

General Notes

- Do not scale from this drawing. Dimensions are as stated unless otherwise stated.
- This drawing must be read in conjunction with the proposed drainage layout plan, drawing no. RSC-26109-XX-PrDrain-103-2/2 (Revision D).
- This drawing is based on the available topographical survey prepared by Midland Surveys Ltd in February 2007 (Drawing No. 5182B/4/R1).
- Should there be any conflict between the details shown on this drawing and those shown on other drawings, the Engineer shall be informed prior to commencement of construction on site.
- Until technical approval has been obtained from the relevant authority, all drawings issued shall be regarded as preliminary and not for construction or Building Control purposes. Should the contractor commence site works prior to such approval being granted, it shall be entirely at the contractor's own risk.
- Sketch proposals are illustrative only and remain subject to detailed site investigation, including ground conditions, contamination, drainage design, and planning / density considerations.
- This drawing is provided in support of the planning application and does not constitute a detailed drainage design for Building Control approval.
- All works shall be carried out in accordance with relevant statutory requirements and approved details.

Important Notes

- The proposed surface-water drainage system will cross Slate Brook and discharge to the proposed balancing pond located within the client's land. The crossing arrangement is subject to detailed design, site investigation and any necessary statutory consents.
- The proposed balancing pond is irregular shaped, with approximate maximum dimensions of 30 m x 15 m x 1.5 m, and has been sized to provide a minimum attenuation storage volume of approximately 675 m³. Critical storm durations range from 6 to 24 hours. Final pond geometry, side slopes, levels, freeboard, and usable storage volume will be confirmed at the detailed design stage.
- Discharge to Slate Brook will be restricted to 5.0 l/s via a Hydro-Brake flow control device located within manhole S23.
- Detailed Hydro-Brake information, including Model Ref. SHE-0110-5000-0700-5000, is provided within the drainage calculations and Appendix J.
- Existing overhead electrical services adjacent to the proposed balancing pond and surface water drainage route may require diversion or relocation, subject to detailed design and utility-provider requirements.
- For detailed surface water hydraulic calculations please refer to separate hydraulic modelling and drainage calculations.
- Foul drainage from the proposed development will drain to a private foul pumping station.
- The proposed foul pumping station shall be designed to convey foul flows at 1.48 l/s, based on 6 x DWF. The pumped foul discharge shall connect via a short rising main to the existing Severn Trent Water foul sewer manhole MH5701, subject to approval under Section 106 of the Water Industry Act 1991.
- The pumped foul will connect over a short distance to existing STW foul sewer manhole MH5701, subject to Section 106 approval.
- Foul and surface water drainage systems shall remain fully separate.
- All on-site drains shall remain private.

REV	DATE	DESCRIPTION	BY	CHK
D	08/05/26	Updated balancing pond location within the site boundary following meeting with the client.	RNL	AB
C	25/04/26	Revised balancing pond location and updated drainage layout.	RNL	AB
B	14/04/26	Updated balancing pond location following meeting with the client.	RNL	AB
A	09/03/26	Updated proposed drainage layout following recent meeting with the client.	RNL	AB

STATUS

FOR PLANNING

This drawing is the property and copyright of Road & Sewer Consulting Ltd and shall not, without written consent be communicated to a third party.

CLIENT

Biroman Limited

SITE

Grobby Lodge Farm
Slate Pit Lane
Grobby LE6 0GN

TITLE

Proposed Drainage Plan

	Road & Sewer Consulting Ltd Leicester Business Centre 111 Ross Walk Leicester LE4 5HH Tel: 0116 208 1155 Tel: 01509 39 38 37 info.roadsewerconsulting.co.uk www.roadsewerconsulting.co.uk
---	--

SCALE 1 to 200 @ A0	DRAWN RNL	DATE April 2026
DRAWING NO. RSC-26109-XX-PrDrain-103-1/2	CHECKED RNL	PASSED AB & AT
		REV. D





General Notes

1. Do not scale from this drawing. All dimensions are in metres unless otherwise stated.

2. This drawing must be read in conjunction with the proposed drainage layout plan, drawing no. RSC-26109-XX-PrDrain-103-1/2 (Revision D).

