

LEGEND:

PROPOSED NEW ROAD LAYOUT TAKEN FROM
BURROWS GRAHAM DRAWING NO.
30228-BGL-XX-XX-XR-C-00012 P08
DATED: 15.05.25

GROSS SITE BOUNDARY TAKEN FROM TITLE PLAN
HP082317 & DRAWING EASTLEIGH - REDLINE
DATED: 27.04.22

KEY

AREA WITHIN WHICH STRATEGIC LANDSCAPING WILL BE PROVIDED.

DEVELOPMENT AREA (LANDSCAPING, ACCESS, PARKING, DRAINAGE AND ALL ASSOCIATED INFRASTRUCTURE) ZONE.

PROPOSED ROAD ALIGNMENT

PLOT ACCESS POINTS

FUTURE POTENTIAL ROUTE FOR CHICKENHALL LANE LINK ROAD

Use Classes E(g)(ii) Research and Development, E(g)(iii) Industrial Processes, B2 and B8 Warehouse and Distribution.

Maximum Building Heights (To Ridge): 21.8m +/- 250mm
(Max. Building Height: 35.95m AOD +/- 250mm)
Maximum Floor area (GIA): 92,000 sqm

SITE AREAS

North Plot		5.95 Ha / 14.71 Acres
South Plot		16.95 Ha / 41.89 Acres
Road		4.28 Ha / 10.58 Acres
Total Planning Redline		34.41 Ha / 85.03 Acres

Layout of the development to include buildings, service yards, car parking as well as soft and hard landscape, examples as shown on the following drawing:
Illustrative Site Plan NQS-MSA-SI-XX-DR-A-2002

PL03	2007/25	Red Line & road boundary updated.	SD	MT
PL02	2004/25	Red Line & road boundary updated.	SD	MT
PL01	08/11/24	Red Line updated	SD	MT
DATE	10/10/24	Final Issue	SD	MT

REV	DATE	NOTES	DRAWN	CHECKED
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11 PLATO PLACE ST DIONIS ROAD LONDON SW6 4TU
CHARTERED ARCHITECTS 020 7738 6162 WWW.MSA-ARCHITECTS.CO.UK

