

Drainage Strategy

Project

Land at Fenay Lane, Huddersfield

Project Reference

26-255

Client

Vesta Property Group Ltd

15 April 2026

Prepared by:



.....
Nasar Mohammed

BEng (Hons) MSc
Director

Revision	Date	Description	Prepared
P01	06/07/2026	First Issue	NM

This document is produced by Holdgate Consulting (HC) for the sole use and reliance of its client. This document and ancillary works have been prepared in accordance with the scope of the appointment and are subject to its terms and conditions.

HC do not accept liability for any use of this document except for its intended purpose by the client.

No person other than the client may copy (in whole or in part) or use the contents of this document without prior written permission of Holdgate Consulting.

Any advice, opinions or recommendations within this document should be read and relied upon only in the context of the document as a whole.

Any comments given within this document are based on the understanding that the proposed works to be undertaken will be as described in the relevant section. The information referred to and provided by others is assumed to be correct and has not been checked by Holdgate Consulting, who will not accept any liability or responsibility for any inaccuracy in third party information

Any deviation from the conclusions and recommendations contained in this document should be referred for comments in writing to Holdgate Consulting, who reserve the right to reconsider the conclusions and recommendations contained within. Holdgate Consulting will not accept any liability or responsibility for any changes or deviations from the recommendations noted in this document without prior consultation and written approval.

Contents

List of Figures.....	ii
List of Tables	ii
List of Appendices.....	ii
1. Introduction	1
1.1. Terms of Reference.....	1
1.2. Sources of Information.....	1
2. Development Site	2
2.1. Location.....	2
3. Drainage	4
3.1. Existing Drainage	4
3.2. Proposed Foul Drainage	4
3.3. Sustainable Drainage Systems (SuDS).....	4
3.4. Proposed Storm Drainage	5
4. Conclusions and Recommendations	5
5. Limitations	6

List of Figures

Figure 2-1: Site Location Plan	3
--------------------------------------	---

List of Tables

Table 2.1: Site Location Reference	2
--	---

List of Appendices

Appendix A – Key Stakeholder Consultation
Appendix B – Site Information
Appendix C – Proposed Development
Appendix D – Drainage Strategy

1. Introduction

1.1. Terms of Reference

- 1.1.1. Holdgate Consulting has been commissioned by Vesta Property Group Ltd to prepare a Drainage Strategy (DS) to support validation of a planning application.
- 1.1.2. This report assesses existing drainage provision and flood zones and proposes a drainage strategy for foul and storm flows discharging from the development area. This report has been prepared in compliance with current policies and best practices to support planning submission to the Local Planning Authority.

1.2. Sources of Information

- 1.2.1. This Drainage Strategy has been based on the following sources of information:
 - 1. DEFRA / EA's aquifer and source protection data
(<https://magic.defra.gov.uk/MagicMap.aspx>)
 - 2. EA's Flood Map for Planning
(<https://flood-map-for-planning.service.gov.uk/>)
 - 3. British Geological Survey's Geoindex Tool
(<http://mapapps2.bgs.ac.uk/geoindex/home.html>)
 - 4. EA's Long Term Flood Risk Information;
(<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>)
 - 5. Gov data available used under the Government Open License 3.0.
(<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>)
 - 6. Soil information
(<https://www.landis.org.uk/soilscapes/>)
 - 7. DEFRA's Climate change allowances for peak rainfall
(<https://environment.data.gov.uk/hydrology/climate-change-allowances/rainfall>)
 - 8. National Library of Scotland Historic maps National Library of Scotland Historic maps

(<https://maps.nls.uk/os/6inch-england-and-wales/>)

