

DS_0707_24

AS-BUILT STORM WATER DRAINAGE & SUDS VERIFICATION REPORT

FOR

**RESIDENTIAL DEVELOPMENT
SYLVAN MEADOWS,
TYE LANE, WALBERTON,
WEST SUSSEX**

Rev. A



WILSONDEE LTD
HARBOROUGH INNOVATION CENTRE,
AIRFIELD BUSINESS PARK, LEICESTER ROAD,
MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7WB
[REDACTED]

	Name	Position
Author:	Adam Marciniak - MSc	Director
Verifier:	Peter David Bond - HNC	Director

Revisions:

Revision	Date	Reason for issue
/	14.11.2025	Discharge of Reserved Matters Planning Condition 12A &13
A	17.02.2026	Additional information added to APPENDIX F & APPENDIX H in response to latest ADC Drainage Comments.

1.0 INTRODUCTION

1.1 COMMISSIONING AND CONTEXT

WilsonDee Limited has been commissioned on behalf of BDW Southampton to prepare an as-Built surface Water (SW) Drainage and SuDS Verification Report for the residential development at Sylvan Meadows, Tye Lane, Walberton, West Sussex for the an application for approval of details reserved by condition imposed under reference WA/6/23/PL relating to condition number 12a - drainage completion report and condition number 13 - surface water drainage plans.

It is important to note that the approved drainage designs were not undertaken by Wilsondee Ltd or the authors of this report.

1.2 POLICY CONSIDERATIONS

The requirements and policies of Arun District Council (ADC), and West Sussex County Council as Lead Local Flood Authority (WSCC) have been fully reviewed for the basis of this report.

1.3 LOCAL PLANNING AUTHORITY ROLE

Arun District Council, as the Local Planning Authority (LPA), oversees flood risk and water environment matters through policies and guidance set out in Arun District Council surface water pre-commencement conditions, and in ADC Strategic Flood Risk Assessment (Final Report, August 2016).

1.4 LLFA GUIDANCE

WSCC, acting as the Lead Local Flood Authority (LLFA), is a statutory consultee for all major planning applications and provide guidance published by WSCC (Revised November 2018) and ADC.

1.5 SEWERAGE UNDERTAKER

ICOSA is the sewerage undertaker for the site.

1.6 PURPOSE OF THE REPORT

The purpose of the As-Built Surface Water Drainage and SuDS Verification Report is to show the as-built surface water drainage system on a phase-by-phase basis split over the surface water catchment areas, and then through comparison of as-built and approved drainage, demonstrate that the scheme was built in accordance with the approved drawings and designs.

This report will seek verification of the drainage installed for Phase 1 of Catchment area 1.

2.0 REPORT CONTENTS

The report contains the following information as required by Arun District Council's Verification Report Guidance:

- Phase 1 Catchment Area Plan
- Approved Adoptable Drainage Design and Plans
- As-Built Survey
- As-built survey/approved drainage design overlay
- Comparison of approved drainage layout and as-built drainage survey with identification of any significant deviations.
- Evidence and appropriate records of drainage construction
- CCTV survey and details of defects found.
- Landscaping Plan and Landscaping Plan/phase 1 drainage overlay
- Approved External Levels Plan with Private drainage shown as evidence of prevention of surface water draining onto the public highway

3.0 SURFACE WATER DESIGN PRINCIPLES

Roof water from each property discharges into the private drainage system within its curtilage, and from there into the adoptable surface water network. Hardstanding areas, access roads and drives drain to trapped gullies, which then also discharge to the on-site surface water drainage system.

The site's surface water drainage is divided into two catchments. The central and eastern areas drain to a southern attenuation basin, which discharges to the existing highway drain in The Street at a controlled (restricted) rate. The western area of site drains to a smaller attenuation basin in the southwest of the development, which discharges to the existing ditch along the western boundary at a restricted rate.

The two attenuation basins provide temporary storage, allowing peak flows to be reduced by flow control devices (Hydrobrake units) installed within key manholes S43 and S69. During high-intensity storm events basin water levels will rise temporarily and then return to normal after the event. Each basin includes a bioretention area that remains wet, a lined forebay for additional sediment control, and a lining for containment.

4.0 ADHERANCE TO APPROVED DESIGN

4.1 REPORT AUTHOR

This report has been prepared by Adam Marciniak (MSc Environmental Engineering), Engineering Design Director from Wilsondee Limited, as a competent engineer in drainage verification. Adam has 25 years of experience in the field of civil and drainage engineering design and has previously successfully discharged planning conditions relating to drainage design and verification.

4.2 COMPARISONS BETWEEN APPROVED DESIGNS AND AS-BUILTS

The report compares the approved drainage layout (Appendix B) with the as-built drainage survey (Appendix C)

The comparison has been carried out on a phase basis with only Phase 1 of Catchment Area 1 being reviewed at this stage.

The main surface water drainage runs including demarcation chambers are reviewed and tabled in this report with difference noted where applicable. Phase 1 as referred to on drawing BSO/E5004/469A in Appendix B comprises of 41 units with associated access road and parking areas, 2 no SuDS basins, and cut off ditch along the southern boundary, as well as the offsite sewer connection route to the existing surface water culvert.

To assist with the comparison an overlay of the approved drainage designs and the as-built survey has been completed and is included in Appendix D of this report.

A comparison of the invert levels and pipe gradients between the as-built survey and approved design drawings has been carried out and a comparison table has been included in Appendix E which indicates the differences in the invert levels and pipe gradients.

On reviewing these differences these are all deemed to be within acceptable tolerances, and in most cases have found the as-built gradients to be steeper than the design, thus providing more efficient towards hydraulic capacity. In two instances (manholes S21 and S19) pipes were found to have been laid slightly shallower than the design, but on both occasions the differences were deemed to be negligible the as-built drainage still within acceptable standards.

A comparison on the as-built SuDS basin levels has been made against the approved design. It was found that the base levels of the basins were approximately 100mm up to 200mm shallower than the design, but the top of bank construction has been raised as well, and the attenuation volume of the as-built pond should be very close to the design attenuation volume.

To demonstrate the minor difference between the as-built basins and the designed basins we have overlayed the as-built basins on top of the designed basins with the results shown in Appendix G.

The report has also considered Condition 13, which seeks to ensure that adequate measures are in place to prevent private surface water flows from draining onto the public highway. To assist with viewing this, we have added key drainage elements from the approved drainage plans to the approved external levels plans (within Appendix J) to show that no private flows will drain onto the public highway.

4.3 REPORT CONCLUSIONS

Based on our assessment of the as-built survey when compared to the approved design drawings, we feel the drainage infrastructure installed to date, which crucially include for the attenuation basins, has been implemented in line with the approved designs and is adequately implemented to support this phase.

For this to be 100% proven the hydraulic calculations would need to be re-run based on the as-built information but as the changes are shown to be minor, we would not do this unless requested.

CONTENTS

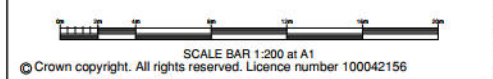
APPENDIX A	PHASE 1 CATCHMENT AREA PLAN
APPENDIX B	APPROVED ADOPTABLE DRAINAGE PLANS
APPENDIX C	AS-BUILT SURVEY
APPENDIX D	AS-BUILT SURVEY/APPROVED DRAINAGE DESIGN OVERLAY
APPENDIX E	TABULATED ASSESSMENT OF APPROVED DESIGNS VS AS-BUILT SURVEY
APPENDIX F	EVIDENCE AND APPROPRIATE RECORDS OF DRAINAGE CONSTRUCTION
APPENDIX G	ATTENUATION PONDS COMPARISON OF APPROVED DESIGN VS AS-BUILT SURVEY
APPENDIX H	CCTV SURVEY AND DETAILS OF DEFECTS FOUND
APPENDIX I	LANDSCAPING PLAN AND LANDSCAPING PLAN/PHASE 1 DRAINAGE OVERLAY
APPENDIX J	APPROVED EXTERNAL LEVELS PLANS WITH PRIVATE DRAINAGE SHOWN AS EVIDENCE OF PREVENTION OF SURFACE WATER DRAINING ONTO THE PUBLIC HIGHWAY

APPENDIX A

PHASE 1 CATCHMENT AREA PLAN

APPENDIX B

APPROVED ADOPTABLE DRAINAGE PLANS

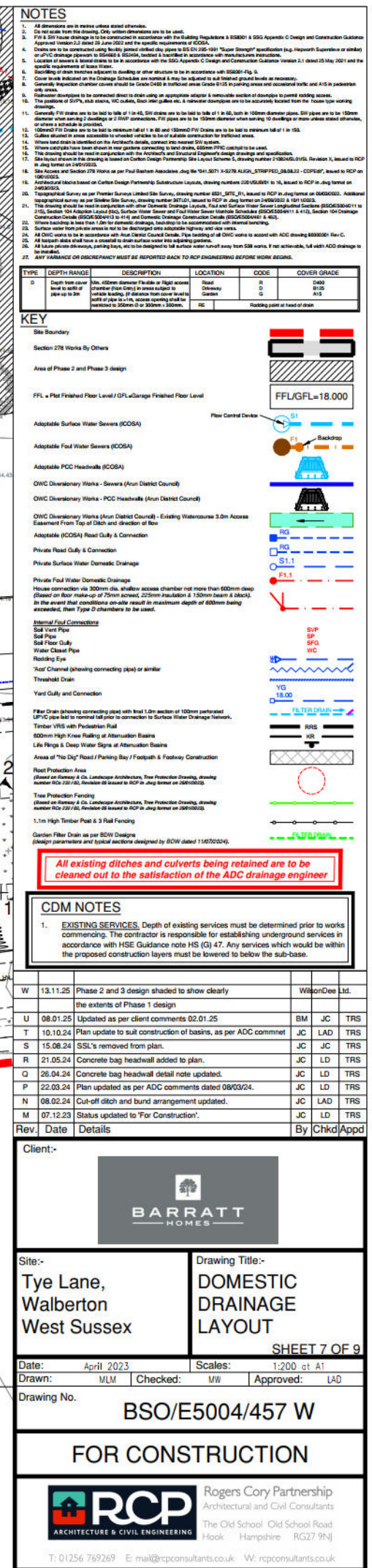


TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soil of pipe up to 2m	Min. 400mm diameter Flexible or Rigid concrete chamber (from Entry) in access opening shall be vehicle loading. If distance from cover level to soil of pipe is > 1m, access opening should be	Road University Garage	R C G	D460 A15 A15

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

O	13.11.25	Phase 2 and 3 design shaded to show clearly the extents of Phase 1 design	Wilson	Dee	Int.
N	08.01.25	Updated as per client comments 02.01.25	BM	JC	TRIS
M	20.11.24	Footpath layout updated as basins	KG	JC	TRIS
L	10.10.24	Plan update to suit construction of cladding, as per AOC comment	JC	LAD	TRIS
K	15.08.24	SSL's removed from plan.	JC	JC	TRIS
J	13.08.24	Additional filter drains added to back gardens as request by client	JC	LD	TRIS
H	07.12.23	Status updated to 'For Construction'.	JC	LD	TRIS
G	05.12.23	Plan status updated following Section 38 technical approval.	LAD	LAD	TRIS
F	14.11.23	Topo Survey Updated with ditches on boundaries.	LAD	MW	TRIS
Rev.	Date	Details	By	Chkd	Appd