3. This drawing is based on the available topographical survey prepared by Midland Surveys Ltd in February 2007 (Drawing No. 5182B/4/R1).

4. Should there be any conflict between the details shown on this drawing and those shown on other drawings, the Engineer shall be informed prior to commencement of construction on site.

5. Until technical approval has been obtained from the relevant authority, all drawings issued shall be regarded as preliminary and not for construction or Building Control purposes. Should the contractor commence site works prior to such approval being granted, it shall be entirely at the contractor's own risk.

6. Sketch proposals are illustrative only and remain subject to detailed site investigation, including ground conditions, contamination, drainage design, and planning / density considerations.

7. This drawing is provided in support of the planning application and does not constitute a detailed drainage design for Building Control approval.

8. All works shall be carried out in accordance with relevant statutory requirements and approved details.

Important Notes

9. The proposed surface-water drainage system will cross Slate Brook and discharge to the proposed balancing pond located within the client's land. The crossing arrangement is subject to detailed design, site investigation and any necessary statutory consents.

10. The proposed balancing pond is irregular shaped, with approximate maximum dimensions of 30 m x 15 m x 1.5 m, and has been sized to provide a minimum attenuation storage volume of approximately 675 m³. Critical storm durations range from 6 to 24 hours. Final pond geometry, side slopes, levels, freeboard, and usable storage volume will be confirmed at the detailed design stage.

11. Discharge to Slate Brook will be restricted to 5.0 l/s via a Hydro-Brake flow control device located within manhole S23.

12. Detailed Hydro-Brake information, including Model Ref. SHE-0110-5000-0700-5000, is provided within the drainage calculations and Appendix J.

13. Existing overhead electrical services adjacent to the proposed balancing pond and surface water drainage route may require diversion or relocation, subject to detailed design and utility-provider requirements.

14. For detailed surface water hydraulic calculations please refer to separate hydraulic modelling and drainage calculations.

15. Foul drainage from the proposed development will drain to a private foul pumping station.

16. The proposed foul pumping station shall be designed to convey foul flows at 1.48 l/s, based on 8 x DWF. The pumped foul discharge shall connect via a short rising main to the existing Severn Trent Water foul sewer manhole MH5701, subject to approval under Section 106 of the Water Industry Act 1991.

17. The pumped foul will connect over a short distance to existing STW foul sewer manhole MH5701, subject to Section 106 approval.

18. Foul and surface water drainage systems shall remain fully separate.

19. All on-site drains shall remain private.

D	08/05/26	Updated balancing pond location within the site boundary following meeting with the client.	RNL	AB
C	25/04/26	Revised balancing pond location and updated drainage layout.	RNL	AB
B	14/04/26	Updated balancing pond location following meeting with the client.	RNL	AB
A	09/03/26	Updated proposed drainage layout following recent meeting with the client.	RNL	AB
REV	DATE	DESCRIPTION	BY	CHK

STATUS

FOR PLANNING

This drawing is the property and copyright of Road & Sewer Consulting Ltd and shall not, without written consent be communicated to a third party.

CLIENT

Biroman Limited

SITE

Groby Lodge Farm
Slate Pit Lane
Groby LE6 0GN

TITLE

Proposed Drainage Plan

RSC

Road & Sewer Consulting Ltd

Road & Sewer Consulting Ltd
Leicester Business Centre
111 Ross Walk
Leicester LE4 5HH
Tel: 0116 208 1155
Tel: 01509 39 38 37
info.roadsewerconsulting.co.uk
www.roadsewerconsulting.co.uk

SCALE

1 to 200 @ A0

DRAWN

RNL

DATE

April 2026

CHECKED

RNL

PASSED

AB & AT

DRAWING NO.

