Surface Water Drainage Design Summary and Calculations		
Project Name:	**Land south of Wandleys Lane, Eastergate, PO20 3SE**	
Project Number:	D2345	
Client:	LandQuest UK (Southern) Ltd	
Prepared by and Date:	MJA	01/04/25 (v1.0)

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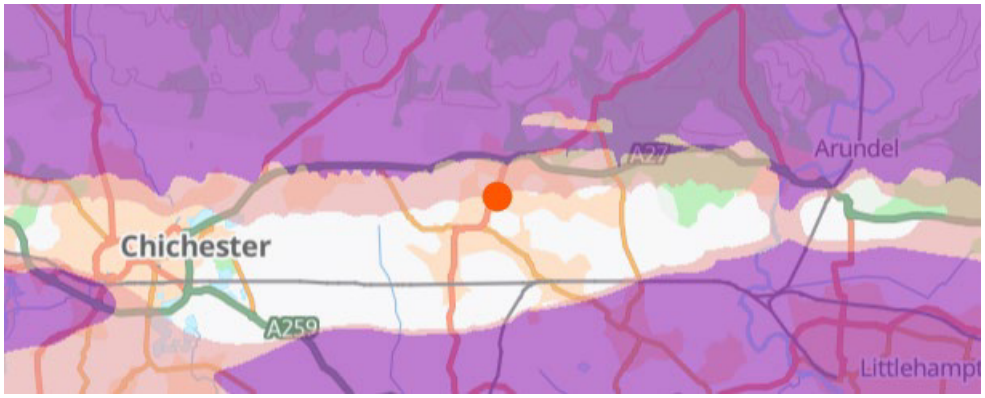
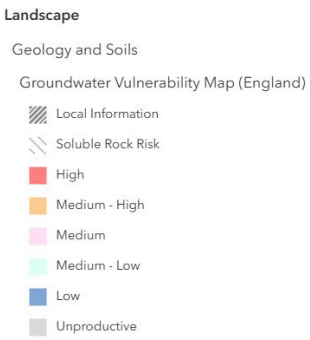
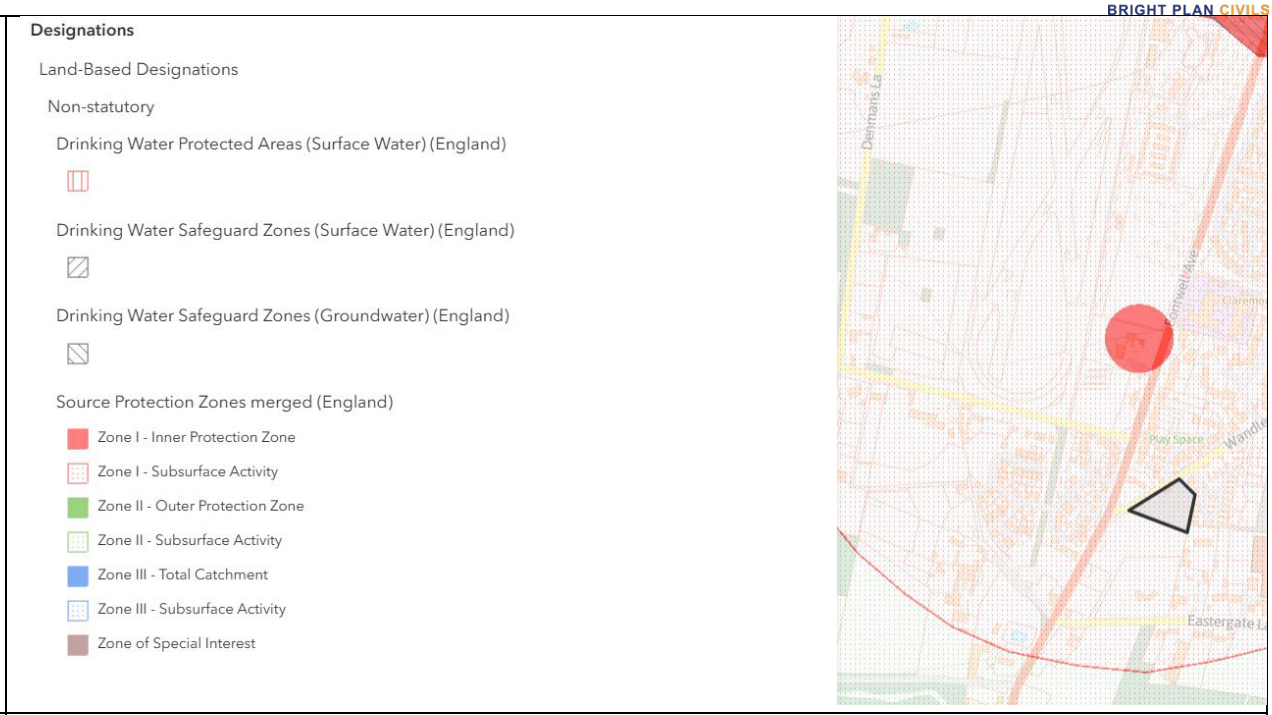
Site address:	Wandleys Lane, Eastergate, PO20 3SE
Grid Reference:	SU 948062
Eastings / Northings:	494810 , 106244
Local Authority:	Arun District Council
Lead Local Flood Authority:	West Sussex County Council
Proposed Development:	The architectural development proposal is contained within **Appendix A**.
Site area:	4,173 (0.42 Ha.)
Topography:	The topography survey is contained within **Appendix B**.
Greenfield run-off rate:	**0.068l/s (QBar)** 0.068l/s (1 in 1 Year) 0.18l/s (1 in 30 Year) 0.26l/s (1 in 100 Year) 0.30l/s (1 in 200 Year) Refer to Wallingford calculations contained within **Appendix C.**
Brownfield run-off rate:	Negligible area, please refer to drawing PL004 for impermeable area comparison.
Geology:	**Bedrock:** Lamberth Group – Clay, Silt, Sand. **Superficial Deposits:** Head – Gravel, sand, silt and clay.
Site Specific Investigation:	Infiltration testing and groundwater monitoring was completed by Ground & Water in their Phase 2 Site Investigation Report ref:GWPR5571/GIR dated February 2025. Infiltration testing undertaken in January 2025 (BRE365 testing) of pits concludes variable rates from 2.17 x 10^-5 m/sec in TPA being slowest to about ten times greater in TP-D at 2.6 x 10^-4 m/sec. The worst case rate of 2.17 x 10^-5 m/sec has been used for design. A full winter season has been recorded at 3 locations at approx 2.5mbgl WS1, 1.5mbgl WS2 and 2.0mbgl WS3. A worst case peak of 1.3m has been considered for Freeboard. In light of the above, and adhering to the LLFA/LPA policy, a 1.0m freeboard is achievable thus infiltration is a viable solution for surface water drainage. Extracts from this report are contained within **Appendix D**.

