

FLOOD RISK ASSESSMENT

Unit A, Consort Way,
Burgess Hill, RH15 9TJ

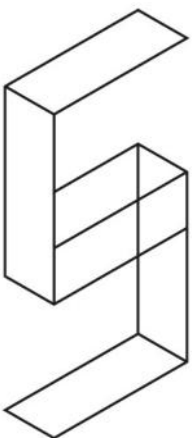
Project Ref: 24.064

Document Ref: FRA-R01

Prepared by: J Purdue

Date: Nov 2024

Client: Capital Hair & Beauty Ltd



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Document Issue Record

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Client: Capital Hair & Beauty Ltd
Project: Unit A, Consort Way, Burgess Hill, RH15 9TJ
Report Title: Flood Risk Assessment
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Revision	Revision 01	Revision 02	Revision 03	Revision 04	Revision 05
Issue / Status	Initial Issue				
Report Date	28/11/24				
Prepared By	J Purdue				
Signature					
Checked By	S Fairclough				
Signature					

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1.0 Introduction

General

- 1.1 This site-specific Flood Risk Assessment (FRA) has been prepared on behalf of Capital Hair & Beauty Ltd, by Civil Studio Limited, in support of a planning submission for the construction of a replacement building at Unit A, Consort Way, Burgess Hill.
- 1.2 This FRA has been prepared to identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account, as required by the National Planning Policy Framework (NPPF).

2.0 Existing Site

Site Location

- 2.1 The application site is located on Consort Way, Burgess Hill, West Sussex. The National Grid Reference for the centre of the site is TQ 30202 18742, shown below in **Figure 1**.



Figure 1 – Site Location Plan (Imagery ©2024 Google, Map data ©2024 Google)

Site Description

- 2.2 The planning application red line boundary is irregular in shape, approximately 0.29ha in area, and located within a commercial/industrial setting.
- 2.3 The site is immediately bordered to the north by Consort Way carriageway and grass verge, to the west by Jubilee Road carriageway and grass verge, and to the



east and south by a mixture of small to large commercial/industrial warehouses and offices, with associated hard paved car parking areas. The northern and western boundaries are defined by the public highway which forms the curve in the red line boundary, whilst the eastern and southern boundaries are defined by existing building footprints and fences.

- 2.4 There is a single shared existing vehicular access on the northern boundary onto Consort Way which provides 24/7 vehicular/pedestrian access. In addition, the grass verge forming the northern and western boundaries is easily traversable by foot and so provides an emergency pedestrian access from the site if the vehicular access is ever blocked.
- 2.5 The application site comprises a 100% hardstanding tarmac car park, and impermeable unmade surface where the original building footprint was located, prior to the fire in June 2023 which led to the building being demolished. The current site still benefits from existing drainage networks and car park kerbing.

Topographical Survey

- 2.6 A topographical survey has been undertaken by Landmark Surveys Wales dated October 2024, this shows a relatively flat site but with ground levels falling both north to south, and south to north, which results in a shallow valley feature bisecting the red line boundary within the tarmac car park. The site levels vary between 28.97m above ordnance datum (AOD) on the northern boundary near to the site access, and 28.66m AOD in the south-east corner, to a low point of 28.24m AOD within the central valley feature. See enclosed topographical survey.

Existing Drainage Infrastructure

- 2.7 Southern Water's (SW) asset maps show there are no public water or sewerage apparatus within the red line boundary.
- 2.8 There lies a 300mm diameter public surface sewer within Jubilee Road, that flows south to north and discharges into the Herrings Stream watercourse, which is located due to west of the site.
- 2.9 There lies a 150mm diameter public foul sewer within Jubilee Road, that runs parallel to the surface water sewer, whilst to the north lies a 450mm diameter public foul sewer that flows westwards, both foul sewers discharge into a combined sewer network.
- 2.10 SW's asset map and manhole records are enclosed.
- 2.11 West Sussex Flood Risk Management Team have provided an extract of the Mid Sussex District Council (MSDC) drainage records, which identifies a twin piped culvert, each 1.5m diameter, crossing the site from east to west. This twin culvert forms part of the Herrings Stream watercourse which transforms to an open channel 20m due west of the site. See the enclosed MSDC drainage extract.
- 2.12 An existing drainage and CCTV survey has been undertaken by Cadmap Ltd dated November 2024, this shows the red line boundary is served by a dedicated private



foul water and surface water drainage network. It is envisaged all foul and surface water flows previously discharged at an unrestricted rate to these private drainage networks, which discharge offsite to the public sewerage network, and to the culverted Herrings Stream watercourse.