9. Yorkshire Water Pre-Planning enquiries
(<https://www.yorkshirewater.com/developers/water/pre-planning-enquiry/>)

2. Development Site

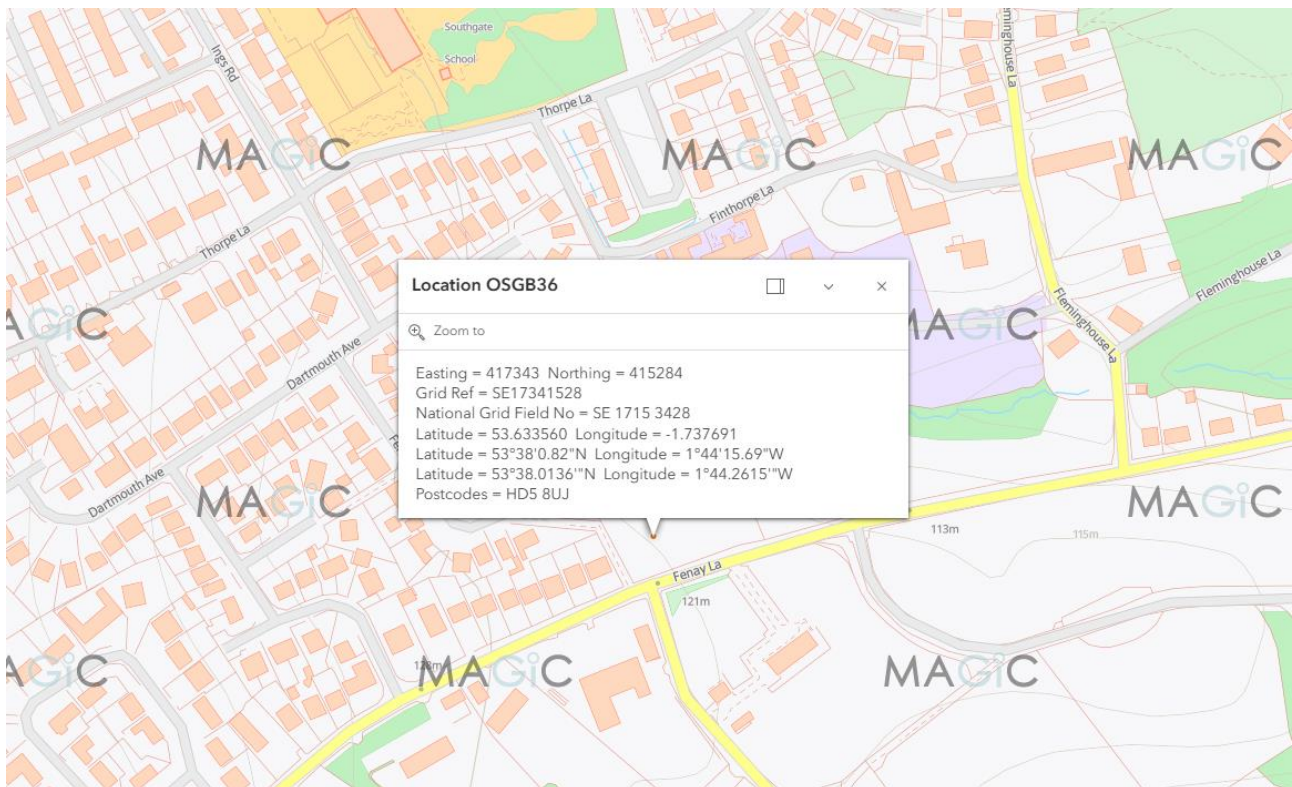
2.1. Location

- 2.1.1. The development site is located on Fenay Lane, Huddersfield. The site lies within a predominantly residential area characterised by low-density housing. To the eastern and southern end of the site lies agricultural fields and open countryside extend to the south.
- 2.1.2. The existing site comprises an open grassland with dense vegetation and a water course to the northern boundary. At present, there is no vehicular access to the site from Fenay Lane. The total site area extends to approximately 1.52 hectares
- 2.1.3. The proposed development comprises six new dwellings covering approximately 0.12 hectares of the wider site area.
- 2.1.4. EA's Flood Map for Planning (Appendix A) indicates development is in Flood Risk Zone 1 (<0.1% EAP). Surface water flooding within the site and surrounding areas is therefore highly unlikely and hence the proposed development is acceptable from a surface water drainage perspective. No flood protection measures are required.
- 2.1.5. Historic mapping from the 1890s indicates that the site comprised predominantly open agricultural fields, with surrounding areas of woodland. A small number of dwellings were present around the site; however, no built development was located within the site itself at the times

Table 2.1: Site Location Reference

OS X	OS Y	National Grid Reference	Postcode
417343	415284	SE17341528	HD5 8UJ

Figure 2-1: Site Location Plan



3. Drainage

3.1. Existing Drainage

- 3.1.1. Mapping information obtained from Yorkshire Water identifies the presence of existing sewer located along Fenay Lane. The mapping shows this is a combined 450mm diameter sewer system which runs along Fenay Lane adjacent to the southern boundary of the site. This also combines with and adjacent 225mm diameter sewer located east of the site boundary.
- 3.1.2. Please see the attached Yorkshire Water sewer records in Appendix A.
- 3.1.3. A watercourse is present along the northern boundary of the site which flows west to east following the steep gradient of the site. The watercourse appears to flow towards Fenay Beck located to the east of the site.

3.2. Proposed Foul Drainage

- 3.2.1. The proposed development will incorporate separate foul and surface water drainage systems. These systems will remain separate and independent to the agreed points of discharge.
- 3.2.2. Following the Yorkshire Water consultation and the topography of the site, the most practical location for the discharge of foul discharge from the site would be the 450mm diameter sewer located along Fenay Lane. The new system will likely flow under gravity to the easterly section of the site before a lateral connection is formed into the main sewer.

