

# EXECUTIVE COUNCIL

## PUBLIC

**Title:** Sapper Hill Housing Development Phase 7 – Request for Additional Funding

**Paper Number:** 198/25

**Date:** 23 September 2025

**Responsible Director:** Colin Summers - Director of Public Works (DPW)

**Report Author:** Marius Gerber

**Portfolio Holder:** MLA Peter Biggs

**Reason for paper:** This paper is submitted to Executive Council:

For functional decision

For policy decision (including budgetary policy)

For policy update/information

To meet a statutory requirement

Requested by elected member of the Legislative Assembly

**Publication:** Yes with redactions as **highlighted**

**Reason for Redactions:**

*Under Executive Council Standing Order 23(2), Executive Council must have regard to the categories of exempt information in Schedule 3 to the Committees (Public Access) Ordinance when determining if information should be withheld*

*The categories which are potentially relevant to this paper are:*

10 - Information about relevant contracts and negotiations

**Previous papers:** N/A

**List of Documents:** Appendix 1 - Drawings (Combined Main Layouts)  
Appendix 2 - RSK Budget Cost Summary  
Appendix 3 - Development Land Use

## 1. Recommendations

Honourable Members are recommended:

- (a) **Approve** additional funding to enable the delivery of the full scope of Sapper Hill Housing Development Phase 7, ensuring completion of all infrastructure and housing plots in a single, coordinated programme.
- (b) **Refer** to standing Finance Committee for the consideration of the release of the required additional funding or the reallocation of existing capital funding from elsewhere.

## 2. Additional Budgetary Implication

### 2.1 Total Funding Already Approved

The approved budget allocation for the 2025/2026 financial year under project code 7181 is **REDACTED**. This falls short of the total funding required for full completion of Phase 7.

### 2.2 Total Project Cost

To deliver the full scope of Phase 7, additional funding is requested. The estimated project costs are summarised below:

Cost Component	Full Phase 7
RSK Target Cost Option D	<b>REDACTED</b>
RSK Contingencies (6.05%)	<b>REDACTED</b>
Bio Disc Procure, Crate, Ship	<b>REDACTED</b>
FIG Asphalt (Materials, Plant &	<b>REDACTED</b>
Electrical Materials (Procure & Ship)	<b>REDACTED</b>
Lodge Accommodation	<b>REDACTED</b>
<b>Sub Total</b>	<b>REDACTED</b>
FIG Risk (5%)	<b>REDACTED</b>
<b>Grand Total</b>	<b>REDACTED</b>

### 2.3 Additional Funding Requested

- Approved Budget: **REDACTED**
- Total Project Cost: **REDACTED**
- **Additional Funding Requested: REDACTED**

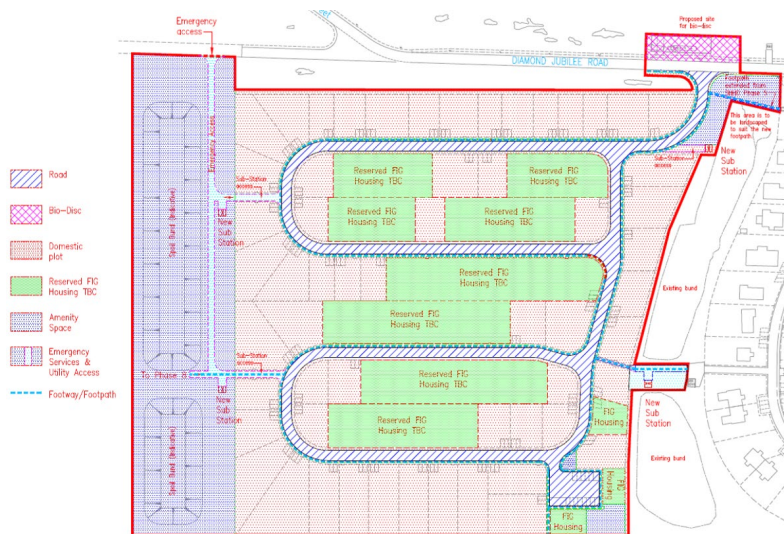
### 2.4

	2025/26	2026/27	2027/28	Total Project
<b>Capital Budget</b>	<b>REDACTED</b>	<b>REDACTED</b>	<b>REDACTED</b>	<b>REDACTED</b>

### 3 Executive Summary

- 3.1 Phase 7 of the Sapper Hill Housing Development (SHHD) represents the next stage of the Government’s long term housing expansion, aligned with the Stanley Town Plan 2015–2030 and the Islands Plan priority to ensure adequate housing provision. It will deliver 111 new housing plots (54 FIG plots and 57 private plots) on a total serviced area of 53,365 m<sup>2</sup>, supported by full infrastructure, including roads, drainage, a bio-disc treatment facility, water supply, electrical networks, and telecommunications.
- 3.2 Approval of additional funding is required to deliver the full Phase 7 layout as a single, coordinated programme, which is the most cost effective approach. This method avoids duplication of works, maintains continuity with earlier phases, ensures timely delivery to meet housing demand, and mitigates reputational and financial risks associated with partial or deferred delivery.

Land Use Category	Area (m <sup>2</sup> )	Plot Count	% of Total Site Area
Amenity Space	20,338	-	23%
Roads, Footpaths, Servitude	15,854	-	18%
Reserved FIG Plots	18,268	54	20%
Private Plots	35,097	57	39%
<b>Total Plot Area (FIG + Private)</b>	<b>53,365</b>	<b>111</b>	<b>60%</b>
<b>Overall Site Area</b>	<b>89,557</b>	<b>111</b>	<b>100%</b>



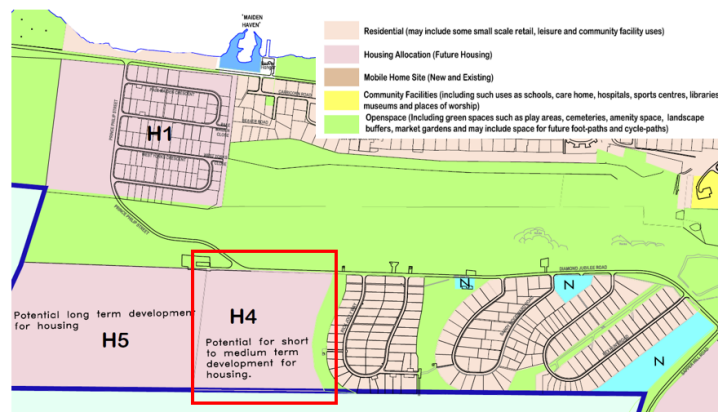
SHHD Phase 7 Land Use

- 3.3 It should be noted that the total number of plots to be retained by FIG can be amended to release more to private ownership and this will be discussed and agreed separately. The purpose of this paper is to get approval to proceed with the whole development, including the additional funding required.

### 4. Background

- 4.1 The Sapper Hill Housing Development has been delivered in successive phases to meet the Islands long-term housing demand, with Phases 5 and 6 complete. Phase 7, located within Area H4 of the Stanley Town Plan 2015–2030, is the next section of the

masterplan scheduled for construction and directly supports the Islands Plan priority to provide adequate housing.



*Stanley Town Plan 2015 – 2030*

#### 4.2 Phase 7 scope of works comprises:

- **Road Construction:** Excavation to stable ground, imported layerworks, verges, footways, and asphalt surfacing with kerb drains.
- **Foul Drainage:** Installation of foul water reticulation from individual plots, with collector pipelines to new Bio Disc treatment facility.
- **Bio-Disc Facility:** New treatment unit with access road, fenced enclosure, and landscaping (final outfall location to be confirmed).
- **Electrical Works:** Substations, low voltage distribution, cabling, and plot connections.
- **Water Supply:** New 1.4 km 315mm bulk main connected to the Stanley East water main and internal reticulation. This is sized to support both Sapper Hill phase 7 and future developments to the west.
- **Surface Water Drainage:** Kerb drains, gullies, culverts, filter and carrier drains, and manholes tying into existing infrastructure.
- **Telecommunications:** Service ducts, chambers, and plot connections.

4.3 Delivery of Phase 7 is strategically aligned with government objectives and the Public Works Directorate Business Plan, supporting expansion of serviced land to meet housing demand, population growth, and economic development.

### 5. Analysis of Options

5.1 The options outlined below have been explored as part of the appraisal exercise. The section describes the options considered.

