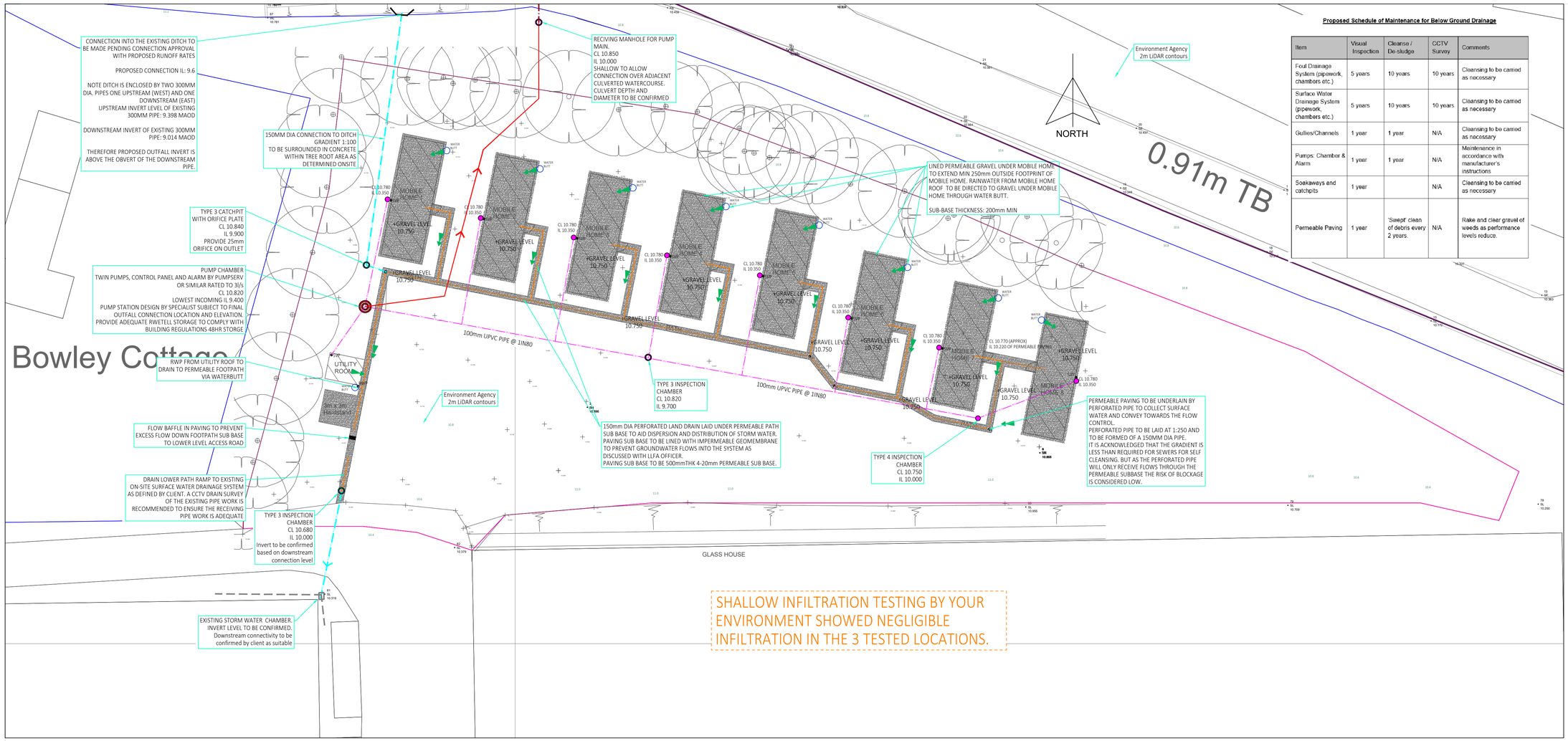


Proposed Schedule of Maintenance for Below Ground Drainage

Item	Visual Inspection	Cleanse / De-sludge	CCTV Survey	Comments
Foul Drainage System (pipework, chambers etc.)	5 years	10 years	10 years	Cleansing to be carried as necessary
Surface Water Drainage System (pipework, chambers etc.)	5 years	10 years	10 years	Cleansing to be carried as necessary
Gullies/Channels	1 year	1 year	N/A	Cleansing to be carried as necessary
Pumps: Chamber & Alarm	1 year	1 year	N/A	Maintenance in accordance with manufacturer's instructions
Soakaways and catchpits	1 year		N/A	Cleansing to be carried as necessary
Permeable Paving	1 year	'Swept' clean of debris every 2 years.	N/A	Rake and clear gravel of weeds as performance levels reduce.