- 2.13 Cadmap Ltd CCTV Survey Layout records are enclosed.

Existing Hydrology & Geology

- 2.14 The site lies within the natural drainage catchment of the Herrings Stream Watercourse, which continues flowing in a north west direction as an open channel. The culverted section is comprised of twin 1500mm diameter pipes and designated an 'Ordinary Watercourse' under the authority of West Sussex Flood Risk Management Team, whilst the open channel section is designated a 'Main River' and therefore under the jurisdiction of the Environment Agency (EA).
- 2.15 There are no ditches or other 'Ordinary' watercourses within the site boundary.
- 2.16 No onsite intrusive ground investigation works have been undertaken, however, the BGS Geology Viewer records the bedrock geology as the 'Weald Clay Formation – Mudstone'. The site is also located close to superficial clay, silt and gravel deposits attributed to the Herrings Stream watercourse.

3.0 Existing Flood Risks

Risk of Flooding from Rivers & Sea

- 3.1 An extract of the Environment Agency's (EA's) 'Flood Map for Planning' covering the site and the surrounding area has been reproduced below as **Figure 2**. This mapping shows the site, red boundary, is wholly within Flood Zone 1 'Low Risk'. Beyond the site boundary, to the west lies a strip of Flood Zone 3 'High Risk', which is associated with the Herrings Stream. The site itself is therefore free from river and sea flooding for up to a 1 in 1000 (0.1%) probability storm event each year.