PROJECT TITLE
NAVIGATOR QUARTER

MSA JOB No: **31794**

CLIENT
BLOCKWORK (EASTLEIGH) LLP & SIAL

DOCUMENT TITLE
PARAMETERS PLAN

SCALE
1:2500 @ A0

DATE
10/10/24

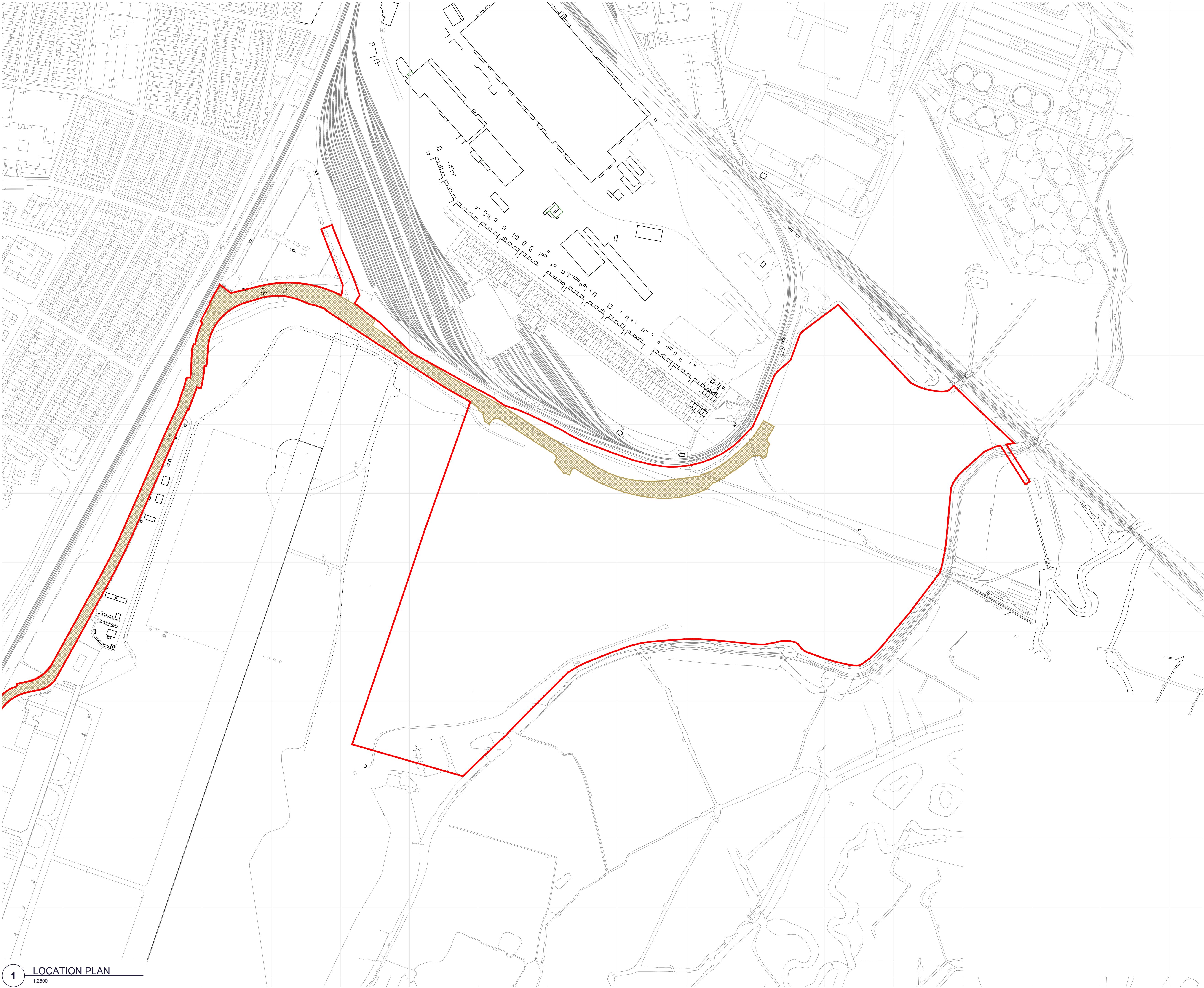
DRAWN
SD

CHECKED
MT

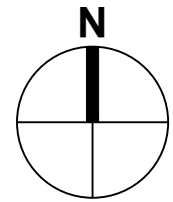
DOCUMENT NUMBER
NQ-MSA-SI-XX-SDR-A-2001

STATUS
PLANNING

REV
PL03



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FIGURED DIMENSIONS TAKE PRECEDENCE. PLEASE
NOTIFY MICHAEL SPARKS ASSOCIATES OF ANY
DISCREPANCIES.



SITE AREAS			
Road area		4.28 Ha / 10.58 Acres	
Total Planning Redline		34.41 Ha / 85.03 Acres	

PL02	19/05/25	Redline & road boundaries updated	sd	mt
PL01	09/04/25	First Issue	sd	mt
REV	DATE	NOTES	DRAWN	CHECKED