#### 5.1.1 Option 1: Approve Additional Funds (**Recommended**)

- Deliver the full layout of Phase 7, including all infrastructure works to service 111 plots.
- This delivers the full infrastructure, with all plots, in the most economic way.

#### 5.1.2 Option 2: Reduce scope (**Not Recommended**)

- Deliver half of the Phase 7 development, referred to as Phase 7A for infrastructure to service 54 plots, including the bio-disc treatment facility and the water main. Completion of Phase 7B would be deferred to a later date.
- This requires large sections of the full infrastructure to be completed but delivers half the number of serviced plots.
- This is less economic as it would incur demobilisation and remobilisation costs between phases and risks further inflationary increases.

### 5.1.3 Option 3: Do nothing (Not Recommended)

- Leave Phase 7 undeveloped, with no further works undertaken.
- This does not meet the current demand for housing and will impact further economic development.

## 5.2 Detailed Option Description and Analysis

### 5.2.1 Preferred option – Option 1: Deliver the full scope of SHHD Phase 7

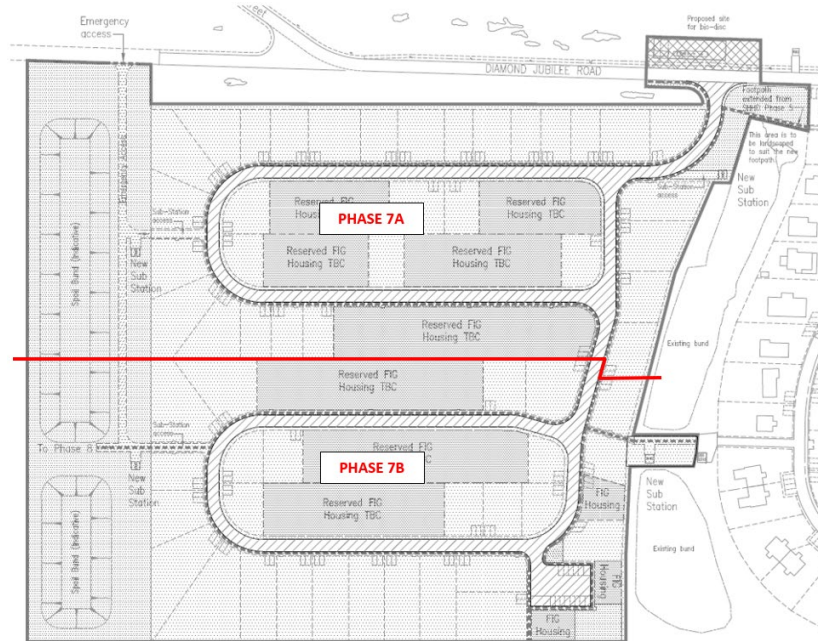
- Provides full servicing of the Phase 7, ensuring maximum efficiency in delivery and avoiding future remobilisation costs.
- Enables delivery of 111 new housing plots (54 reserved FIG plots and 57 private plots) across a total serviced area of 53,365 m<sup>2</sup>, directly addressing the identified housing demand.
- Maintains continuity with Phases 5 and 6, fulfilling the long term masterplan for Sapper Hill.
- The full scope is expected to take approximately 111 weeks to complete, delivered as a single, co-ordinated programme with minimal duplication.
- This option represents the most cost effective approach and is strategically aligned with government housing objectives.

Phase	Housing Type	Area (m <sup>2</sup> )	Plot Count
Phase 7	Reserved FIG Plots	18,268	54
	Private Plots	35,097	57
	<b>Total Plots</b>	<b>53,365</b>	<b>111</b>

- The table above reflects the current design. However, there is scope to decrease the number of FIG retained plots and release more for private development.

### 5.2.2 Deliver only half of the Phase 7 development – Phase 7A

- Implementing only Phase 7A provides a total of 60 plots (29 Reserved FIG plots and 31 Private plots). Estimated project duration for Phase 7A 67 weeks.
- Deferring Phase 7B to a later date is likely to increase overall costs, as the second phase will be subject to inflation and remobilisation expenses.
- Phase 7B comprises 51 plots (25 Reserved FIG plots and 26 Private plots), with an estimated project duration of 65 weeks.
- While delivering only Phase 7A reduces short term expenditure, it does not address the housing need and delays the full benefits of completing the entire Phase 7 development (111 plots total across 7A and 7B).



Proposed Phase 7 split if funding not available as per 2.3

Phase	Housing Type	Area (m <sup>2</sup> )	Plot Count
Phase 7A	Reserved FIG Plots	9,126	29
	Private Plots	17,450	31
	<b>Total Plots</b>	<b>26,576</b>	<b>60</b>
Phase 7B	Reserved FIG Plots	9,142	25
	Private Plots	17,647	26
	<b>Total Plots</b>	<b>26,789</b>	<b>51</b>
<b>Grand Total (7A + 7B)</b>		<b>53,365</b>	<b>111</b>

- The table above reflects the current design. However, there is scope to decrease the number of FIG retained plots and release more for private development.

#### High Level Cost Estimate for Phase 7A & B

Cost Component	Full Phase 7	Phase 7A	Phase 7B
RSK Target Cost Option D	REDACTED	REDACTED	REDACTED
RSK Contingencies (6.05%)	REDACTED	REDACTED	REDACTED
Bio Disc Procure, Crate, Ship	REDACTED	REDACTED	REDACTED
FIG Asphalt (Materials, Plant & Labour)	REDACTED	REDACTED	REDACTED
Electrical Materials (Procure & Ship)	REDACTED	REDACTED	REDACTED
Lodge Accommodation	REDACTED	REDACTED	REDACTED
<b>Sub Total</b>	<b>REDACTED</b>	<b>REDACTED</b>	<b>REDACTED</b>
FIG Risk (10%)	REDACTED	REDACTED	REDACTED
<b>Grand Total</b>	<b>REDACTED</b>	<b>REDACTED</b>	<b>REDACTED</b>

#### Total Cost for Phase 7A & B and Additional Funding Required

##### Phase 7A

- Total project cost Phase 7A: REDACTED (include 10% FIG contingencies)

- Approved Budget: REDACTED
- Additional Funding Requested: REDACTED

#### Phase 7B

- Total project cost Phase 7B: REDACTED (exclude inflation).

#### 5.2.3 Leave Phase 7 undeveloped, with no further works undertaken.

- Avoids immediate financial commitment but delivers no new housing plots.
- Carries reputational risk, with public perception of stalled development and failure to deliver.
- Does not support the Falkland Islands Government's strategic objectives to expand housing provision and accommodate future growth.

### 6 Consultation

- RSK Falkland Islands
- FIG Planning Department
- FIG PWD Design Team

### 7 Resource Implications

#### 7.1 Financial Implications

The approved budget for Phase 7 of the Sapper Hill Housing Development under project code 7181 for the 2025/26 financial year is REDACTED

The estimated total cost to deliver the full scope of Phase 7, including all infrastructure for 111 housing plots is REDACTED

The sale of the plots will generate some revenue to off set costs. Assuming the current split FIG/Private remains and all plots are sold to first time buyers then the expected minimum revenue will be approx. REDACTED

This revised costing, including the watermain and the Bio-disc, gives a total development square meterage rate of REDACTED or REDACTED based on saleable development land.

The release policy for the development is yet to be agreed and is not a decision for this paper. A separate land release/pricing policy will be developed and submitted for consideration before the development is completed.

This cost estimate includes REDACTED of contingent risk. While it would be remiss to not include this and there will certainly be some risk realisation, it is hoped that the majority of this sum can be saved.

#### 7.2 Human Resource Implications

The works will be overseen by the Public Works Department. Construction activities will be delivered primarily by RSK Falkland Islands under contract, with subcontractors engaged as required. The Highways Section of PWD will undertake the asphalt surfacing

element. No new FIG posts are required, and existing staff resources are sufficient to provide project management, supervision, and contract administration support.

### 7.3 Other Resource Implications

None identified.

## **8 Legal and Legislative Implications**

8.1 Approval for enabling works falling within the General Development Order 1991, Schedule 2, Part 1, Class G (Services), Class H (Roads), and Class K (Minor Works) is deemed to have been granted under the Order by the Planning Department.

