



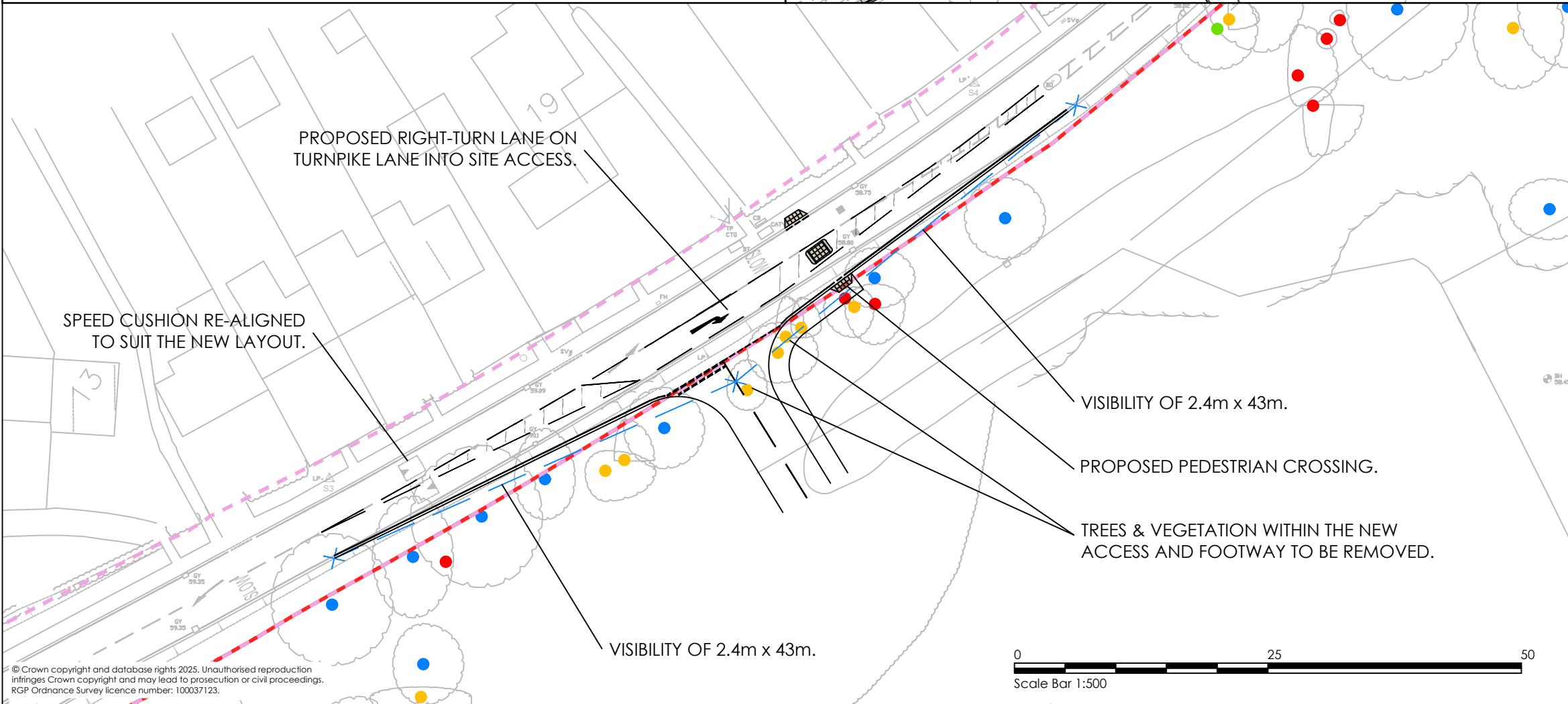
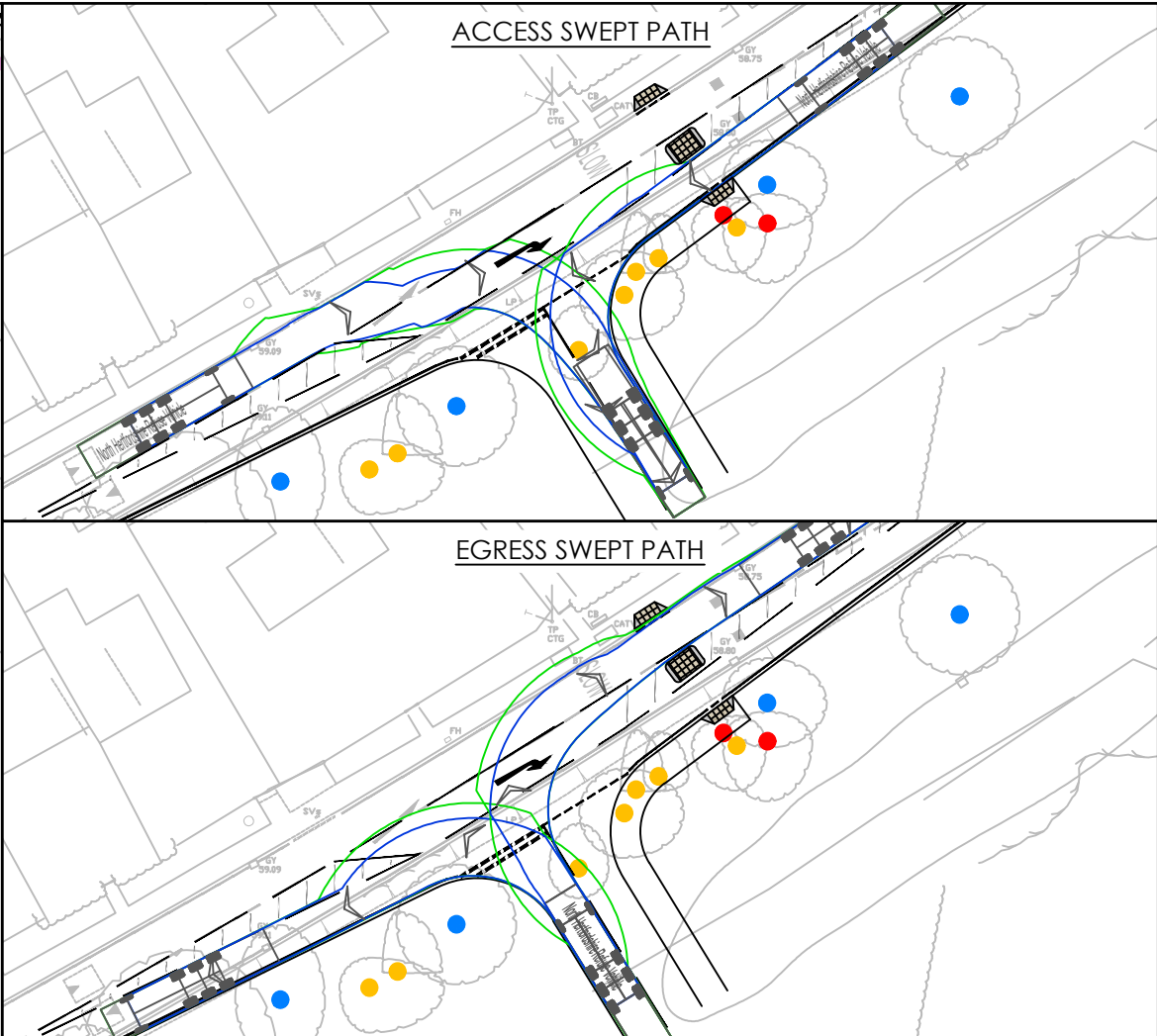