11 PLATO PLACE ST DIONIS ROAD LONDON SW6 4TU
CHARTERED ARCHITECTS 020 7736 6162 WWW.MSA-ARCHITECTS.CO.UK

PROJECT TITLE

**NAVIGATOR QUARTER,
SOUTHAMPTON**

CLIENT

BLOCWORK (EASTLEIGH) LLP & SIAL

DOCUMENT TITLE

DETAILED / OUTLINE BOUNDARY PLAN

SCALE	DATE	16/05/25
1:2500 @ A1	DRAWN	SD
	CHECKED	MT

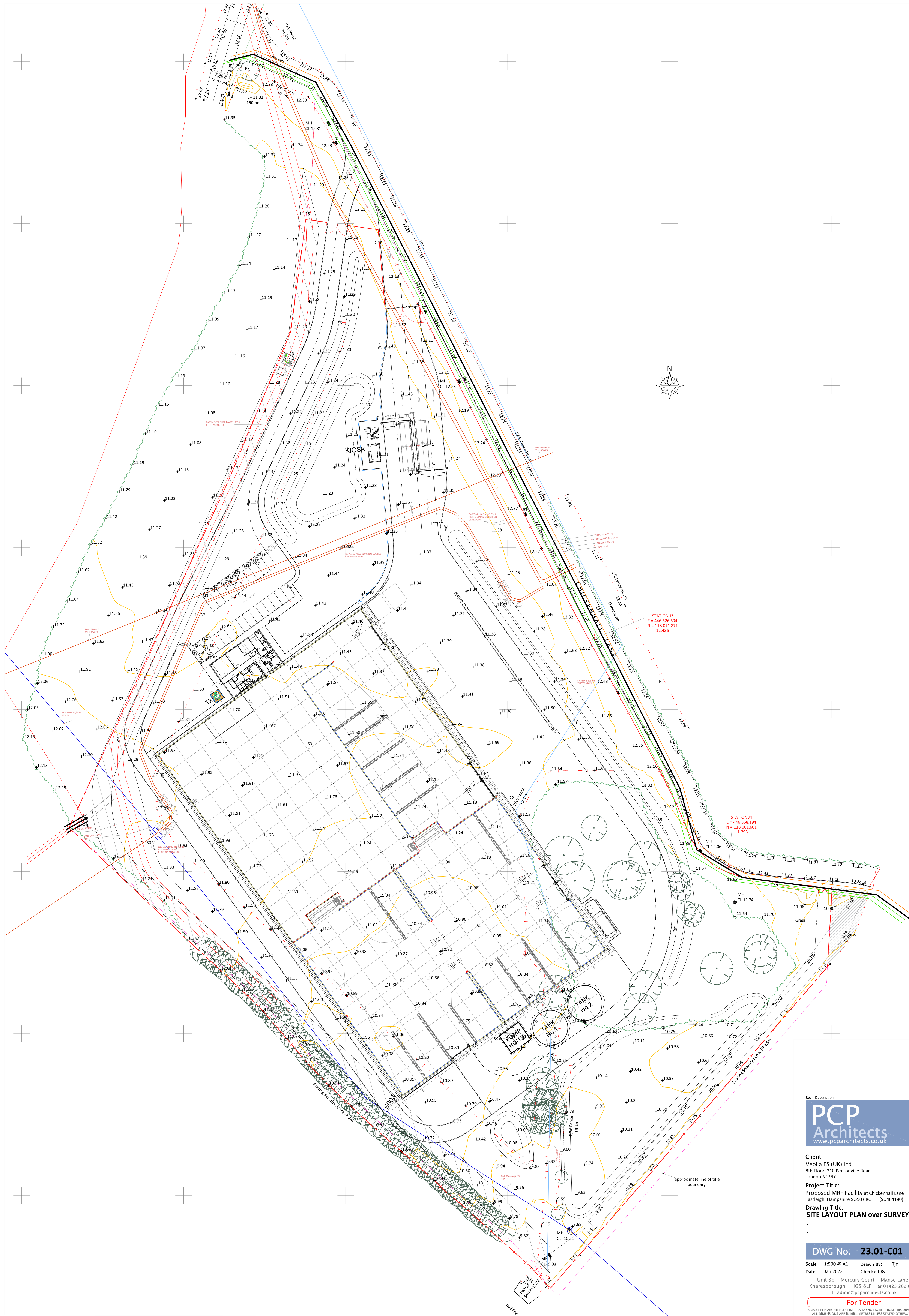
DOCUMENT NUMBER

NQS-MSA-SI-ZZ-DR-A-2000

STATUS	REV
PLANNING	PL02



B MRF Application



Client:
Veolia ES (UK) Ltd
8th Floor, 210 Pentonville Road
London N1 9JY

Project Title:
Proposed MRF Facility at Chickenhall Lane
Eastleigh, Hampshire SO50 6RQ (SU464180)

