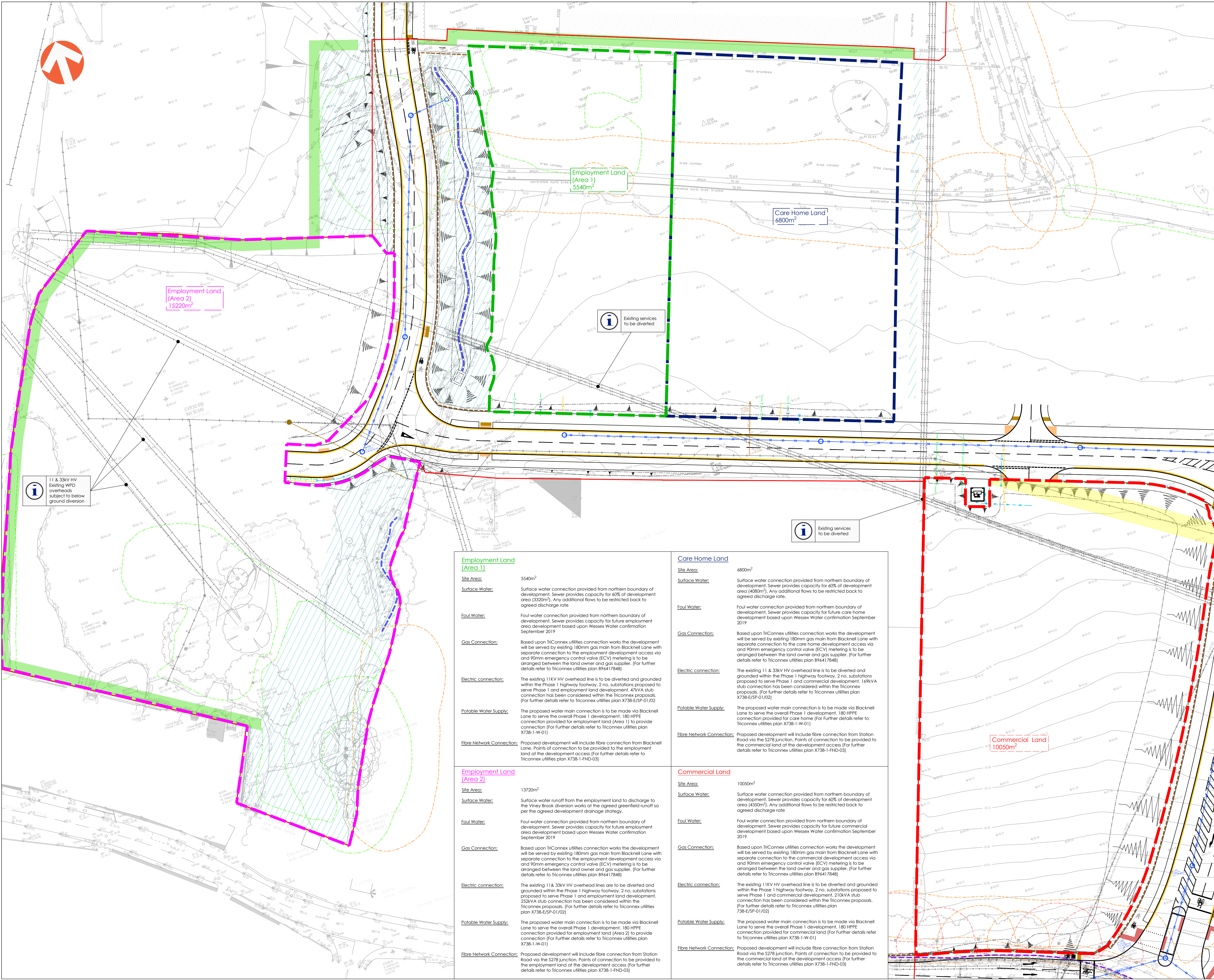




KEY

SITE INFORMATION

HMPE boundary (Reference should be made to SCC Plan: 'A356 (Station Road), Crewkerne' Centre: 345087,109099)

Phase 1 Development Boundary

Development Parcel Boundary - Commercial Land

Development Parcel Boundary - Care Home Land

Development Parcel Boundary - Employment Land (Area 1)

Development Parcel Boundary - Employment Land (Area 2)