RSC-26109-XX-PrDrain-103-2/2

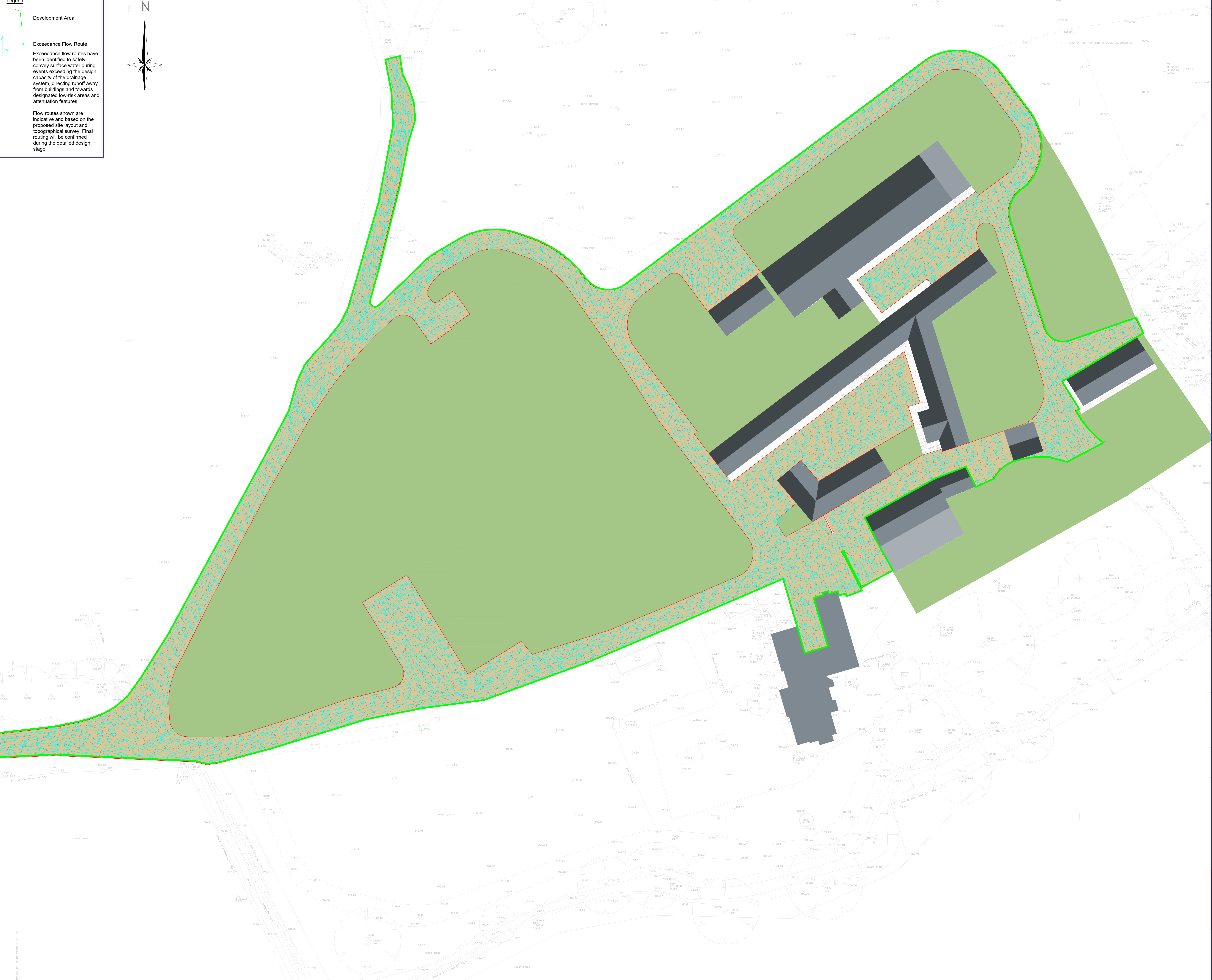
REV.