Drawing Title:
SITE LAYOUT PLAN over SURVEY

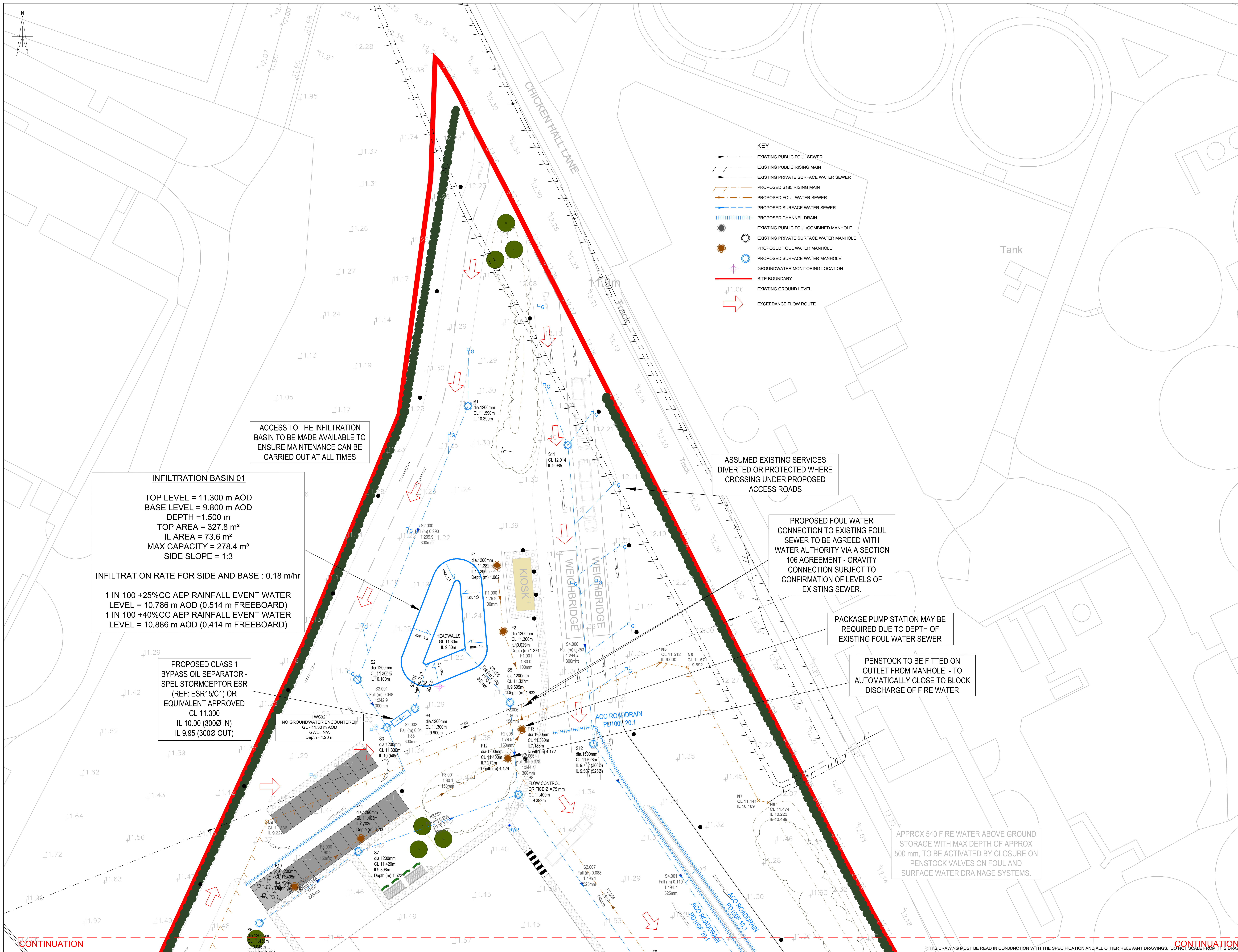
DWG No. **23.01-C01**

Scale: 1:500 @ A1
Date: Jan 2023

Drawn By: Tjc
Checked By:
Unit 3b Mercury Court Manse Lane
Knarborough HG5 8LF 01423 202 600
admin@pcparchitects.co.uk

For Tender

© 2021 PCP ARCHITECTS LIMITED. DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT
DRAWINGS AND SPECIFICATIONS. ALL AREAS ARE SUBJECT TO A SITE SURVEY.



