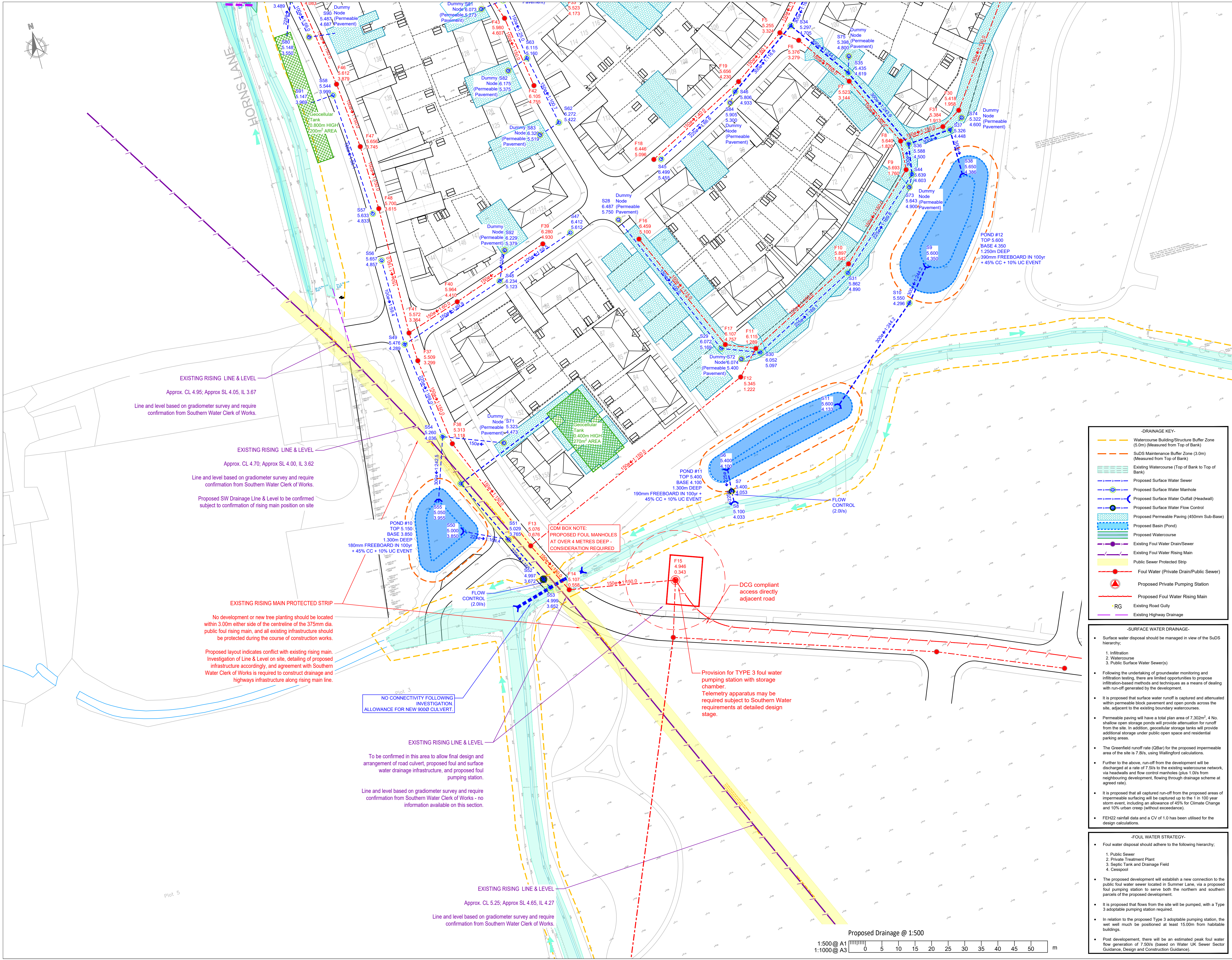




- This drawing is to be read in conjunction with all other Bright Plan Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
- Bright Plan Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
- Scale for planning purposes only, work to figured dimensions. All dimensions are in millimetres unless noted otherwise and all levels are in metres from the topographic survey datum.
- 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.
- 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.
- The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. Bright Plan Civils logs and company information must be removed from copies if information is re-used.

