

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing. Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

Legend

- Site Boundary
- Existing Ditch Riparian Rights Extents
- FFL 6.100 Finished floor level
- Surface water drainage
- Proposed road gully
- Proposed Modular Storage
- Detention Basin
- Trench Soakaway
- Enhanced Swale
- Proposed Permeable Paving
- Roadside Enhanced Swale 1 - modelled as a single entity (refer to calculations)
- Roadside Enhanced Swale 2 - modelled as a single entity (refer to calculations)
- Roadside Enhanced Swale 3 - modelled as a single entity (refer to calculations)
- Roadside Enhanced Swale 4 - modelled as a single entity (refer to calculations)
- Roadside Enhanced Swale 5 - modelled as a single entity (refer to calculations)
- 3.0m buffer zone to existing watercourse

NOTES:

- This drawing presents the proposed extents of the Riparian rights for the development with regards to the existing ditch along the western boundary of the site. The ditch runs adjacent to Drove Lane with some sections of the ditch's Riparian rights the responsibility of the owner of Drove Lane.
- See drawing RSK PLN_1_4101 & 4103 for typical SuDS details.
- See drawing RSK PLN_1_4100 for details of the exceedance routes.
- This strategy is a hybrid solution, utilising infiltration where possible, with high level overflows connecting the SuDS features, with connectivity to the existing ordinary watercourse on the north western corner of the site.
- The connection to the existing watercourse will be limited to QBAR. The whole site has been counted towards this calculation as all gardens and POS have positive drainage features within them.
- All drainage features have been located at or above the peak ground water level, monitored during the winter period, as far as is practicable.
- Permeable paving to be installed for all drives and private parking areas.
- All proposed structures to be located a minimum of 3.0m from the top of bank to existing watercourse.

NOTE:
ANY DRAINAGE CONVEYANCE FEATURES THAT ENCROACH IN TO THE PEAK GROUND WATER LEVEL SHALL BE SEALED TO PREVENT GROUNDWATER INGRESS.

NOTE:
LAND DRAINAGE TO BE PROVIDED IN REAR GARDENS AS ADDITIONAL MITIGATION AGAINST SHALLOW GROUNDWATER. EXTENTS TO BE CONFIRMED AT DETAILED DESIGN STAGE.

Rev.	Date	Amendment	Drawn	Chkd.	Appd.
B	07.03.2022	Updated to reflect Paul Carr comments following site visit on 02.03.22. Site to have full riparian rights on existing ditch.	AM		
A	11.02.2022	Preliminary Issue.	AM		

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Client
BARRATT BUILD around you
DAVID WILSON HOMES

Project Title
DROVE LANE, YAPTON

Status
PRELIMINARY
Drawing Title
EXISTING DITCH RIPARIAN RIGHTS PLAN

Drawn	Date	Checked	Date	Approved	Date
AM	09.02.2022				
Scale	1:500	Orig Size	A0	Dimensions	Metres

Project No.	133647	Drawing File	PLN_1_4088 - Existing Ditch Riparian Rights Plan.dwg
Drawing No.	PLN_1_4088	Rev.	B