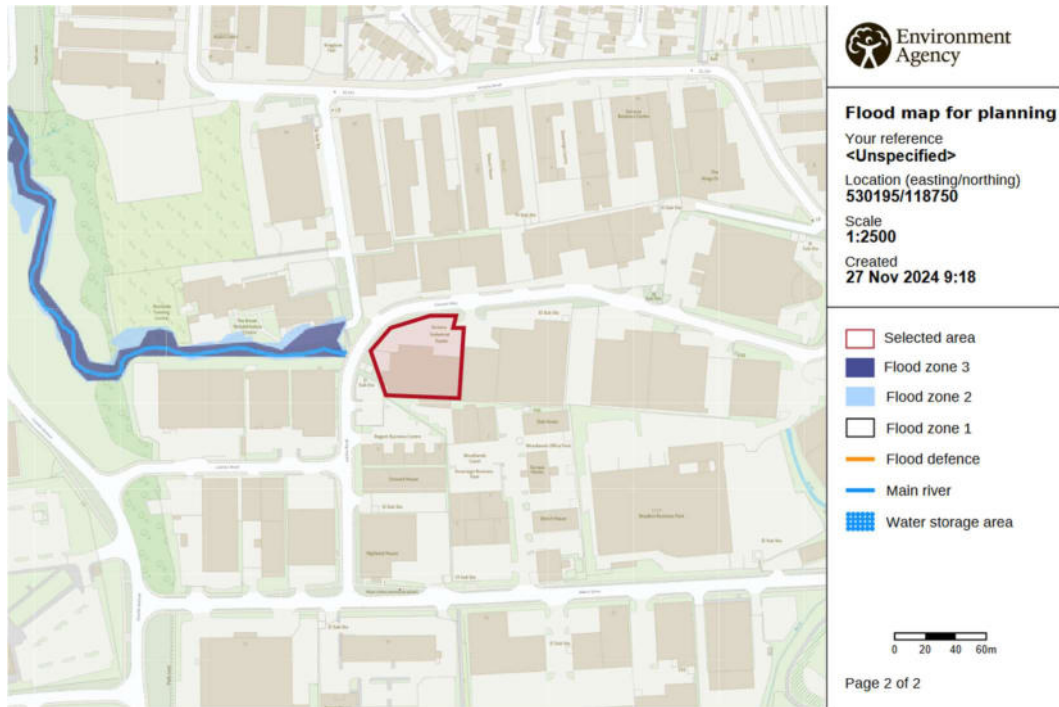


Figure 2 – EA Flood Map for Planning

- 3.2 The above EA 'Flood Map for Planning' extents does not consider existing flood defences.
- 3.3 The GOV.UK, 'Flood risk from rivers & sea: Extent of flooding' mapping does consider flood defences, there are no defences in the area that change the flood extents and so the EA Flood Map above remains current.

Risk of Flooding from Surface Water

- 3.4 An extract of the GOV.UK, 'Flood risk from surface water: Extent of flooding' mapping has been reproduced below as **Figure 3**. This mapping shows the tarmac car park area in the northern half of the site lies within a 'High Risk' area, and therefore has more than a 1 in 30 (3.3%) probability of flooding from surface water each year. In contrast, the existing building footprint in the southern half of the site lies within a 'Low Risk' area, and therefore has between a 1 in 1000 (0.1%) and 1 in 100 (1%) probability of flooding from surface water each year.
- 3.5 The GOV.UK, 'Flood risk from surface water: Depth of flooding' mapping shows the expected flood depth within the tarmac car park is between 300mm and 900mm. This results in a maximum flood level of between 28.6m AOD and 29.2m AOD, based on an average car park level of 28.3m AOD.