Aquifer Designation:	**Bedrock:** Secondary A **Superficial Drift:** Secondary A 
Groundwater Vulnerability Zone:	Medium – Medium  
Groundwater Source Protection Zone:	Zone 1 Subsurface Activity

	
Drinking Water Safeguarding Zone (Surface Water and/or Groundwater):	None
Groundwater depth:	Up to 1.5mbgl to 2.5mbgl (worst case taken as 1.3mbgl)
Soil infiltration rate:	2.171x10(-5) worst case used for design purposes, noting areas of the site yield significantly better rates.
Nearby watercourse:	Ordinary watercourse at west boundary of site.
Nearby surface water sewer:	There is a highway drain running southerly to the west corner of the site. This appears to outfall to the watercourse.
Proposed method of disposal and reason:	Infiltration discharging all hard standing area to the ground.
Design storms considered:	100 year
Climate change:	45%
Urban creep:	10%
Proposed catchment areas:	1,737m² (0.17 Ha.)

Proposed discharge rate:	2.171x10(-5). 3rd test worst case result has been used. In addition a 1.5 consequence of failure safety factor has been applied.
Flow control method:	Not applicable.
Volume of storage provided and method:	Permeable pavement by way of increased sub-base depth.
Calculations:	Hydraulic modelling calculations are contained within **Appendix E**. 10 year half drain times for the storage features are included within the calculations, to demonstrate 24 hour compliance.

Surface Water Treatment

Treatment:

1.1.1 The use of permeable paving will ensure that run-off from the site receives a level of treatment required by the SuDS manual, with hydrocarbons being filtered by the aggregate and geotextile layers.

1.1.2 In accordance with the CIRIA SuDS Manual C753 regarding methods for managing pollution risks, the risk posed by surface water run-off to the receiving environment depends on the pollution hazard at the site (the source), SuDS treatment techniques (the pathway), and the sensitivity of the environment (the receptor).

1.1.3 The simple index approach considers whether SuDS techniques are appropriate for the site. The states that for SuDS components to deliver adequate treatment, the total pollution mitigation index for each contaminant type should equal or exceed the pollution hazard index.

1.1.4 The SuDS Manual outlines three categories of pollution hazard identification, which vary depending on proposed land use, which are as follows:

- Total Suspended Solids (TSS).
- Metals (M).
- Hydrocarbons (H).

1.1.5 In accordance with C753 Table 26.2, the proposed land uses at the site are categorised as follows:

- Residential Roofs and non-trafficked areas – very low/TSS=0.2/M=0.2/H=0.05
- Individual property driveways and low traffic roads – low/TSS=0.5/ M=0.4/H=0.4

1.1.6 In accordance with C753 Table 26.3, the values of SuDS Mitigation indices are:

	• Permeable Pavement – TSS=0.7/M=0.6/H=0.7 1.1.7 As the pollution hazard index does not exceed any pollution mitigation index for any contaminant type, the proposed SuDS methods will provide sufficient treatment for the proposed development.

Foul Water Drainage Strategy

Number of properties:	10 No. residential dwellings
Method of discharge:	Southern Water's public sewer records identify an existing public foul water sewers within the vicinity of the site. Public sewer records are contained within **Appendix F** There is a 150mm diameter Public foul sewer running northerly within Wandleys Lane alongside the north-west boundary. A new gravity connection will be made to said foul sewer.
Off-site works:	Connection to public sewer subject to S106 approval from Southern Water.

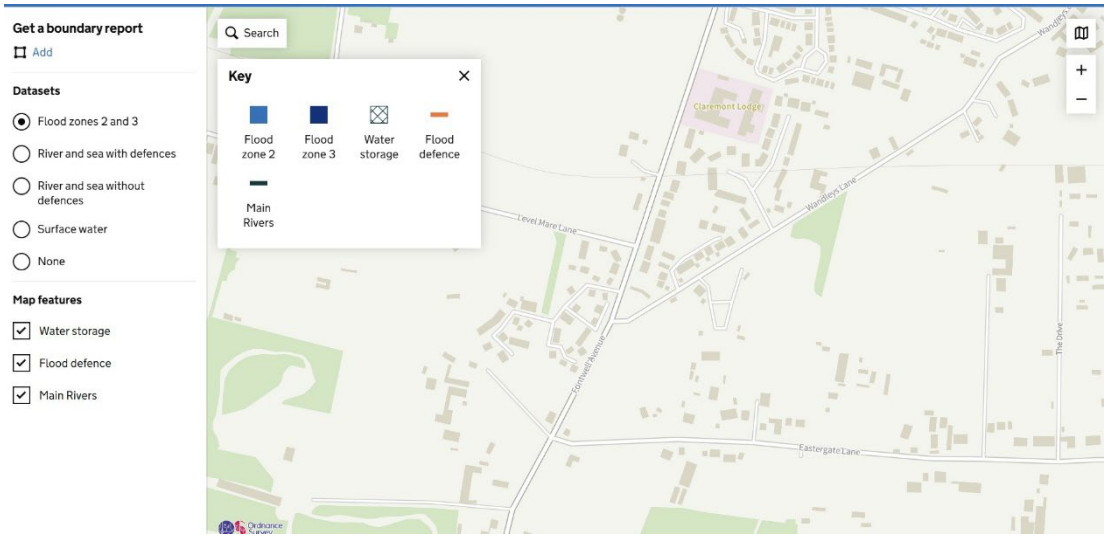
Lidsey Surface Water Management Plan

Summary:	The site falls within the area covered by the Lidsey Surface Water Management Plan; falling within Southern Water's Lidsey Wastewater Treatment Works (WwTW) Catchment. The Lidsey SWMP, page 88 makes reference A Portsmouth Water borehole which has overflowed in the past and is thought to have contributed to the surface water flooding to highways and curtilage of properties in Fontwell Avenue, Wandleys Lane and Hunter Chase. Existing surface water drainage is exceeded during prolonged rainfall events.
Analysis:	Whilst there are high risks of pluvial flooding and groundwater flooding, the site is elevated above the Public Highways as demonstrated by the flood map plumes shown in fig 7.39 & fig 7.40 thus the risk to this site is low. Furthermore surface water run-off is being drained to the ground (infiltration) so there will be no impacts to surface water flooding at this location.

