



FOR PLANNING

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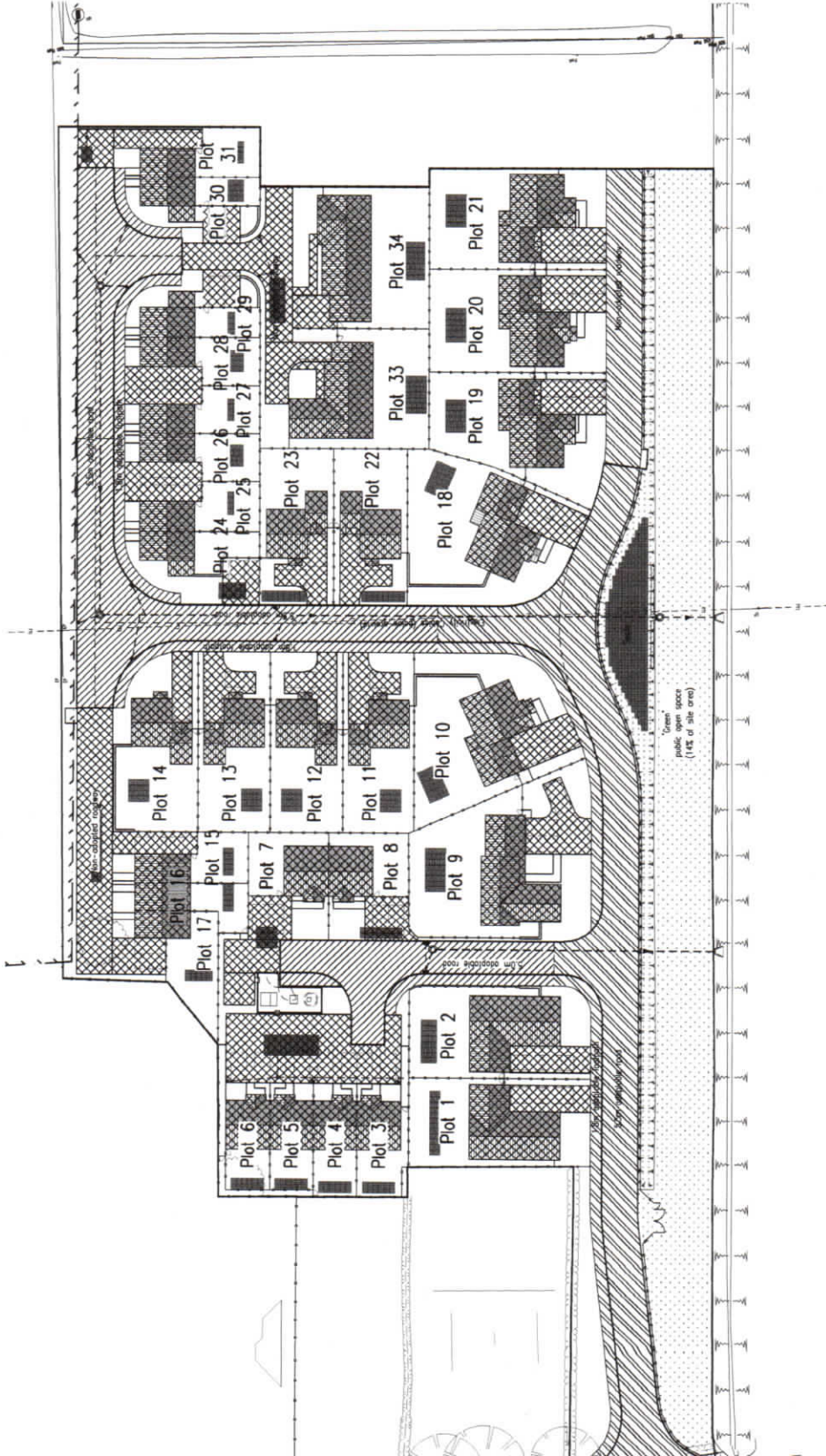
Project Proposed Residential
Development off High Road
Whaplode, Spalding, Lincs.
For D Brown Builders

Proposed Sections

Date	Mar 18	Scale	1:50	QA1
Drawn	MP	Checked	SPC	
Design	SPC	File Name	20115-13	

DRG No. 26115/13	B
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Impermeable Area Key:	
	Denotes Extent Of Impermeable Area Run-Off To Swale, Total = 1641m ²
	Denotes Extent Of Impermeable Area Directly Discharged To Dye, Total = 1455m ²
	Denotes Extent Of Impermeable Area Drained Via Sockways, Total = 4459m ²