Client:-			
 BARRATT HOMES			
Site:- Tye Lane, Walberton West Sussex		Drawing Title:- DOMESTIC DRAINAGE LAYOUT	
		SHEET 5 OF 9	
Date: April 2023	Scales: 1:200 at A1		
Drawn: MLM	Checked: MW	Approved: LAD	
Drawing No. BSO/E5004/455 O			
FOR CONSTRUCTION			
 RCP ARCHITECTURE & CIVIL ENGINEERING		Rogers Cory Partnership Architectural and Civil Consultants The Old School Old School Road Hook Hampshire RG27 9NJ	
T: 01256 769269 E: mail@rcpc consultants.co.uk W: rcpc consultants.co.uk			



APPENDIX C

AS-BUILT SURVEY

APPENDIX D

AS-BUILT SURVEY / APPROVED DRAINAGE DESIGN OVERLAY





NOTES

1. All dimensions are in metres unless stated otherwise.
2. The site plan is to be constructed in accordance with the Building Regulations & BS6180 & BS2476:2019.
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KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / O/L/Garage Finished Floor Level

Adaptable Surface Water Sewers (COSAS)

Adaptable Foul Water Sewers (COSAS)

Adaptable PCC Headwalls (COSAS)

QWC Discretionary Works - Sewers (Arun District Council)

QWC Discretionary Works - PCC Headwalls (Arun District Council)

QWC Discretionary Works (Arun District Council) - Existing Watercourse 3.0m Access

Eastward From Top of Ditch and direction of flow

Adaptable (COSAS) Road Gully & Connection

Private Road Gully & Connection

Private Surface Water Domestic Drainage

Private Foul Water Domestic Drainage

House connection via 200mm dia. whether access chamber not more than 600mm deep

(Based on floor make-up of 20mm screed, 20mm insulation & 100mm beam & block)

In the event that conditions currently result in maximum depth of 600mm being exceeded, then Type D chambers to be used.

Internal Foul Connections

Soil Vent Pipe

Soil Pipe

Soil Floor Gully

Water Closet Pipe

Rooftop Drain

Roof Gully and Connection

Filter Drain (allowing connecting pipe with final 1.0m section of 100mm perforated

SPVC pipe laid in normal bed prior to connection to Surface Water Drainage Network)

Trench VMS with Protection Rail

600mm High Crown Railing at Attenuation Basins

Life Rings & Deep Water Signs at Attenuation Basins

Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Road Protection Area

(Based on Section 4 of the Localist Authority's Tree Protection Drawing, drawing

number RCD 202 / 05, Revision 05 issued to RCP in July 2020 in accordance with BS5836:2019)

Tree Protection Fencing

(Based on Section 4 of the Localist Authority's Tree Protection Drawing, drawing

number RCD 202 / 05, Revision 05 issued to RCP in July 2020 in accordance with BS5836:2019)

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BS5836:2019

(Design parameters and typical sections designed by RCP in July 2020 in accordance with BS5836:2019)

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer.

CDM NOTES

1. EXISTING SERVICES: Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev	Date	Details	By	Chkd	Appd
A	13.11.25	First Issue			

Client:-

BARRATT HOMES

Site:-

Tye Lane, Walberton West Sussex

Drawing Title:-

APPROVED DRAINAGE DESIGN VS AS-BUILT SURVEY

SHEET 5 OF 9

Date: April 2023

Drawn: MLM

Checked: MW

Approved: LAD

Drawing No. BSO/E5004/465 A

FOR CONSTRUCTION

RCP Rogers Cory Partnership
Architectural and Civil Consultants
The Old School, Old School Road
Hook, Hampshire RG27 9N4
T: 01256 769269 E: info@rcpconsultants.co.uk W: rcpconsultants.co.uk



NOTES

1. All dimensions are in metres unless stated otherwise.
2. To be used from the drawing. Only actual dimensions are to be used.
3. FFL & SWL are to be constructed in accordance with the Building Regulations & BS8101 & SWS Appendix C Design and Construction Guidance.
4. All drainage is to be constructed using 150mm diameter pipes to BS EN 12454-1 'Super Strength' specification (see Appendix A or B).
5. All drainage is to be constructed using 150mm diameter pipes to BS EN 12454-1 'Super Strength' specification (see Appendix A or B).
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OWC Discretionary Works - PCC Headwalls (Arundel District Council)

OWC Discretionary Works (Arundel District Council) - Existing Watercourse 3.0m Access

Adaptable (COSAS) Road Gully & Connection

Private Road Gully & Connection

Private Surface Water Domestic Drainage

Private Foul Water Domestic Drainage

House connection via 200mm dia. shallow access chamber not more than 600mm deep (Based on floor make-up of 75mm screed, 25mm insulation & 150mm beam & block). In the event that conditions otherwise result in maximum depth of 600mm being exceeded, then Type D chambers to be used.

Internal Foul Connections

Soil Vent Pipe

Soil Pipe

Soil Floor Gully

Water Closet Pipe

Rodding Eye

'Acid' Channel (showing connecting pipes) or similar

Threshold Drain

Yard Gully and Connection

Filter Drain (showing connecting pipes) with final 1.0m section of 100mm perforated UPVC pipe laid to normal fall prior to connection to Surface Water Drainage Network.

Tenon VHS with Protection Ball

600mm High Knee Flaking at Attenuation Basins

Life Flange & Deep Water Signs at Attenuation Basins

Areas of 'No Dig' Road / Parking Bay / Footpath & Footway Construction

Road Protection Area

Tree Protection Fencing

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BODV Design

CDM NOTES

1. EXISTING SERVICES: Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Client:-

Site:-

Tye Lane, Walberton West Sussex

Drawing Title:-

APPROVED DRAINAGE DESIGN VS AS-BUILT SURVEY

SHEET 6 OF 9

Date: April 2023

Drawn: MLM

Checked: MW

Approved: LAD

Drawing No. BSO/E5004/466 A

FOR CONSTRUCTION

RCP Rogers Cory Partnership Architectural and Civil Consultants The Old School Old School Road Hook Hampshire RG27 9N

T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

1:200 KEYPLAN

APPENDIX E

TABULATED ASSESSMENT OF APPROVED DESIGNS VS AS-BUILT SURVEY

SWMH Ref	Invert Level (IL)		Difference	Gradient		Pipe size		Comments
	Design	As-built		Design	As-built	Design	As-built	
S21	18.58	18.53	0.05	245	257	300	300	
S20	18.456	18.41	0.046	245	139	300	300	
S19	18.376	18.28	0.096	245	251	300	300	
S17	18.283	18.19	0.093	22	23	300	300	
S16	15.977	16.01	-0.033	245	59	300	300	
S22	16.855	16.8	0.055	53	55	300	300	
S15	15.885	15.93	-0.045	30	27	375	300	300mmØ pipe installed inplace of designed 375mmØ. Hydraulic calculations would need to be re-run to confirm that this is acceptable however we would not expect this to have a significant impact due difference in pipe size being very minimal and the steepness of the gradient of the pipe.
S14	14.855	14.81	0.045	21	22	375	375	
S13	14.157	14.19	-0.033	60	62	375	375	
S12	13.686	13.78	-0.094	162	94	450	450	
S11	13.524	13.53	-0.006	207	89	450	450	
S10	13.467	13.41	0.057	42	41	450	450	
S9	12.78	12.71	0.07	39	37	450	450	
S24	15.367	15.34	0.027	9	9	225	300	pipe size increased from 225mmØ to 300mmØ at the same gradient. This is a betterment on the design and will offer greater storage capacity.
S8	12.27	12.24	0.03	168	24	525	525	
S7HW	12.245	12.04	0.205	-	-	-	-	
S62HW	12.153	12.07	0.083	-	-	450	450	
S61HW	12.153	12.10	0.053	-	-	-	-	
S3HW	12.153	12.13	0.023	52	72	300	300	
S69	11.949	11.97	-0.021	205	79	300	300	
S2	11.79	11.6	0.19	34	44	300	300	
S67	11.27	11.22	0.05	60	68	300	300	
S70	12.696	12.72	-0.024	18	14	300	300	
S68	10.713	11.08	-0.367	245	49	300	300	
S66	10.642	10.75	-0.108	248	33	300	300	
S1		10.65			-			

APPENDIX F

EVIDENCE AND APPROPRIATE RECORDS OF DRAINAGE CONSTRUCTION

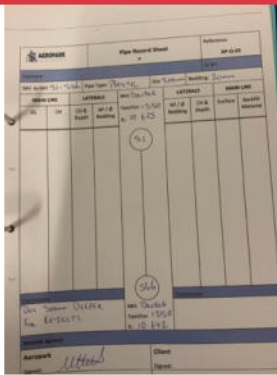
PROJECT 09/01/2024, 12:33

field close

Tuesday, 9 January 2024

Prepared For Field Close

13 Issues Identified



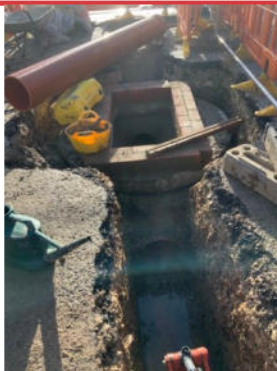
S1-S66

Assigned To S1-S66



S1 CONNECTION TO MAIN LINE, FIELD CLOSE.

Assigned To S1 Connection To Main Line, Field Close.



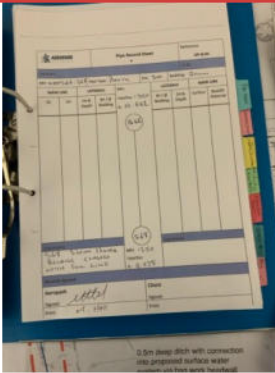
S66 STORM MANHOLE AND 300MM DRAIN LINE.

Assigned To S66 Storm Manhole And 300mm Drain line.



REINSTATED FIELD CLOSE, 200MM TYPE1 ,150MM CONCRETE, 50MM OF 10MM TARMAC. 11MX1M

Assigned To Reinstated Field Close, 200mm Type1 ,150mm Concrete, 50mm Of 10mm Tarmac. 11mx1m



S66-S68

Assigned To S66-S68



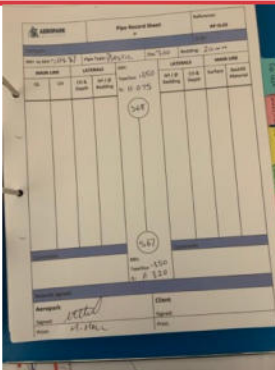
DRAIN LINES66-S68

Assigned To Drain LineS66-S68



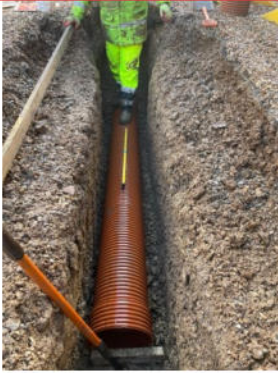
MANHOLE 68

Assigned To Manhole 68



S68-S67

Assigned To S68-S67



DRAIN LINES68-S67

Assigned To Drain LineS68-S67



MANHOLE S67

Assigned To Manhole S67



PRIVATE DRIVE BACK FILLED WITH TYPE1 AND 20MM SHINGLE

Assigned To Private Drive Back Filled With Type1 And 20mm Shingle



S70 MH INSTALLED



S2 MH BEING BENCHED

PROJECT 09/01/2024, 12:54

ditch widening behind field close

Tuesday, 9 January 2024

5 Issues Identified



I



DITCH EXCAVATION BY FIELD CLOSE FOR CATCH PIT 70.