Flood Risk Summary

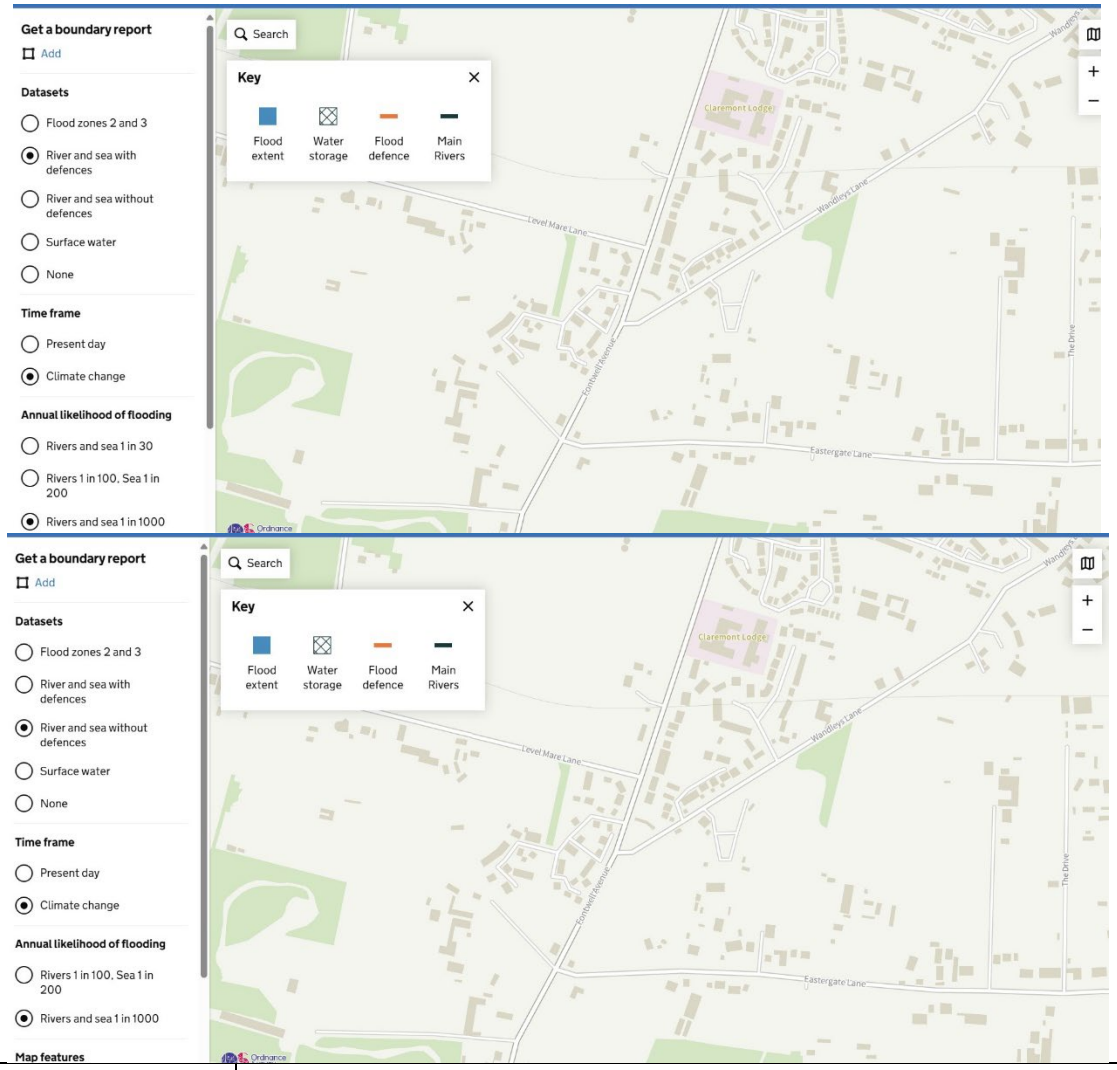
Flood Zone Classification:	Flood Zone 1

MAP



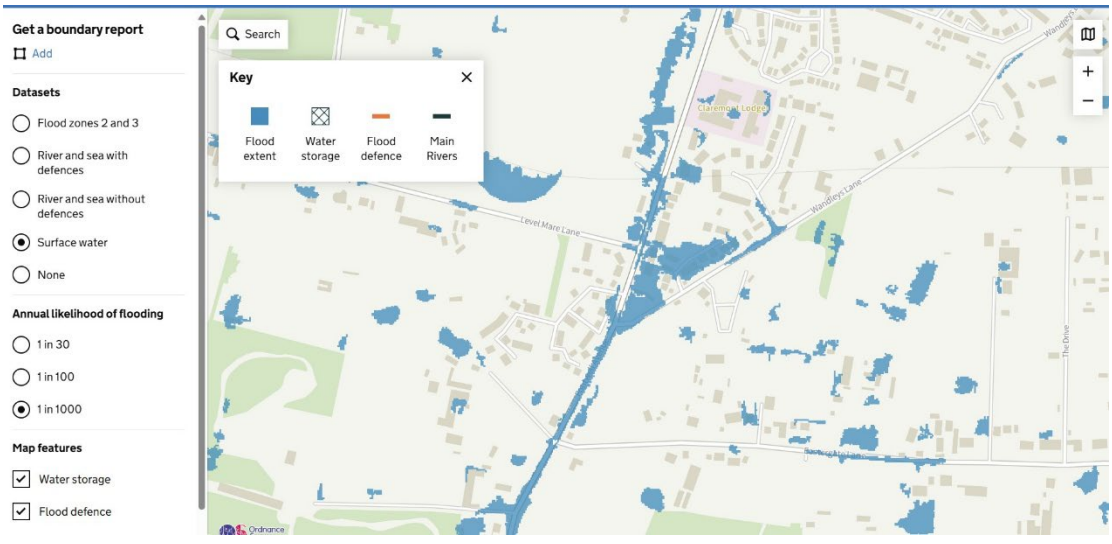
Rivers or the Sea:	Very Low

MAP



Surface Water:	Very Low

MAP



MANAGEMENT AND MAINTENANCE

Responsibility for Maintenance

The proposed drainage system will not be offered for adoption therefore the responsibility for the ongoing maintenance of drainage network will fall to the end user(s).

Infrastructure which is 'shared' (i.e. serving more than a single plot and/or falling outside of any individual plot's curtilage) will be the responsibility of the Management Company.

General Maintenance

Maintenance plays an important part in the long-term performance of a surface water drainage system and will be required to ensure that it remains fully operational.

The drainage system has been designed to minimise maintenance requirements; however, a number of key tasks will need to be undertaken so that the system remains effective. These operations are summarised in the table below, along with the required frequency of works. The frequencies given below are a minimum, and in order to establish an effective regime, the level of siltation in each of the components should be monitored in the early stages to inform the long term management and maintenance strategy.

Drainage System feature	Proposed maintenance / remedial works	Required frequency of works
Inlet, Outfall	Inspection, vegetation clearance and additional clearing/cleansing of potential outfall blockages	At least once a year
	Desilting	Year 1, Year 3, then every 5 years
Catch pits, gully sumps and drains	Inspection and additional cleansing as required.	Every 6 months
	Desilting	Year 1, Year 3, then every 5 years
Pipework	Jetting to clear blockages	As required

The responsibility of any drainage infrastructure supporting a single dwelling/plot will be the sole responsibility of the owner/occupier of the associated dwelling.