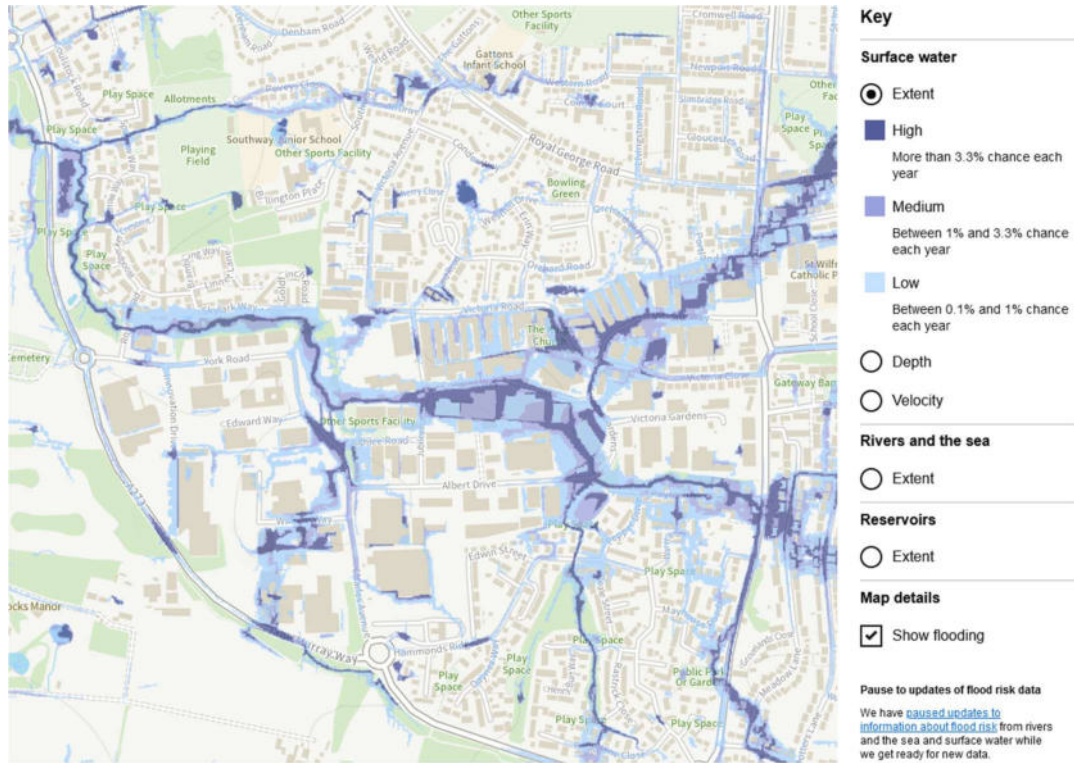


Figure 3 – GOV.UK Flood Risk from Surface Water Map

- 3.6 Section 6.47 of the Mid Sussex District Council Level 1 Strategic Flood Risk Assessment (SFRA) states, *'The risk of surface water flooding in the district is generally concentrated around the urban areas. The highest risk areas are located within Haywards Heath, Burgess Hill, East Grinstead and Hassocks. Haywards Heath has been identified to be the area at highest risk within the District'*. There is therefore a risk of surface water flooding affecting the site proposals.

Risk of Flooding from Overland Runoff

- 3.7 There are no known instances of overland runoff posing a flood risk to the building footprint of the site, some overland flows from upstream will be contained and conveyed within the carriageway and kerbing of Consort Way. Excess overland runoff will flow through the site from the east and exit in the west, following the valley feature through the site. The risk of overland runoff to the building footprint is deemed low.

Risk of Flooding from Groundwater

- 3.8 Section 6.66 of the Level 1 SFRA states, *'The settlements of Burgess Hill, Haywards Heath, Hurstpierpoint, Albourne and Sayers Common, as well as countryside areas to the west are considered to be in an area of low potential for groundwater flooding'*. The risk of groundwater flooding is therefore deemed low.

Risk of Flooding from Existing Drainage

- 3.9 There are no known instances of existing drainage flooding posing a flood risk to the building footprint, but some flooding of the tarmac car park has previously



occurred due to blockages in the downstream surface water pipework or Herrings Stream culverts.

Risk of Flooding from Reservoirs

- 3.10 The GOV.UK, 'Flood risk from reservoirs: Extent of flooding' mapping shows the site is not at risk from reservoir flooding.

Risk of Flooding from Other Sources

- 3.11 There are no other known sources of flooding that pose a risk to the site.

Risk of Flooding from Critical Drainage Area (CDA)

- 3.12 A Critical Drainage Area (CDA) is an area that has critical drainage problems, and which has been notified to the local planning authority as such, by the Environment Agency, in line with the National Planning Policy Framework (NPPF). In these locations, there is a need for surface water to be managed to a higher standard than normal to ensure any new development will contribute to a reduction in flooding risks, in line with NPPF. These higher standards are determined by the Environment Agency.
- 3.13 The site is not located within any CDA and so no higher standard of surface water management is required.

4.0 Proposed Development

Proposals

- 4.1 The proposed scheme consists of a replacement building at Unit A, Consort Way, Burgess Hill. The replacement building footprint will mimic the existing building footprint that was demolished due to fire damage. The proposed building will be subdivided into three self-contained, two-storey, commercial/industrial units with dedicated parking spaces and shared use of the existing vehicle access which will be retained.
- 4.2 The proposed development will neither increase nor decrease the amount of impermeable areas, as the existing and proposed site proposals comprise 100% impermeable areas. See enclosed Existing & Proposed Impermeable Areas Plans.

Vulnerability

- 4.3 Table 3, within the NPPG, stipulates all developments should be located within their corresponding flood risk vulnerability classification. The proposed commercial/industrial development is classed as "Less Vulnerable" in a site wholly within Flood Zone 1 and therefore 'Development is appropriate'. Reproduced below as **Figure 4**.



Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Figure 4 – Flood Risk Vulnerability & Flood Zone ‘Compatibility’

Sequential & Exception Test

- 4.4 As the scheme is already located in Flood Zone 1, and classed as ‘Development is appropriate’, no sequential test is needed. An exception test is however needed due to the varying surface water flood risk that is present within the site boundary, which will require flood resistant and resilience construction methods.