Roof Protection Area A Grade trees

Roof Protection Area B Grade trees

Roof Protection Area C Grade trees

For further details regarding RPA's refer to Aspect tree report (Ref: 054145)

EXISTING DRAINAGE

Viney Brook alignment

PROPOSED S278 ADOPTABLE DRAINAGE DESIGN (Refer to S278 Drainage Standard Details)

Section 278 Highway drain

Section 278 highway manhole

Easement

PROPOSED S104 ADOPTABLE DRAINAGE DESIGN (Refer to S104 Drainage Standard Details)

Surface water manhole

Section 104 surface water sewer

EXISTING SERVICES (Reference: Survey Dimensions LTD Plan 220231-01)

Note: Please refer to Survey Dimensions Ltd for all supporting information and comments. Irrespective of information provided by a utility survey and statutory plans, excavation work should be taken with extreme caution and in accordance with HSE Guidelines - HSG47 Avoiding Danger from Underground Services

BT Overhead Cable

BT Underground Cable

Unknown Electric Cable

LV Electric UG Cable

Foul Sewer

Water Main

Surface Water Sewer

Unknown Cable

PROPOSED SERVICES

Proposed fibre connection point

Reference should be made to TriConnex plan: X738-1-FND-03

Proposed electric connection point

Reference should be made to TriConnex plan: X738-E-SP-01-02

Proposed gas connection point

Reference should be made to TriConnex plan: B96417848

Proposed water connection point

Reference should be made to TriConnex plan: X738-1-W-01

PROPOSED S185 ADOPTABLE DIVERSION DRAINAGE DESIGN (Refer to S185 Drainage Standard Details)

Foul water manhole

Foul water sewer

Foul water sewer diversion extents

Easement

ECOLOGICAL INFORMATION

3m Ecological Buffer

Existing Woodland and Vegetation to be retained

For further information regarding proposed landscaping, please refer to LHC Landscape Strategy Plan: 18065 L94.06

Employment Land (Area 1)

Site Area:

5540m²

Surface Water:

Surface water connection provided from northern boundary of development. Sewer provides capacity for 60% of development area (3320m²). Any additional flows to be restricted back to agreed discharge rate

Foul Water:

Foul water connection provided from northern boundary of development. Sewer provides capacity for future employment area development based upon Wessex Water confirmation September 2019

Gas Connection:

Based upon TriConnex utilities connection works the development will be served by existing 180mm gas main from Blacknell Lane with separate connection to the employment development access via and 90mm emergency control valve (ECV) metering is to be arranged between the land owner and gas supplier. (For further details refer to Triconnex utilities plan B96417848)

Electric connection:

The existing 11kV HV overhead line is to be diverted and grounded within the Phase 1 highway footway. 2 no. substations proposed to serve Phase 1 and employment land development. 169kVA sub connection has been considered within the Triconnex proposals. (For further details refer to Triconnex utilities plan X738-E/SP-01/02)

Potable Water Supply:

The proposed water main connection is to be made via Blacknell Lane to serve the overall Phase 1 development. 180 HPPE connection provided for employment land (Area 1) to provide connection (For further details refer to Triconnex utilities plan X738-1-W-01)

Fibre Network Connection:

Proposed development will include fibre connection from Blacknell Lane. Points of connection to be provided to the employment land at the development access (For further details refer to Triconnex utilities plan X738-1-FND-03)

Employment Land (Area 2)

Site Area:

13720m²

Surface Water:

Surface water runoff from the employment land to discharge to the Viney Brook diversion works at the agreed greenfield runoff so per the agreed development drainage strategy

Foul Water:

Foul water connection provided from northern boundary of development. Sewer provides capacity for future employment area development based upon Wessex Water confirmation September 2019

Gas Connection:

Based upon TriConnex utilities connection works the development will be served by existing 180mm gas main from Blacknell Lane with separate connection to the employment development access via and 90mm emergency control valve (ECV) metering is to be arranged between the land owner and gas supplier. (For further details refer to Triconnex utilities plan B96417848)

Electric connection:

The existing 11kV HV overhead lines are to be diverted and grounded within the Phase 1 highway footway. 2 no. substations proposed to serve Phase 1 and employment land development. 252kVA sub connection has been considered within the Triconnex proposals. (For further details refer to Triconnex utilities plan X738-E/SP-01/02)