Additional maintenance activities beyond this will be the responsibility of Jeremy Brooks or their appointed management company. It is understood funding and maintenance will be provided by Jeremy Brooks, who are the developer of the site, unless otherwise explicitly detailed.

Catchpits

The catchpit chamber should be monitored for build-up of silts and should be emptied as a minimum on the same regime as specified for catchpits previously within this document.

Drainage System feature	Proposed maintenance / remedial works	Required frequency of works
Catchpit	Clean out chamber/sump	Monthly for first 3 months then twice annually
	Inspect flow control unit and remove debris	

Permeable Pavements & Diffuser Units

The areas of permeable paving are designed to allow surface water run-off to percolate through the joints in the block paving surface course and into the sub-base below. This provides a volume of attenuated storage (as it is proposed that the permeable paving will be tanked in view of site constraints) before collected run-off is discharged, to the ground.

As part of the permeable paving system, diffuser units are used to discharge surface water run-off from roof areas into the sub-base, as well as forming links between areas of permeable paving. These diffuser units are small heavy-duty cellular units which allow more efficient discharge of surface water into the sub-base base of the permeable paved areas.

The areas of permeable paving will require additional maintenance measures to ensure they operate as designed. Failure in carrying out this maintenance, could increase the risk of flooding. The additional measures are as follows:

Drainage System feature	Proposed maintenance / remedial works	Required frequency of works
Permeable Pavement	Surface sweeping to reduce silt and debris accumulation.	Every 8 to 12 weeks
	Replace broken slabs/blocks	As required
	Removal / management of weed growth	At least once a year
	Silt removal from permeable surfaces, possibly involving raking out of joints, redressing, removal and remedial works.	As required / to be specified by manufacturer
Diffuser units	Inspection and additional cleansing as required.	Annual
	Desilting.	Year 1, Year 3, then every 5 years

Remedial/Repair Actions

Significant storm events may cause considerable damage to SuDS and their associated components. As such, it may be necessary to inspect and carry out essential recovery works to return the feature to full working order.

Accidental Spillages

It is not envisaged that any materials are to be stored onsite once the development has been completed, which could cause major spills and potential pollution issues within the drainage system. If this situation alters in the future consultation with a specialist will be required in order to confirm if any upgrades to the existing system are necessary.

In the event of a serious spillage, either by volume or of unknown or toxic compounds, the spillage should be isolated with the use of soil, turf or fabric with outlet pipes from chambers downstream of the spillage blocked with a bung/bungs.

Minor spillages of fuels and oils from motor vehicles will be dealt with by the ponds and permeable pavement, by biodegrading / collecting the hydrocarbons respectively.

In the event of localised private spillage, the responsibility lies with the private resident to clear up any spillage before it enters the drainage network. The primary method of dealing with any spillage of hydrocarbons should be using sand (or equivalent) to soak up the leak and mitigate pollution migration. Any contaminated waste shall be disposed of by a licensed contractor.

The Environment Agency should then be contacted immediately on their incident hotline; **0800 807060**.

Construction Phasing

The main contractor is responsible for dealing with all occurrences of groundwater during the construction period.

The main contractor is responsible for dealing with all occurrences of surface water run-off and siltation during the construction period.

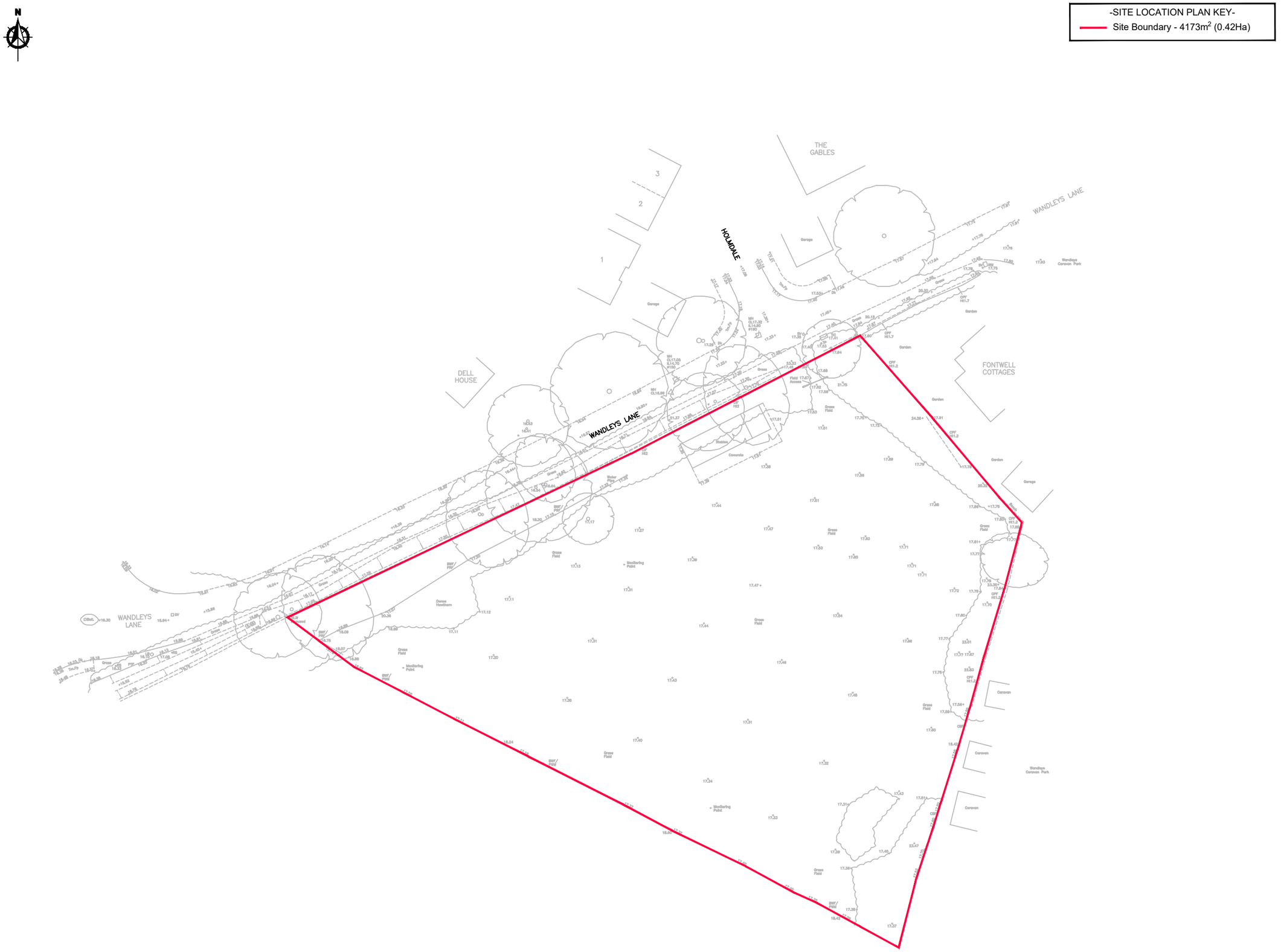
It is recommended that the construction of the permeable pavements and geocellular tanks, the flow control and outfall connection are completed prior to the commencement of construction of the buildings and hardstanding areas. This will ensure that flows are controlled and treated during construction. The proposed drainage systems will need a complete maintenance check upon completion of the development and any required remedial tasks undertaken.