Rev	Date	Remarks
C	05.05.16	Drawing Updated To Suit Revised Architects Layout
B	20.04.16	Drawing Updated To Suit Revised Architects Layout
A	06.04.16	Drawing Updated To Suit Revised Road Widths

FOR PLANNING

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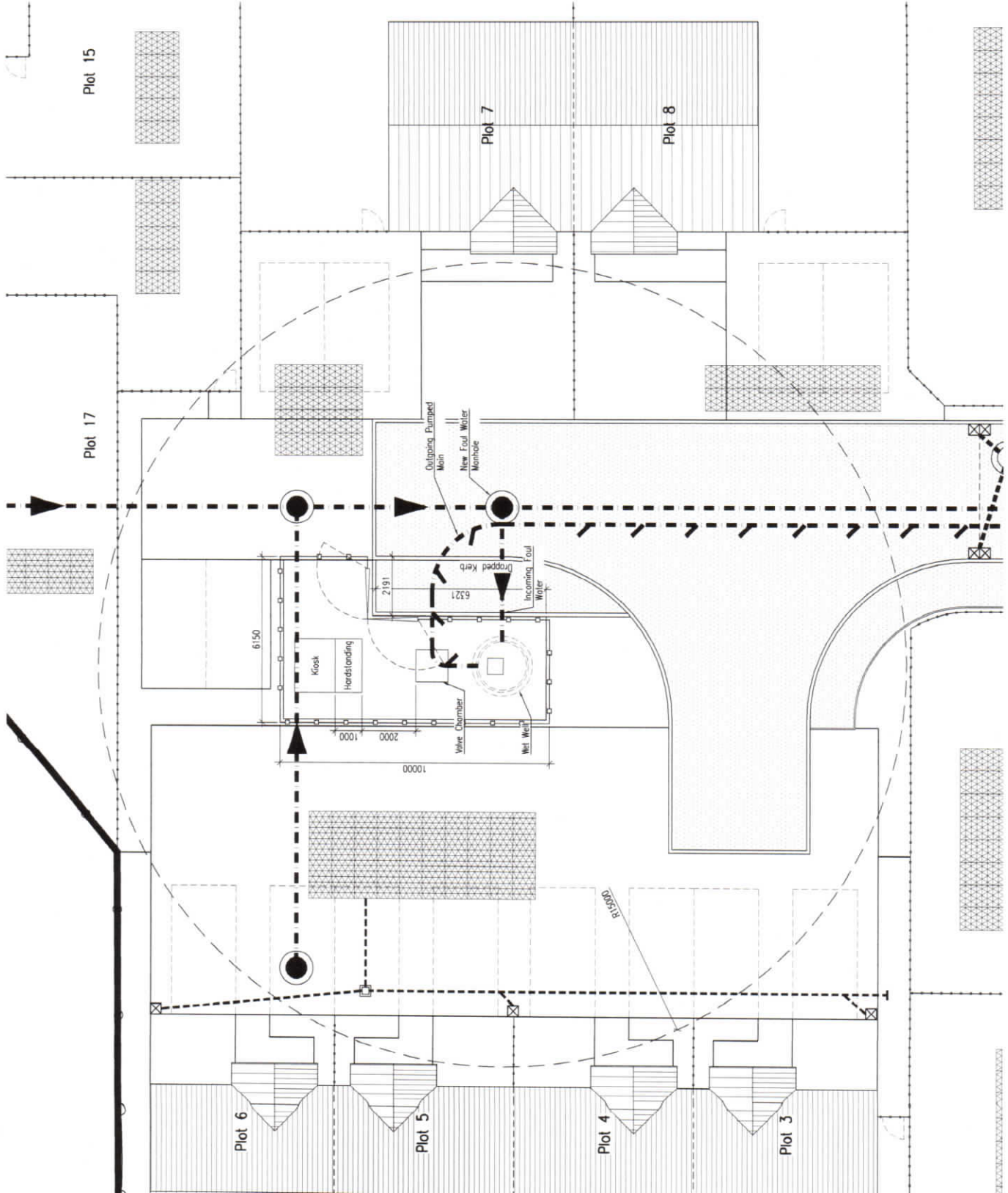
Proposed Residential
Development off High Road
Whaplode, Spalding, Lincs.
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Site Plan Showing
Impermeable Areas

Date	Mar '16	Scale	1:500	@A3
Drawn	MP	Checked	SRC	
Design	SRC	File Name	26115-14	

DRG No. 26115/14	Rev	C
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Rev	Date	Remarks
C	05.05.16	Minor Reposition Of Pumping Station To Suit Revised Architects Layout.
B	20.04.16	Drawing Updated To Suit Revised Architects Layout.
A	06.04.16	Title Block Updated.