8.2 The partnership contract with RSK Falkland Islands is in the process of being finalised.

## **9 Equalities and Human Rights Implications**

9.1 No adverse impacts identified.

## **10 Environmental & Sustainability Implications**

10.1 No significant implications.

## **11 Camp Implications**

11.1 None identified.

## **12 Significant Risks**

### 12.1 Financial Risks

- Delaying or splitting Phase 7 delivery will increase costs due to rising construction materials, labour, and plant rates.
- Phased delivery requires duplicate mobilisation of contractors, plant, and site setup, increasing total expenditure.
- Delivering Phase 7 as a single programme allows bulk procurement and reduces overheads.

### 12.2 Operational Risks

- Single phase delivery allows uninterrupted workflow, reducing complexity, site handovers, and potential delays.
- Deferring parts of the project exposes future work to potential shortages of materials, plant, or skilled labour.
- Prevents partially completed works from being exposed to damage with construction of Phase 7B.

### 12.3 Strategic/Project Delivery Risks

- Ensures the dedicated construction partner, RSK Falkland Islands, can commit to the full construction period.

### 12.4 Reputational Risks

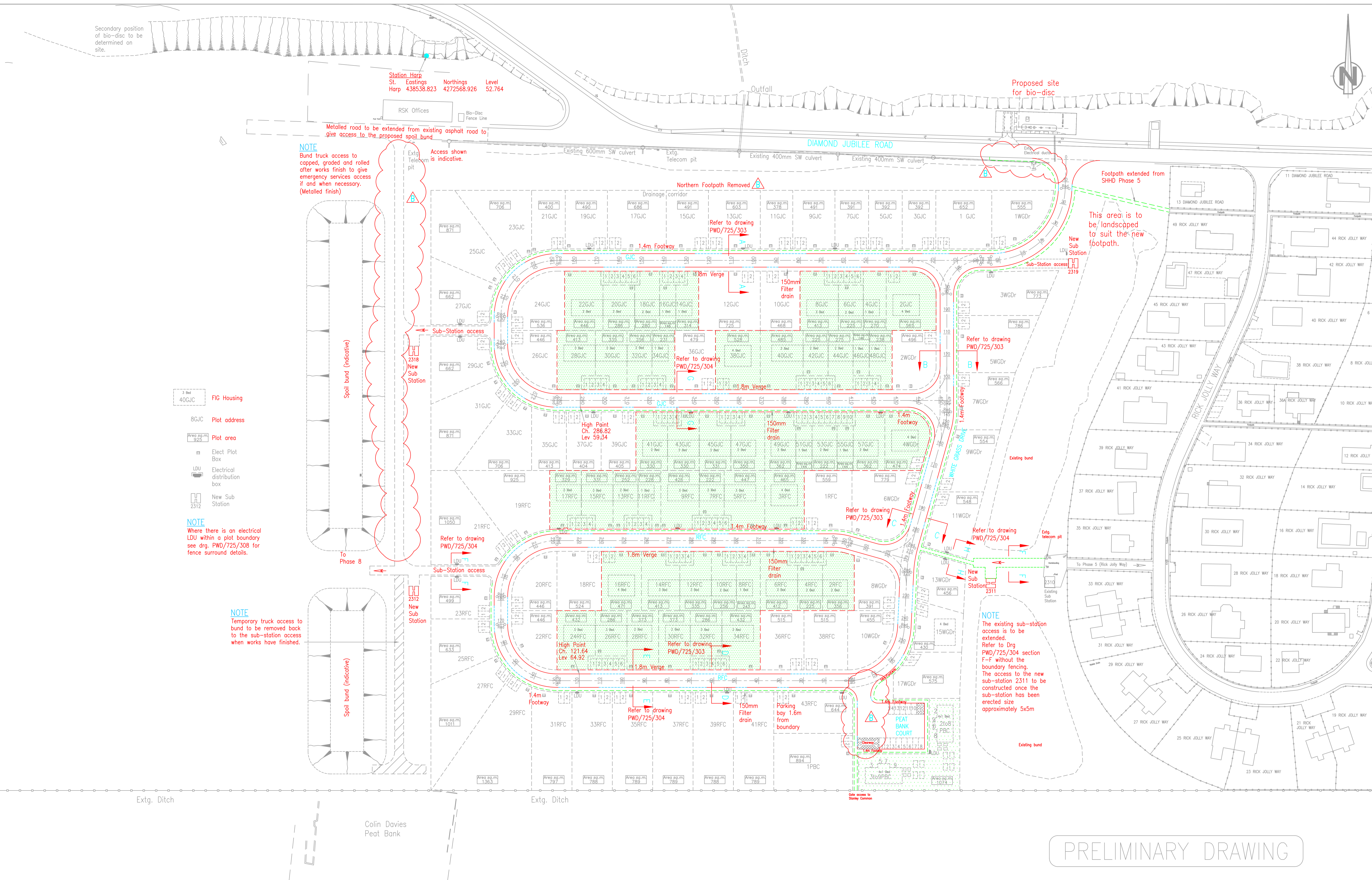
- Partial delivery risks public perception that FIG is unable to provide adequate housing.

### **13. Publicity**

- 13.1 No specific publicity is planned. Consultation has already been undertaken through the planning process. This paper will be released following Executive Council consideration with financial figures redacted.

### **14. Reasons for Recommending Preferred Option**

- 14.1 Delivering Phase 7 in full as a single programme is the most practical and economical approach. It avoids the extra cost and delay associated with splitting the works, such as mobilisation and exposure to inflation. Completing all 111 plots at once ensures serviced land is available when required, directly supporting the Islands Plan to provide adequate housing.
- 14.2 A single programme also reduces risks by keeping works coordinated, preventing partially completed infrastructure and securing contractors commitment for the full duration. Equally, it demonstrates Government's ability to deliver on its housing strategy.
- 14.3 For these reasons, Option 1 approving additional funding to deliver the full scope of Phase 7 is strongly recommended.



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6. This drawing to be read in conjunction with all drawings relative to PWD/725/ and project specifications. If there is any conflict between

these documents please inform the PWD Design Engineer.

B	PBC Junction moved, west side emergency access added. Northern footpath removed. Footway to north/west side of WCDr extended to DJrd.	12/08/25
A	Bio-disc layout & notes added	14/07/25
Rev	Amendment	Date

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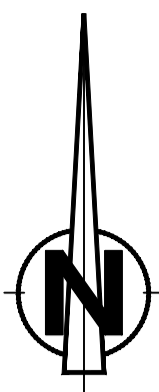
DESIGN SECTION  
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PROJECT  
SAPPER HILL HOUSING DEVELOPMENT PHASE 7

TITLE  
GENERAL LAYOUT

SCALE	1:750	DATE	May 2025
FILE	7068	DESIGN	DG Fiddes
DRAWN	DG Fiddes	CHECKED	
DRAWING NUMBER			
PWD	725	01	B
PROJECT			REVISION
Sheet Size			A1

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NOTES

H.V. Phase sequence L1, L2 & L3 (Brn, Blk & Gry)  
To be maintained at all joints and terminations.