Development Lifespan & Climate Change

- 4.5 The NPPF requires that the impact of climate change on a development be considered. The NPPG states that “*making an allowance for climate change in your flood risk assessment will help to minimise vulnerability and provide resilience to flooding and coastal change in the future*”.
- 4.6 It is expected the development lifespan is 75 years which is appropriate for non-residential properties, as recommended by the NPPG ‘Flood Risk & Coastal Change Guidance’.
- 4.7 The EA peak rainfall allowances map shows anticipated changes in extreme rainfall intensity in small and urban catchments across England. The site lies within the ‘Adur & Ouse Management Catchment’ and the development lifespan of 75 years requires the ‘Central allowance’ to be applied which expects peak rainfall to increase by **25%** during the next 100 years.

Design Flood Level & Safe Access/Egress

- 4.8 The ‘Design Flood Level’ is a flood event of a given annual flood probability, which is generally taken as:
- fluvial (river) flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year), or;



- tidal flooding with a 0.5% annual probability (a 1 in 200 chance each year), against which the suitability of a proposed development is assessed and mitigation measures, if any, are designed.

- 4.9 As stated above, the application site is free from river and tidal flooding but susceptible to surface water flooding, and so the 'Design Flood Level' will be based on the expected surface water flood depths.
- 4.10 The Finished Floor Level (FFL) of the original building, prior to being demolished, will be mimicked with the proposed building.
- 4.11 As the tarmac car park will be subject to fluvial flood risk over the design lifetime, this will also affect the northern building face only. A waterproof treatment will be applied to the building construction for the first 300mm above proposed FFL, temporary flood boards/gates on all northern accesses, and all electrical/gas fittings on the northern face to be raised 600mm above the proposed FFL.
- 4.12 Consort Way, which is the sole offsite access road away from the site is mostly situated within a 'Low Risk' area for surface water flooding, and so no hinderance to 24/7 safe access/egress. The only hinderance is the onsite 'High Risk' area of surface water flooding attributed with the valley feature within the tarmac car park.

5.0 Proposed Drainage Strategy

Drainage Strategy Requirements

- 5.1 Wherever practicable, the drainage strategy for this development should seek to intercept and attenuate runoff through the implementation of sustainable drainage techniques, designed to utilise infiltration as the primary form of surface water disposal, in line with the Building Regulations drainage hierarchy.

Drainage SuDS Hierarchy Review

- 5.2 In order to manage the developed peak flow from the development, the SuDS drainage hierarchy of solutions has been considered and reviewed below in accordance with NPPG Flood Risk & Coastal Change paragraph 80.
- *Into the ground (infiltration)* – infiltration testing has not been undertaken, however is very unlikely to be conducive to the use of infiltration SuDS techniques due to the impermeable 'Weald Clay Formation' and likelihood of superficial clay deposits.
 - *To a surface water body* – the application site benefits from an existing piped surface water connection to the culverted Herrings Stream at an unrestricted rate, this arrangement will be retained and utilised to serve the site proposals.
 - *To a surface water sewer, highway drain, or another drainage system* – there is no need to discharge surface water runoff to the nearby public surface water sewer in Jubilee Road as a surface water outfall solution higher up the drainage hierarchy is feasible.



- *To a combined sewer* – there is no need to discharge surface water runoff to the nearby public combined sewer as a surface water outfall solution higher up the drainage hierarchy is feasible.

Existing Surface Water Runoff

- 5.3 The existing drainage regime represents a typical brownfield site, all surface water runoff from roof and external parking areas are collected and conveyed via underground pipework to a surface water outfall, at an unrestricted rate.

Proposed Surface Water Strategy

- 5.4 The existing surface water regime will be retained and utilised, all surface water runoff from roof and external parking areas will be collected and conveyed via underground pipework to the existing surface water outfall to the Herrings Stream, at an unrestricted rate.
- 5.5 As the site proposals will not increase the impermeable areas over the existing impermeable areas, there will be no increase in offsite surface water flows and therefore no detriment to downstream properties. See enclosed Proposed Drainage Strategy.

