

'The foundations of the proposed houses adjacent to the existing embankment will extend into the natural clays which means that the load angle of repose from these house foundations will not have any influence on the existing embankment'.

Boundary Interface Proposals with Woodlands Avenue Properties for Bovis Homes / Anwyl Homes Development off Haygate Road, Wellington

The Existing Situation

The farmer's field slopes gently back toward the boundary at the rear of the bungalows on Woodlands Avenue (at 1 in 60) and the residents currently experience an amount of water shedding naturally off the field onto their back gardens, which are significantly lower than the level of the field.

Development Proposals

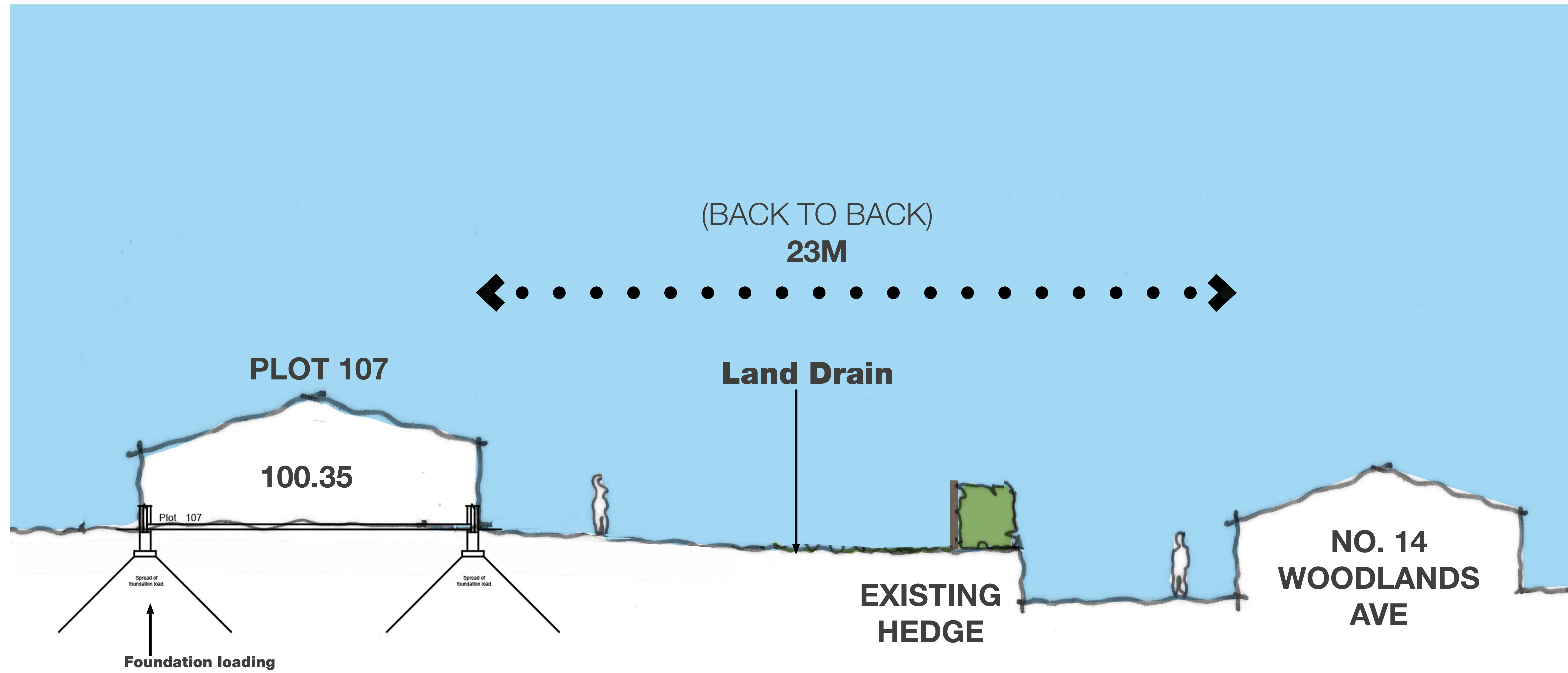
As can be seen on the detailed drawings attached, surface water from the proposed development will not affect the existing properties or the rear boundary to these properties, in actual fact the development of this site will reduce the area of the field which currently sheds water onto the Woodlands Avenue property gardens.

