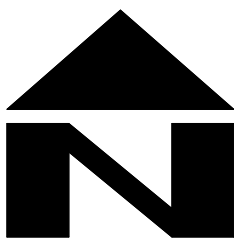


DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL
WATER AUTHORITY

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
ORDINARY WATERCOURSE APPROVAL
LOCATION AND DEPTH OF EXISTING UTILITIES
ROOT PROTECTION AREAS



DRAINAGE LEGEND

PROPOSED FEATURES

- Surface Water Drainage
- Storm water access chamber (3000)
- Storm water inspection chamber (4500)
- Storm water catchpit chamber (4500)
- Storm water orifice flow control chamber (5000)
- Extent of tanked permeable paving with attenuated sub-base
- Finished floor level
- Pipe info - diameter, length, gradient, bedding type

ABBREVIATIONS

- MH - MANHOLE
IC - INSPECTION CHAMBER
AC - ACCESS CHAMBER
CP - CATCHPIT
BC - BRAKE CHAMBER
RE - RODDING EYE
IL - INVERT LEVEL
SL - SUMP LEVEL
RA - RESTRICTED ACCESS COVER
CL - COVER LEVEL
TL - TOP OF CELLULAR SA
BL - BASE OF CELLULAR SA
FL - FORMATION LEVEL

STANDARD DRAINAGE NOTES

- DO NOT SCALE FROM THIS DRAWING. REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
- ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
- BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
- ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER, IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
- COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
- ALL UN-REFERENCED PIPES ARE TO BE 100mm DIA.
- ALL PIPES TO BE ADOPTEED, OR CONNECTING TO ADOPTEED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS65 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911:PART 1.
- ROAD GULLY OUTLET PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
- ALL ADAPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN IN 'SEWERS FOR ADOPTION' 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
- ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
- THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
- STUB CONNECTIONS TO ADAPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
- IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. SUB SOIL DRAINS ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER.
- NO PRIVATE AREAS ARE TO DRAIN ONTO ADAPTABLE AREAS AND VICE VERSA.
- ALL EXISTING MANHOLE COVER'S, GULLIES, ETC. ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT.
- UPON COMPLETION BUT PRIOR TO HANDOVER, CONTRACTOR TO CARRY OUT FULL CCTV SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION.
- PROPRIETARY PRODUCTS TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S GUIDANCE.
- MANHOLE AND CHAMBER COVER GRADES:
 - 'A15' IN ALL LANDSCAPED AREAS AND ON FOOTPATHS
 - 'B125' IN ALL DRIVEWAYS
 - 'C250' IN PRIVATE PARKING AREAS
 - 'D400' IN CARRIAGEWAY/ACCESS ROAD

Prefixed to drawing numbers shall signify the following:-

- PL = PLANNING **Shall not be used for contract or construction purposes**
- P = PRELIMINARY **Shall not be used for contract or construction purposes**
- T = TENDER **Shall not be used for construction purposes**
- C = CONSTRUCTION **These are the only drawings that shall be used for construction purposes**
- R = RECORD **Record of actual completed work**

P-	30.03.26	PRELIMINARY ISSUE	LH	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP

cgs civils Consulting Civil Engineers							
CLIENT	BINSTEAD FARMS LTD						
ARCHITECT	SIMON HARVEY DESIGNS LTD						
JOB TITLE	NESTLED, LAND ADJ BINSTEAD LANE BINSTEAD, ARUNDEL						
DRAWING TITLE	DRAINAGE STRATEGY						
DRAWN	LH	ENGINEER	C SLADE	CHECKED	CS	APPROVED	CS
DATE	JAN 2026		SCALE @ A1		1:200		
JOB No.	C3944	STATUS	PL	DRAWING No.	101	REV.	PL-

FOR PLANNING ONLY

Site Specific Notes

- The proposed scheme consists of the construction of 6 No. glamping pods with associated access, car parking and landscaping.
- The underlying geology is noted to be comprised of gravelly clay to a depth of 1.2m followed by clay. Infiltration testing was conducted on site which recorded a worst case infiltration rate of 1.09x10⁻³m/s which is considered a fair rate.
- In addition to the infiltration testing, winter groundwater monitoring was carried out and a groundwater level of 1.0m was recorded which rules out the use of infiltration features.
- It is therefore proposed that all surface water runoff is to be discharged into an existing watercourse to the south of the site. The discharge rate is to be restricted to 1.9 l/s, which is the recorded greenfield runoff rate.
- The site will make use of a detention basin in order to cater for the 1 in 100-year +45% storm.
- The car park is to be constructed from a tanked permeable surface which will allow the sub-base to act as blanket attenuation and will be connected to the rest of the drainage network.
- Each glamping unit will utilise a rainwater harvesting tank to allow for re-use within the units.

Detention Basin
Top of banking: 17.200 - 17.000
Inlet pipes 1500 IL: 16.250
Basin base Level: 16.250
Depth 0.750m
A storage volume of **54.66 m³** is provided to accommodate the Designed to 1 in 100-year storm event, including a 45% allowance for climate change

S23 Control Chamber
SEL Protected Orifice (or similar approved)
Orifice = 31mmØ
MAX 1.9 l/s
CL: 16.900
IL: 16.191
SL: 15.891
5000 SEL Chamber

WARNING
NO PART OF HEADWALL STRUCTURE IS TO ENCROACH INTO THE DITCH PROFILE
Ditch downstream to be cleared of all debris before commencement of works