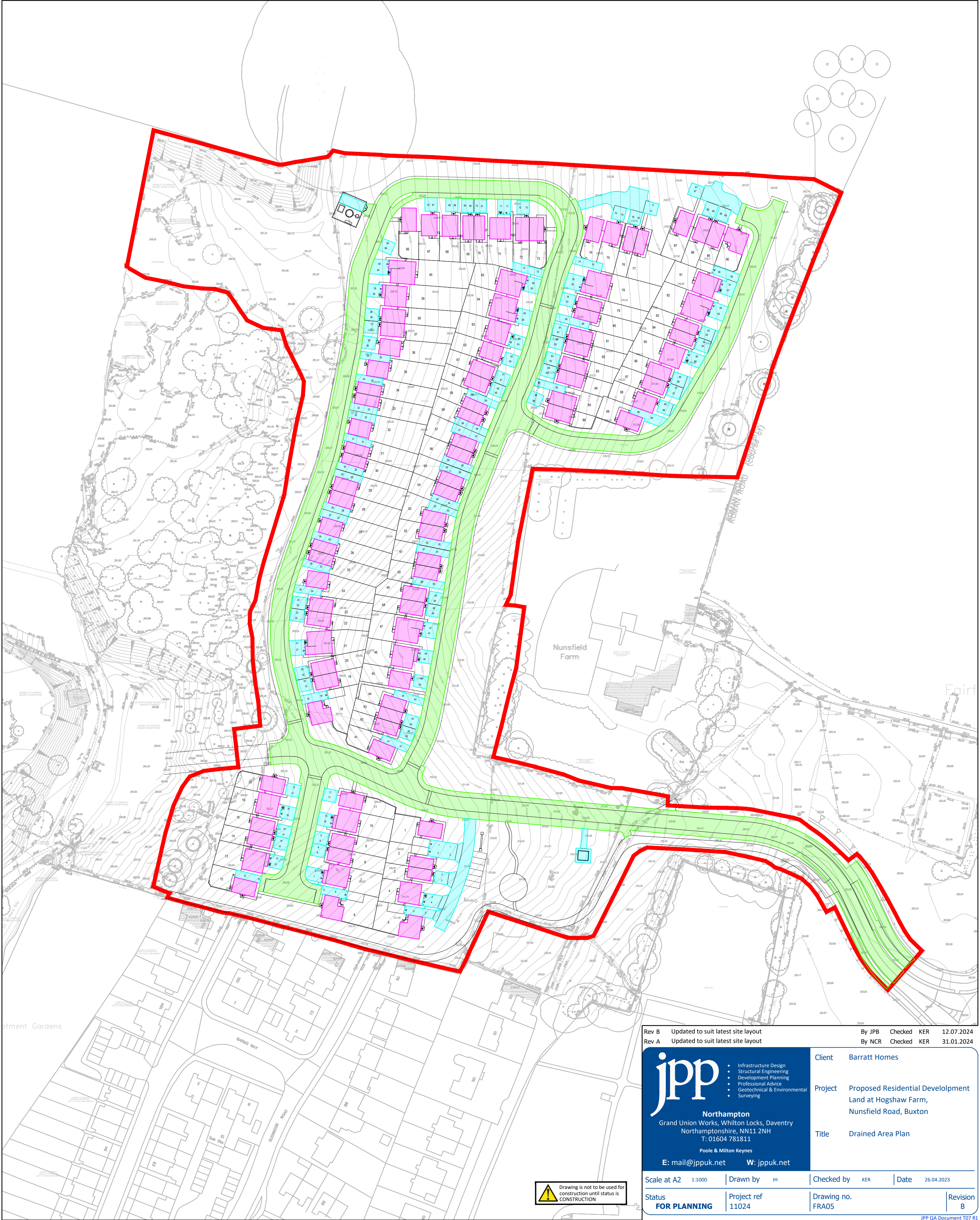
Road Areas = 9,260m²

Total Area = 18,829m²

10% Urban Creep to Plots = 567m²

Total Drained Area including 10% Urban Creep = 19,396m²

Site Boundary



Rev B Updated to suit latest site layout

Rev A Updated to suit latest site layout

By JPB Checked KER 12.07.2024

By NCR Checked KER 31.01.2024

jpp

Northampton

Grand Union Works, Whilton Locks, Daventry

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Poole & Milton Keynes

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Client Barratt Homes

Project Proposed Residential Development
Land at Hogshaw Farm,
Nunsfield Road, Buxton

Title Drained Area Plan

Scale at A2 1:1000

Drawn by IH

Checked by KER

Date 26.04.2023

Status FOR PLANNING

Project ref 11024

Drawing no. FRA05

Revision B

Drawing is not to be used for construction until status is CONSTRUCTION