D

Appendix G

General Notes

- Do not scale from this drawing. All dimensions and in metres unless otherwise stated.
- This drawing is based on the available topographical survey prepared by Midland Surveys Ltd in February 2007 (Drawing No. 5182B/4/R1).
- Should any discrepancy arise between this drawing and other project information, the Engineer shall be notified prior to commencement of works.
- Until technical approval has been obtained from the relevant authority, all drawings issued shall be regarded as preliminary and not for construction or Building Control purposes. Should the contractor commence site works prior to such approval being granted, it shall be entirely at the contractor's own risk.
- Sketch proposals are indicative only and remain subject to detailed site investigation, including ground conditions, contamination, drainage design and planning / density considerations.
- This drawing has been prepared in support of the planning application only and shall not be used for construction, Building Regulations approval, or detailed setting out.



REV	DATE	DESCRIPTION	BY	CHK
-----	------	-------------	----	-----

STATUS

FOR PLANNING

This drawing is the property and copyright of Road & Sewer Consulting Ltd and shall not without written consent be communicated to a third party.

CLIENT

Biroman Limited

SITE

Grobby Lodge Farm
Slate Pit Lane
Grobby LE6 0GN

TITLE

Exceedance Flow Routing Plan



Road & Sewer Consulting Ltd
Leicester Business Centre
111 Ross Walk
Leicester
LE4 5HH
Tel: 0116 208 1155
Tel: 01509 39 38 37
info.roadsewerconsulting.co.uk
www.roadsewerconsulting.co.uk

SCALE	DRAWN	RNL	DATE	April 2026
1 to 200 @ A0	CHECKED	RNL	PASSED	AB & AT
DRAWING NO.	REV.			
RSC-26109-XX-EFFRoute-104				-

Appendix H

The drainage notes and legend must be read in conjunction with the Drainage Strategy Plan, drawing no. RSC-26109-XX-DSPlan-105/2, to ensure proper understanding of the proposed drainage layout, features and responsibilities.

REV	DATE	DESCRIPTION	BY	CHK
-----	------	-------------	----	-----

STATUS

FOR PLANNING

This drawing is the property and copyright of Road & Sewer Consulting Ltd and shall not without written consent be communicated to a third party.

CLIENT

Biroman Limited

SITE

Grobby Lodge Farm
Slate Pit Lane
Grobby LE6 0GN

TITLE

Drainage Strategy Plan

	Road & Sewer Consulting Ltd Leicester Business Centre 111 Ross Walk Leicester LE4 5HH Tel: 0116 208 1155 Tel: 01509 39 38 37 info.roadsewerconsulting.co.uk www.roadsewerconsulting.co.uk
---	---

SCALE	DRAWN	RNL	DATE	April 2026
1 to 500 @ A0	CHECKED	RNL	PASSED	AB & AT
DRAWING NO.			REV.	

RSC-26109-XX-DSNotes-105/1



- General Notes**
1. Do not scale from this drawing. All dimensions are in metres unless otherwise stated.
 2. This drawing is based on the available topographical survey prepared by Midland Surveys Ltd February 2007 (Drawing No. 5182B/4/R1).
 3. Should any discrepancy arise between this drawing and other project information, the Engineer shall be notified prior to commencement of works.
 4. Until technical approval has been obtained from the relevant authority, all drawings issued shall be regarded as preliminary and not for construction or Building Control purposes. Should the contractor commence site works prior to such approval being granted, it shall be entirely at the contractor's own risk.
 5. Proposals shown are indicative only and remain subject to detailed site investigation, including ground conditions, contamination, drainage design and planning / density considerations.
 6. This drawing is issued for planning purposes only and shall not be used for construction, Building Regulations approval or detailed setting out.

- Important Notes**
7. This plan shows existing drainage information based on available records and topographical survey information. No CCTV drainage survey or drain dye testing has been undertaken; therefore, the condition, connectivity and operational status of the existing drainage system have not been confirmed.
 8. Existing drainage shown on this drawing is indicative only and based on available information. The proposed development will be served by a new drainage system, as shown on the proposed drainage layout.
 9. The existing sewage pumping station shall be made redundant following the construction and successful commissioning of the proposed foul drainage system and new sewage pumping station.
 10. All existing on-site drains are private.