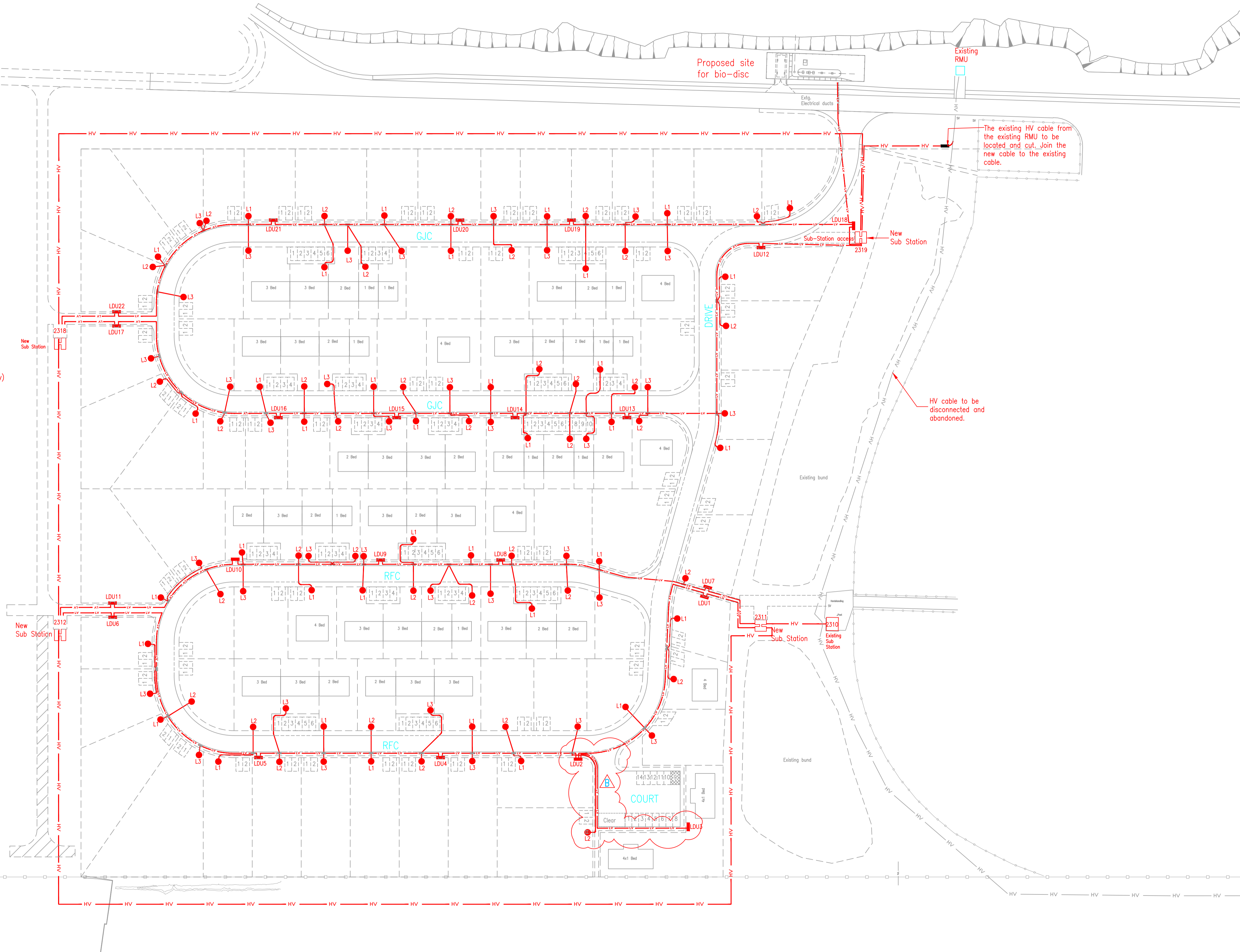
H.V. Cable 70mm<sup>2</sup> 3 Core Cu SWA XLPE.  
L.V. Ring main 185mm<sup>2</sup> 4 Core Cu SWA XLPE

Service road crossing's to plots 50mm Upvc duct containing 2 core Cu 25mm XLPE SWA Service cable.

See drg PWD/725/308 for construction details.

- Plot Box ●
- LDU ■
- Joint —
- Low voltage cable — LV — LV —
- High voltage cable — HV — HV —

**FIG Multiple parking bays**  
As an alternative to placing the electrical cable directly under the footway adjacent to the parking bays. An appropriate strong (flexi) duct may be used to run cables under the parking bays to protect the cables during parking bay construction.



Rev	Amendment	Date
B	PBC Junction moved. Cables moved to suit.	12/06/25
A	Bio-disc layout added, LV cable added to feed bio-disc.	14/07/25

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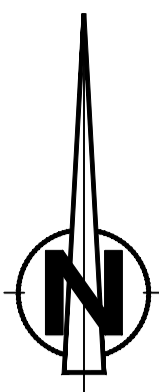
PROJECT  
SHHD PHASE 7 SERVICES

TITLE  
PHASE 7 ELECTRICAL LAYOUT

SCALE	As Shown	DATE	May 2025
FILE	DESIGN	DRAWN	CHECKED
7181	JGreenland	JFrancis	JGreenland
DRAWING NUMBER			
PWD	725	03	B
	PROJECT	DRAWING	REVISION

Sheet Size A1

PRELIMINARY DRAWING

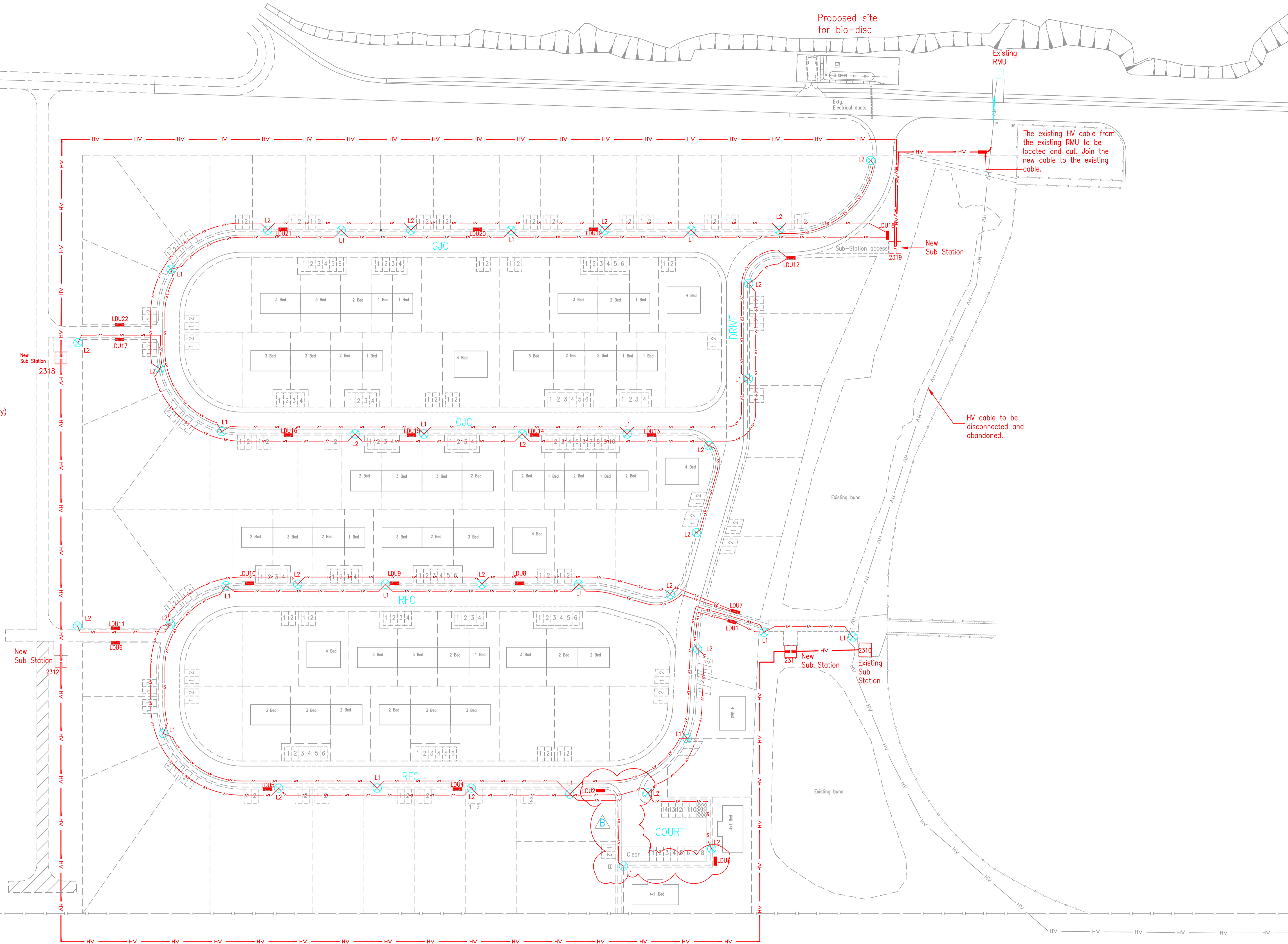


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NOTES

H.V. Phase sequence L1, L2 & L3 (Brn, Blk & Gry) To be maintained at all joints and terminations.

H.V. Cable 70mm<sup>2</sup> 3 Core Cu SWA XLPE.  
L.V. Ring main 185mm<sup>2</sup> 4 Core Cu SWA XLPE

Service road crossing's to plots 50mm Upvc duct containing 2 core Cu 25mm XLPE SWA Service cable.

See drg. PWD/725/308 for construction details.

Lamp Post nominally 30m spacings.

LDU

High voltage cable HV HV

Low voltage cable LV LV

NOTE:  
All LV cable connected to streetlights shown, will be placed under footway/footpath.