- NOTES**
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT WEETWOOD DRAWINGS.
 - ALL DIMENSIONS IN mm UNLESS NOTED OTHERWISE
 - ALL LEVELS IN METRES.
 - ALL PROPOSED DRAINAGE TO BE MINIMUM 1500 UNLESS NOTED OTHERWISE.
 - MINIMUM GRADIENTS:
5.1. 1500 FOUL WATER = 1:100
5.2. 1500 SURFACE WATER = 1:100
 - ALL CONNECTING PIPES TO ADOPTABLE DRAINAGE TO BE MINIMUM 1500.
 - ALL RAINWATER PIPES MUST BE FITTED WITH A RODDABLE ACCESS ABOVE GROUND.
 - ALL PRIVATE DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS AND BS EN 752 & 12056.
 - PRIVATE DRAINAGE TO BE 1500 UPVC PIPES WITH GRP OR UPVC INSPECTION CHAMBERS. SYSTEM DESIGN & CONSTRUCTION TO CONFORM WITH MANUFACTURER'S INSTRUCTIONS & "GOOD PRACTICE GUIDE".
 - EXISTING LEVEL INFORMATION TAKEN FROM AXIS PROPOSED SITE PLAN (REF: 2710-01-005 JUNE 2021).
 - EXISTING PRIVATE DRAINAGE INFORMATION TAKEN FROM AXIS DRAINAGE PLAN DRAWING (REF: N/A, MAY 2021)
 - EXISTING PUBLIC SEWER RECORDS INDICATIVELY LOCATED FROM SOUTHERN WATER SEWER RECORDS AND AXIS DRAINAGE PLAN. PUBLIC SEWER CONNECTIONS TO BE CONFIRMED ON SITE.

INFILTRATION BASIN 01

TOP LEVEL = 11.300 m AOD
BASE LEVEL = 9.800 m AOD
DEPTH = 1.500 m
TOP AREA = 327.8 m²
IL AREA = 73.6 m²
MAX CAPACITY = 278.4 m³
SIDE SLOPE = 1:3

INFILTRATION RATE FOR SIDE AND BASE : 0.18 m/hr

1 IN 100 +25%CC AEP RAINFALL EVENT WATER LEVEL = 10.786 m AOD (0.514 m FREEBOARD)
1 IN 100 +40%CC AEP RAINFALL EVENT WATER LEVEL = 10.886 m AOD (0.414 m FREEBOARD)

PROPOSED CLASS 1 BYPASS OIL SEPARATOR - SPEL STORMCEPTOR ESR (REF: ESR15/C1) OR EQUIVALENT APPROVED CL 11.300 IL 10.00 (3000 IN) IL 9.95 (3000 OUT)

NO GROUNDWATER ENCOUNTERED
GL - 11.30 m AOD
GWL - N/A
Depth - 4.20 m

ASSUMED EXISTING SERVICES
DIVERTED OR PROTECTED WHERE CROSSING UNDER PROPOSED ACCESS ROADS

PROPOSED FOUL WATER CONNECTION TO EXISTING FOUL SEWER TO BE AGREED WITH WATER AUTHORITY VIA A SECTION 106 AGREEMENT - GRAVITY CONNECTION SUBJECT TO CONFIRMATION OF LEVELS OF EXISTING SEWER.

PACKAGE PUMP STATION MAY BE REQUIRED DUE TO DEPTH OF EXISTING FOUL WATER SEWER

PENSTOCK TO BE FITTED ON OUTLET FROM MANHOLE - TO AUTOMATICALLY CLOSE TO BLOCK DISCHARGE OF FIRE WATER

APPROX 540 FIRE WATER ABOVE GROUND STORAGE WITH MAX DEPTH OF APPROX 500 mm, TO BE ACTIVATED BY CLOSURE ON PENSTOCK VALVES ON FOUL AND SURFACE WATER DRAINAGE SYSTEMS.

FOR PLANNING PURPOSES ONLY

Rev	Date	Description	Drawn	Check
P5	09.11.23	Drainage updated to suit LLFA comments	TB	DH
P4	28.07.23	Drainage updated to suit revised basin extents	TB	DH
P3	19.07.22	Proprietary treatment systems added to drainage network	MD	TB
P2	12.07.22	Drainage layout amended due to groundwater monitoring results	MD	TB
P1	05.08.21	Issued for comment	MD	GW