SHALLOW INFILTRATION TESTING BY YOUR ENVIRONMENT SHOWED NEGLIGIBLE INFILTRATION IN THE 3 TESTED LOCATIONS.

SITE LAYOUT

(1:200)

1. GENERAL
a. THIS DRAWING IS NOT TO BE SCALED, WORK TO FIGURED DIMENSIONS ONLY, CONFIRMED ON SITE.
b. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS, DETAILED SPECIFICATIONS WHERE APPLICABLE AND ALL ASSOCIATED DRAWINGS IN THIS SERIES.
c. ANY DISCREPANCY ON THIS DRAWING IS TO BE REPORTED IMMEDIATELY TO THE PARTNERSHIP FOR CLARIFICATION.
d. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS AND FOR THE STABILITY OF THE WORKS IN PROGRESS.
e. CDM REGULATIONS 2015. ALL CURRENT DRAWINGS AND SPECIFICATIONS MUST BE READ IN CONJUNCTION WITH THE DESIGNER'S HAZARD RISK AND ENVIRONMENT ASSESSMENT RECORD. DESIGN HAS BEEN PRODUCED BASED ON INFORMATION PROVIDED BY THE CLIENT/PRINCIPLE DESIGNER AVAILABLE AT TIME OF ISSUE. CONTRACTOR TO REVIEW DRAWING AND SPECIFICATION IN CONTEXT WITH THE WIDER SITE AND SPECIFIC SITE INVESTIGATION, CONTAMINATION ASSESSMENT, ASBESTOS SURVEY, ENVIRONMENTAL SURVEY, UXO SURVEY AND ANY OTHER RELEVANT INFORMATION AND MANAGE RISKS RELATING TO THE WORKS OUTLINED IN THE DRAWINGS AND SPECIFICATION. PRINCIPLE CONTRACTOR TO MAKE DESIGNER AND CLIENT AWARE OF SITE SPECIFIC RISKS THAT MAY AFFECT THE DRAWING AND SPECIFICATION.
f. CDM REGULATIONS 2015. FOR GENERIC MAINTENANCE AND MANAGEMENT RISKS REFER TO CHAPTER 36 OF CIRIA 752 SUDS MANUAL. FOR PROPRIETARY SYSTEMS SEE MANUFACTURER'S MANAGEMENT AND MAINTENANCE DETAILS AND RISK ASSESSMENT WITH REGARDS TO MAINTENANCE OF PROPRIETARY SYSTEMS.

2. CONSTRUCTION NOTE
a. THE MAIN CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY WORKS, AND IS ALSO RESPONSIBLE FOR THE SAFE MAINTENANCE AND STABILITY OF EXISTING BUILDINGS AT ALL TIMES.
b. THE MAIN CONTRACTOR IS RESPONSIBLE FOR ALL OCCURRENCES OF GROUND WATER DURING THE CONSTRUCTION PERIOD.
c. 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 AND ATTENTION WHILST UNDERTAKING THE WORKS.
d. THE CONTRACTOR MUST COMPLY WITH ALL CURRENT LEGISLATION RELATING TO HEALTH & SAFETY.
e. ALL PRODUCTS SPECIFIED SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS. IF THERE ARE DISCREPANCIES BETWEEN THAT INFORMATION AND THE DETAILS ON ANY AMBIENTAL DRAWINGS, THE MANUFACTURERS INSTRUCTIONS MUST BE USED