By constructing these drainage components first, runoff from the construction site and the hardstanding areas will travel overland into the storage. This will ensure that run-off from the site receives the level of treatment required by the SuDS manual.

Future Alterations to the Development

Any future alterations to the drainage installations should be confirmed by a specialist.

Site Drawings



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Drawing Status
PLANNING
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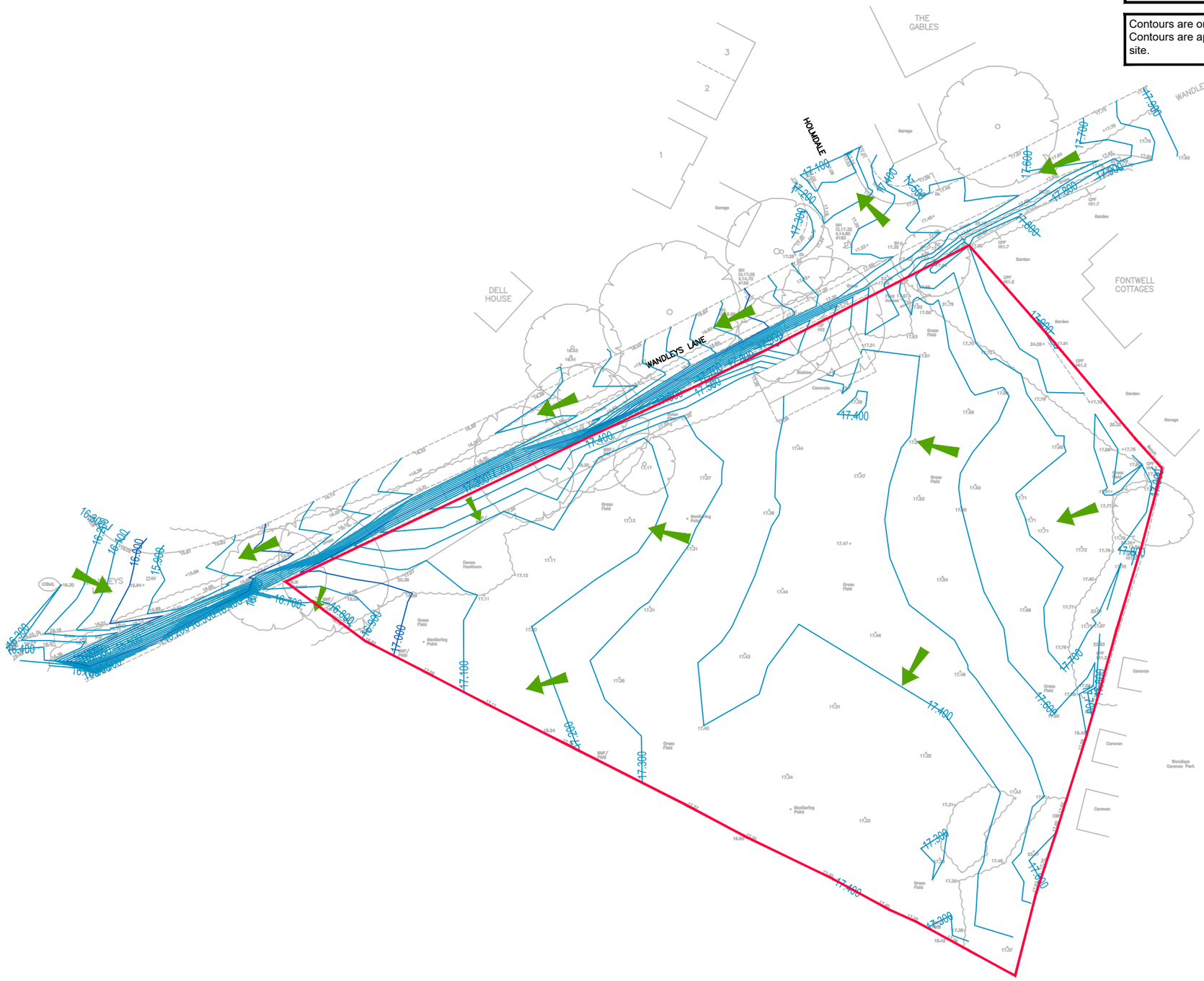
Client
Landquest UK (Southern)

Project
Wandleys Lane, Eastergate,

Drawing Title
Site Location Plan

Scale at A3	Date	Drawn By	Checked By	Project No.
1:500	Mar 25	JHL	MJA	D2345

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL001	P00



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Client
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Project
Wandleys Lane, Eastergate,