DITCH EXCAVATION BY FIELD CLOSE FOR CATCH PIT 70.



DITCH EXCAVATION BY FIELD CLOSE FOR CATCH PIT 70.



DITCH EXCAVATION BY FIELD CLOSE FOR CATCH PIT 70.

PROJECT 16/01/2024, 09:42

Road 1

Tuesday, 16 January 2024

5 Issues Identified



S22 GULLEY CONNECTIONS



ROAD 1 CAPPING



ROAD GULLEY



ROAD GULLEY



ROAD GULLEY DIG

ROAD 2 STORM

road2 storm line

Friday, 9 February 2024

12 Issues Identified



ISSUE 5



ISSUE 6



ISSUE 7



ISSUE 8



ISSUE 9



ISSUE 10



ISSUE 11



ISSUE 12

CULVERT ROAD 1 AND DIVERSION

Friday, 16 February 2024

7 Issues Identified



ISSUE 1



ISSUE 2



ISSUE 3



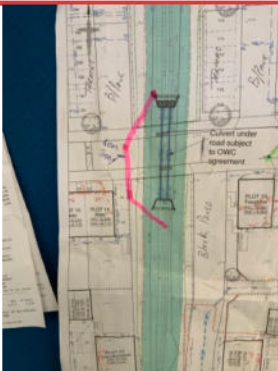
ISSUE 4



ISSUE 5



ISSUE 6



**40 M DIVERSION 300MM PIPE 600DEEP BACKFILLED WITH
CLEAN REJECTS**

CULVERT DIVERSION ROAD 2

Wednesday, 6 March 2024

3 Issues Identified



ISSUE 1

Assigned To 40m Of 300mm Pipe Plus Concrete Capped



ISSUE 2



ISSUE 3

STORM DRAINAGE

Tuesday, 19 March 2024

6 Issues Identified



S-MH 9 - 8

S-MH 9 - 8

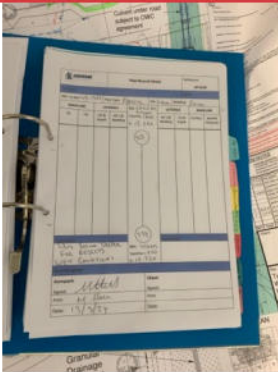


S-MH 20 - 21

S-MH 20 - 21



S-MH 5



S-MH 5 - 39

STORM DRAINAGE

Tye Lane

Friday, 19 April 2024

24 Issues Identified



S9



S9 - 10



S40 - 39



S25 - 26



S26- 27



S10



S10 - 11



S11 - 12



S12



S12-13



ROAD 1 GULLEYS



ISSUE 12

Handwritten form S11-12. The form is titled "Page Report Sheet" and contains a table with columns for "Date", "Time", "Location", "Status", "Remarks", and "Signature". The table is mostly empty, with some handwritten entries in the "Remarks" column. The form is dated 22/11/22.

S11 - 12

Handwritten form S9-10. The form is titled "Page Report Sheet" and contains a table with columns for "Date", "Time", "Location", "Status", "Remarks", and "Signature". The table is mostly empty, with some handwritten entries in the "Remarks" column. The form is dated 17/11/22.

S9 - 10

Handwritten form S10-11. The form is titled "Page Report Sheet" and contains a table with columns for "Date", "Time", "Location", "Status", "Remarks", and "Signature". The table is mostly empty, with some handwritten entries in the "Remarks" column. The form is dated 24/11/22.

S10 - 11

Handwritten form S27-28. The form is titled "Page Report Sheet" and contains a table with columns for "Date", "Time", "Location", "Status", "Remarks", and "Signature". The table is mostly empty, with some handwritten entries in the "Remarks" column. The form is dated 27/11/22.

S27 - 28

Handwritten form S26-27. The form is titled "Page Number Sheet" and contains a table with columns for "Page Number", "Page Title", "Page Date", "Page Time", "Page Location", "Page Status", and "Page Remarks". The table is filled with handwritten entries. At the bottom, there is a section for "Page Number" and "Page Title" with handwritten values.

S26 - 27

Handwritten form S25-26. The form is titled "Page Number Sheet" and contains a table with columns for "Page Number", "Page Title", "Page Date", "Page Time", "Page Location", "Page Status", and "Page Remarks". The table is filled with handwritten entries. At the bottom, there is a section for "Page Number" and "Page Title" with handwritten values.

S25 - 26

Handwritten form S40-25. The form is titled "Page Number Sheet" and contains a table with columns for "Page Number", "Page Title", "Page Date", "Page Time", "Page Location", "Page Status", and "Page Remarks". The table is filled with handwritten entries. At the bottom, there is a section for "Page Number" and "Page Title" with handwritten values.

S40- 25

Handwritten form S31-40. The form is titled "Page Number Sheet" and contains a table with columns for "Page Number", "Page Title", "Page Date", "Page Time", "Page Location", "Page Status", and "Page Remarks". The table is filled with handwritten entries. At the bottom, there is a section for "Page Number" and "Page Title" with handwritten values.

S31 - 40

BASIN A 50%

Tuesday 16 July 2024

2 Issues Identified



BASIN A



BASIN A

TYE LANE ROADS 19-6-24 / 19-7-24

Tuesday 16 July 2024

15 Issues Identified

ISSUE 1



SPINE ROAD TO FIELD CLOSE



SPINE ROAD TO FIELD CLOSE



SPINE ROAD TO FIELD CLOSE



SPINE ROAD TO FIELD CLOSE



SPINE ROAD TO FIELD CLOSE



ROAD 1 CAPPING



ROAD 1 CAPPING

HEADWALL 1 AND 2

25/07/2024



Photo 1



Photo 2



Photo 3



Photo 4

SuDS Construction

MATERIAL SPECIFICATION:

HBB SuperFlex 1000

Physical Form:	PP
Thickness (Nominal +/-10% (11) (ASTM D-5199)	1mm
Resin Density (ASTM D-1505)	<0.89g/cm ³
Carbon Black Content (ASTM D-4218)	3.0%
Carbon Black Dispersion (ASTM d-5596)	Note A
Tensile Properties (ASTM D-6693) (Type IV:500mm min: lo = 50mm	
Strength at Break	17 N/mm
Elongation at Break	700%
Tear Resistance (ASTM D-1004)	55 N
Puncture Resistance (ASTM D-4833)	130 N
Multi-Axial Tensile (min) (ASTM D-5617)	90%
REFERENCE PROPERTY	
Multi-axial Strain (ASTM D5617)	> 120%
Low Temperature Brittleness (ASTM D2136)	< - 40 °C
Surface	Double-sided smooth

A) Dispersion only applies to near spherical agglomerates. 9 of 10 views shall be category 1 or 2. No more than 1 view from category 3.

* The information contained herein is provided for reference purposes only and is not intended as a warranty of guarantee. Final determination of suitability for use contemplated is the sole responsibility of the user. HBB GeoSales Ltd assumes no liability in connection with the use of this information. HBB GeoSales Ltd is not a design professional and has not performed any design services to determine if HBB GeoSales Ltd goods comply with any project plans or specifications, or with the application or use of HBB Geosales Ltd goods to any particular system, project, purpose, installation or specification.

DATE

5.09.24

No.:

324

FROM	TO
HBB GeoSales Ltd	Aeropark Ltd.
Mains of Craichie	Mark Hall - [REDACTED]
Forfar,	Tye Lane,
DD8 2LU	Walberton.
	BN18 0LU

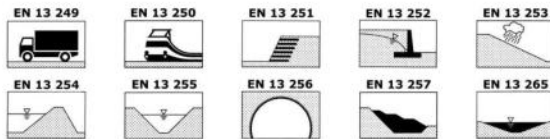
Quantity	Description of Goods:	Weight (gross)	
		(Subject	
		to Change)	
	Load of Superflex 1000 as per Q1893		

Shipping Instructions		For Shipping Use Only	
Check One	Payment	Shipped by: Client Transport	Date:
☐ Next Day	☐ Shipper	Note no:	
☐ Second Day	☐ Recipient		
☐ Routine	☐ Third Party		
Delivered by:		Shipped in good order:	
Received by:	Date:		

COMMENTS



nonwoven geotextiles



Product Range: **geoNETEX A PP**

Nonwoven geotextile manufactured from UV stabilised, high tenacity, virgin polypropylene fibres that have been mechanically entangled to provide high strength, high extensibility, high loft and excellent abrasion characteristics.

geoNETEX A PP UVLS																			
	Test Method	Unit	100	130	150	200	250	300	350	400	450	500	600	700	800	900	1000	1200	1500
Mechanical Properties																			
CBR Puncture Resistance	EN ISO 12236	kN	1.20	1.40	1.60	2.20	2.70	3.50	3.80	4.90	5.50	6.60	8.00	9.50	11.00	11.00	12.00	15.50	18.00
Tensile Strength (MD)	EN ISO 10319	kN/m	6	8	9	14	16	22	23	27	32	36	43	52	58	64	70	81	100
Tensile Strength (CMD)			8	11.5	12.5	16	23	22	23	28	35	38	47	55	64	68	70	87	100
Tensile Elongation (MD)	EN ISO 10319	%	70	70	70	80	80	70	70	75	75	70	75	70	75	60	79	79	100
Tensile Elongation (CMD)			85	85	85	90	90	80	80	75	75	70	70	70	75	65	80	75	100
Dynamic Perforation	EN ISO 13433	mm	37	27	26	19	17	7.5	7.5	6	5	5	1.2	1.2	0	0	0	0	0
Hydraulic Properties																			
Pore Size (O ₉₀)	EN ISO 12956	µm	130	130	130	80	80	65	65	67	67	66	56	57	52	50	51	46	0
Permeability (H ₅₀)	EN ISO 11058	l/m ² /s	100	100	90	78	65	34	34	34	34	20	19	16	14	11	10	9	35
Physical Properties (nominal)																			
Mass per unit Area	EN ISO 9864	g/m ²	100	130	150	200	250	300	350	400	450	500	600	700	800	900	1000	1200	1500
Thickness	EN ISO 9863-1	mm	1.80	1.90	2.10	2.60	3.00	3.50	3.60	4.00	4.20	4.40	4.60	5.20	6.00	6.00	7.00	8.00	10.00
Material Dimensions																			
Roll Width		m	6 or 6.5																
Roll Length		m	100																
Gross roll weight		kg	120	117	127	130	212	215	228	234	249	228	234	455	468	498	423	507	488



Technical data



**Values are Typical, with the exception of Thickness, which is Nominal. Typical indicates the mean value derived from the samples taken for any one test as defined in the BS EN ISO standard - usually the mean of five samples. Nominal is a guide value.*

DURABILITY

JUTA UK's non-woven geotextile range is manufactured from high tenacity virgin polypropylene staple fibres, which have a high resistance to acids, alkalis and most solvents. Polypropylene can be considered as inert to acid and alkali attack and is suitable for most geosynthetic applications.