3.3. Sustainable Drainage Systems (SuDS)

- 3.3.1. Use Requirement H3 of the Building Regulations 2000 states that the preferred hierarchy for disposal of surface water is infiltration then watercourse then sewer. Consideration must therefore be given to the use of infiltration methods as a means of disposal of surface water run-off from the development.
- 3.3.2. The suitability of soakaways cannot be confirmed without intrusive infiltration testing. The surrounding ground geology shown in BGS borehole data available, shows predominantly firm/stiff brown clay which is likely unsuitable for soakaway or other types of SUDs to be utilised on site. This must, however, be confirmed through on-site infiltration testing. If the site proves unsuitable for soakaways, an alternative drainage system incorporating on-site attenuation and restricted discharge will be required. As a result, infiltration-based Sustainable Drainage Systems (SuDS) are not considered suitable for this development.

- 3.3.3. Swales and basins operate similarly to wetlands but are designed to empty when not required to balance flows. Due to the poor site infiltration envisaged within the site, the use of swales will be limited however some upstream storage will be utilised as part of the overall drainage strategy.
- 3.3.4. The surface water drainage will likely be taken by gravity drainage system to the northeast section of the site. From this point a connection into the adjacent watercourse would be the most appropriate discharge location with an outfall connection subject to agreement with LLFA/ drainage provider.
- 3.3.5. Permeable paving for parking areas, combined with discharge from paths onto adjacent soft landscaping, is an effective method for reducing runoff. Where used with flow restrictions, permeable surfaces can provide on-site storage and attenuate flows before discharging into existing drainage systems. The site appears to be unsuitable for permeable paving to be an effective method to discharge surface water.
- 3.3.6. Restricted flows combined with onsite storage will be incorporate within the site drainage to manage the surface water generated on the site. This could be in the form of oversized pipes or tanks to attenuate the additional flows and then discharge into the adjacent watercourse subject to consent and approvals.
- 3.3.7. The underground storage system should be designed to accommodate the 1 in 100-year event. 40% shall be allowed for climate change (see Appendix D).
- 3.4. Proposed Storm Drainage**
- 3.4.1. Proposed storm drainage will pick up the six dwellings, parking areas and roads within the site. The flows will pass via on-site pond attenuation systems. The required storage volume of the two ponds equates to approximately 80m³ (subject to detailed design) calculated for 1:100 years return and climate change 40%.
- 3.4.2. The surface water generated within the site will be directed towards the north-eastern boundary of the site. The runoff will then discharge into an existing stream which runs adjacent to the site towards Fenay Beck.

4. Conclusions and Recommendations

- 4.1.1. The findings of this report and recommendations are summarised below:
- 4.1.2. This report has been produced to support a planning application for a development located at an open field site.
- 4.1.3. The development is proposing a new development including six residential dwellings. The proposal also includes for parking areas for each property to be formed within the site boundary and a new access road formed from Fenay Lane.



- 4.1.4. The site is located with flood zone 1 with the risk to the proposed development considered to be low.
- 4.1.5. Use of soakaways cannot be confirmed without intrusive infiltration testing which should form part of the intrusive site investigation when works are due to commence.
- 4.1.6. A new foul water connection is anticipated to serve the proposed development. The site will take place with separate systems for foul and surface water drainage. The foul water network will be directed towards the east of the site where it will connect into an existing public sewer located in Fenay Lane.
- 4.1.7. An ordinary watercourse consent will be required to form a connection into the watercourse via an appropriate outfall method for the surface water with a restricted discharge subject to approval.
- 4.1.8. The proposed storm drainage will pick up the site hardstanding, roof and access road areas before conveying them via the on-site attenuation system. The proposed peak flow for our site is 5 l/sec (subject to agreement). The storage volume of the attenuation is about 120m³ calculated for 1:100 years return and climate change 40%.

5. Limitations

- 5.1.1. The information, conclusions and recommendations presented within this report are deemed to be current at the time of issue. No guarantee can be given to the status of this information other than at the time of issuing. Where necessary, the user shall confirm the status of any applicable assessments and consents.
- 5.1.2. This report has been commissioned by Vesta Property Group Ltd. No third party may receive a copy of this report without first obtaining our permission in writing.
- 5.1.3. This report is confidential and has been prepared solely for the benefit of Vesta Property Group Ltd and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of this report, written approval must be sought from Holdgate Consulting and a charge may be levied against such approval. Holdgate Consulting accepts no responsibility or liability for the consequences of this document being used for any purpose or project other than for which it was commissioned, or this document being used by any third party with whom an agreement has not been executed.
- 5.1.4. The copyright of this report remains with Holdgate Consulting at all times.