FOR PLANNING

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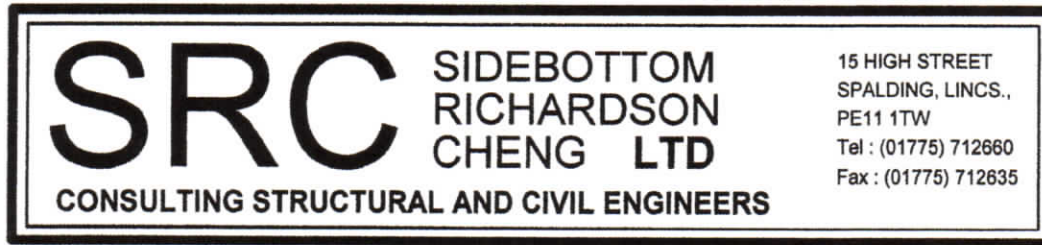
Proposed Residential Development off High Road Whaplode, Spalding, Lincs. For D Brown Builders

Enlarged Plan Local To Pumping Station

Date	Mar '16	Scale	1:50	@A2
Drawn	MP	Checked	SRC	
Design	SRC	File Name	26115-15	
Rev				

DRG No. 26115/15

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SURFACE WATER DRAINAGE STRATEGY WITH RESPECT TO PROPOSED RESIDENTIAL DEVELOPMENT AT:-

HIGH ROAD, WHAPLODE

Introduction

1) New Planning Requirements make it necessary to consider Sustainable Urban Drainage (SUDS) with respect to planning applications of the size and number of dwellings in this instance.

2) Attached to this statement is a copy of the AWA drainage system in the area together with our drawing No.d 26115/11F, 13B, 14C and 15C, which show the proposals for surface water drainage.

Discussion

With respect to SUDS, the introduction of a swale along the road/pavement was considered. Due to the limited amount of available land this was discounted as impractical in front of dwellings

The present historic land drainage system that was constructed over 100 years ago has operated successfully without flooding, particularly in this area.

It is considered that this present arrangement of open dykes, operated and maintained by the Internal Drainage Board's is in effect, a SUDS system in itself.

Conclusion

A meeting took place with J. Sharpe of Lincolnshire County Council Highways and a compromise solution was agreed. This is to direct surface water from the road system at the Eastern end of the site into underground pipework and into the South Holland Internal Drainage Board system.

Where possible and practical it is intended to direct the remainder of surface water that falls onto the roadway, into a swale containing a soakaway as the first treatment. Any overflow at peak rainfall events will go into the I.D.B. system via high level drainage blocks, and form the second treatment.

It is felt that this arrangement will provide a suitable workable SUD's solution.

Further discussion took place with South Holland Internal Drainage Board and with minor adjustments that are shown on the attached drawings, the Board have approved the proposed system.

Design Proposal

Surface water from roofs will be placed in suitably designed soakaways.

Surface water from roads and pavements will enter the existing Internal Drainage Board system via swales, soakaways and pipework.



Wastewater Plan A4

Date: 19/01/16 Scale: 1:1250

Map Centre: 532034,324292

Data updated: 04/12/15 Our Ref: 171253 - 1

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High Road Whaplode

	Foul Sewer (Colour denotes effluent type)		Outfall (Colour denotes effluent type)
	Surface Sewer (Colour denotes effluent type)		Inlet (Colour denotes effluent type)
	Combined Sewer (Colour denotes effluent type)		Manhole (Colour denotes effluent type)
	Rising Main (Colour denotes effluent type)		Sewage Treatment Works
	Private Sewer (Colour denotes effluent type)		Pumping Station
	Decommissioned Sewer (Colour denotes effluent type)		

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 188 or 199. It must be used in conjunction with any search results attached. The information in this plan is based on data currently recorded but position must be regarded as approximate. The location of foul sewers, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe or sewer. This plan is produced by Anglian Water Services Limited (a) Crown Copyright and database rights 2015 Ordnance Survey 100022432. This map is to be used for the purposes of showing the location of an Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is intended to exclude or restrict liability for death or personal injury resulting from negligence.



Enter a postcode or place name:

Go

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

Whaplode, Lincolnshire at scale 1:10,000

Other maps Data search Text only version

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☐ Flood Map for Planning (Rivers and Sea)

Flood Zone 3

Flood Zone 2

Flood defences (Not all may be shown*)

Areas benefiting from flood defences (Not all may be shown*)

☒ Main River Line

Main River Line

☒ Other national environmental organisations

Natural Resources Wales Area of responsibility

Scottish Environment Protection Agency Area of responsibility

Map legend

Map navigation icons

Whaplode, Lincolnshire at scale 1:10,000

http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=532500.0&y=324500.0&topic=floodmap&ep=map&scale=9&locatio... 17/01/2016