See below, the required standards for polypropylene geotextiles in accordance with CE marking and associated data relating to our range of products:

Durability Data		
Resistance to weathering (UV)	EN 12224	>90%
Resistance to oxidization (100 years)	EN 12226	>90%
Microbiological resistance	EN 12225	No Loss
Resistance to liquids	EN 14030	No Loss

HANDLING

Roll weights can be between 300kg (660lbs) and 1475kg (3245lbs) and hence appropriate equipment is required for unloading and handling e.g. front-end loader, back hoe, forklift (pole truck) or crane.

STORAGE

Rolls of geotextile should be stored on stable/level ground and stacked not more than five rolls high, with no other material stacked on top. The rolls can be stored outdoors when packaged, but should be protected from exposure to UV.

ADDITIONAL INFORMATION

For additional information or assistance, please contact JUTA UK directly.



Technical data



JUTA UK LTD

Melton Grove Works
Blackpool Road
Lytham
FY8 5PL

Te [REDACTED]

Web: www.juta.co.uk
EORI: GB934441920000

INVOICE

MB MEMBRANES LTD
UNIT 2 THE FAIRWAY
HARLOW
ESSEX
CM18 6LY

Invoice No 19575
Your Account No MBM001
Date 06/09/2024
Due Date 30/11/2024

Line	Part Number	Description	Your Order No	Del No	Qty	Unit Price	Net Price
1	GT0051	GEONETEX APP 300 TT UVLS - 6.0 X 100M ROLLS - 8 ROLLS PER PALLET	MBM604/24/314	12154/1	7,200	1.00	[REDACTED]
2	GT0051	GEONETEX APP 300 TT UVLS - 6.0 X 100M ROLLS - 8 ROLLS PER PALLET	MBM604/24/314	12154/2	3,600	1.00	[REDACTED]
3	GT0051	GEONETEX APP 300 TT UVLS - 6.0 X 100M ROLLS - 8 ROLLS PER PALLET	MBM604/24/314	12154/3	2,400	1.00	[REDACTED]

MBM Project Ref.

Juta UK Ltd Bank Account Details:

Account number: 74522801
Sort Code: 40-51-62
IBAN: GB06HAND40516274522801
BIC/Swift: HANDGB22

All Prices In Sterling (£)

Net Total:
VAT @ 20.00%:
Gross Total:



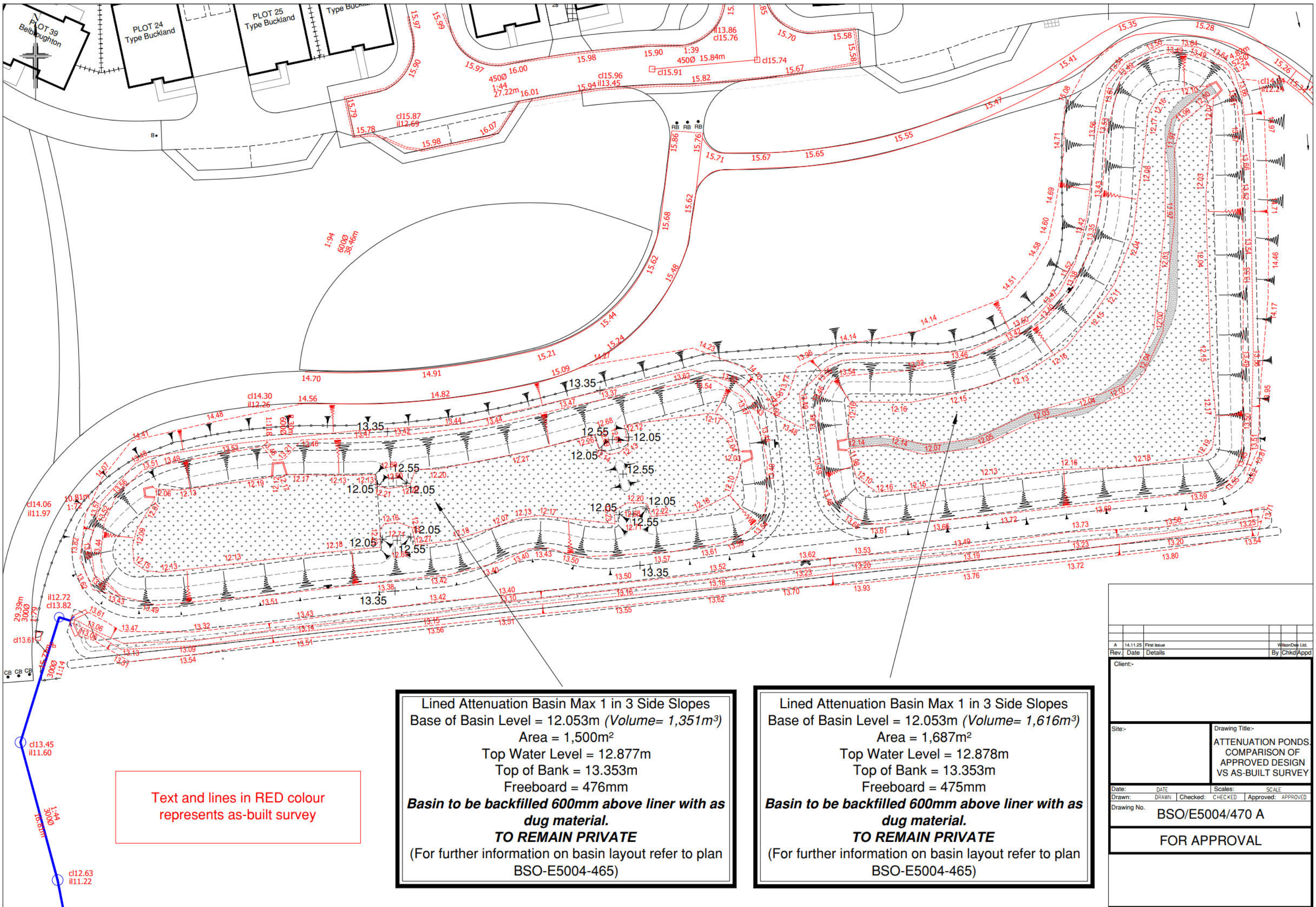
Terms & Conditions available on request.

Juta UK Ltd is registered in England and Wales under Company No:- 06591023 And VAT No:- 934 4419 20
Registered Office: Melton Grove Works Blackpool Road Lytham FY8 5PL



APPENDIX G

ATTENUATION PONDS COMPARISON OF APPROVED DESIGN VS AS-BUILT SURVEY



Text and lines in RED colour
represents as-built survey

Lined Attenuation Basin Max 1 in 3 Side Slopes
Base of Basin Level = 12.053m (*Volume= 1,351m³*)
Area = 1,500m²
Top Water Level = 12.877m
Top of Bank = 13.353m
Freeboard = 476mm
Basin to be backfilled 600mm above liner with as dug material.
TO REMAIN PRIVATE
(For further information on basin layout refer to plan BSO-E5004-465)

Lined Attenuation Basin Max 1 in 3 Side Slopes
Base of Basin Level = 12.053m (*Volume= 1,616m³*)
Area = 1,687m²
Top Water Level = 12.878m
Top of Bank = 13.353m
Freeboard = 475mm
Basin to be backfilled 600mm above liner with as dug material.
TO REMAIN PRIVATE
(For further information on basin layout refer to plan BSO-E5004-465)

A		14.11.25		First Issue		WilsonDee Ltd.	
Rev	Date	Drawn	Checked	By	Chkd	Appd	
Client:-							
Site:-				Drawing Title:-			
				ATTENUATION PONDS COMPARISON OF APPROVED DESIGN VS AS-BUILT SURVEY			
Date:	DATE	Drawn:	CHECKED	Checked:	CHECKED	Approved:	APPROVED
Drawing No.				BSO/E5004/470 A			
FOR APPROVAL							

APPENDIX H

CCTV

Drainage CCTV reports has been carried out by All Hours Plumbing Ltd. on 17th December 2024, 24th March 2025 and 27th March 2025.

The CCTV Survey/reports in their entirety are provided separately as they contain video footage and images that can't be inserted to this report.

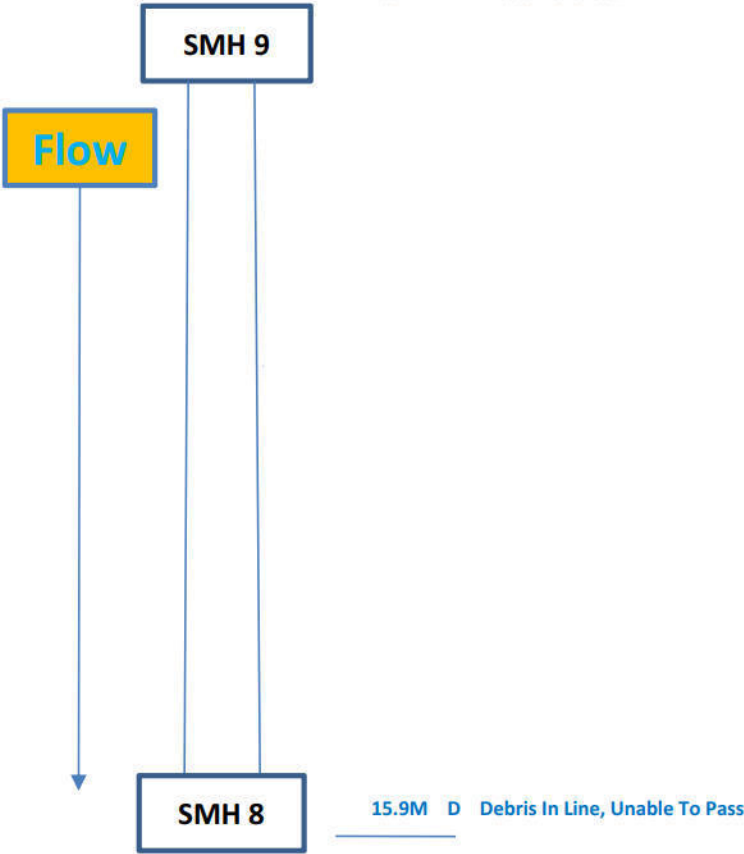
Below are details of the defects found from the CCTV survey within Phase 1 of Catchment area 1.