Drawing Title
Topographic Survey with Contours

Scale at A3	Date	Drawn By	Checked By	Project No.
1:500	Mar 25	JHL	MJA	D2345

Drawing Code	Drawing No.	Rev.
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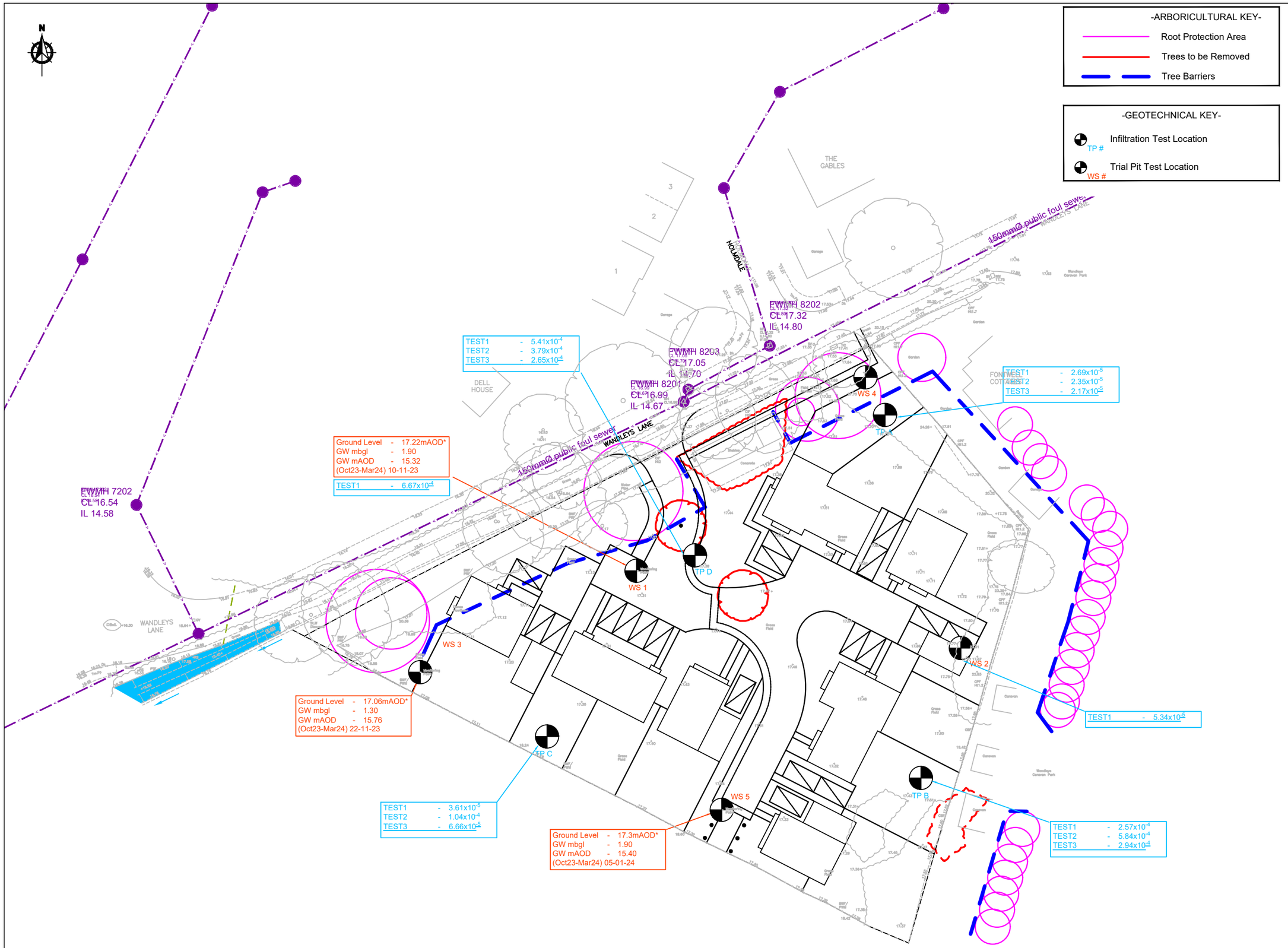

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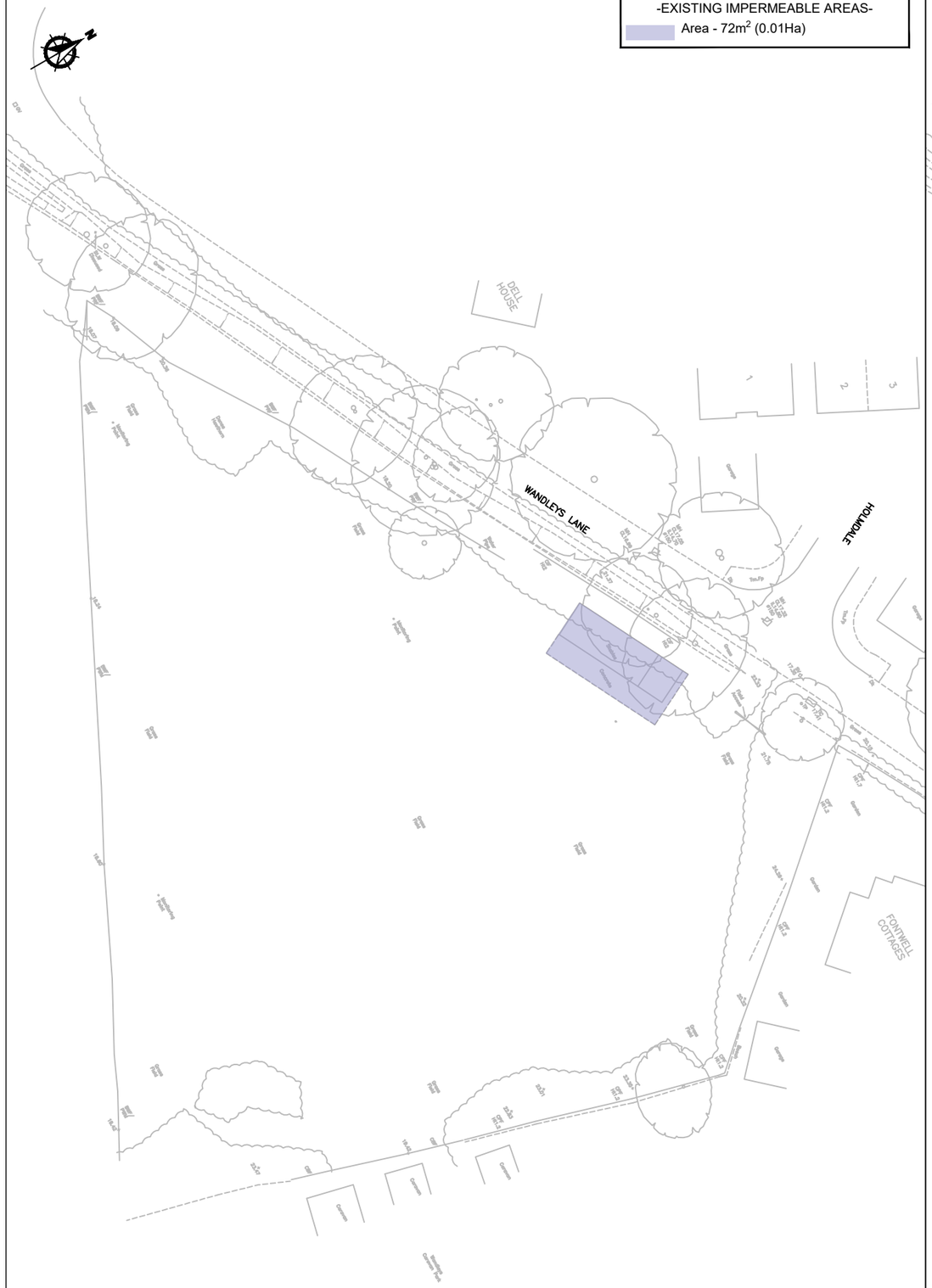
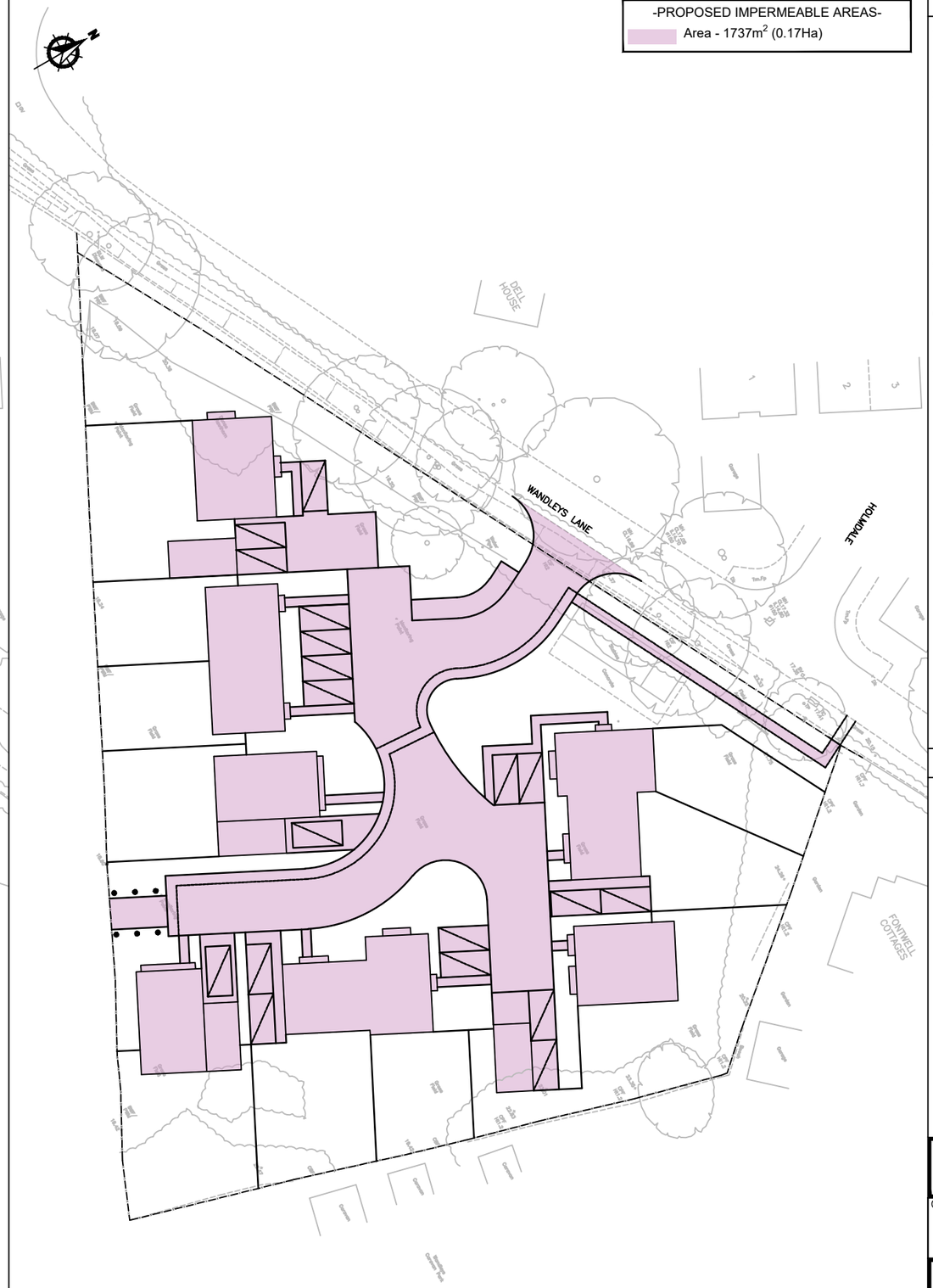
Project
Wandleys Lane, Eastergate,