NOTE:  
All placements of components shown on drawing are indicative and adjustments can be made to suit on site.

Rev	Amendment	Date
B	PBC Junction moved. Cables moved to suit.	12/08/25
A	Bio-disc layout added	14/07/25

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PROJECT  
SHHD PHASE 7 SERVICES

TITLE  
PHASE 7 STREET LIGHTING LAYOUT

SCALE As Shown DATE April 2025

FILE DESIGN DRAWN CHECKED  
7181 JGreenland JFrancis JGreenland

DRAWING NUMBER  
PWD 725 04 B  
PROJECT DRAWING REVISION

Sheet Size A1

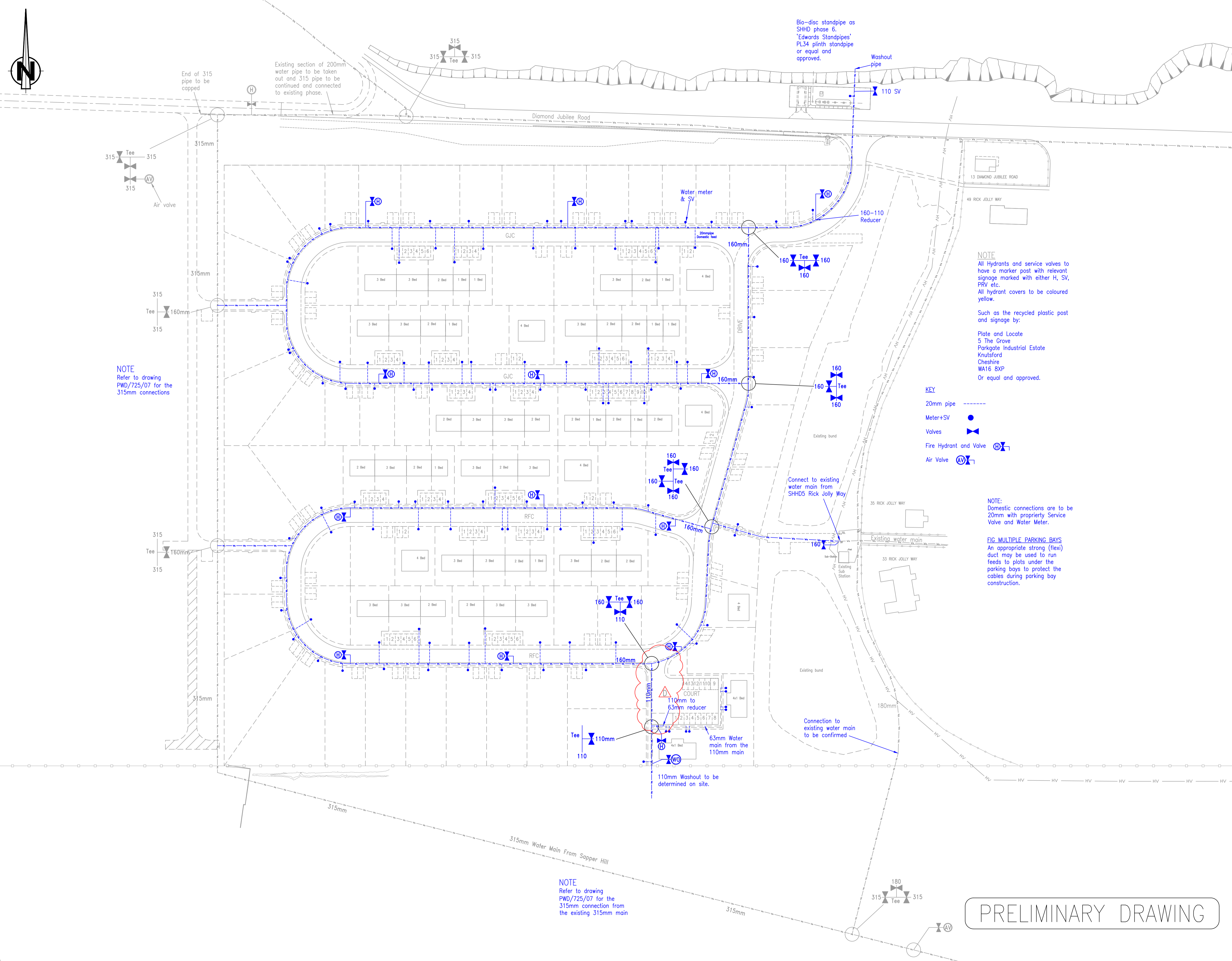
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**NOTE**  
All Hydrants and service valves to have a marker post with relevant signage marked with either H, SV, PRV etc.  
All hydrant covers to be coloured yellow.

Such as the recycled plastic post and signage by:  
Plate and Locate  
5 The Grove  
Parkgate Industrial Estate  
Knutsford  
Cheshire  
WA16 8XP  
Or equal and approved.

- KEY**
- 20mm pipe
  - Meter+SV
  - Valves
  - Fire Hydrant and Valve
  - Air Valve

**NOTE:**  
Domestic connections are to be 20mm with propriety Service Valve and Water Meter.

**FIG MULTIPLE PARKING BAYS**  
An appropriate strong (flex) duct may be used to run feeds to plots under the parking bays to protect the cables during parking bay construction.

**NOTE**  
Refer to drawing PWD/725/07 for the 315mm connections

**NOTE**  
Refer to drawing PWD/725/07 for the 315mm connection from the existing 315mm main

**PRELIMINARY DRAWING**

Rev	Amendment	Date
D	PBC Junction changed	12/08/25
C	Note added	14/07/25
B	Bio-disc layout added, 110 washout pipe added, Standpipe added.	14/07/25
A	Additional connection added	26/06/25

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**PROJECT**  
SHHD PHASE 7 SERVICES

**TITLE**  
WATER MAIN LAYOUT

<b>SCALE</b>	1:750	<b>DATE</b>	May 2025
<b>FILE</b>	DESIGN 7181	<b>DRAWN</b>	JFrancis
<b>FILE</b>	7181	<b>CHECKED</b>	GCEballos
<b>DRAWING NUMBER</b>			
PWD	725	06	D
	PROJECT	DRAWING	REVISION
<b>Sheet Size</b>			A1

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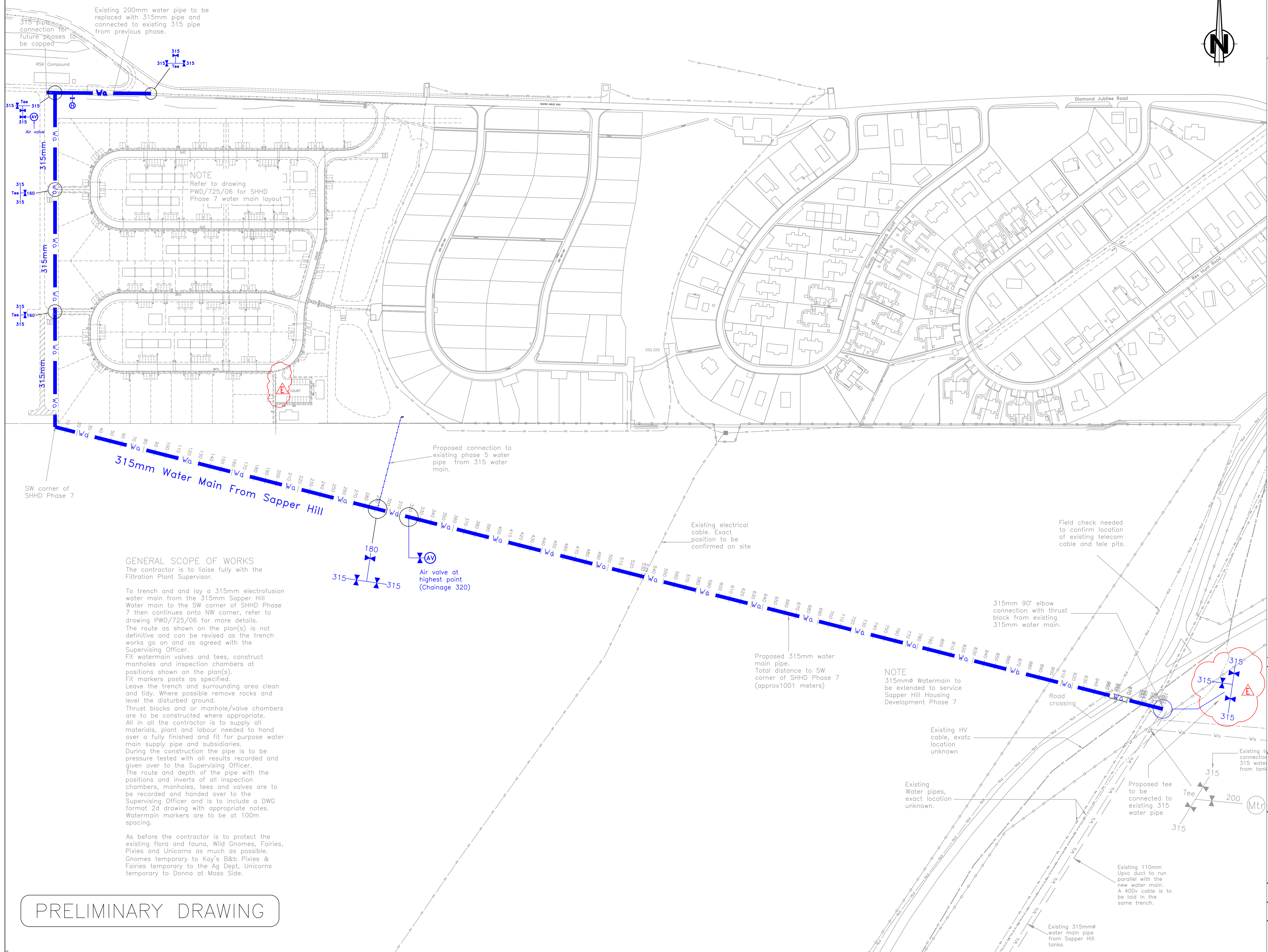
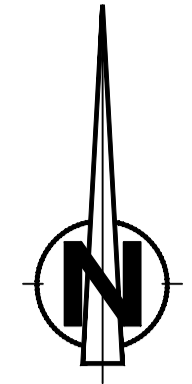
2. It is the contractor's responsibility to locate the positions of all electrical, water, telephone and sewer services. Details of these can be obtained from the Power and Water Sections of the Public Works Department, and Cable & Wireless. A "Permit to Dig" form must be completed before commencing any work.