The design provides a piped (positive) system below ground for all the surface water which will shed from the hardstanding's (roof/tarmac/paving) created by way of rainwater pipes and gully connections, taking this water in the opposite direction away from the boundary flowing into the sewers beneath the new roads; therefore reducing the extent of grassed area which actually sheds to the boundary, as described above, improving the situation for the residents of Woodlands Avenue.

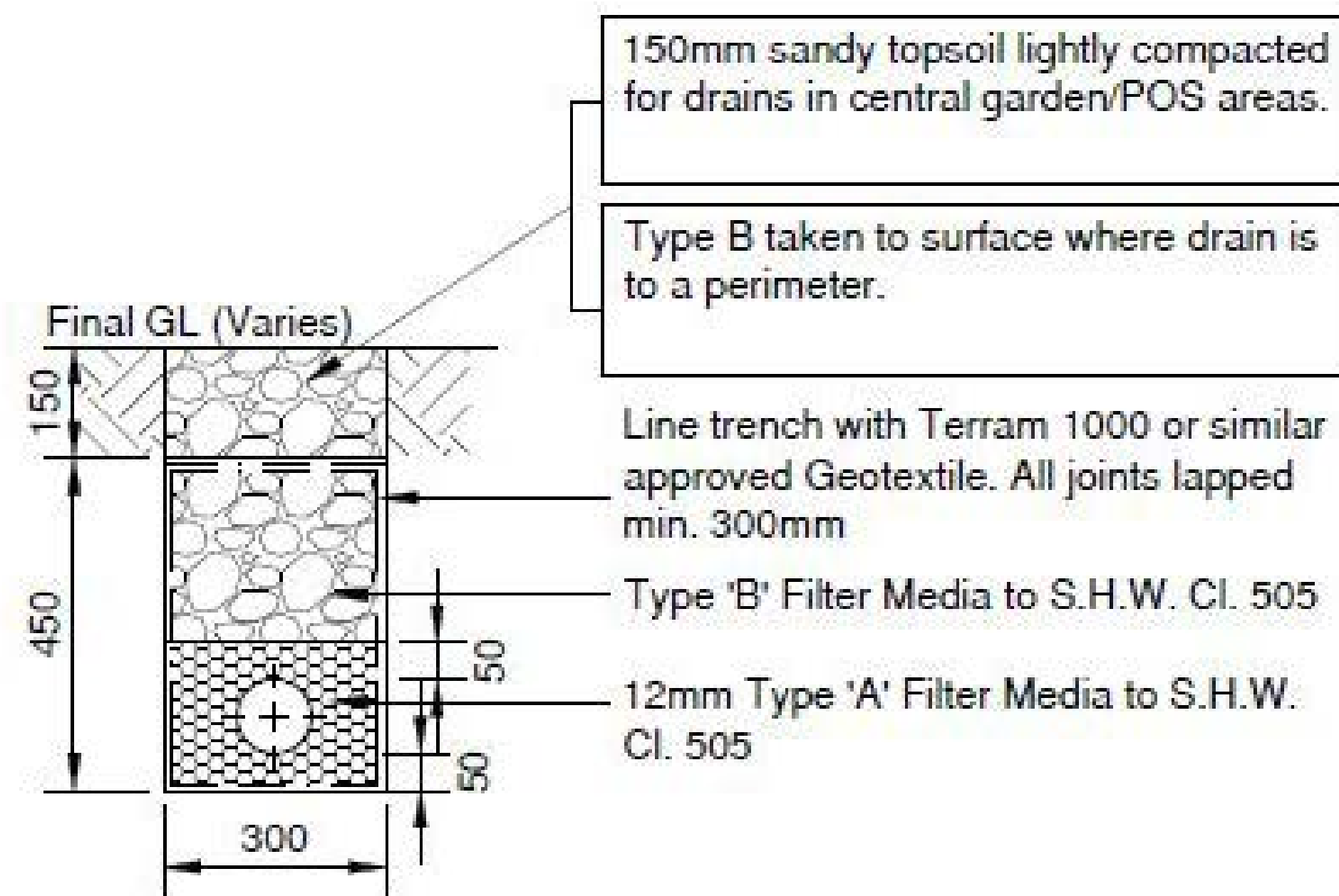
The current level difference at this boundary will be unaffected and stability will be improved with the (Management Company controlled) maintained planted buffer strip (approx. 5m width) sitting adjacent to the boundary, creating root systems which will strengthen the soils.

The buffer strip also reduces the length of gardens to those houses/ bungalows concerned and removes any possibility of development of hardstanding's within this area.

INDICATIVE SECTIONS - 1:50@A0



SECTION A-A



TYPICAL LAND DRAIN