Land at Stewartby Brickworks, Stewartby, Bedfordshire Flood Risk Assessment & Drainage Statement



Indicative surface water attenuation facility Surface water drainage Approximate location of existing culvert Existing watercourse Community uses strategic layout Biomass plant Local centre Structural landscape & planting Allocated development site Indicative Development Site boundary Potential education Formal open space Employment Residential Amenity KEY:

## NOTES:

- 1. REFERENCE PLAN: 1144\_105B LAND USE MASTER PLAN (ROGER EVANS ASSOCIATES).
- 2. AREAS AND VOLUMES FOR SURFACE WATER ATTENUATION FACILITIES ARE INDICATIVE ONLY.
- 3. ATTENUATION OF FLOWS FROM SCHOOL SITE CONSIDERED AS SEPARATE FROM MAIN SYSTEM.
- 4. OFF-SITE SEWERAGE SHOWN ON DRAWING 2642.074.
- 5. BROADMEAD ROAD LEVELS AND ALIGNMENT BASED ON ASSOCIATED SURVEYING CONSULTANTS TOPOGRAPHICAL SURVEY PLANS ASC.08.306 AND ASC.08.307.
- 6. ALL LEVELS RELATE TO ORDNANCE DATUM.

REVISED MASTERPLAN ADDED LAND AT STEWARTBY BRICKWORKS, BEDFORDSHIRE

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SURFACE WATER DRAINAGE STRATEGY - ON-SITE