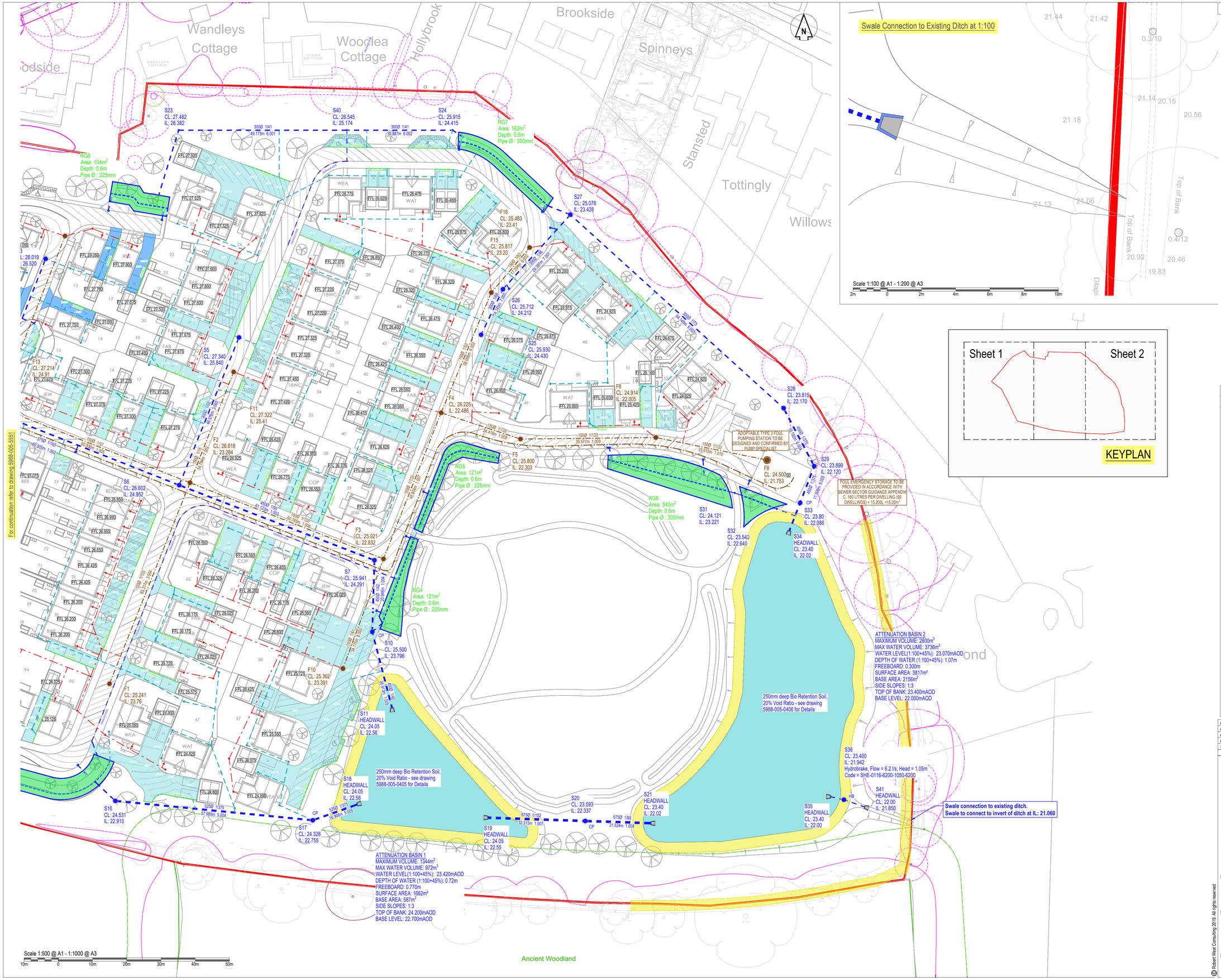


DO NOT SCALE OFF THIS DRAWING

GENERAL NOTES:

1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

CDM 2015 RESIDUAL RISKS

1. All areas of live traffic and pedestrian movements shall be subject to appropriate traffic management barriers and signs.
2. Access points onto live public highway.
3. Unauthorised access to the site must be prevented at all times
4. Existing road drainage to be maintained.
5. Be aware of possible live drainage flows and foul effluent during construction. The Contractor shall assess and implement a safe working system and equipment (PPE) as necessary.

The above residual risks are for non-standard hazards. It is assumed that a competent contractor familiar with the construction of this type of work will be appointed who will be aware of the standard hazards.