Soakaway/Attenuation Storage Volumes

- 5.6 Soakaway and attenuation volumes are not required as the site will retain and utilise the existing unrestricted discharge to the Herrings Stream culverted watercourse.

Exceedance Flow Routes

- 5.7 The proposed development will not modify the existing ground profile and so the existing flood exceedance flow routes will remain current.
- 5.8 During exceedance events, surface water runoff from the roof and external hard standing areas will gravitate towards the front tarmac car park, and pond within the existing valley feature before flowing offsite to the west to Jubilee Road. See enclosed Overland Flood Exceedance Plan.

Existing Foul Water Discharge

- 5.9 Prior to the existing building being demolished, the existing application site produced domestic type foul flows only, no trade effluent flows.

Proposed Foul Water Strategy

- 5.10 The proposed application site will produce domestic type foul flows only, from WC's, wash basins, and kitchen sinks. See enclosed Proposed Drainage Strategy.

System Operation & Maintenance

- 5.11 All onsite surface and foul water drainage works will remain privately owned and maintained by the property owners.



6.0 Conclusions & Recommendations

Conclusions

- 6.1 This FRA has been assessed in line with the NPPF. It is concluded that the development can be undertaken in a sustainable manner with no risk to nearby settlements.
- 6.2 This FRA does not attempt to present a final design of the surface water drainage system, nor the most value engineered design. This will be left until the detailed design stage when further work can be undertaken, and all other types of systems can be evaluated. This evaluation will also need to include other assessments, including health and safety, CDM etc.

Recommendations

- 6.3 The site proposals comprise a replacement building within the same footprint and FFL as the existing building, and so neither an increase nor decrease in flood risk. The proposed building footprint will be safe from all forms of flooding for the entirety of the development lifespan, whilst the front tarmac car park will be subject to surface water flooding only. The proposals will not increase the flood risk to downstream properties and the proposed drainage strategy will accord with the NPPF drainage hierarchy. It is recommended that the Lead Local Flood Authority advise the local planning authority that they have no objections to the proposed development.



Topographical Survey

Station Coordinate List

Station	Easting	Northing	Level
15TN	530214.057	118752.016	28.706
25TN	530222.488	118772.521	28.856
35TN	530239.014	118790.395	29.585

Drawing Key

Bin	Bottom of Bank	Bin	Bottom of Kerb	Benchmark	Building Line	Boundary	Edge of Path/ Back of Pavement Centre Line of Road	Telephone Call Box Canopy Line	Change of Surface	Door	Overhead Electric Cable	Fence	Gabian Wall	Gate	Gutter / Drain Hedge / Vegetation	Metal Railings	Open Sided Building Quarry Face	Retaining Wall	French Drain	Sign	Step	Style	Top of Bank	Top of Kerb	Watercourse Bottom	Watercourse Top	White Line	Wall	Air Valve	British Telecom Cover	Cable TV Cover	Fire Hydrant	Gas Valve	Inspection Cover	Junction Box	Kerb Outlet	Gully	Inspection Cover (Triangle)
BH	Bottom of Bank	BH	Bottom of Kerb	BM	Building Line	Boundary	Edge of Path/ Back of Pavement Centre Line of Road	Telephone Call Box Canopy Line	Change of Surface	Door	Overhead Electric Cable	Fence	Gabian Wall	Gate	Gutter / Drain Hedge / Vegetation	Metal Railings	Open Sided Building Quarry Face	Retaining Wall	French Drain	Sign	Step	Style	Top of Bank	Top of Kerb	Watercourse Bottom	Watercourse Top	White Line	Wall	Air Valve	British Telecom Cover	Cable TV Cover	Fire Hydrant	Gas Valve	Inspection Cover	Junction Box	Kerb Outlet	Gully	Inspection Cover (Triangle)