Inspection Report

Date: 23/04/25	Job No:	Weather: Dry	Operator: Mick	Section Number 150	PLR:
Present:	Vehicle: [REDACTED]	Camera: Camera 1	Preset:	Cleaned: Yes	Grade:
Site: Tye Lane Place: Walberton		Division: District: S.W Tape No: 1		Start MH: SMH 9 End MH: SMH 8 Total Length:	
Purpose: Structural Defects Use: STORM Catchment: P1 Schedule		Size/Shape: Circular dia 450mm Material: PLASTIC Lining: Category:			

Position Code Observation

0.0M ST Start Of Survey
0.0M WL Water Level 0 %



REM ; UNABLE TO GET LORRY NEAR MANHOLE S 8 TO CLEAN LINE

Structural Defects	Constructional Features
Service Defects	Miscellaneous Features

Inspection Photos

Place: Tye Lane	Road:	Date: 23/04/25	Section Number: 152	PLR:
--------------------	-------	-------------------	-------------------------------	------



MANHOLE S 9 HAS A BUNG IN THE MANHOLE AND IT HAS BEEN CONCRETED INTO THE CHANNEL, THIS IS HOLDING UP WATER IN THE DRAINS UPSTREAM SO UNABLE TO CLEAN OR CAMERA FROM MANHOLES S12- S11 & S10

Inspection Photos

Place: Tye Lane	Road:	Date: 03/04/25	Section Number: 123	PLR:
--------------------	-------	-------------------	------------------------	------



MANHOLE S 12 NEEDS MAN ENTRY TO CLEAN OUT
AS UNABLE TO GET TANKER ANYWHERE NEAR DRAIN

Inspection Photos

Place: Tye Lane	Road:	Date: 17/12/24	Section Number: 67	PLR:
--------------------	-------	-------------------	-----------------------	------



MANHOLE S 12 UNABLE TO GET LORRY NEAR TO JET

Inspection Photos

Place: Tye Lane	Road:	Date: 03/04/25	Section Number: 123	PLR:
--------------------	-------	-------------------	------------------------	------



MANHOLE S 13 NEEDS MAN ENTRY TO CLEAN OUT
AS STONES TO LARGE TO SUCK UP WITH TANKER

Inspection Photos

Place: Tye Lane	Road:	Date: 17/12/24	Section Number: 66	PLR:
--------------------	-------	-------------------	-----------------------	------



MANHOLE S 13 NEEDS CONFINED SPACE TO DIG OUT

Inspection Report

Date: 17/12/24	Job No:	Weather: Dry	Operator: Mick	Section Number 66	PLR:
Present:	Vehicle: [REDACTED]	Camera: Camera 1	Preset:	Cleaned: YES	Grade:
Site: Tye Lane Place: Warblington		Division: District: S.W Tape No: 1		Start MH: S14 End MH: S13 Total Length:	
Purpose: Structural Defects Use: STORM Catchment: P1 Schedule		Size/Shape: Circular dia 375mm Material: PLASTIC Lining: Category:			

Position Code Observation

0.0M ST Start Of Survey
0.0M WL Water Level 0%

S14

Flow

5.0M JN Line Drops In From The Left

6.2M JN Line Drops In From The Right From S 13.1

S13

11.0M D Debris In Line, Unable To Pass

REM ; THE MANHOLE S13 IS FULL OF DEBRIS AND THIS IS TO LARGE FOR THE LORRY TO SUCK OUT, THIS WILL NEED CONFINED SPACE ENTRY TO DIG OUT THE MANHOLE, ALSO S 12 IS LOCATED ON THE VERGE AND UNABLE TO GET LORRY NEAR ENOUGH TO JET AND ROAD IS NOT IN YET TO JET FROM S11 UP TO S 12

Structural Defects	Constructional Features
Service Defects	Miscellaneous Features

27-03-25

1.26m

GULLY 5 DS TO MAIN

150MM

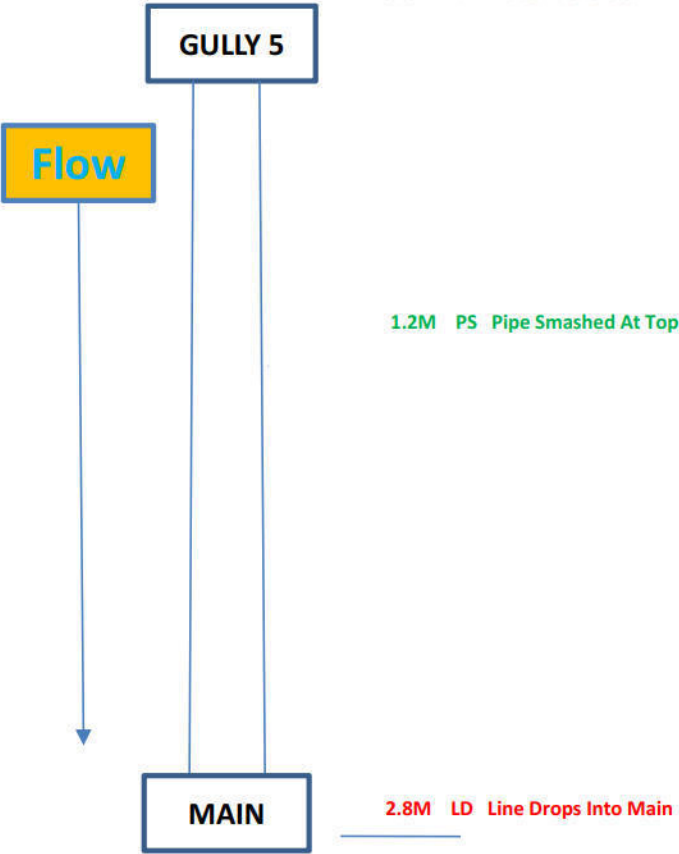


Inspection Report

Date: 27/03/25	Job No:	Weather: Dry	Operator: Mick	Section Number 12	PLR:
Present:	Vehicle: [REDACTED]	Camera: Camera 1	Preset:	Cleaned: Yes	Grade:
Site; Tye Lane Place: Walberton		Division: District: S.W Tape No: 1		Start MH: GULLY 5 End MH: MAIN Total Length:	
Purpose: Use: Catchment:	Structural Defects STORM P1 Schedule	Size/Shape: Circular dia 150mm Material: PLASTIC Lining: Category:			

Position Code Observation

0.0M ST Start Of Survey
0.0M WL Water Level 0 %



REM ; THERE IS A HOLE IN THE TOP OF THE PIPE AT 1.2 METRES

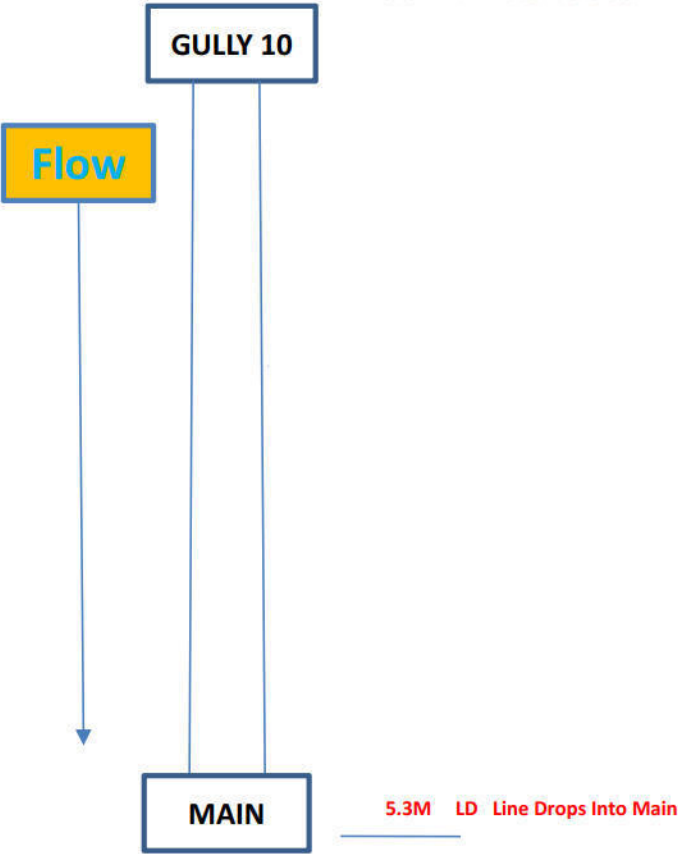
Structural Defects	Constructional Features
Service Defects	Miscellaneous Features

Inspection Report

Date: 27/03/25	Job No:	Weather: Dry	Operator: Mick	Section Number 22	PLR:	
Present:	Vehicle: [REDACTED]	Camera: Camera 1	Preset:	Cleaned: Yes	Grade:	
Site: Tye Lane Place: Walberton		Division: District: S.W Tape No: 1		Start MH: GULLY 12 End MH: MAIN Total Length:		
Purpose: Use: Catchment:		Structural Defects STORM P1 Schedule				Size/Shape: Circular dia 150mm Material: PLASTIC Lining: Category:

Position Code Observation

0.0M ST Start Of Survey
0.0M WL Water Level 0 %



REM ; THERE ARE NO DEFECTS IN THIS SECTION OF PIPE

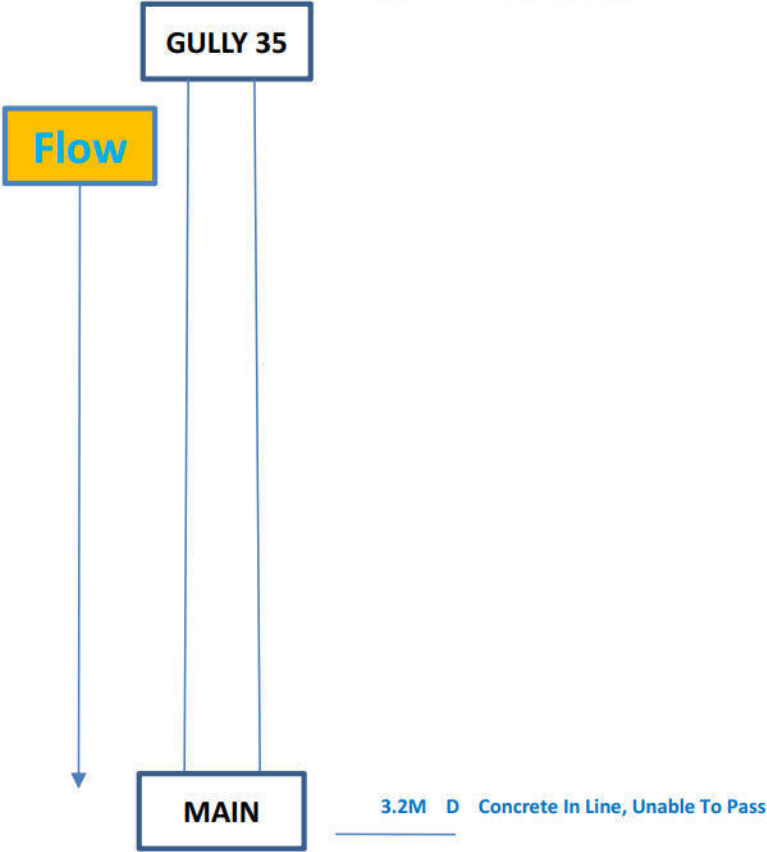
Structural Defects	Constructional Features
Service Defects	Miscellaneous Features