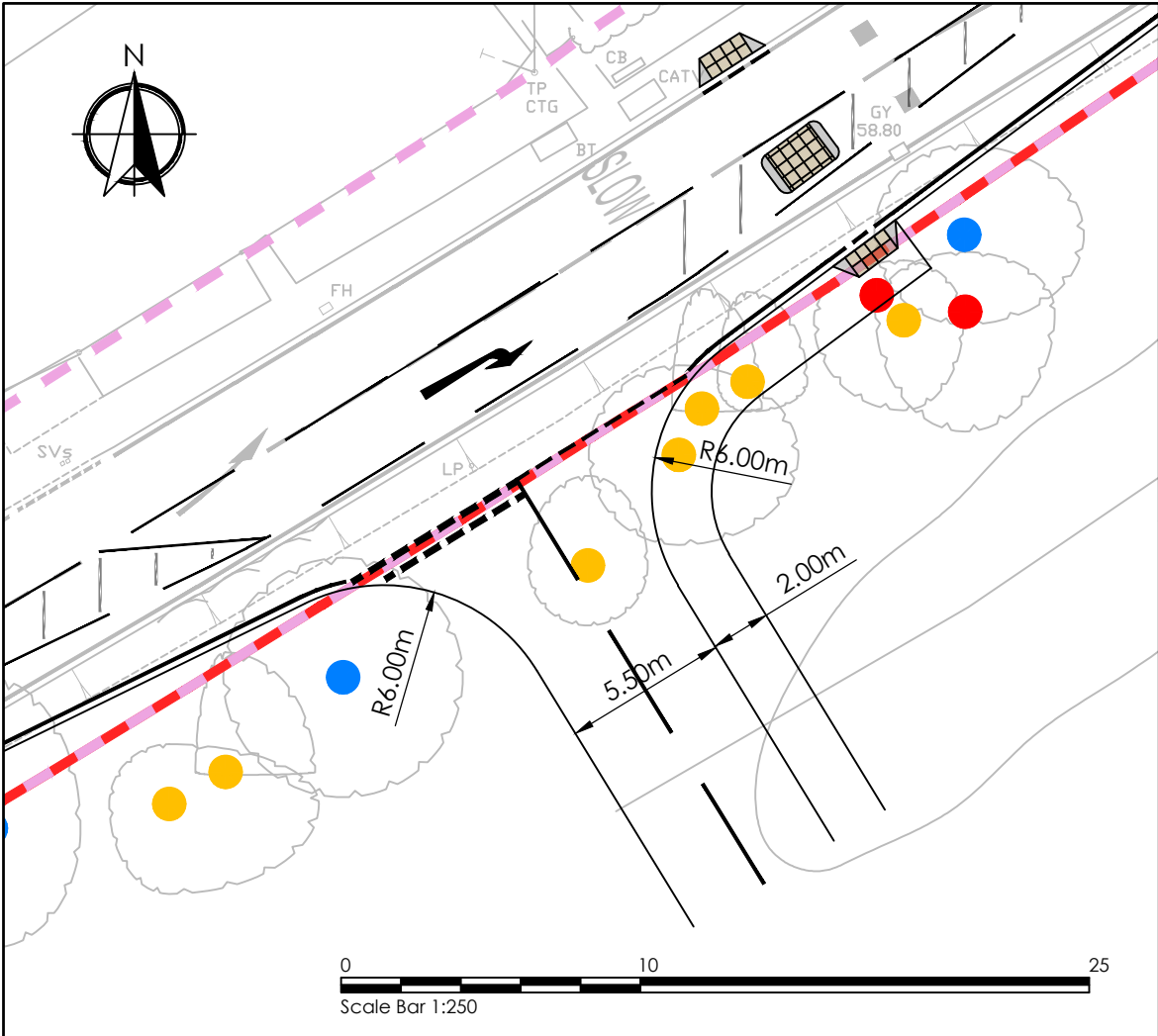
Hawridge Strategic Land Ltd