REVISIONS/UPDATES & ASSOCIATED DETAILS		
Dwg No	Details	By Date
-	-	-



THE SURVEY PEOPLE

~ www.lmswalesltd.co.uk ~ enquiries@lmswales.co.uk ~ Tel: 01554 821590

JOB TITLE

UNIT A, CONSORT WAY, BURGESS
HILL

SHEET SIZE & SCALE A2 @ 1:200	DATE SURVEYED 03/10/2024
DRAWING NUMBER 7144	DRAWN BY DC

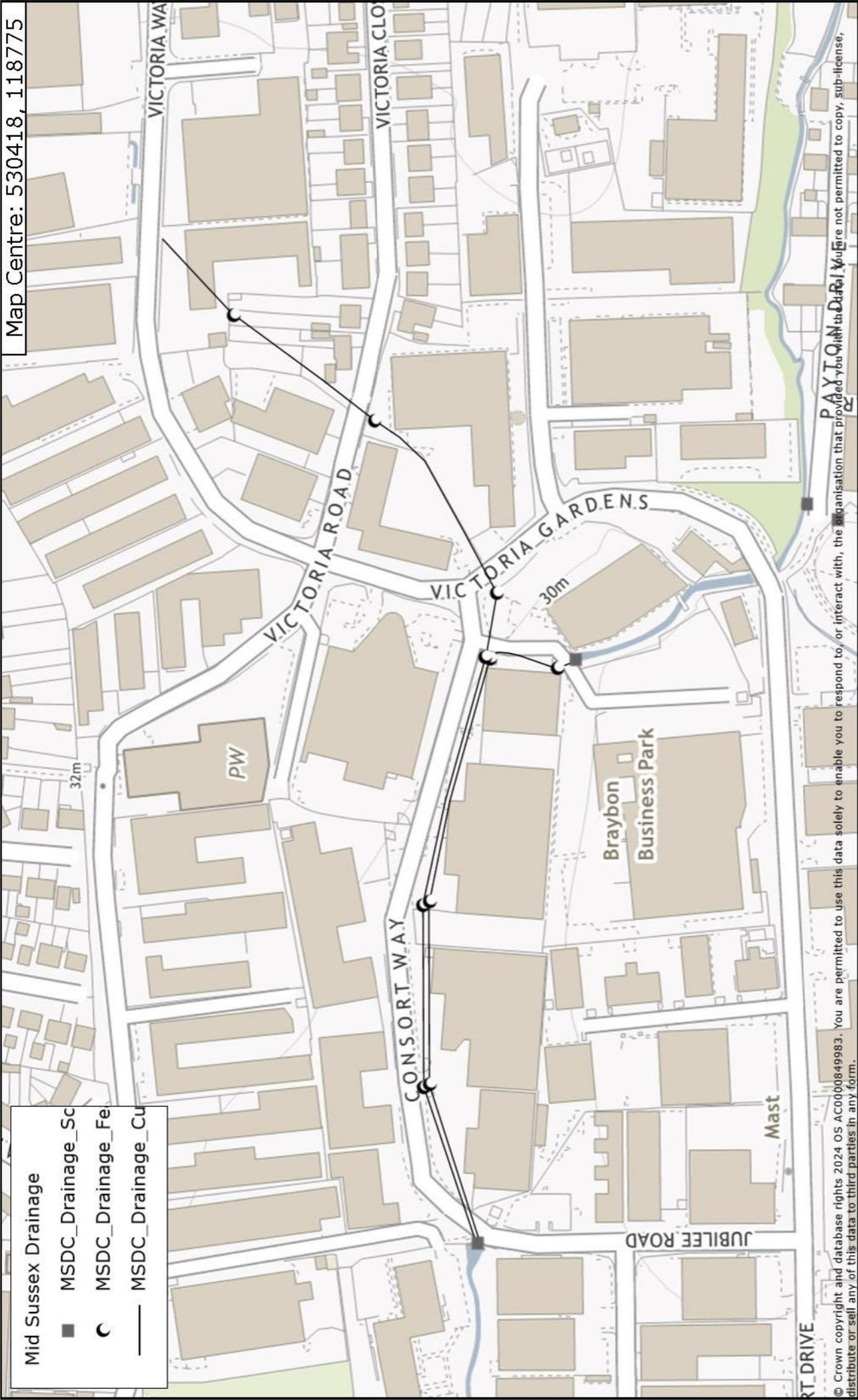
PQS Property Consulting Ltd

Mid Sussex Drainage

MSDC_Drainage_Sc

MSDC_Drainage_Fe

MSDC_Drainage_Cu



IMPORTANT NOTES

All underground details shown have been identified from a non-invasive survey.