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6. This drawing to read in conjunction with all drawings relative to PWD/725/06 and project specifications. If there is any conflict between these documents please inform the PWD Design and Contracts Engineer.



NOTE  
Refer to drawing  
PWD/725/06 for SHHD  
Phase 7 water main layout

**GENERAL SCOPE OF WORKS**

The contractor is to liaise fully with the Filtration Plant Supervisor.  
To trench and lay a 315mm electrofusion water main from the 315mm Sapper Hill Water main to the SW corner of SHHD Phase 7 then continues onto NW corner, refer to drawing PWD/725/06 for more details.  
The route as shown on the plan(s) is not definitive and can be revised as the trench works go on and as agreed with the Supervising Officer.

Fit watermain valves and tees, construct manholes and inspection chambers at positions shown on the plan(s).  
Fit markers posts as specified.  
Leave the trench and surrounding area clean and tidy. Where possible remove rocks and level the disturbed ground.  
Thrust blocks and or manhole/valve chambers are to be constructed where appropriate.  
All in all the contractor is to supply all materials, plant and labour needed to hand over a fully finished and fit for purpose water main supply pipe and subsidiaries.  
During the construction the pipe is to be pressure tested with all results recorded and given over to the Supervising Officer.  
The route and depth of the pipe with the positions and inverts of all inspection chambers, manholes, tees and valves are to be recorded and handed over to the Supervising Officer and is to include a DWG format 2d drawing with appropriate notes.  
Watermain markers are to be at 100m spacing.

As before the contractor is to protect the existing flora and fauna, Wild Gnomes, Fairies, Pixies and Unicorns as much as possible.  
Gnomes temporary to Kay's B&B Pixies & Fairies temporary to the Ag Dept, Unicorns temporary to Donna at Moss Side.

PRELIMINARY DRAWING

Rev	Amendment	Date

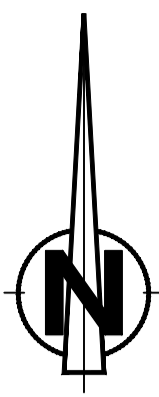
**FALKLAND ISLANDS GOVERNMENT  
PUBLIC WORKS DEPARTMENT**

**DESIGN SECTION**  
ROSS ROAD  
STANLEY Tel: 27188  
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**PROJECT**  
SAPPER HILL  
HOUSING DEVELOPMENT  
PHASE 7

**TITLE**  
PROPOSED 315mm  
WATER MAIN PIPE  
CONNECTION TO  
PHASE 7

<b>SCALE</b> 1:1500	<b>DATE</b> May 2025		
<b>FILE</b> 7181	<b>DESIGN</b> JF	<b>DRAWN</b> JFrancis	<b>CHECKED</b> GCeballos
<b>DRAWING NUMBER</b> PWD 725 07 E		<b>REVISION</b>	

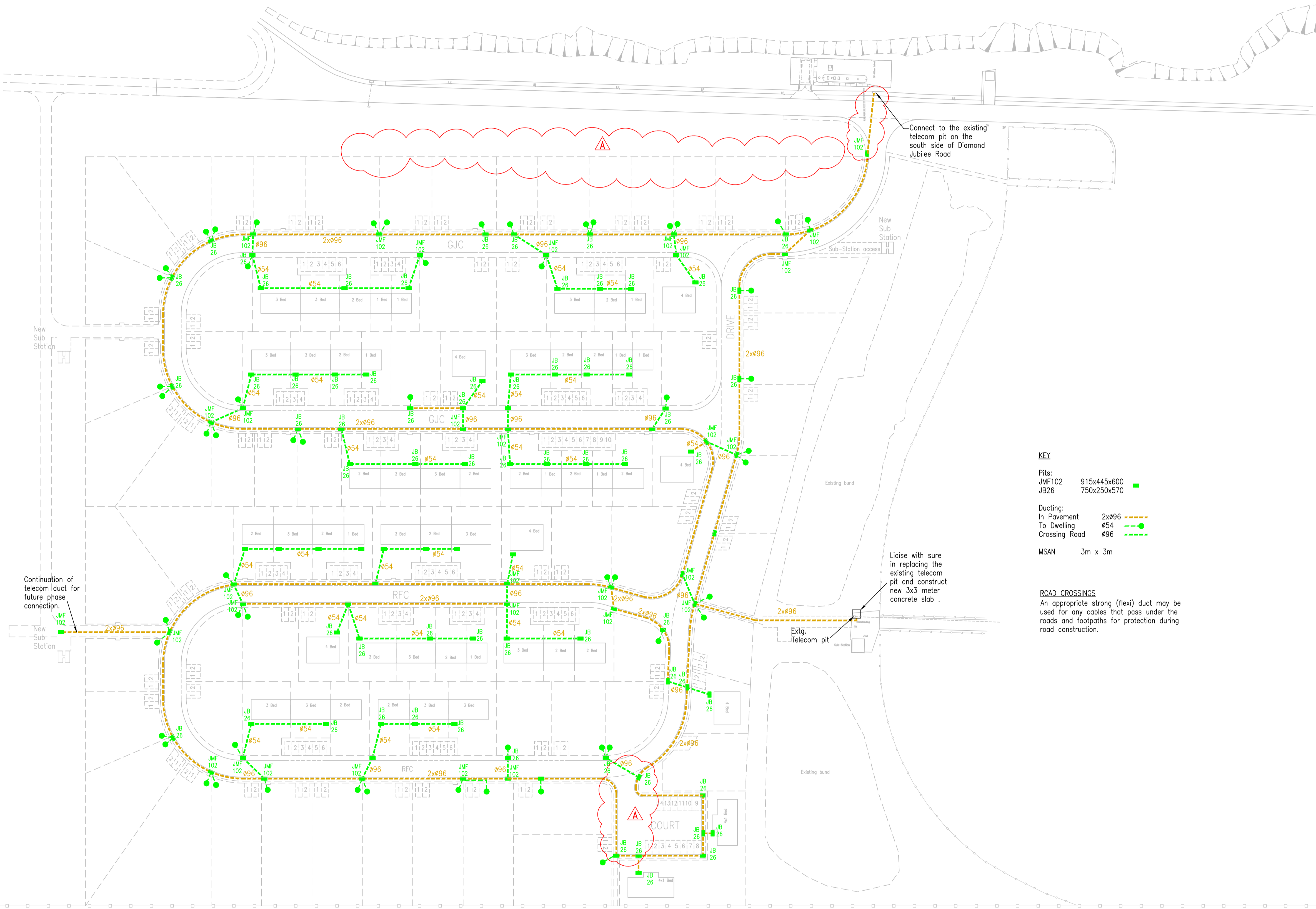


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KEY

Pits:  
 JM102 915x445x600  
 JB26 750x250x570

Ducting:  
 In Pavement 2xø96  
 To Dwelling ø54  
 Crossing Road ø96

MSAN 3m x 3m

ROAD CROSSINGS

An appropriate strong (flexi) duct may be used for any cables that pass under the roads and footpaths for protection during road construction.