LAND SOUTH OF TURNPIKE LANE, ICKLEFORD

Flood Risk Assessment and Drainage Strategy

Volume 2 of 2

PLANS



Notes:

- Do not scale from this drawing.
- All dimensions are in metres unless noted otherwise.
- All levels are in metres above ordnance datum (AOD).
- This drawing should be printed in colour.
- This drawing is to be read in conjunction with all other engineer's drawings.

Legend:

- SITE BOUNDARY
- EXTENT OF PUBLIC HIGHWAY
- TREE CATEGORY A
- TREE CATEGORY B
- TREE CATEGORY C
- TREE CATEGORY U

North Hertfordshire Refuse Vehicle

Overall Length	12.100m
Overall Width	2.500m
Overall Body Height	3.400m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Wall to Wall Turning Radius	11.400m

P03	UPDATED PEDESTRIAN CROSSING	23/07/25	GE	PB	PB
P02	ADDED ANNOTATIONS	18/07/25	GE	PB	PB
P01	FIRST ISSUE	17/06/25	GE	PB	PB
Rev	Details	Date	By	Chkd	Appd

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Transport Planning and Infrastructure Design Consultants

Status: PRELIMINARY

Client: Hawridge Land

Project: Land at Ickleford Manor, Ickleford

Drawing Title: Proposed Access Arrangement

Scale @ A3:	Date:	Drawn:	Designed:	Checked:	Approved:
AS SHOWN	23/07/25	GE	GE	PB	PB

Project No:	Drawing No:	Revision:
8550	IMI-RGP-XX-XX-DR-T-005	P03



ALL DIMENSIONS TO BE CHECKED BEFORE SITE OR OFF-SITE FABRICATION BY THE CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER.

DO NOT SCALE PLANS - USE FIGURE OR GRID DIMENSIONS WHERE GIVEN. ANY DEVIATION FROM THE DRAWING IS TO BE REPORTED TO THE ORIGINATOR IMMEDIATELY.

DRAWING IS TO BE PRINTED IN COLOUR.