PLANNING
NOT FOR CONSTRUCTION

This map is based on or reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office (c) Crown Copyright. This drawing is based upon Ordnance Survey mapping. Bright Plan Civils accepts no liability for any inaccuracies with the data. (c) Crown Copyright 2018. All rights reserved. Licence number 100022432

J	Revised Issue	27/07/2023
I	Revised Issue	11/07/2023
H	Site Layout Development	15/09/2022
G	Revised Drainage Strategy	24/05/2022
F	New Summer Lane watercourse alignment	21/03/2022
E	Horn Lane watercourse improvement options	16/12/2021
D	Layout updated	18/11/2021
C	Final Issue	05/11/2021
B	Annotations updated	03/11/2021
A	Revised Foul Rising Main Line & Level	25/10/2021
-	Original Issue	20/10/2021

Rev.	Amendments	Date
------	------------	------



BRIGHT PLAN CIVILS
Transport Planning and Infrastructure Design Consultants
2 West Barn, Norton Lane, Chichester, West Sussex PO20 3AF
Tel: 01243 210418
www.bpcivils.co.uk enquiries@bpcivils.co.uk

Drawing Status **PLANNING**

Client **Pagham Homes Ltd**

Project **Land at Summer Lane Pagham, West Sussex**

Drawing Title **Proposed FW & SW Drainage Strategy (Northern) Sheet 2 of 2**

Scale	Date	Drawn By	Checked By
1:500	Oct 2021	DJL	MJA

Drawing No.	Rev.
D1915-303	J

-DRAINAGE KEY-

- Watercourse Building/Structure Buffer Zone (5.0m) (Measured from Top of Bank)
- SuDS Maintenance Buffer Zone (3.0m) (Measured from Top of Bank)
- Existing Watercourse (Top of Bank to Top of Bank)
- Proposed Surface Water Sewer
- Proposed Surface Water Manhole
- Proposed Surface Water Outfall (Headwall)
- Proposed Surface Water Flow Control
- Proposed Permeable Paving (450mm Sub-Base)
- Proposed Basin (Pond)
- Proposed Watercourse
- Existing Foul Water Drain/Sewer
- Existing Foul Water Rising Main
- Public Sewer Protected Strip
- Foul Water (Private Drain/Public Sewer)
- Proposed Private Pumping Station
- Proposed Foul Water Rising Main
- Existing Road Gully
- Existing Highway Drainage

-SURFACE WATER DRAINAGE-

- Surface water disposal should be managed in view of the SuDS hierarchy:
 - Infiltration
 - Watercourse
 - Public Surface Water Sewer(s)
- Following the undertaking of groundwater monitoring and infiltration testing, there are limited opportunities to propose infiltration-based methods and techniques as a means of dealing with run-off generated by the development.
- It is proposed that surface water runoff is captured and attenuated within permeable block pavement and open ponds across the site, adjacent to the existing boundary watercourses.
- Permeable paving will have a total plan area of 7,302m². 4 No. shallow open storage ponds will provide attenuation for runoff from the site. In addition, geocellular storage tanks will provide additional storage under public open space and residential parking areas.
- The Greenfield runoff rate (QBar) for the proposed impermeable area of the site is 7.8%_h, using Wallingford calculations.
- Further to the above, run-off from the development will be discharged at a rate of 7.5%_h to the existing watercourse network, via headwalls and flow control manholes (plus 1.0%_h from neighbouring development, flowing through drainage scheme at agreed rate).
- It is proposed that all captured run-off from the proposed areas of impermeable surfacing will be captured up to the 1 in 100 year storm event, including an allowance of 45% for Climate Change and 10% urban creep (without exceedance).
- FEH22 rainfall data and a CV of 1.0 has been utilised for the design calculations.

-FOUL WATER STRATEGY-

- Foul water disposal should adhere to the following hierarchy:
 - Public Sewer
 - Private Treatment Plant
 - Septic Tank and Drainage Field
 - Cesspool
- The proposed development will establish a new connection to the public foul water sewer located in Summer Lane, via a proposed foul pumping station to serve both the northern and southern parcels of the proposed development.
- It is proposed that flows from the site will be pumped, with a Type 3 adoptable pumping station required.
- In relation to the proposed Type 3 adoptable pumping station, the wet well must be positioned at least 15.00m from habitable buildings.
- Post development, there will be an estimated peak foul water flow generation of 7.50%_h (based on Water UK Sewer Sector Guidance, Design and Construction Guidance).