**HOLDGATE
CONSULTING**

Ref: 26-255

Land at Fenay Lane, Huddersfield

The Old Hall, 23 Park Road
Bingley
West Yorkshire
BD16 4BQ

01274 566696
mail@holdgateconsulting.com
holdgateconsulting.com

Appendix A

KEY STAKEHOLDER CONSULTATION

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
417391/415314

Created
6 July 2026 16:49

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)
417391/415314

Scale
1:2,500

Created
6 Jul 2026 16:49

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

Appendix B

SITE INFORMATION

YORKSHIRE WATER PROTECTION OF MAINS AND SERVICES

1. The position of Yorkshire Water Services Ltd (YWS) apparatus shown on the existing mains record drawing(s) indicates the **general** position and nature of our apparatus and the accuracy of this information cannot be guaranteed. Any damage to YWS apparatus as a result of your works may have serious consequences and you will be held responsible for all costs incurred. Prior to commencing major works, the exact location of apparatus must be determined on site, if necessary by excavating trial holes. The actual position of such apparatus and that of service pipes which have not been indicated must be established on site by contacting the Customer Helpline on 0345 124 24 24 for both water and sewerage.
2. The public sewer and water network is lawfully retained in its existing position and the sewerage and water undertaker is entitled to have it remain so without any disturbance. The provisions of section 159 of the Water Industry Act 1991 provides that the undertaker may "inspect, maintain, adjust, repair or alter" the network. Those rights are given to enable the undertaker to perform its statutory duties. Any development of the land or any other action that unacceptably hindered the exercise of those rights would be unlawful. The provisions contained in Section 185 of the Water Industry Act 1991 state that where it is reasonable to do so, a person may require the water supply undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed change of use of the land. The provisions contained in Section 185 also require the person making the request to pay the full cost of carrying out the necessary works.
3. Ground levels over existing YWS apparatus are to be maintained. Sewers in highways will **generally** be laid to give 1200mm of cover from finished ground level working to kerb races, other permanent identification of the limits of the road or to an agreed line and level. Substantial increases or decreases to this 1200mm depth of cover will result in the sewer being re-laid at your expense. Water mains and services will **generally** be laid with a minimum of 750mm depth of cover however some mains and services usually those installed over 50 years ago may have less ground cover.
4. If surface levels are to be decreased / increased significantly the effects on existing water supply apparatus will be carefully considered and if any alterations are necessary, the costs of the alterations will be recharged to you in full. Outlets on fire hydrants must be no more than 300mm below the new levels and all surface boxes must be adjusted as part of the scheme.
5. To enable future repair works to be carried out without hindrance; any pipe, cable, duct, etc. installed parallel to a water main or service pipe should not be installed directly over or within 300mm of a water main or service pipe or 1000mm of a waste water asset. Where a pipe, cable, duct, etc. crosses a main or service it should preferably cross perpendicular or at an angle of no less than 45° and with a minimum clearance of 150mm. These requirements apply to activities within an existing highway and are relevant to the installation of pipes, cables, ducts, etc. up to and including 250mm in diameter (*see illustration below*). Necessary protection measures for installations greater than 250mm in diameter and/or in private land will need to be agreed on an individual basis. Installations within a new development site must comply with the National Joint Utilities Group publication Volume 2: NJUG Guidelines On The Positioning Of Underground Utilities Apparatus For New Development Sites.
6. All excavation works near to YW apparatus should be by hand digging only.
7. Backfilling with a suitable material to a minimum 300mm above YW apparatus is required.
8. Adequate support must be provided where any works pass under YW apparatus.
9. Jointing chambers, lighting columns and other structures must be installed in such a way that future repair or maintenance works to YW apparatus will not be hindered.
10. Apparatus such as; railings, sign posts, etc. must not be placed in such a way that they prevent access to or full operation of controlling valves, hydrants or similar apparatus. YWS surface boxes must not be covered or buried. Any adjustment, alteration or replacement of manhole covers must be agreed on site prior to the commencement of the works with a YWS Inspector who may be contacted via our Call Centre on 0345 124 24 24.
11. Explosives shall not be used within 100 metres of any Yorkshire Water Services apparatus or installations.
12. Vibrating plant should not be used directly over any apparatus. Movement or operation by vehicles or heavy plant is not to be permitted in the immediate vicinity of YWS plant or apparatus unless there has been prior consultation and, if necessary, adequate protection provided without cost to YWS.
13. **Under no circumstances** should thrust boring or similar trenchless techniques commence until the actual position of the Company's mains/services along the proposed route have been confirmed by trial holes.
14. Any alterations to the highway should be notified following the procedures outlined in the New Road and Street Works Act 1991 Code of Practice; Measures Necessary Where Apparatus Is Affected By Major Works (Diversiary Works).
15. You will be held responsible for any damage or loss to YWS apparatus during and after completion of work, caused by yourselves, your servant or agent. Any damage caused or observed to YWS plant or apparatus should be immediately reported to YWS. Should YW incur any costs as a result of non-compliance with the above, all costs will be rechargeable in full.
16. You should ensure that nothing is done on the site to prejudice the safety or operation of YWS employees, plant or apparatus.
17. In accordance with the New Roads and Street Works Act 1991, Chapter 22, Part 3, Section 80. The location of any identified YW asset "which is not marked, or is wrongly marked, on the records made available" should be communicated back to Yorkshire Water. The location of the apparatus should be identified on copies of the supplied plans which should be returned to Yorkshire Water (Asset Records Team) with photographic supporting evidence where possible.
18. The Government has decided that responsibility for private sewers serving two or more properties and lateral drains (the section of pipe beyond the boundary of a single property, connecting it to the public sewer) will be transferred to the water companies on Oct 1 2011.