NOTES:

- THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS TO BE READ IN CONJUNCTION WITH ALL RELATED ENGINEERS, ARCHITECTS & SUB-CONTRACTORS DRAWINGS. IN THE CASE OF DISCREPANCIES BETWEEN DRAWINGS REFER TO CREATE CONSULTING ENGINEERS FOR CLARIFICATION.
- TOPOGRAPHICAL SURVEY UNDERTAKEN BY MKSURVEYS, DRAWING REF. 35976 DATED JUNE, 2025.
- THIS DRAWING IS BASED ON THE SITE PLANXREF_HAWR.250206 CMP-01 R5 Concept Masterplan_EXT, DATED JULY, 2025.
- ALL INVERT AND COVER LEVELS ARE TO BE CONFIRMED AT THE DETAILED DESIGN STAGE.
- UTILITIES AND THEIR EASEMENTS ARE NOT SHOWN AND ANY CLASHES TO BE CONFIRMED AT DESIGN STAGE.

KEY

PROPOSED SURFACE WATER SEWER

PROPOSED SURFACE WATER RISING MAIN

EXISTING SURFACE WATER SEWER

EXCEEDANCE FLOW ROUTE

APPLICATION SITE REDLINE BOUNDARY

PROPOSED STORAGE CRATES

P02	22/08/25	UPDATED WITH NEW SITE LAYOUT	GB	CB
P01	25/07/25	INITIAL ISSUE	GB	CB
REV	DATE	DESCRIPTION	DRAWN/CHECKED	
CLIENT: HAWRIDGE STRATEGIC LAND LTD				
PROJECT: ICKLEFORD MANOR				
DRAWING TITLE: INDICATIVE SURFACE WATER DRAINAGE STRATEGY				
DATE	DESIGNED	DRAWN	CHECKED	SCALE(S)
25.07.25	GB	GB	CB	1:1000

Independent, multidisciplinary engineering and environmental consultants

createce.co.uk 01603 877 010

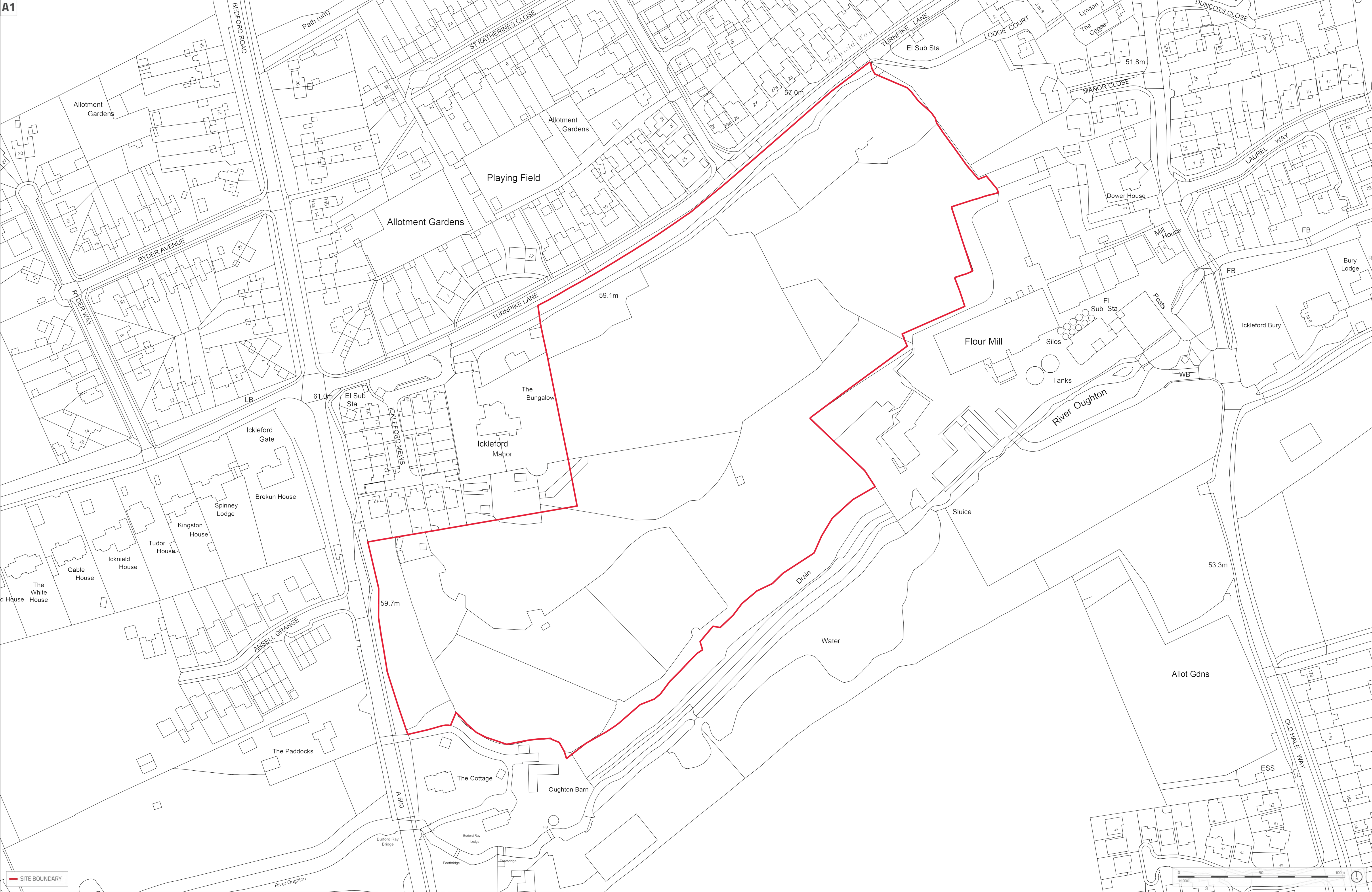
Norwich | London | Chelmsford | Glasgow | Milton Keynes