Client
AXIS P.E.D. LTD

Drawing Status
PLANNING

Project
LAND OFF CHICKENHALL LANE
EASTLEIGH MRF SITE

Title
INDICATIVE DRAINAGE LAYOUT

Scale
1:250

Drawn
MD

Checked
GW

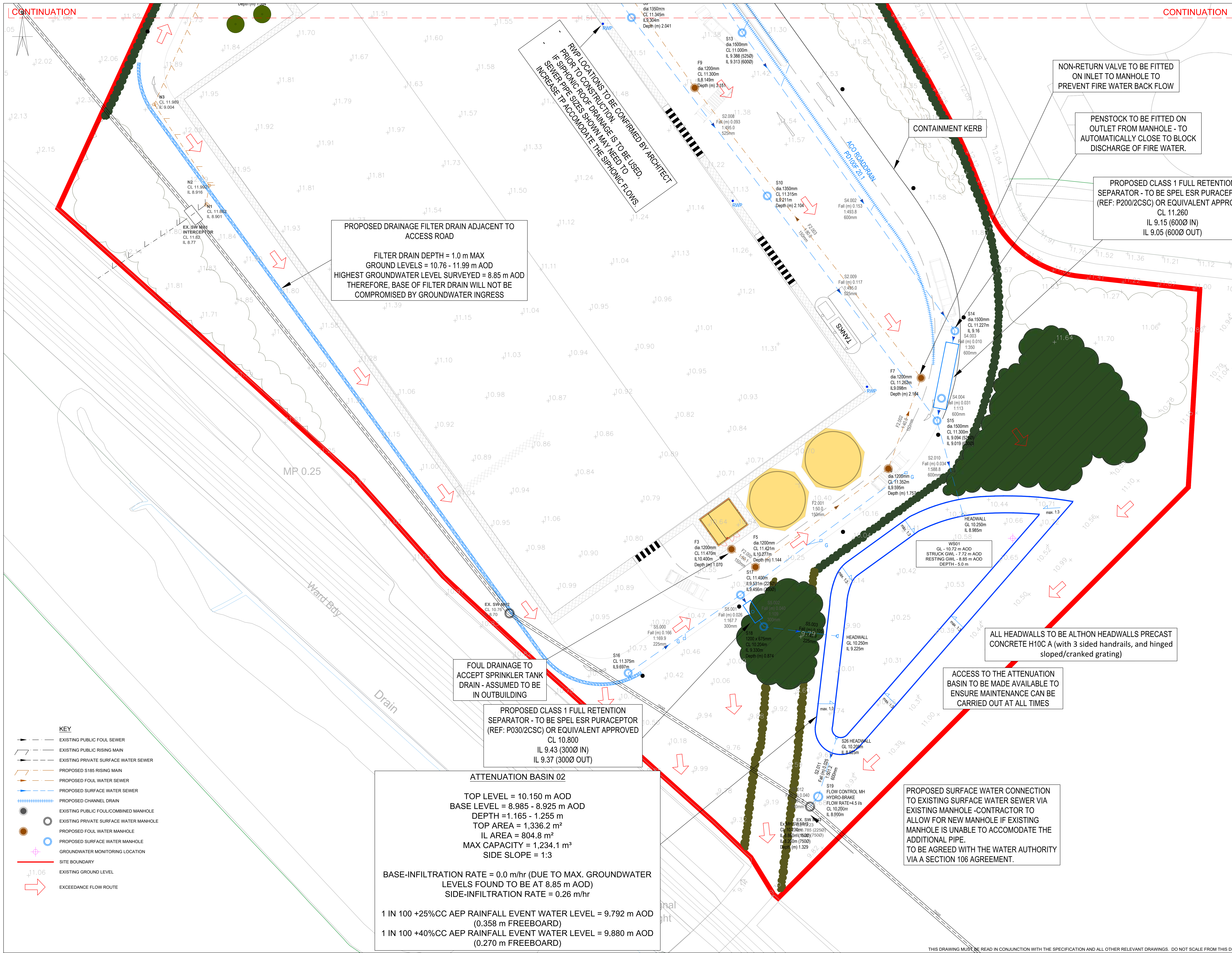
Project No
4986

Drawing No
100

Revision
P5

Date
JUN 2021

1 OF 2



NOTES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT WEETWOOD DRAWINGS.
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Client
AXIS P.E.D. LTD

Drawing Status
PLANNING

Project
LAND OFF CHICKENHALL LANE
EASTLEIGH MRF SITE

Project No
4986

Title
INDICATIVE
DRAINAGE LAYOUT

Drawing No
101

Revision
P5

Date
JUN 2021

Scale (A0)
1:250

Drawn
MD

Checked
GW

Page
2 OF 2

Westwood
Development • Planning • Environment

Suite C22 Josephs Wells
Hanover Walk, Leeds
LS3 1AB
Tel 0113 244 1377
info@westwood.net
www.westwood.net