Private pumping stations will also transfer during the period 1 October 2011 – 1 Oct 2016. Records of these assets may not yet be shown on the existing mains record drawing(s). If you encounter any of these assets you must inform Yorkshire Water Services Ltd (YWS).

19. Please note that the information supplied on the enclosed plans is reproduced from Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number AC0000857457.
20. This information is for guidance only and the position and depth of any YW apparatus is approximate only. Likewise, the nature and condition of any YW apparatus cannot be guaranteed. YW has no responsibility for recording the locations of privately owned apparatus. As of 1 October 2011, there may be some lateral drains and/or public sewers which are not documented on YW records but may still be present. For the avoidance of doubt, this information is not a substitute for appropriate professional and/or legal advice. YW accepts no responsibility for any inaccuracy or omissions in this information. The actual position of YW apparatus must be determined on site by excavating trial holes by hand. YW requires a minimum of two working days' written notice of the intention to excavate any trial holes before any excavation can be undertaken. If there are any queries in this respect please contact Yorkshire Water on 0345 124 24 24.

Property Identifier



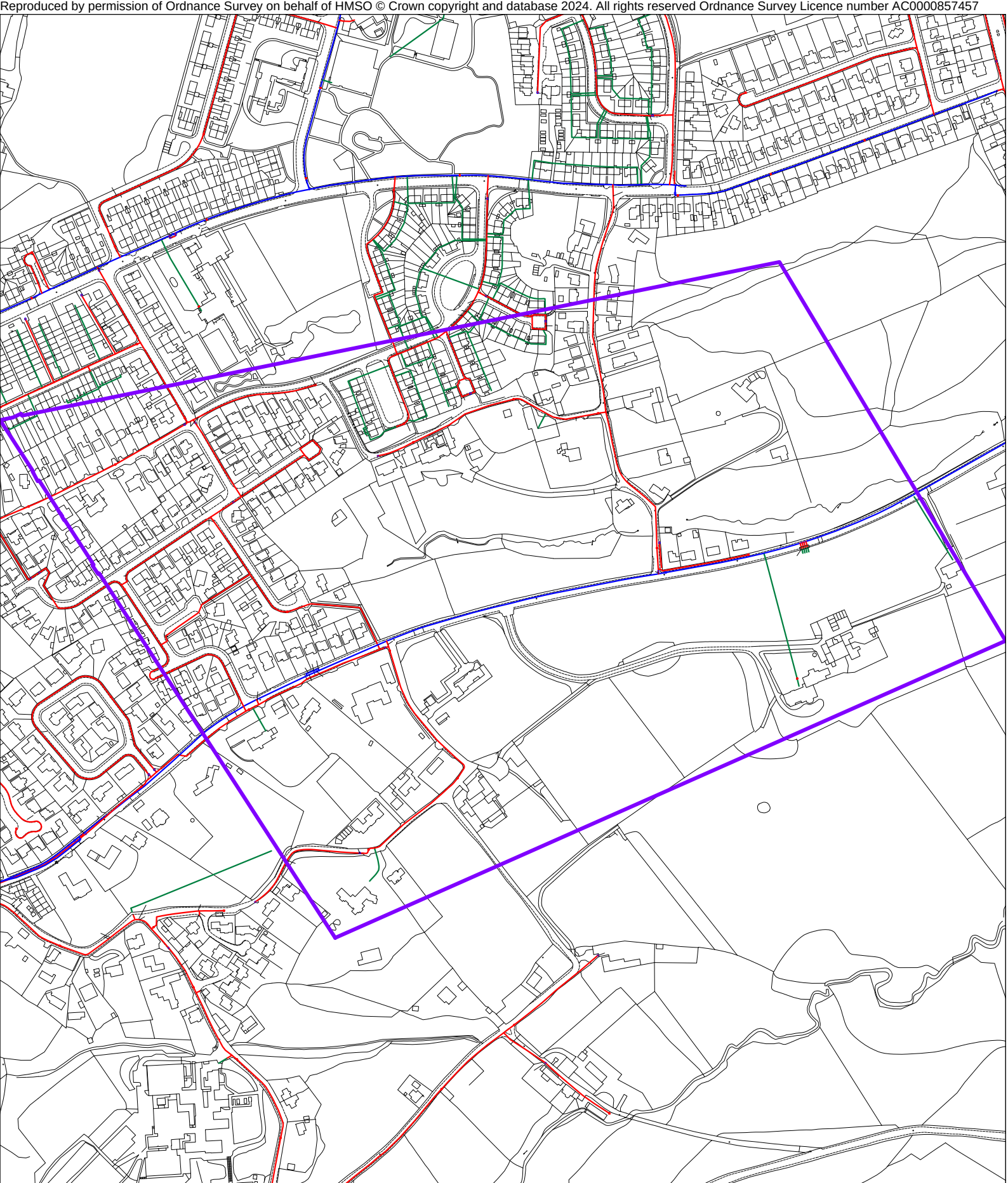
Sewer Legend

	Combined Sewer		S24 Combined Sewer
	Surface Water Sewer		S24 Surface Water Sewer
	Foul Sewer		S24 Foul Sewer
	Section 104 Sewer		Rising Main
	Overflow Sewer		Abandoned Sewer
	Manhole		Syphone Sewer & Vacuum Sewer
	Pumping Station		Public Sewer Treatment Works

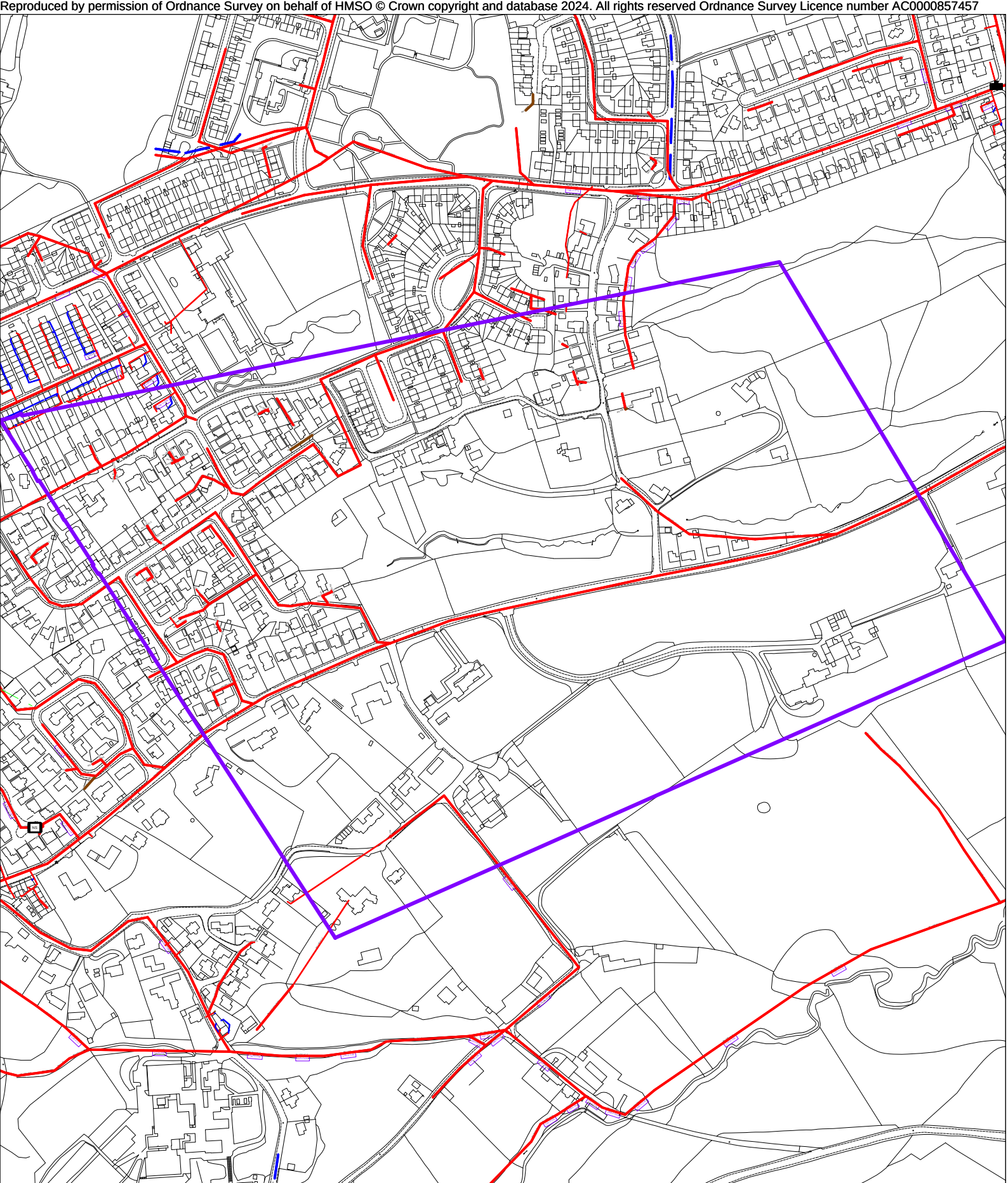
Please note that the direction of flow arrows may not always appear depending on the scale of the map.