3. BELOW GROUND DRAINAGE
a. PIPEWORK TO BE UPVC-U PIPES TO BS 4660 : 2000 AND INSPECTION CHAMBERS TO BS 7158 : 2001.
b. ALL ADOPTABLE DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH "SEWERS FOR ADOPTION' 7TH EDITION AND THE RELEVANT COUNCIL DESIGN GUIDE.
c. ALL PRIVATE SURFACE WATER SEWERS TO BE LAID AT 1 IN 100 UNLESS OTHERWISE STATED ON THE DRAWING.
d. ALL PRIVATE FOUL WATER SEWERS TO BE LAID AT 1 IN 40 AT THE HEAD OF PIPE RUNS AND 1 IN 80 ELSEWHERE UNLESS OTHERWISE STATED.
e. ALL PRIVATE FOUL SEWER PIPES TO BE 150MM DIAMETER UNLESS OTHERWISE STATED ON THE DRAWING. ALL PRIVATE SURFACE WATER SEWER PIPES TO BE 100MM DIAMETER FROM DOWNPIPES AND 150MM DIAMETER ELSEWHERE UNLESS OTHERWISE STATED ON THE DRAWING.
f. ALLOW FOR RODDING ACCESS ABOVE GROUND WHERE RAINWATER DOWNPIPES DO NOT HAVE A DIRECT CONNECTION TO AN INSPECTION CHAMBER. EXISTING SEWER PIPE TO BE RE-USED TO BE SURVEYED AND LEVELLED PRIOR TO COMMENCEMENT OF THE DRAINAGE WORKS AND REFURBISHED IF NECESSARY.
g. CONNECTIONS TO AN ADOPTED SEWER ONLY TO BE MADE FOLLOWING APPROVAL FROM THE RELEVANT ADOPTING AUTHORITY.
h. ALL DRAINS, SEWER PIPES AND MANHOLES TO BE CLEANED AND TESTED FOR WATER TIGHTNESS ON COMPLETION OF CONSTRUCTION.

4. MANHOLE COVERS AND FRAMES
a. MANHOLE COVERS TO BE CLASS D400 IN HIGHWAYS, CLASS B125 IN FOOTWAYS AND VERGES, CLASS A15 IN NON-TRAFFICKED AREAS.
b. MANHOLE COVER AND FRAME TO BE BEDDED AND SURROUNDED IN 1:3 MORTAR.

LEGEND

- PRIVATE SURFACE WATER DRAIN
- PERFORATED SURFACE WATER DRAIN
- PUMP CHAMBER
- TYPE 3 CATCH PIT
- TYPE 4 INSPECTION CHAMBER
- RODDING EYE
- RAIN WATER PIPE
- PERMEABLE PAVING
- OVERLAND FLOW
- PRIVATE FOUL WATER DRAIN
- EXISTING FOUL WATER DRAIN
- PUBLIC FOUL WATER SEWER
- TYPE 2 MANHOLE
- TYPE 3 INSPECTION CHAMBER
- TYPE 4 INSPECTION CHAMBER
- SOIL & VENT PIPE

Design philosophy:

The proposed design has been developed in line with the Ambiental drainage strategy submitted at planning Document Ref: 5877 SWDS. These drawings should be read in conjunction with this report. Subsequent amendments were done to the proposals following LLFA objection. See report 5877_DowsettMayhew_Lake Lane DOC_revision-A.

Shallow infiltration testing undertaken by Your Envionment June 2021 show negligible infiltration at a depth of 600mm.

Given the tested low infiltration for the storm runoff the paving is proposed to be used as a storage medium and lined with an impermeable geomembrane. Runoff is to be drained via a 25mm orifice flow control and discharged at a controlled rate into the ditch north of the site..

The existing greenhouse storm system drains runoff via gravity to the reservoir located at the eastern end of the clients land. this water is then re-used as irrigation water inside the greenhouses.