Continuation of telecom duct for future phase connection.

Liaise with sure in replacing the existing telecom pit and construct new 3x3 meter concrete slab.

A	Northern section of tele ducts removed, new crossing added. PBC Junction moved, northern footpath removed.	13/08/25
Rev	Amendment	Date

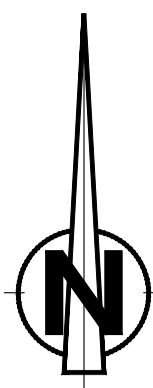
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 DESIGN SECTION  
 BILL ROBERTS WAY  
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PROJECT  
 SHHD PHASE 7 SERVICES

TITLE  
 TELECOM LAYOUT

SCALE	1:750	DATE	April 2025
FILE	7181	DESIGN	ARobinson
DRAWN	JFrancis	CHECKED	ARobinson
DRAWING NUMBER			
PWD	725	08	A
	PROJECT	DRAWING	REVISION
Sheet Size			A1

PRELIMINARY DRAWING



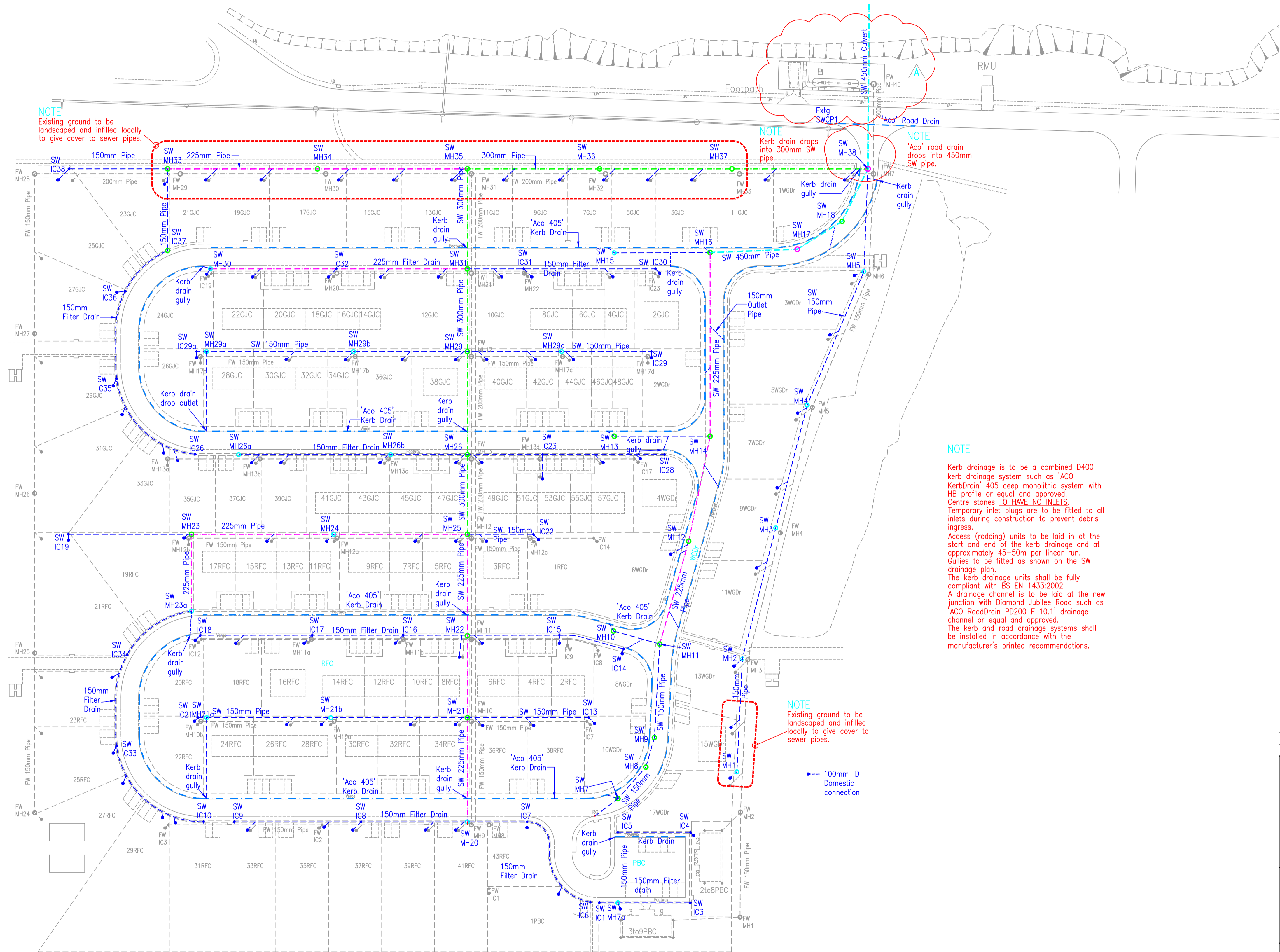
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PRELIMINARY DRAWING



NOTE  
Existing ground to be landscaped and infilled locally to give cover to sewer pipes.

NOTE  
Kerb drain drops into 300mm SW pipe.

NOTE  
'Aco' road drain drops into 450mm SW pipe.

NOTE  
Kerb drainage is to be a combined D400 kerb drainage system such as 'Aco KerbDrain' 405 deep monolithic system with HB profile or equal and approved. Centre stones TO HAVE NO INLETS. Temporary inlet plugs are to be fitted to all inlets during construction to prevent debris ingress.  
Access (rodding) units to be laid in at the start and end of the kerb drainage and at approximately 45-50m per linear run. Gullies to be fitted as shown on the SW drainage plan.  
The kerb drainage units shall be fully compliant with BS EN 1433:2002  
A drainage channel is to be laid at the new junction with Diamond Jubilee Road such as 'Aco RoadDrain PD200 F 10.1' drainage channel or equal and approved.  
The kerb and road drainage systems shall be installed in accordance with the manufacturer's printed recommendations.

GENERAL NOTE

Due to historical peat bank excavations and erosion there will be a need to infill and landscape areas locally to give a depth of cover to the pipe system as shown on the longitudinal sections. There may be more areas other than indicated.

NOTE  
Existing ground to be landscaped and infilled locally to give cover to sewer pipes.

100mm ID Domestic connection

A	Bio-disc layout amended, MH designation changed	14/07/25
Rev	Amendment	Date

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PROJECT  
SAPPER HILL HOUSING DEVELOPMENT PHASE 7

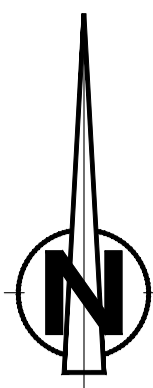
TITLE  
SURFACE WATER DRAINAGE LAYOUT

SCALE 1:750 DATE June 2025

FILE 7181	DESIGN DG Fiddes	DRAWN DG Fiddes	CHECKED
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DRAWING NUMBER			
PWD	725	207	A
PROJECT	DRAWING	REVISION	