DRAINAGE NOTES

1. The site is located in Flood Zone 1.
2. Two independent rounds of BRE 365 infiltration testing have been undertaken at the site at varied locations and depths. The testing concluded that infiltration is not a viable means of discharge for the surface water runoff from the development.
3. Design in accordance with the SuDS Hierarchy with infiltration not a suitable means to discharge surface water, therefore discharge to the existing watercourse on site is the next appropriate method.
4. Attenuation provided all storms up to the for the 1:100 +45% climate change event with 300mm minimum freeboard in storage structures.
5. The outfall is proposed into the existing ordinary watercourse at the eastern boundary of the site. The watercourse flows from north to south.
6. Water quality improvements have been provided and are adequate for the development risk via the attenuation basins, rain gardens, permeable paving and inlet filter drains.
7. The attenuation basin has been designed with 1:3 side slopes to create a multi functional SuDS feature.
8. All drainage works to be constructed in strict accordance with specification of the Local Authority, Building Regulations, Design and Construction Guidance (published by Water UK) & BSEN-752.
9. Any existing drainage found crossing the site is to be investigated, and if found to be 'live', it should be diverted in consultation with the Client and Robert West.
10. Where a pipe, under a carriageway, has a depth of cover of less than 1.2m the pipe shall be laid in a concrete bed and surround.
11. Where a pipe, under a vehicular area other than a carriageway has a depth of cover if less than 0.9m the pipe shall be protected with a concrete slab set above it.
12. All gully connections other than at manholes to be 'y' junctions.
13. All road gully connections to be 150mm diameter.
14. No low point shall be without a method of drainage.
15. All connections to be soffit to soffit unless otherwise noted.
16. All concrete and concrete products to be in accordance with BRE 363 for sulphates.
17. Before connections are made to existing public sewers an application under S106 must be made to relevant sewerage undertaker.
18. The precise depth and location and size of existing pipes, watercourses or manholes where connections or diversion are proposed must be confirmed and reported to the engineer before works commence on site.
19. Any existing drains to be abandoned to be decommissioned in accordance with the Building Regulations by either grubbing, infilling or sealing.
20. Should ground water be encountered on site during construction, the Client shall be informed to determine if additional measures are required.
21. Any existing land drains severed during construction shall be reinstated.

DRAINAGE KEY

- Site Boundary
- Adoptable S104 Foul Water Manhole & Pipe Refer to schedule for size/ types and cover details
- Adoptable S104 Foul Water Rising Main
- Adoptable S104 Surface Water Manhole & Pipe Refer to schedule for size/ types and cover details
- HB — Hydrobrake Manhole (see plan for restricted rate)
- CP — Catch Pit Manhole - 500mm Sump
- DRAINAGE KERB — Drainage Kerb
- Surface Water Road Gully
- DT — Surface Water Road Gully
- FIN DRAIN — Fin Drain Outfall from Subbase of Permeable Paving
- Private Foul Water Inspection Chamber & Pipe
- Private Surface Water Inspection Chamber & Pipe
- Self Serving Permeable Paving with 300mm Deep 30% Voided Subbase
- Self Serving Permeable Paving with 300mm Deep 30% Voided Subbase - Unlined to Allow Soaking to Ground - Invert of Subbase more than 1 m from Highest Recorded GW Level
- Precast Concrete Headwall
- Tree Root Protection Area
- Ancient Woodland Boundary
- Attenuation Basin - NTS
- Rain Gardens with Fully Perforated Pipe Running at Invert
- Rain Gardens with Fully Perforated Pipe Running at Invert/Unlined to Allow Soaking to Ground - Invert of Rain Garden more than 1 m from Highest Recorded GW Level
- 3m Easement
- Proposed Gradient and Base level at Invert of Permeable Paving

Rev	Comment	By	Chkd	Appr	Date
A01	FOR APPROVAL	MH	MH	SB	01/06/2026
A02	MINOR UPDATES TO BACKGROUND INFORMATION	MH	MH	SB	15/06/2026
A03	UPDATED FOLLOWING COUNCIL COMMENTS	MH	MH	SB	07/08/2026
A04	MINOR UPDATES TO BACKGROUND INFORMATION	MH	MH	SB	14/08/2026

Revision History

APPROVAL

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Project

WANDLEYS LANE
FONTWELL

Drawing Title

DRAINAGE STRATEGY
SHEET 2 OF 2

RWCL Internal Register reference: 5988 - 005 Scales @ A1

5988-005-5552 - A04

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