DRAWING STATUS						STATUS	CREATE PROJECT NUMBER
FOR INFORMATION						S2	P25-3474
PROJ	ORG	ZONE	LEVEL	TYPE	ROLE	NUMBER	REVISION
3474	CCE	XX	XX	DR	D	0001	P02

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W:\2.0 NEW PROJECTS\2025\3474 - LAND AT ICKLEFORD MANOR, ICKLEFORD\3.0 CIVILS\3474-CCE-XX-XX-DR-D-0001 A OUTLINE SURFACE WATER DRAINAGE STRATEGY

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Rev	Description	Date	Au
R1	Preliminary Issue	30.03.25	MB
R2	Redline Amendments	31.03.25	MB
R3	Redline Amendments	31.07.25	MB

Project	Ickleford Manor, Ickleford		
Drawing	Site Location Plan - 01		
Client	Hawridge Strategic Land		
Dwg no.	SLP-01	Rev.	R3
Project no.	HAWR.250207	Author	MB
Date	30.03.25	Scale	1:1000 @ A1





REF: 22/01448/FP

REF: 17/01955/1

BURFORD GRANGE
SCHEME UNDER
CONSTRUCTION
(REF: 19/01106/FP)

**Merewood**
Arboricultural Consultancy Services

Merewood, Gregory Road, Hedgerley, Bucks. SL2 3XW
Tel: 01753 647236 Mob: 07784 915944
email: s.jmon.hawkins@hotmail.co.uk

Site: Ickleford Manor, Ickleford, Hitchin

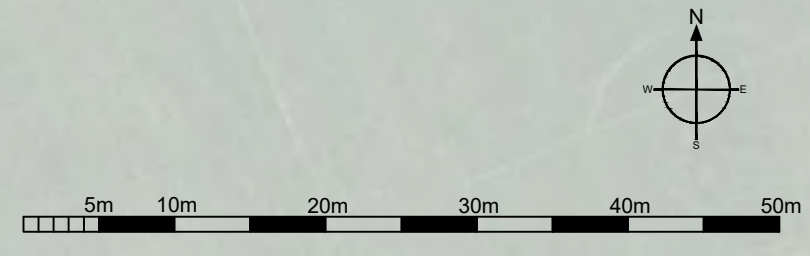
Drawing Title: Arboricultural Impact Assessment

1:500 @ A0
Rev C
Aug 2025

Key:

● Category A	○ Crown Spread
● Category B	○ Tree Number
● Category C	○ Root Protection Area
● Category U	○ Species Category

NOTE: Tree/group numbers marked * have approximate locations.

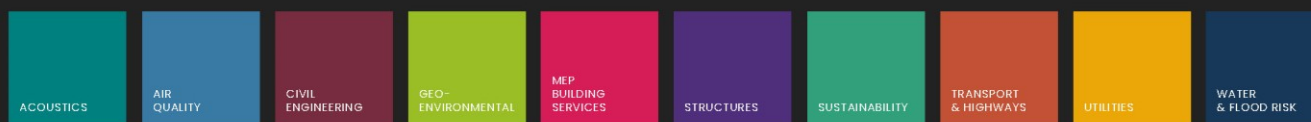


Hawridge Strategic Land Ltd

LAND SOUTH OF TURNPIKE LANE, ICKLEFORD

Flood Risk Assessment and Drainage Strategy

The information contained within this report and any appendices or supporting information provided are to be treated as confidential.



Independent, multidisciplinary engineering
and environmental consultants

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