Potable Water Supply:

The proposed water main connection is to be made via Blacknell Lane to serve the overall Phase 1 development. 180 HPPE connection provided for employment land (Area 2) to provide connection (For further details refer to Triconnex utilities plan X738-1-W-01)

Fibre Network Connection:

Proposed development will include fibre connection from Station Road via the S278 junction. Points of connection to be provided to the employment land at the development access (For further details refer to Triconnex utilities plan X738-1-FND-03)

Care Home Land

Site Area:

6800m²

Surface Water:

Surface water connection provided from northern boundary of development. Sewer provides capacity for 60% of development area (4080m²). Any additional flows to be restricted back to agreed discharge rate.

Foul Water:

Foul water connection provided from northern boundary of development. Sewer provides capacity for future care home development based upon Wessex Water confirmation September 2019

Gas Connection:

Based upon TriConnex utilities connection works the development will be served by existing 180mm gas main from Blacknell Lane with separate connection to the care home development access via and 90mm emergency control valve (ECV) metering is to be arranged between the land owner and gas supplier. (For further details refer to Triconnex utilities plan B96417848)

Electric connection:

The existing 11 & 33kV HV overhead line is to be diverted and grounded within the Phase 1 highway footway. 2 no. substations proposed to serve Phase 1 and commercial development. 169kVA sub connection has been considered within the Triconnex proposals. (For further details refer to Triconnex utilities plan X738-E/SP-01/02)

Potable Water Supply:

The proposed water main connection is to be made via Blacknell Lane to serve the overall Phase 1 development. 180 HPPE connection provided for care home (For further details refer to Triconnex utilities plan X738-1-W-01)

Fibre Network Connection:

Proposed development will include fibre connection from Station Road via the S278 junction. Points of connection to be provided to the commercial land at the development access (For further details refer to Triconnex utilities plan X738-1-FND-03)

Commercial Land

Site Area:

10050m²

Surface Water:

Surface water connection provided from northern boundary of development. Sewer provides capacity for 60% of development area (4350m²). Any additional flows to be restricted back to agreed discharge rate

Foul Water:

Foul water connection provided from northern boundary of development. Sewer provides capacity for future commercial development based upon Wessex Water confirmation September 2019

Gas Connection:

Based upon TriConnex utilities connection works the development will be served by existing 180mm gas main from Blacknell Lane with separate connection to the commercial development access via and 90mm emergency control valve (ECV) metering is to be arranged between the land owner and gas supplier. (For further details refer to Triconnex utilities plan B96417848)

Electric connection:

The existing 11kV HV overhead line is to be diverted and grounded within the Phase 1 highway footway. 2 no. substations proposed to serve Phase 1 and commercial development. 210kVA sub connection has been considered within the Triconnex proposals. (For further details refer to Triconnex utilities plan X738-E/SP-01/02)

Potable Water Supply:

The proposed water main connection is to be made via Blacknell Lane to serve the overall Phase 1 development. 180 HPPE connection provided for commercial land (For further details refer to Triconnex utilities plan X738-1-W-01)

Fibre Network Connection:

Proposed development will include fibre connection from Station Road via the S278 junction. Points of connection to be provided to the commercial land at the development access (For further details refer to Triconnex utilities plan X738-1-FND-03)

REV

DATE

DESCRIPTION

BY

CHK

APD

D

01.02.2024

CARE HOME AND EMPLOYMENT AREA 1 BOUNDARIES REVISED TO SUIT TW COMMENTS

OWA

SPB

GJM

C

19.04.2023

ECOLOGICAL INFORMATION ADDED

OWA

SPB

GJM

B

14.04.2023

BACKGROUND INFORMATION UPDATED TO SUIT REVISED S278 SUITE

WP

SPB

GJM

A

01.03.2023

INITIAL ISSUE

WP

SPB

GJM

REV

DATE

DESCRIPTION

BY

CHK

APD

FOR INFORMATION ONLY

CLIENT:

Taylor Wimpey

PROJECT:

STATION ROAD, CREWKERNE

TITLE:

LAND TRANSFER PLAN - UTILITIES

PROJECT No:

1183

DRAWING No:

03-LT-101

REV:

D

SCALE @ 1:

0 1:500 25 metres

DESIGN BY:

awp

awcockward partnership

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