Drawing Title
Site Constraints &
Geotechnical Testing

Scale at A3	Date	Drawn By	Checked By	Project No.
1:500	Mar 25	JHL	MJA	D2345

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL003	P00





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Drawing Status
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Client
Landquest UK (Southern)

Project
Wandleys Lane, Eastergate,

Drawing Title
Impermeable Area Assessment

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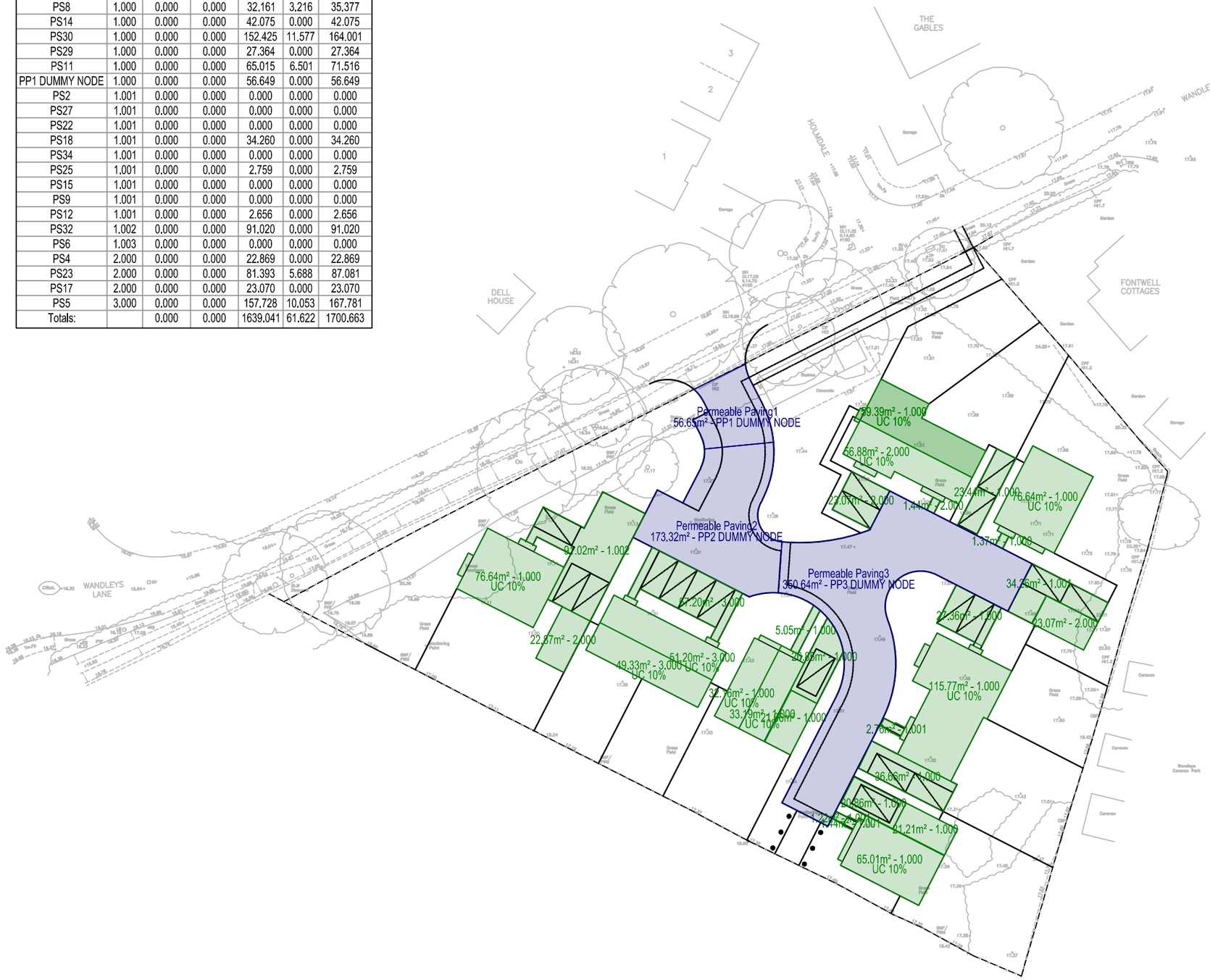
1:500	Mar 25	JHL	MJA	D2345