Water Legend

	Water Main 4" and below
	Water Main 4" and above
	Raw Water Main
	Private Water Main
	Fire Hydrant
	Pumping Station
	The assets in this area are the responsibility of another Water Undertaker



Public Clean Water Network 15/04/2026 18:12:26 OS Grid Coordinates: 416962 : 414728 Map Name : SE1614NE svcGISSafeMovePD



Public Waste Water Network 15/04/2026 18:12:34 OS Grid Coordinates: 416962 : 414728 Map Name : SE1614NE svcGISSafeMovePD



**HOLDGATE
CONSULTING**

Ref: 26-255

Land at Fenay Lane, Huddersfield

The Old Hall, 23 Park Road
Bingley
West Yorkshire
BD16 4BQ

01274 566696
mail@holdgateconsulting.com
holdgateconsulting.com

APPENDIX C

PROPOSED DEVELOPMENT



KEY

- Shared surface private road with footpath and services margin. Details by engineer
- Paviours/ paving stones to patio to private gardens and drives
- 300mm Gravel margin

FOR PLANNING APPLICATION PURPOSES



**HOLDGATE
CONSULTING**

Ref: 26-255

Land at Fenay Lane, Huddersfield

The Old Hall, 23 Park Road
Bingley
West Yorkshire
BD16 4BQ

01274 566696
mail@holdgateconsulting.com
holdgateconsulting.com

APPENDIX D

DRAINAGE STRATEGY

Private Drainage

1. This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist documents provided.
2. All lateral connections for house drainage shall be 100mm unless stated otherwise and must extend a minimum of 500mm behind the back of the footpath.
3. All pipes to be vitrified clay or UPVC and shall be 100mmØ laid to a fall of 1:80 unless noted otherwise or indicated by size and invert levels. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
4. Building drainage shall comply with BS 8301 1985, BS EN 752 and Building Regulations Part H. Inspection chambers located within garages to have double seal bolt down covers.
5. Gully top and manhole cover specification to be in accordance with BS EN 124 and located in accordance with the intended use and loading classification as described within groups 1-6:
6. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
7. Cover and invert levels are indicative and may vary on site. In any case the following minimum cover to depth of cover to the crown of pipes without protection shall be as follows:
- 7.1. Domestic gardens and pathways without any possibility of vehicular access - 0.35m
- 7.2. Domestic driveways, parking areas and yards with height restrictions to prevent entry by vehicles with a gross weight in excess of 7.5 tonnes - 0.5m
- 7.3. Domestic driveways, parking areas and narrow streets without footways (e.g Mews developments) with limited access for vehicles with a gross weight in excess of 7.5 tonnes - 0.9m
- 7.4. Agricultural land and public open space - 0.9m
- 7.5. Other highways and parking areas with

- unrestricted access to vehicles with a gross weight in excess of 7.5 tonnes - 1.2m
- Note:** any protection required where drainage does not comply with a-e above shall be as follows:-
- 7.6. Vitrified clay pipes - provide a 100 mm min. thick concrete bed and surround (instead of class 'S' bedding) and a 13 mm thick compressible filler at each joint.
- 7.7. UPVC pipes - provide a concrete bridging (in addition to class 'S' bedding) in accordance with appendix A15, Building Regulations part 'H'.

Note: in-situ concrete used in connection with a) and b) above shall be standard mix GEN3 in accordance with BS 5328.