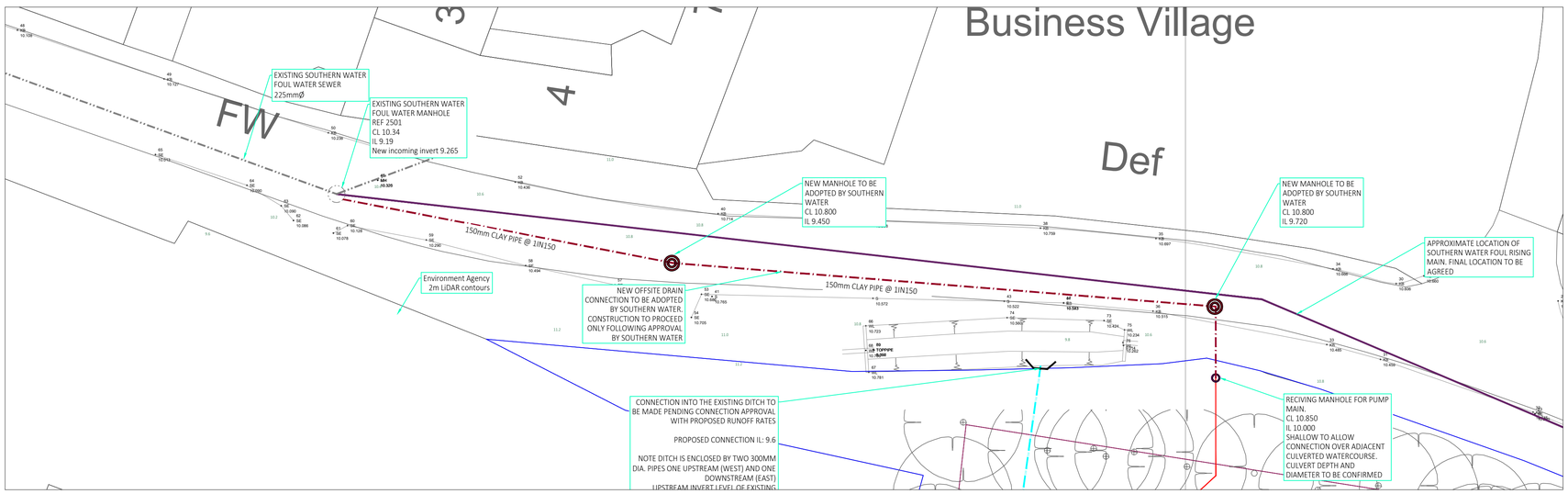
For foul water the client has opted for an offsite connection to the nearest Southern Water gravity manhole. EA 2m lIDAR levels have been used to show this connection is feasible.

Any offsite connection should be agreed with Southern Water prior to commencing construction.

A private, on site, foul pump station is needed to lift foul drainage from the units over the culverted watercourse on the north boundary. The pump station will need to provide adequate 48hr storage to comply with Building Regulations.

The proposed design can be seen to be in line with the strategy as outlined within Ambiental Report 5877 SWDS.

Maintenance of all on site drainage and SUDS features will be the landowners and operators of the greenhouse site - British Tomato Growers' Association



OFFSITE SEWER CONNECTION

(1:200)

REV	DATE	BY	CKD	APPD	DESCRIPTION
C	20.10.21	SB	...	...	Amended to suit LLFA comments
B	08.09.21	BB	...	...	Amended to show offsite gravity sw connection to ditch and lined permeable gravel
A	15.06.21	MN	...	...	Amended to show offsite connection and pumped storm water

PRELIMINARY DRAWING
FOR INFORMATION ONLY. NOT FOR CONSTRUCTION.

Client
The Green House Sussex Ltd

AMBIENTAL ENVIRONMENTAL ASSESSMENT
a company of Royal HaskoningDHV

Project
The Green House Sussex Ltd | Pollards House
Lake Lane | Barnham | PO22 0AD

Drawing
SEASONAL WORKERS ACCOMODATION
FOUL AND STORM DRAINAGE

Drawn by: MN
Date: MAY 21

Drawing No.
6215 - DR10

Revision
C

Drawing Scale: 1:200 @ A1
0 2m 4m 6m 8m 10m

Drawing No.: C:\Users\305231\Box\WAT-DW-AEA General\PROJECTS\5877_DowsettMayhew_Lake Lane\Plans\Ambiental\5877_Updated-to-watercourse.dwg

ARUN DISTRICT COUNCIL Y/139/21/DOC