C Existing Mitchell Way Layout



Hampshire
County Council

117046 633002

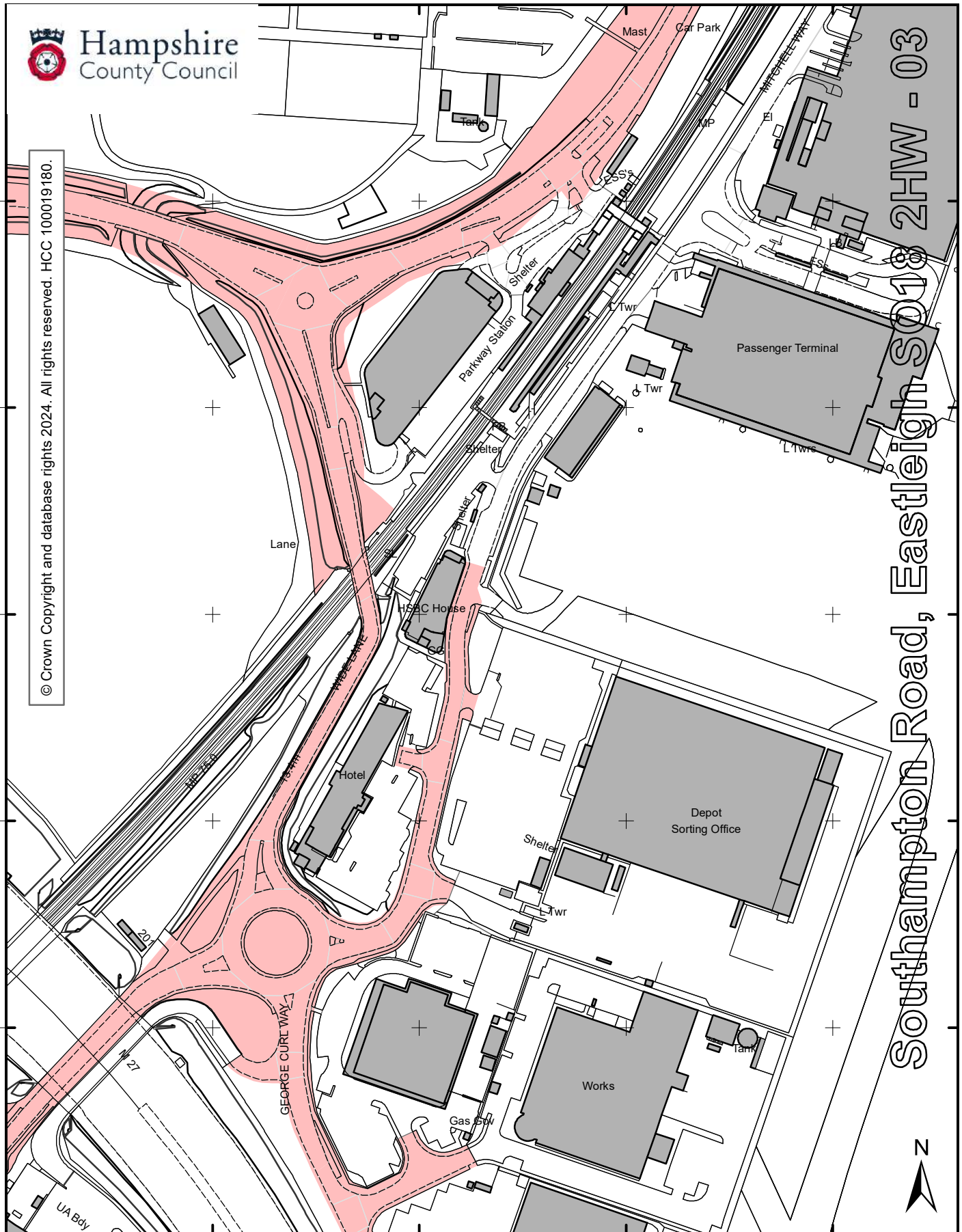
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For questions about the responsibility for ditches please refer to Hampshire County Council's website at: <http://documents.hants.gov.uk/flood-water-management/ditchmaintenanceposter.pdf>

This plan is made on the basis of information at present available to the County Council and is made on the distinct understanding that, in the absence of negligence, neither the County Council nor I as an officer of the Council is to be held responsible should you rely on this statement and consequently suffer damage