Inspection Report

Date: 31/03/25	Job No:	Weather: Dry	Operator: Mick	Section Number 53	PLR:
Present:	Vehicle: [REDACTED]	Camera: Camera 1	Preset:	Cleaned: Yes	Grade:
Site: Tye Lane Place: Walberton		Division: District: S.W Tape No: 1		Start MH: GULLY 35 End MH: MAIN Total Length:	
Purpose: Structural Defects Use: STORM Catchment: P1 Schedule		Size/Shape: Circular dia 150mm Material: PLASTIC Lining: Category:			

Position Code Observation

0.0M ST Start Of Survey
0.0M WL Water Level 0 %



REM ; THERE IS CONCRETE IN THIS LINE WHICH WE CAN NOT REMOVE. UNABLE TO ACCESS MANHOLE S35.1 AS HAS SCAFFOLD ERECTED ON IT

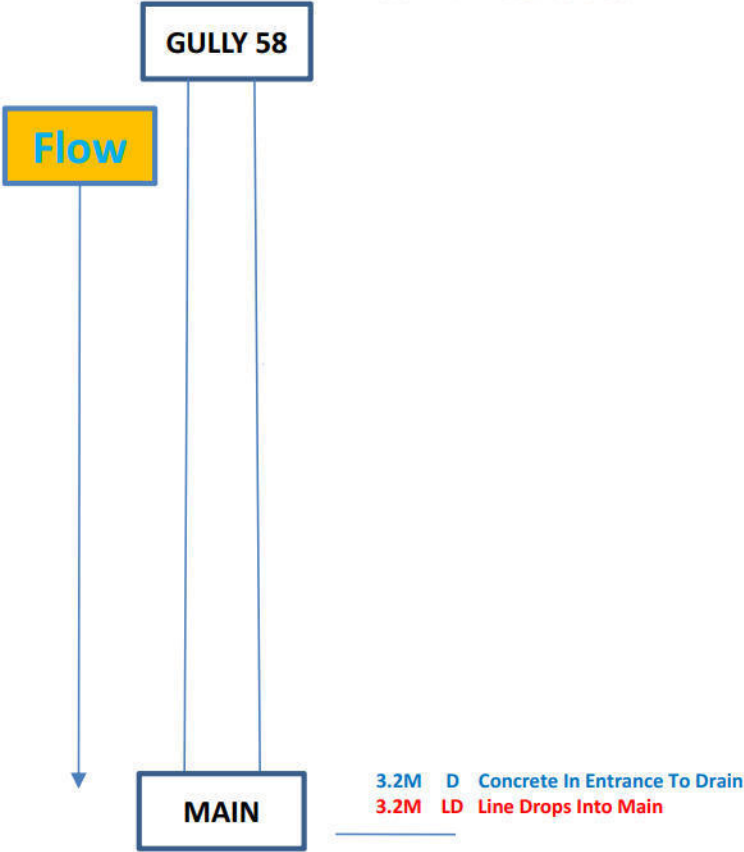
Structural Defects	Constructional Features
Service Defects	Miscellaneous Features

Inspection Report

Date: 01/4/25	Job No:	Weather: Dry	Operator: Mick	Section Number 82	PLR:
Present:	Vehicle: [REDACTED]	Camera: Camera 1	Preset:	Cleaned: Yes	Grade:
Site: Tye Lane Place: Walberton		Division: District: S.W Tape No: 1		Start MH: GULLY 58 End MH: MAIN Total Length:	
Purpose: Structural Defects Use: STORM Catchment: P1 Schedule		Size/Shape: Circular dia 150mm Material: PLASTIC Lining: Category:			

Position Code Observation

0.0M ST Start Of Survey
0.0M WL Water Level 0 %



REM ; THERE IS CONCRETE IN THIS SECTION OF PIPE

Structural Defects	Constructional Features
Service Defects	Miscellaneous Features

APPENDIX I

LANDSCAPING PLAN / PHASE 1 DRAINAGE OVERLAY



SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification.

NOTES:
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION, FOR PLANNING PURPOSES ONLY

- Legend**
- Existing trees to be retained and protected during construction
 - Proposed tree planting within soft landscape. See detail on sheet 2
 - Proposed specimen shrub planting to receive short angular staking on half standards with expandable tree ties. Irrigation tubing to root system of *Amelanchier*, *Laurus* and *Osmanthus* specimens as required
 - Proposed climbing plants to be trained up adjacent wall/ fence/pergola with galvanised wires and hook set 250mm apart with support canes removed prior to planting
 - Proposed hedge planting to be planted in a double staggered row 300mm apart and at 500mm centres in each row. To be maintained at 1m height
 - Proposed shrub planting to receive 75mm bark mulch after planting operations
 - Proposed grass areas to receive good quality amenity grass turves laid in line with good horticultural practices
 - Proposed grassland areas, to be seeded with EM10 Tussock mix as supplied by Emorsgate and sown at 4 grams per msq, or similar and approved
 - Proposed basin to be seeded with EG8 meadow grassland as supplied by Emorsgate and sown at 4 grams per msq, or similar and approved
 - Cut lines
- Planting Schedule on Sheet 4



Rev	Date	Details	Drawn
O	10.10.23	Lighting added	LS
K	31.08.23	Layout amended	RH
J	10.07.23	Layout amended	RH
I	24.05.23	Willow amended	LS
H	31.01.23	Client Comments	RH
G	26.01.23	Layout revisions	RP
F	15.12.22	Layout revisions	RH
E	07.11.22	Sub station removed	LS



HEAD OFFICE
Rodbourne Rail Business Centre, Grange Lane,
Malmesbury, SN16 0ES
Tel: 01666 825646

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Suite 6, Crescent House, Yonge Close,
Easleigh, SO50 9SX
Tel: 02382 026300

email: mail@acdenv.co.uk
www.acdenvironmental.co.uk

scheme: Tye Lane
Walberton, Arundel
client: Barratt Homes
drawing: Landscape Proposals
date: February 2022
scale: 1:200@A1
drawing no: BDWS23688 11 Sheet 6
drawn: LS checked: DKM

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SPECIFICATION
All works generally, to comply with the written Soft
Landscape Specification.

NOTES:
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION, FOR PLANNING
PURPOSES ONLY

Legend

- Existing trees to be retained and protected during construction
- Proposed tree planting within soft landscape. See detail on sheet 2
- Proposed specimen shrub planting to receive 75mm bark mulch after planting operations
- Proposed mixed native hedge planting to be planted in a double staggered row 300mm apart and at 500mm centres in each row. To be maintained at 1m height and 1.8m height adjacent to site boundaries
- Proposed shrub planting to receive 75mm bark mulch after planting operations
- Proposed decorative mix shrub planting to be planted in groups of 5-7nos. of each species and as above
- Proposed grass areas to receive good quality amenity grass turves laid in line with good horticultural practices
- Proposed native mix scrub planting to be planted in groups of 5-7nos. of each species
- Proposed grassland areas, to be seeded with EM10 Tussock mix as supplied by Emorsgate and sown at 4 grams per m² or similar and approved
- Proposed grassland to be seeded with EH1 Hedgerow seed mix as supplied by Emorsgate and sown at 4 grams per m² or similar and approved
- Proposed basin to be seeded with EGB meadow grassland as supplied by Emorsgate and sown at 4 grams per m² or similar and approved
- Proposed basin to be seeded with EP1 pond edge grassland as supplied by Emorsgate and sown at 4 grams per m² or similar and approved
- Proposed mown grass path
- Large boulders in bottom of the basin
- Proposed native marginal pond planting to be planted in groups of 2-3nos. of each species and as above
- Proposed E22 strong grass seed supplied by Emorsgate and sown at 25 grams per m² or similar and approved
- Retained grassland. Any bare patches to be seeded with EM10 Tussock Mixture
- Derby Litter Bin
- Hardwood Bench
- Cutlines
- Open Space
- Planting Schedule on Sheet 2

Q	01.12.23	Compensation planting amended	LS
P	21.11.23	Lighting amended	LS
O	10.10.23	Lighting added	LS
N	31.08.23	Layout amended	RH
M	26.07.23	Drainage Layout amended	RH
L	25.07.23	Drainage Layout amended	RH
K	10.07.23	Layout amended	RH
J	24.03.23	Willow amended	LS
Rev	Date	Details	Drawn



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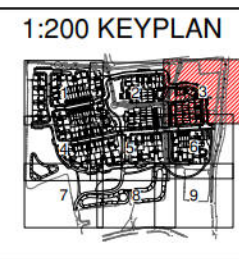
Suite 6, Crescent House, Yonge Close,
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Tel: 02382 026300

email: mail@acdenv.co.uk
www.acdenvironmental.co.uk

scheme: Tye Lane
Walberton, Arundel
client: Barratt Homes
drawing: Open Space Proposals
date: February 2022

drawing no: BDWS23688 20Sheet 5
scale: 1:500@A1
drawn: LS checked: DKM

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Chapter IV of the Copyright, Designs and Patents Act 1988
have been generally asserted. Copyright of this plan
remains with ACD until all fees have been paid in full.



- NOTES**
1. All dimensions are in metres unless stated otherwise.
 2. To be used in conjunction with the following: Only when dimensions are to be used.
 3. PVI & SWI house drainage is to be constructed in accordance with the Building Regulations & BS6881 & SSG Appendix C Design and Construction Guidance.
 4. Drainage is to be constructed using heavy gauge vitrified clay pipes to BS EN 335-104 "Super Strength" specification (eg. Hespert Superflow or similar).
 5. Location of manholes & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance (version 3.1 dated 25 May 2021) and the specific requirements of the local authority.
 6. Backfilling of drains involves compacting to 95% or other structure to be in accordance with BS6881-104.
 7. Cover levels indicated on the Drainage Schedule are nominal & key to be adjusted to suit ground conditions (as necessary).
 8. Generally, inspection chamber covers should be Grade D400 in trafficked areas Grade D150 in parking areas and occasional traffic and A15 in pedestrian areas.
 9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit robbing access.
 10. The position of GPPs, manholes, VCs, culverts, Box Joints, etc. is to be accurately located from the House type working drawings.
 11. Generally, PVI drains are to be laid to fall of 1 in 40, SWI drains are to be laid to fall of 1 in 80, both in 150mm diameter pipes. SWI pipes are to be 100mm diameter.
 12. Where PVI drains are to be laid to fall of 1 in 40 and SWI drains are to be laid to fall of 1 in 80, the fall should be maintained throughout the length of the drain.
 13. Where backfilling is required, the backfill should be compacted to 95% or other structure to be in accordance with BS6881-104.
 14. Where backfilling is required, the backfill should be compacted to 95% or other structure to be in accordance with BS6881-104.
 15. Where backfilling is required, the backfill should be compacted to 95% or other structure to be in accordance with BS6881-104.
 16. The drainage should be laid to fall in accordance with the Building Regulations & SSG Appendix C Design and Construction Guidance (version 3.1 dated 25 May 2021) and the specific requirements of the local authority.
 17. The layout shown in this drawing is based on the Building Regulations & SSG Appendix C Design and Construction Guidance (version 3.1 dated 25 May 2021) and the specific requirements of the local authority.
 18. The layout shown in this drawing is based on the Building Regulations & SSG Appendix C Design and Construction Guidance (version 3.1 dated 25 May 2021) and the specific requirements of the local authority.
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 25. The layout shown in this drawing is based on the Building Regulations & SSG Appendix C Design and Construction Guidance (version 3.1 dated 25 May 2021) and the specific requirements of the local authority.
 26. The layout shown in this drawing is based on the Building Regulations & SSG Appendix C Design and Construction Guidance (version 3.1 dated 25 May 2021) and the specific requirements of the local authority.
 27. ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL = Garage Finished Floor Level

Adaptable Surface Water Sewers (CSOSA)

Adaptable Foul Water Sewers (CSOSA)

Adaptable PCC Headwalls (CSOSA)

OWC Discretionary Works - Sewers (Arun District Council)

OWC Discretionary Works - PCC Headwalls (Arun District Council)

OWC Discretionary Works - Sewers & PCC Headwalls (Arun District Council)

Adaptable (CSOSA) Road Gully & Connection

Private Road Gully & Connection

Private Surface Water Domestic Drainage

Private Foul Water Domestic Drainage

House connection via 200mm dia. shallow access chamber not more than 600mm deep (Based on floor make-up of 20mm screed, 25mm insulation & 150mm beam & block). In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.