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL004	P00

Manhole No.	Pipe No.	Adoptable IMP	Adoptable UC	Private IMP	Private UC	Total IMP + UC
PP2 DUMMY NODE	1.000	0.000	0.000	173.317	0.000	173.317
PS1	1.000	0.000	0.000	76.644	7.664	84.308
PP3 DUMMY NODE	1.000	0.000	0.000	350.639	0.000	350.639
PS21	1.000	0.000	0.000	82.832	5.939	88.771
PS20	1.000	0.000	0.000	78.016	7.664	85.681
PS33	1.000	0.000	0.000	86.150	3.319	89.469
PS8	1.000	0.000	0.000	32.161	3.216	35.377
PS14	1.000	0.000	0.000	42.075	0.000	42.075
PS30	1.000	0.000	0.000	152.425	11.577	164.001
PS29	1.000	0.000	0.000	27.364	0.000	27.364
PS11	1.000	0.000	0.000	65.015	6.501	71.516
PP1 DUMMY NODE	1.000	0.000	0.000	56.649	0.000	56.649
PS2	1.001	0.000	0.000	0.000	0.000	0.000
PS27	1.001	0.000	0.000	0.000	0.000	0.000
PS22	1.001	0.000	0.000	0.000	0.000	0.000
PS18	1.001	0.000	0.000	34.260	0.000	34.260
PS34	1.001	0.000	0.000	0.000	0.000	0.000
PS25	1.001	0.000	0.000	2.759	0.000	2.759
PS15	1.001	0.000	0.000	0.000	0.000	0.000
PS9	1.001	0.000	0.000	0.000	0.000	0.000
PS12	1.001	0.000	0.000	2.656	0.000	2.656
PS32	1.002	0.000	0.000	91.020	0.000	91.020
PS6	1.003	0.000	0.000	0.000	0.000	0.000
PS4	2.000	0.000	0.000	22.869	0.000	22.869
PS23	2.000	0.000	0.000	81.393	5.688	87.081
PS17	2.000	0.000	0.000	23.070	0.000	23.070
PS5	3.000	0.000	0.000	157.728	10.053	167.781
Totals:		0.000	0.000	1639.041	61.622	1700.663



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Drawing Status
PLANNING
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Client
Landquest UK (Southern)

Project
Wandleys Lane, Eastergate,

Drawing Title
Impermeable Area Catchments (inc UC)

Scale at A3	Date	Drawn By	Checked By	Project No.
1:500	Mar 25	JHL	MJA	D2345

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL005	P00

N

THE GABLES

HOLMDALE

WANDLEYS LANE

DELL HOUSE

FONTWELL COTTAGES

Wandleys Caravan Park

FWMH 8202
CL 17.32
IL 14.80

FWMH 8203
CL 17.05
IL 14.70

FWMH 8201
CL 16.99
IL 14.67

Footpath Link

Possibly Footpath

Nominal 2.5m section to be traditional bitumen macadam bellmouth construction within Public Highway in accordance with WSCC requirements.

150mmØ public foul sewer

150mmØ Public foul sewer

New Access

Shared Access

Permeable pavement with check dam behind demarcation line.

Nominal landscape/garden areas to be locally regraded to existing boundary level tie-in.

Plot 1
FFL 17.775

Plot 2

Plot 3
FFL 17.850

Plot 10
FFL 17.475

Plot 9
FFL 17.325

Plot 8
FFL 17.475

Plot 7
FFL 17.625

Plot 4
FFL 17.475

Plot 5
FFL 17.625

Plot 6
FFL 17.475

Shared Access & Turning

Shared Access

Pedestrian & Cycle Link

Nominal landscape/garden areas to be locally regraded to existing boundary level tie-in.

Nominal landscape/garden areas to be locally regraded to existing boundary level tie-in.

-LEVELS KEY-

Ex 134.11	Existing Spot Level
134.11	Proposed Spot Level
	Proposed Contour (Primary)
	Proposed Contour (Secondary)
1:Fall	Proposed Gradient Arrow/Fall Direction
HP	Proposed High Point
LP	Proposed Low Point
2C	Stepped DPC
	Exceedance/Overland Flow Arrow

Refer to structural drawings for further information on structural slab levels.

Topographical information shown is based on site survey undertaken by others as part of site-wide development.

Contours are only as accurate as the initial land survey information. Contours are approximate only and spot levels may vary slightly on site.

Topographical survey levels are not to Ordnance Survey (OS) datum and need to be verified prior to work commencement.

A1

NOTES

1. This drawing is to be read in conjunction with all other BP Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
2. BP Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
3. Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.
5. 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.
6. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. BP Civils logos and company information must be removed from copies if information is re-used.
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8. The client shall ensure that all licences, consents and approvals required to implement the works are in place prior to commencing construction.

RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, note the following:

1. Buried services. Contractor to refer to record drawings and use CAT to locate existing services and undertake necessary precautions and investigation prior to excavating.
2. Working in live traffic. Contractor to ensure traffic management is designed, erected and maintained to protect the workforce and the public. Contractor to undertake necessary precautions and ensure suitable traffic management is in place prior to commencement.
3. Working in live sewers. Contractor to ensure operatives are familiar and competent with the dangers of working in live sewers.

Appropriate risk assessments and method statements should be prepared to manage these risks as required.

Rev.	Date	Amendments
-	26/03/25	Original Issue

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Drawing Status: PLANNING
NOT FOR CONSTRUCTION

Client: Landquest UK (Southern)

Project: Wandleys Lane, Eastergate,

Drawing Title: Proposed Levels & Contours

Scale at A1	Date	Drawn By	Checked By	Project No.
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