



KEY	
	Existing Highway Drainage
	New Highway Drainage
	Storm Water Manhole
	Foul Water Manhole
	Storm Water Inspection Chamber
	Foul Water Inspection Chamber
	Storm Water Drain
	Foul Water Drain
	Permeable pipe within car parking
	Channel Drain (min B125 grade cover)
	Road Gully
	Yard Gully
	Storm Water Invert Level
	Foul Water Invert Level
	Surface water rising main
	Treated Foul effluent (suitable for discharge)
	Permeable paving with 0.35m deep granular sub-base storage (30% porosity)
	Permeable paving with 0.8m deep cellular sub-base storage (95% porosity)
	Surface water attenuation tank
	Anticipated exceedance flow routes
	Potential area of ponding in exceedance event

- N O T E S
- ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 AND THE DUTIES AND RESPONSIBILITIES CONTAINED THEREIN
- General Notes
1. This drawing is to be read in conjunction with all relevant ARP and Architects drawings and project specifications.
 2. All drainage works shall be carried out in accordance with the relevant parts of BS EN 752 'Drains and Sewer Systems Outside Buildings', the current Building Regulations and the Local Authority Building Control specifications and requirements.
 3. The location, size and depth of all existing drains/sewers and services shall be established by the contractor prior to commencement of works on site. Any discrepancies from the information indicated on these drawings shall immediately be brought to the attention of the engineers.
 4. All levels and dimensions shall be verified on site prior to commencement of any works. Any discrepancies shall immediately be brought to the attention of the engineers.
 5. All pipes shall be laid with soffits level. All manhole/inspection chamber invert levels shown are for the outlet pipe (unless specified otherwise). All pipe runs shall be laid to the levels indicated.
 6. All private foul and surface water pipes to be 100mm ϕ unless stated otherwise.
 7. All connections to public sewers to be a minimum of 150mm ϕ .
 8. All private manholes within drives to have B125 covers with concrete collar, all others to be A15.
 9. All private backdrop manholes to be 900mm ϕ POC chambers unless stated otherwise.
 10. 450mm ϕ chambers for depths greater than 1.2m, restricted access opening to 350mm is required for safety reasons.
 11. All RWP's & SVP's connections to be 100mm dia (unless specified otherwise by the Architect). Gully connections to be 150mm dia.
 12. All RWP's, SVP's and connections are shown indicatively or to the latest Architects drawings. Position of down pipes must be confirmed from Architects drawing before laying underground pipework. All down pipes should be provided with a roddable access point above the FFL.
 13. All private drainage laid within 1m from tree canopies and hedges to have concrete bed and surround.
 14. Filled ground or soft spots must be excavated, backfilled and consolidated before any drainage works are carried out.
 15. All excavations in areas of high water tables and granular materials with high sand/silt contents shall be wrapped with a suitable geotextile filter membrane to prevent migration of sands/silts. Full height clay stanks across trenches and/or at manhole locations at 25m intervals to restrict water movement along the excavation shall be provided.
 16. No water should be allowed to discharge from any private drives onto the adoptable highways. All private gullies and channel drainage positions shown may vary to suit on site working conditions.
 17. Do not scale from this drawing.

B	MW	24.04.26	Revised to allow for western access	MW	AH
A	MW	28.10.25	Revised based on consultation responses	MW	AH
	RF	07.07.25	Issued for information	MW	AH
Rev	By	Date	Revision	Chk	Apvd

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TITLE	
DRAINAGE STRATEGY SHEET 1 OF 2	
PROJECT	
PROPOSED DEVELOPMENT AT HOLBEACH ROAD, SPALDING	
CLIENT	
COMMERCIAL DEVELOPMENT PROJECTS LIMITED	
DRAWING STATUS	
PRELIMINARY	
Scale	Date
1:250 @ A1	JUL 25
Drawn	MW
Chk.	MW
Drg. No.	Rev
1506/54/SK05.01	B

FOR CONTINUATION REFER TO DRAWING 1506/54/05.02

SUBJECT TO THE
APPROVAL OF
ALL RELEVANT
AUTHORITIES