

KEY

- Existing surface water manhole
- - - Existing surface water drain
- - - Existing perforated land drain
- Existing foul water manhole
- - - Existing foul water drain
- Existing combined manhole
- - - Existing combined drain
- Existing public sewer manhole
- - - Existing public sewer
- Proposed surface water sewer manhole
- - - Proposed surface water sewer manhole
- Proposed foul water sewer manhole
- - - Proposed foul water sewer manhole
- ~ ~ ~ Existing drainage to be abandoned

Notes

- Do not scale from this drawing.
- Drainage runs and manhole positions shown are approximate based on the topographic survey locations. The exact position of buried chambers may alter slightly from those shown on this drawing.
- All levels and pipe sizes are approximate and have been informed from the Jet Aire Drainage Survey information, April 2025. Any queries or discrepancies should refer back to the Jet Aire Survey information.
- Where existing chambers covers are either buried or seized, drainage levels have been interpolated from upstream and downstream chambers and pipe diameters. Actual depths and diameters may vary.
- Drainage runs shown are approximate and are subject to change at detailed design stage.
- No trees to be planted within 5m of drainage.
- All levels and pipe sizes are approximate and may vary at detailed design stage.
- No service records have currently been obtained. The presence of private utilities should be checked prior to any construction works taking place.
- Refer to Jet Aire Drainage Survey, April 2025 for full existing drainage details.

Drainage Design Criteria	
Design parameters are based on the latest information available and may be subject to change at detailed design and planning approval stage	
Climate Change Allowance (%)	45%
Urban Creep (%)	0%
CV Values (Summer/Winter)	0.75/0.84

D	CR 12.03.26	S6_FC2	CL amended for flood routing	MI
C	CR 11.03.26		Boundary embankment added for flood routing	MI
B	MD 13.10.25		Updated drainage strategy following LFEA comments	MI
A	MD 10.06.25		Updated drainage strategy following client comments	MI
/	MD 22.05.25		Issued for approval	MI
Rev	By	Date	Revision	Apvd

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ARP Associates is a trading division of ARP Geotechnical Ltd, a company registered in England and Wales with company number 277831, whose registered office is at 55 Northwest Business Park Serris Hill, Leeds LS6 2QH

TITLE DRAINAGE STRATEGY  
PROPOSED – NETWORK B  
SHEET 1 OF 1

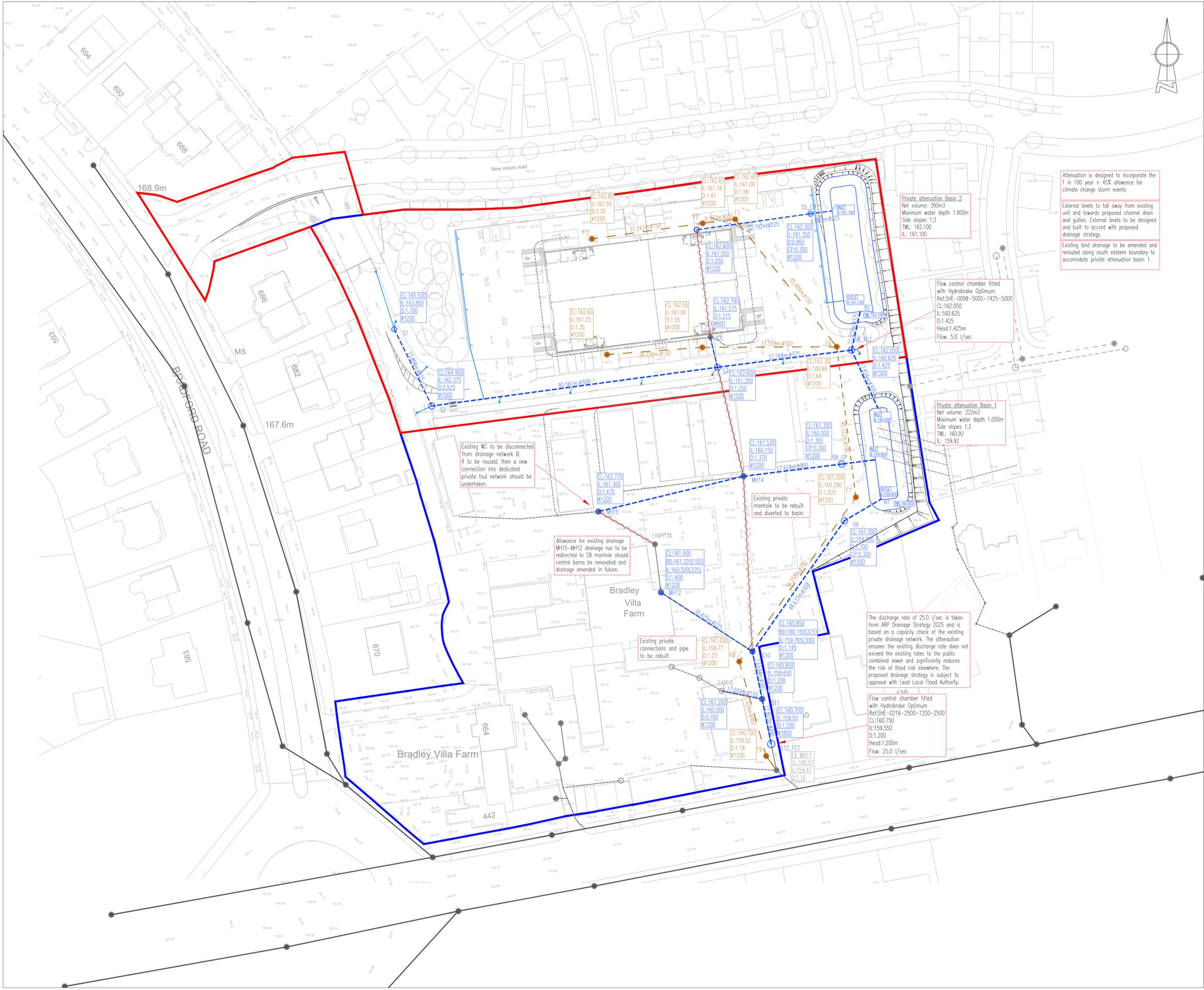
PROJECT  
BRADLEY VILLA FARM

CLIENT  
MR R KERSHAW

DRAWING STATUS  
PRELIMINARY

Scale	Date	Drawn
1:500 @ A1	MAY 25	MD
	Chk.	MI

Dr. No. 2489/01/SK01.02 Rev D



Existing WC to be disconnected from drainage network B. If to be reused, then a new connection into dedicated private foul network should be undertaken.

Allowance for existing drainage MH15-MH12 drainage run to be redirected to S8 manhole should central barns be renovated and drainage amended in future.

Existing private connections and pipe to be rebuilt

Existing private manhole to be rebuilt and diverted to basin.

The discharge rate of 25.0 l/sec is taken from ARP Drainage Strategy 2025 and is based on a capacity check of the existing private drainage network. The attenuation ensures the existing discharge rate does not exceed the existing rates to the public combined sewer and significantly reduces the risk of flood risk elsewhere. The proposed drainage strategy is subject to approval with Lead Local Flood Authority.

Flow control chamber fitted with Hydrobrake Optimum Ref: SHE-0216-2500-1200-2500  
 CL: 160.750  
 IL: 159.550  
 D: 1.200  
 Head: 1.200m  
 Flow: 25.0 l/sec