Internal Foul Connections

Soil Vent Pipe

Soil Pipe

Water Closet Pipe

Roofing Pipe

'Acid' Channel (showing connecting pipe) or similar

Threshold Drain

Yard Gully and Connection

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to normal fall prior to connection to Surface Water Drainage Network.

Trench VHS with Protection Rail

600mm High Knee Flaking at Attenuation Basins

Life Flange & Deep Water Signs at Attenuation Basins

Areas of 'No Dig' Road / Parking Bay / Footpath & Footway Construction

Road Protection Area

(Based on Section 8 of the Landowner's Handbook, Tree Protection Drawing, drawing number RCP 202 / 16, Revision 05 issued to RCP in July 2019 on 14/07/2019).

Tree Protection Fencing

(Based on Section 8 of the Landowner's Handbook, Tree Protection Drawing, drawing number RCP 202 / 16, Revision 05 issued to RCP in July 2019 on 14/07/2019).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BSW Designs

(Design parameters and typical sections designed by BSW dated 1/10/2014).

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES: Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev	Date	Details	By	WilsonDee Ltd.
A	14.11.25	First Issue		

Client:-

BARRATT HOMES

Site:-

Tye Lane, Walberton West Sussex

Drawing Title:-

DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN

SHEET 3 OF 9

Date: April 2023

Drawn: MLM

Checked: M/W

Scales: 1:200 at A1

Approved: LAD

Drawing No. **BSO/E5004/483 A**

FOR CONSTRUCTION

RCP Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9N4
T: 01256 769269 E: mail@rccpartners.co.uk W: rccpartners.co.uk



NOTES

1. All dimensions are in metres unless stated otherwise.
2. For all works, the following standards shall be used:
 - a. BS 5938:2011 for drainage systems.
 - b. BS 5938:2011 for drainage systems.
 - c. BS 5938:2011 for drainage systems.
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 - z. BS 5938:2011 for drainage systems.

KEY

Site Boundary

Section 278 Works by Others

Area of Phase 2 and Phase 3 design

FFL at Plot Finished Floor Level / O/L/Garage Finished Floor Level

Adaptable Surface Water Sewers (CSOA)

Adaptable Foul Water Sewers (CSOA)

Adaptable PCC Headwalls (CSOA)

OWC Discretionary Works - Sewers (Arundel District Council)

OWC Discretionary Works - PCC Headwalls (Arundel District Council)

OWC Discretionary Works (Arundel District Council) - Existing Watercourse 3.0m Access

Adaptable (CSOA) Road Gully & Connection

Private Road Gully & Connection

Private Surface Water Domestic Drainage

Private Foul Water Domestic Drainage

House connection via 200mm dia. shallow access chamber not more than 600mm deep

Internal Foul Connections

Soil Vent Pipe

Soil Pipe

Soil Floor Gully

Water Closet Pipe

Rodding Eye

'Acid' Channel (showing connecting pipe) or similar

Threshold Drain

Yard Gully and Connection

Filter Drain (showing connecting pipe with final 1.0m section of 100mm perforated 100mm dia. pipe to be removed prior to connection to Surface Water Drainage Network)

Trench VMS with Protection Rail

600mm High Fence Railing at Retention Basins

Life Rings & Deep Water Signs at Retention Basins

Areas of 'No Dig' Road / Parking Bay / Footpath & Footway Construction

Road Protection Area

Tree Protection Fencing

1.1m High Timber Post & 3 Rail Fencing

Granular Drainage Channel

2250 Pipe Groundwater Interceptor Drain

4No Hy

1:200 KEN PLAN

CDM NOTES

1. EXISTING SERVICES: Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Client:-

Site:-

Drawing Title:-

Date: April 2023

Drawn: MLM

Checked: MW

Approved: LAD

Drawing No. BSO/E5004/485 A

FOR CONSTRUCTION

RCP

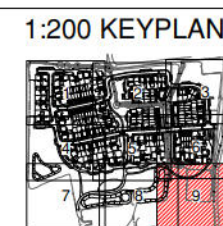
Rogers Cory Partnership

Architectural and Civil Consultants

The Old School, Old School Road

Hook, Hampshire RG27 9N4

T: 01256 769269 E: info@rcpconsultants.co.uk W: rcpconsultants.co.uk



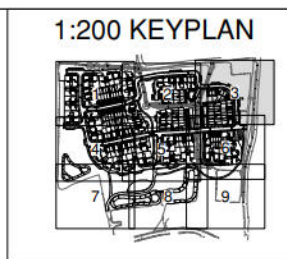
SCALE BAR 1:200 at A1

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APPENDIX J

APPROVED EXTERNAL LEVELS PLANS WITH PRIVATE DRAINAGE ADDED AS EVIDENCE OF PREVENTION OF SURFACE WATER DRAINING ONTO THE PUBLIC HIGHWAY



NOTES

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- Do not scale from this drawing. Only written dimensions are to be used.
- This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specifications.
- Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 2108/45/01/01, Revision 2, issued to RCP in .dwg format on 04/07/2023.
- Site Access and Section 278 Works as per Paul Basham Associates, .dwg file 041.5071 X-5278 ALKHA_UPDATED_08.08.23 - CDEP.dwg, issued to RCP on 10/01/2023.
- Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 2202/5/01/01 to 16, issued to RCP in .dwg format on 02/06/2023.
- Topographical Survey as per Premier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 09/03/2022. Additional topographical survey as per Shalke Site Survey, drawing number 367L01, issued to RCP in .dwg format on 24/06/2022.
- This drawing should be read in conjunction with other External Levels Layouts, Section 38 Highways Construction Details (BSOE5004/01 to 323), Private Highways Construction Details (BSOE5004/024 to 326), Highways Contours Layouts (BSOE5004/31 to 336), External Works Layouts (BSOE5004/351 to 359) and Domestic Drainage Layouts (BSOE5004/451 to 459).
- ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL = Garage Finished Floor Level

Existing Ground Level

Proposed Ground Level

Indication of Falls

Primary Road Contour

Secondary Road Contour

Primary Driveway & Parking Bay Contour

Secondary Driveway / Parking Bay & Footpath Contour

Exposed Brickwork (Underbuild)

(With number of brick courses shown)

Raised OPC (Number denotes number of brick courses shown - Refer to Architects details for specific detail)

Raised Tanking (Number denotes number of brick courses shown)

Tanking required where ground level is above FFL and is greater than 2 courses. (Refer to Architects details for specific tanking detail)

Retaining Wall Designed as Part of Screen Wall (Maximum retained height 300mm) (Design by Structural Engineer)

Brickwork Retaining Walls (Maximum retained height indicated) (Design by Structural Engineer) (Architect to provide detail for callings to be installed where retained height is greater than 600mm)

(This reference is based only on the maximum retained height reference MUST be made to the Structural Engineer Retaining Wall Specification Drawings)

150, 300, 450 or 600mm Concrete Gravel Board Retaining Wall

Use of 450mm & 600mm Concrete Gravel Board Retaining Wall subject to confirmation of detail from Structural Engineer.

Indicative earthworks, actual amount to be determined on site (Where located with 'No Dig' Road Protection Areas, 20-40mm No Pave Stone to BS EN 12424, Fill Material to be used).

Proposed banking/driver Maximum 1:3

Proposed reinforced banking maximum 1:1 with erosion mat to specialist design.

Adoptable Surface Water Sewers (ICOSA)

Adoptable (ICOSA) Road Gully & Connection

Private Road Gully & Connection

Private Surface Water Domestic Drainage

Roofing Eye

'Acot' Channel (showing connecting pipe) or similar

Threshold Drain

Yard Gully and Connection

Areas of 'No Dig' Road / Parking Bay / Footpath & Footway Construction

Timber VRIS with Pedestrian Rail

600mm High Knee Railing at Attenuation Basins

Life Rings & Deep Water Signs at Attenuation Basins

Indicative steps, for a level difference of 450mm and above steps to have suitable handrail to one side. Grappleable handrail to be 850-1000mm above the pitch line of the flight and extend a minimum of 300mm at the top and bottom of nosings.

1.1m High Timber Post & 3 Rail Fencing

Road Protection Area

(Based on Review & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 232 / 01, Revision 05 issued to RCP in .dwg format on 25/01/2023)

Tree Protection Fencing

(Based on Review & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 232 / 01, Revision 05 issued to RCP in .dwg format on 25/01/2023)

Garden Filter Drain as per BDW Designs

(design parameters and typical sections designed by BDW dated 11/07/2024).