8. Drainage runs should be laid at a minimum of 5.0 metres from the rear of properties where practicable to allow for future extensions
9. Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.
10. All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
11. Finished Floor Levels (FFL's), assumed to be typically a minimum of 150mm above finished ground level outside. refer to architects drawing for details.
12. All new private shallow 225mm diameter surface water and foul inspection chambers and rodding eyes shown without cover levels (CL) shall be assumed to be at external ground level, and invert levels (IL) are to be typically between 450 and 600mm below CL, subject to the length of the internal house connections.
13. All low spots on hardstanding areas to have double gullies.
14. Prior to topsoiling of rear gardens, the gardens should be reworked, rotated or decompacted to a depth of 600mm. Once this is carried **NO PLANT**

- to access these areas, any further consolidation of subsoil to be reworked as necessary. Before reworking or rotating the Contractor is to mark all drain runs in the area.
15. Pipe bedding to be Class 'S' Bedding (100mm granular bed and surround).
16. Excavations for manholes, pipe runs etc located within a 45 degree load distribution splay from any adjoining existing foundations, are to be adequately supported for the duration of the works and building drainage protected.
17. Foundations adjacent to pipe runs or manholes are to have their formation level set above the invert level no higher than the equivalent of the horizontal distance between the pipe/excavation trench and the foundation, minus 500 mm.
18. Where excavations for pipe runs are parallel and in close proximity to each other and/or other service trenches, the contractor shall ensure that adequate safety measures, including temporary shoring, are provided in line with current Health & Safety Legislation and good practice. Particular attention is to be paid to adjacent trenches of differing invert levels.
19. All existing drainage found on site during the works shall be investigated, its operational status confirmed, and the following applied:-

- 19.1. Inoperative drainage shall be cut back and pipe runs filled with concrete grout.
- 19.2. 'Live' drainage shall be temporarily re-routed to allow the new drainage to be constructed.
20. Where existing drainage is to be re-used including road, building and external drainage systems, the contractor shall ensure that all chambers and drainage runs are cleaned, de-silted and made good.
21. Covers to existing chambers to be re-used shall be replaced where necessary to suit proposed development loading class, see note 5. Chamber covers shall also be adjusted to suit final ground levels as necessary.
22. Where necessary, existing chambers shall be re-benching to suit new pipework arrangement.

Key

Site Boundary

Storm Water Drainage Legend
(Dimensions are approx. internal sizes).

- Existing Storm Water Drain
- New Surface Water Manhole 1200mm dia. concrete up to 3000mm deep. 300mm catchpit where CP label shown.
- New Surface Water Inspection Chamber 450mm dia. polypropylene up to 3000mm deep. 300mm catchpit where CP label shown.
- New Private Surface Water PVC Pipe 1000 unless otherwise noted.
- Linear ACO drain with silt bucket
- New deep trapped road gully

Foul Water Drainage Legend
(Dimensions are approx. internal sizes).

- New Private Foul Water PVC Pipe 1000 unless otherwise noted.
- New Foul Water Inspection Chamber 450mm dia. polypropylene up to 3000mm deep. 300mm catchpit where CP label shown.

Notes:

Site layout provided by Wildblood Macdonald ref: WM Stage 3 Proposed site plan_V5

Site levels based on topographic survey by Shire Surveys ref: 2469 3D Model

Where shallow inspection chambers are proposed concrete encasement is required.

RWP and SVP positions are indicative and must be checked against architectural drawings prior to construction.

Refer to drawing 26-255 D02 Private Drainage Construction Details

Refer to drawing 26-255 D03 Manhole Schedule

Engineer to be consulted where discrepancies arise between drainage design and site arrangements.

Disclaimer

The information contained in this drawing has been compiled during the course of the design and is offered to assist the contractor in the planning and construction of the work. much of the information has been compiled from data received from utility companies and other bodies and has not been checked, there could be errors in the data received or in the interpretation of the data when transferring it to this drawing. up to date utilities drawings must be obtained by the contractor from the utilities supplier.

General Notes

1. Do not scale from this drawing.
2. Only figured dimensions are to be relied upon.
3. All dimensions in millimetres unless otherwise noted. All levels in metres unless noted otherwise.
4. This drawing is to be read in conjunction with relevant architectural, engineering and specialist drawings and specifications.
5. Any discrepancies noted on site are to be reported to the engineer immediately.
6. Where this drawing has been issued in electronic format, Holdgate Consulting do not accept responsibility for any inaccuracies in the

electronic data (including third party content used for reference), which should be checked against the paper (or .pdf) drawing issue.

Copyright reserved. This drawing may only be used for the client and location noted in the project title. It may not be copied or disclosed to any third party without the prior written consent from Holdgate Consulting.

This drawing should only be used for construction if the drawing status is "Construction". Holdgate Consulting takes no responsibility for construction works undertaken to drawings that are not marked with this status.



HOLDGATE CONSULTING

• Bingley • Poole

The Old Hall, 23 Park Road, Bingley,
West Yorkshire, BD16 4BQ
T: 01274 566896 E: mail@holdgateconsulting.com
www.holdgateconsulting.com

P01	23/06/2026	First Issue	EH / NM / NM
Rev	Date	Description	Draw/Chk/App'd

Project Title

Land at Fenay Lane, Huddersfield

Drawing Title

Drainage Plan

Status

Comment / Review

Job No.

26-255

Scale @ A1

1:125

Drawing No.

D01

Revision

P01