Building Regulations Notes

Any pipe size with cover to soffit less than those stated above are to have a Class Z concrete pipe bed & surround.

Minimum pipe cover to soffit to be as per The Building Regulations 2010 Part H for thermoplastic pipes:

0.6m in pedestrian or landscape area

0.9m in vehicle accessible area

Legend

 Development Site Boundary

Existing Drain

 Existing Public Foul Water Sewer (375mm Ø)

 Existing SPS (Old Pump Station)

 Existing Manhole / Inspection Chamber

 Existing Drainage Route

 Rainwater Pipe

 Existing Pipe Outfall to Slate Brook

 Pipe Crossing

 ACO Drain

Legend

Proposed Drain

 Proposed foul water sewer

 Proposed Foul Rising Main

 Proposed Sewage Pumping Station (Designed duty: 1.48 l/s @ 6 x DWF)

 Proposed surface water sewer

 Proposed Balancing Pond
Approximate pond dimensions: 30m x 15m x 1.5m.
Estimated gross storage capacity: 675 m³.
Designed to attenuate the 1 in 100 year storm event plus 40% climate change allowance.
Maximum discharge rate: 5.0 l/s.
Controlled by Hydro-Brake at manhole S23.

Existing Drain

 Existing Public Foul Water Sewer (375mm Ø)

Watercourse

 Slate Brook

Drainage Strategy Key Notes

1. Proposed on-site foul and surface water drainage systems to serve the Groby Lodge Farm development.
2. Future proposed garages associated with Plot 10.
3. Three proposed surface water outfall connections into balancing pond.
4. The proposed balancing pond shall provide a minimum attenuation storage volume of 675 m³, designed to accommodate the 1 in 100 year storm event plus 40% climate change allowance. The proposed balancing pond has approximate maximum dimensions of 30.0 m x 15.0 m x 1.5 m.
5. Surface water discharge to Slate Brook shall be restricted to a maximum rate of 5.0 l/s via a Hydro-Brake flow control device located within manhole S23.
6. Proposed controlled surface water outfall to Slate Brook.
7. Foul drainage from the proposed development shall drain to a private foul pumping station. The pumping station shall be designed to convey foul flows at 1.48 l/s, based on 6 x DWF.
8. The existing sewage pumping station shall be made redundant following the construction and successful commissioning of the proposed foul drainage system and new sewage pumping station.
9. The pumped foul discharge shall connect via a short rising main to the existing Severn Trent Water public foul sewer manhole MH5701, subject to approval under Section 106 of the Water Industry Act 1991.
10. Existing 375 mm diameter STW public foul sewer.
11. Existing watercourse – Slate Brook.
12. All proposed on-site drains shall remain private.

The drainage notes and legend must be read in conjunction with the Drainage Strategy Plan, drawing no. RSC-26109-XX-DSPlan-105/1, to ensure proper understanding of the proposed drainage layout, features and responsibilities.

REV	DATE	DESCRIPTION		BY	CHK
STATUS					

FOR PLANNING

This drawing is the property and copyright of Road & Sewer Consulting Ltd and shall not without written consent be communicated to a third party.

CLIENT	Biroman Limited
SITE	Groby Lodge Farm Slate Pit Lane Groby LE6 0GN
TITLE	Drainage Strategy Notes



Road & Sewer Consulting Ltd
Leicester Business Centre
111 Ross Walk
Leicester
LE4 3HH
Tel: 0116 208 1155
Tel: 01509 39 38 37
info.roadsewerconsulting.co.uk
www.roadsewerconsulting.co.uk

SCALE	N/A	DRAWN	RNL	DATE	April 2026
		CHECKED	RNL	PASSED	AB & AT
DRAWING NO.				REV.	
RSC-26109-XX-DSNotes-105/2					-