CDM NOTES

- EXISTING SERVICES: Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

G	14.11.25	To respond comments on planning condition 12a and 13, the private and adoptable drainage layouts has been attached, location of channel drains and gullies on private driveways	Wilson/Dave Ltd.
F	15.08.24	SSL's removed from plan.	JC JC TRS
E	13.08.24	Additional filter drains added to back gardens as request by client	JC LD TRS
D	07.12.23	Status updated to 'For Construction'.	JC LD TRS
C	14.08.23	Revisions as clouded. Key amended.	MLM NW TRS
Rev.	Date	Details	By Chkd/APPD

Client:-

BARRATT HOMES

Site:-

Tye Lane, Walberton West Sussex

Drawing Title:-

EXTERNAL LEVELS LAYOUT

SHEET 3 OF 9

Date: April 2023 Scales: 1:200 at A1

Drawn: MLM Checked: MW Approved: LAD

Drawing No. BSO/E5004/503 G

FOR CONSTRUCTION

RCP Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9JH

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NOTES

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- This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specifications.
- Site layout shown in this drawing is based on Cartlon Design Partnership Site Layout Scheme 5, drawing number 210524/BS/01, Revision 2, issued to RCP in .dwg format on 04/07/2023.
- Site Access and Section 278 Works as per Rial Busham Associates, .dwg file '041.5071 X-5278 ALKON_STHPPED_08.08.23 - CDEP.dwg', issued to RCP on 10/01/2023.
- Architectural Notes based on Cartlon Design Partnership Substructure Layouts, drawing numbers 220275/BS/01 to 16, issued to RCP in .dwg format on 02/06/2023.
- Topographical Survey as per Premier Surveys Limited Site Survey, drawing number 6031_SITE_R1, issued to RCP in .dwg format on 09/03/2022. Additional topographical survey as per Blake Site Survey, drawing number 367L1, issued to RCP in .dwg format on 24/06/2022.
- This drawing should be read in conjunction with other External Levels Layouts, Section 38 Highways Construction Details (BSO/E5004/01 to 328), Private Highways Construction Details (BSO/E5004/024 to 328), Highways Contours Layouts (BSO/E5004/331 to 338), External Works Layouts (BSO/E5004/351 to 358) and Domestic Drainage Layouts (BSO/E5004/411 to 459).
- ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.

KEY

Site Boundary
Section 278 Works By Others
Area of Phase 2 and Phase 3 design
FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level

Existing Ground Level
Proposed Ground Level
Indication of Falls
Primary Road Contour
Secondary Road Contour
Primary Driveway & Parking Bay Contour
Secondary Driveway / Parking Bay & Footpath Contour
Exposed Brickwork (Underbault)
(With number of brick courses shown)
Raised OPC (Number denotes number of brick courses shown -
(Refer to Architects details for specific detail)
Raised Tanking (Number denotes number of brick courses shown)
(Where required where ground level is above FFL and is greater than 2
courses). (Refer to Architects details for specific tanking detail)
Retaining Wall Designed as Part of Screen Wall
(Maximum retained height 300mm) (Design by Structural Engineer)
Brickwork Retaining Walls (Maximum retained height indicated)
(Design by Structural Engineer) (Architect to provide detail for callings to
be installed where retained height is greater than 600mm)
(This reference is based only on the maximum retained height
reference must be made to the Structural Engineer's Retaining Wall
Specification Drawing).
150, 300, 450 or 600mm Concrete Gravel Board Retaining Wall
Use of 450mm & 600mm Concrete Gravel Board Retaining Wall
subject to confirmation of detail from Structural Engineer.
Indicative earthworks, actual amount to be determined on site
(Where located with 'No Dig' Road Protection Areas, 20-400mm No
Dig Stone to BS EN 12424, Fill Material to be used).
Proposed bank/retaining maximum 1:3
Proposed reinforced banking maximum 1:1 with erosion mat to
specialist design.
Adoptable Surface Water Sewers (ICOSA)
Adoptable (ICOSA) Road Gully & Connection
Private Road Gully & Connection
Private Surface Water Domestic Drainage
Holding Eye
Acid Channel (showing connecting pipe) or similar
Threshold Drain
Yard Gully and Connection
Areas of 'No Dig' Road / Parking Bay / Footpath & Footway Construction
Timber VRIS with Pedestrian Rail
600mm High Knee Fencing at Attenuation Basins
Life Rings & Deep Water Signs at Attenuation Basins
Indicative steps, for a level difference of 450mm and above steps to have
suitable handrail to one side. Grapple handrail to be 800-1000mm above
the pitch line of the flight and extend a minimum of 300mm at the top and
bottom of nosings.
1.1m High Timber Post & Rail Fencing
Road Protection Area
(Based on Highway & Co. Landscape Architecture, Tree Protection Drawing, drawing
number RCP 237/01, Revision 05 issued to RCP in .dwg format on 20/03/2023)
Tree Protection Fencing
(Based on Highway & Co. Landscape Architecture, Tree Protection Drawing, drawing
number RCP 237/01, Revision 05 issued to RCP in .dwg format on 20/03/2023).
Garden Filter Drain as per BOW Designs
(design parameters and typical sections designed by BOW dated 11/07/2024).

CDM NOTES

- EXISTING SERVICES: Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev	Date	Details	By	Chkd	Appd
H	14.11.25	To respond comments on planning condition 12a and 13, the private and adoptable drainage layouts has been attached, location of channel drains and gullies on private driveways	Wilson/Den Ltd.		
G	20.11.24	Footpath layout updated as clouded	KG	JC	TRS
F	15.08.24	SSL's removed from plans.	JC	JC	TRS
E	13.08.24	Additional filter drains added to back gardens as request by client.	JC	LD	TRS
D	07.12.23	Status updated to 'For Construction'.	JC	LD	TRS
C	14.08.23	Revisions as clouded. Key amended.	MLM	NW	TRS

Client:-

BARRATT HOMES

Site:-
**Tye Lane,
Walberton
West Sussex**

Drawing Title:-
**EXTERNAL
LEVELS LAYOUT**

SHEET 5 OF 9

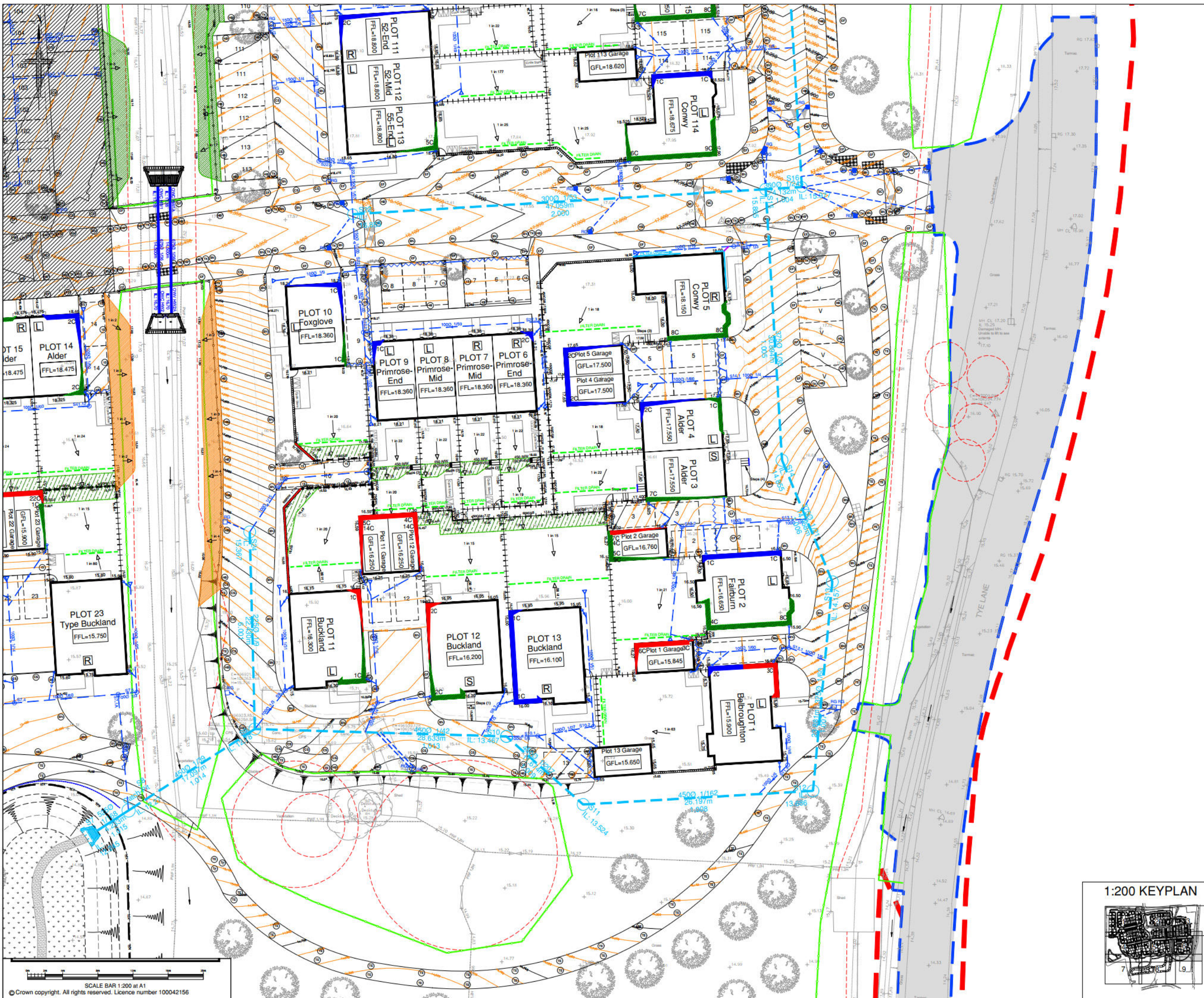
Date: April 2023
Drawn: MLM
Checked: MW
Approved: LAD

Scale: 1:200 at A1

Drawing No. **BSO/E5004/505 H**

FOR CONSTRUCTION

RCP Rogers Cory Partnership
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 3. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specifications.
 4. Site layout shown in this drawing is based on Cartlon Design Partnership Site Layout Scheme 5, drawing number 2108/45/01/01/01, Revision 2, issued to RCP in .dwg format on 04/07/2023.
 5. Site Access and Section 278 Works as per Paul Basham Associates, .dwg file "041.5071 X-5278 ALPH_01THPRED_08.08.23 - CDPE.dwg", issued to RCP on 10/01/2023.
 6. Architectural blocks based on Cartlon Design Partnership Substructure Layouts, drawing numbers 2202/50/01 to 16, issued to RCP in .dwg format on 02/06/2023.
 7. Topographical Survey as per Premier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 09/03/2022. Additional topographical survey as per Shalke Site Survey, drawing number 367L01, issued to RCP in .dwg format on 24/06/2022.
 8. This drawing should be read in conjunction with other External Levels Layouts, Section 38 Highways Construction Details (BSOE5004/01 to 329), Private Highways Construction Details (BSOE5004/024 to 329), Highways Contours Layouts (BSOE5004/331 to 339), External Works Layouts (BSOE5004/351 to 359) and Domestic Drainage Layouts (BSOE5004/451 to 459).
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(Design by Structural Engineer) (Architect to provide detail for walling to
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1.1m High Timber Post & Rail Fencing
Road Protection Area
(Based on Revision 4 of Landscape Architecture, Tree Protection Drawing, drawing
number RCP 232 / 01, Revision 05 issued to RCP in .dwg format on 25/01/2023)
Tree Protection Fencing
(Based on Revision 4 of Landscape Architecture, Tree Protection Drawing, drawing
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Rev	Date	Details	By Chkd/APPD

Client:-

BARRATT HOMES

Site:-
**Tye Lane,
Walberton
West Sussex**

Drawing Title:-
**EXTERNAL
LEVELS LAYOUT**

SHEET 6 OF 9

Date: April 2023
Drawn: MLM
Checked: MW
Scales: 1:200 at A1
Approved: LAD

Drawing No. **BSO/E5004/506 H**

FOR CONSTRUCTION

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