Sheet Size A1



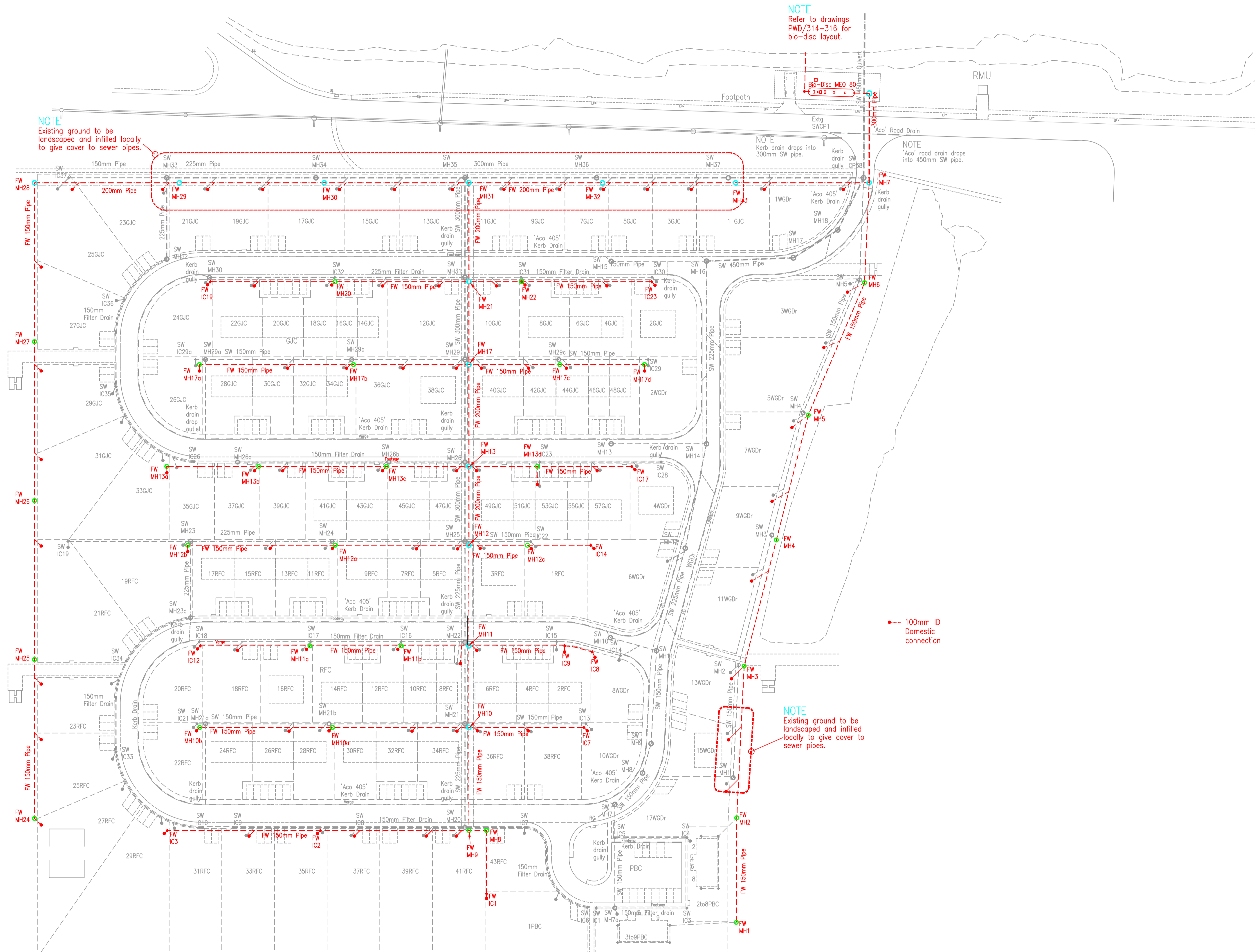
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PRELIMINARY DRAWING



NOTE  
Existing ground to be landscaped and infilled locally to give cover to sewer pipes.

NOTE  
Refer to drawings PWD/314-316 for bio-disc layout.

NOTE  
Kerb drain drops into 300mm SW pipe.

NOTE  
Aco road drain drops into 450mm SW pipe.

GENERAL NOTE

Due to historical peat bank excavations and erosion there will be a need to infill and landscape areas locally to give a depth of cover to the pipe system as shown on the longitudinal sections. There may be more areas other than indicated.

--- 100mm ID Domestic connection

NOTE  
Existing ground to be landscaped and infilled locally to give cover to sewer pipes.

Rev	Amendment	Date

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PROJECT  
SAPPER HILL HOUSING  
DEVELOPMENT PHASE 7

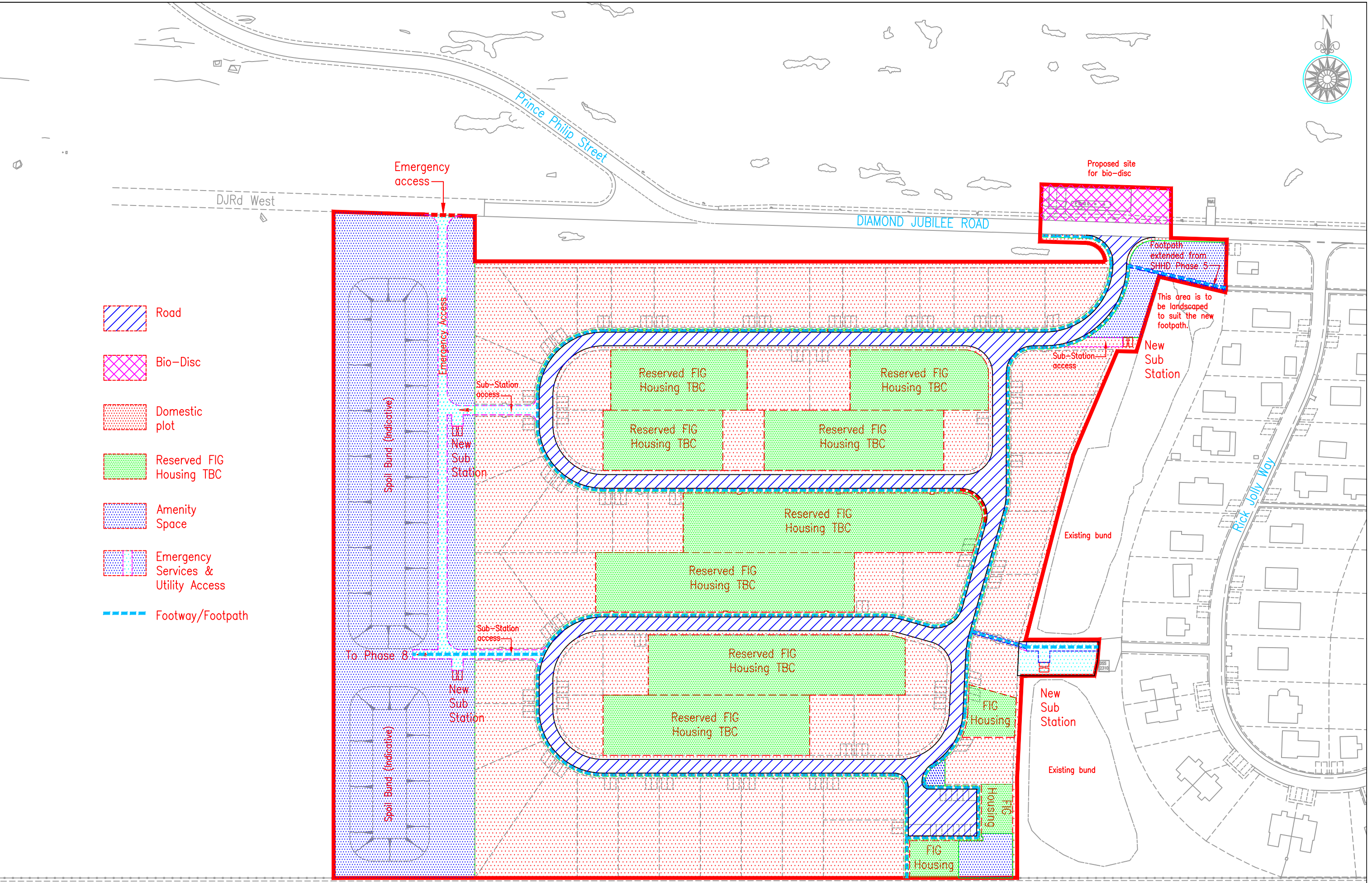
TITLE  
FOUL WATER  
DRAINAGE LAYOUT

SCALE 1:750 DATE June 2025

FILE	DESIGN	DRAWN	CHECKED
7181	DG Fiddes	DG Fiddes	

DRAWING NUMBER			
PWD	725	217	-
PROJECT	DRAWING	REVISION	

Sheet Size A1



-  Road
-  Bio-Disc
-  Domestic plot
-  Reserved FIG Housing TBC
-  Amenity Space
-  Emergency Services & Utility Access
-  Footway/Footpath

# Sapper Hill Housing Development Phase 7

Site Plan 1:1500