Any areas on the drawing where services or features have not been shown are not necessarily clear of services or features but are an indication that no items have been identified during our investigations.

Cadmap Underground Utility Surveying Ltd have used all reasonable care to research available service records but the completeness or use of the service records supplied to or by Cadmap Underground Utility Surveying Ltd cannot be guaranteed. Therefore Cadmap Underground Utility Surveying Ltd cannot be held responsible for any features annotated as 'Statutory Records'.

All utility / service depths are in meters and are taken to the top of utility / service unless otherwise stated.

Drainage pipe sizes will be obtained without entering the chamber and therefore should be treated as approximate on deep chambers. All pipe/pipe sizes are in mm unless otherwise stated. All pipe sizes are 1000 unless stated otherwise.

Underground services shown on this drawing are illustrated by a single service line.

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All critical dimensions and measurements should be checked and verified with any errors or discrepancies notified to Cadmap Underground Utility Surveying Ltd immediately. The accuracy of the digital data is the same as the plotting scale applies. All dimensions are in metres unless otherwise stated.

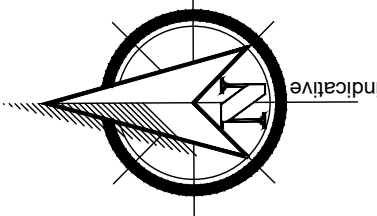
The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work.

Do not scale from this drawing.

LINE-TYPE KEY

[illegible]

— SURVEY SUPPLIED BY OTHERS



Grid: By Others

Levelling:

Drawing Title:

CCTV Survey Layout

Site Address:

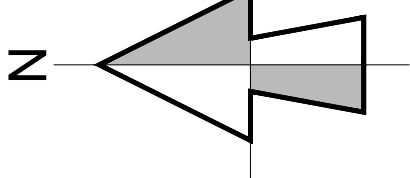
- Victoria Business Park, Consort Way, Burgess Hill, RH15 9TJ

Client:

PGQ Property Consulting Ltd

Surveyor	AP	Drawn By	CP	Verified By	SC	Date	14.11.24
CN CN:	CMU/24857	Rev:					
Scale:	1:200m @ A1	Date:	November 2024				
			Cadmap Ltd 60 Grosvenor Park Crayke Sunny Gate RTG E: info@cadmap.co.uk W: www.cadmap.co.uk				





118800N
530250E

530225E

530200E

530175E

EXISTING IMPERMEABLE AREAS:
Private Yard/Hardstanding Areas
Total Area = 2,789m²
Site Boundary
Total Site Area = 3,003m² (0.300ha)
Total Impsmeable Area = 2,789m² (0.279ha)

CONSORT WAY

118775N

118750N

118725N

530250E
118700N

530225E

530200E

530175E

530150E
118700N

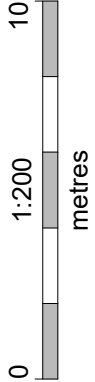
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118750N

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General Notes:
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2. This drawing should not be scaled; refer to figured dimensions only.
3. Any drawing or design discrepancies identified should be reported to Civil Studio immediately.
4. This drawing is to be read in conjunction with all architectural and / or other relevant drawings and details.
5. The Contractor is required to verify the location and depth of all Statutory Undertakers' Apparatus prior to commencement of work and to take any precautions necessary when working in the vicinity of apparatus.
6. In the event of any contradiction between this drawing and the specification, the Contractor shall seek clarification from Civil Studio before proceeding.



A	Initial Planning Issue	28.11.24
REV:	DESCRIPTION:	DATE:

STATUS:	PLANNING
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CIVIL.
STUDIO

INFO@CIVIL.STUDIO PHONE 01932 984 100 WWW.CIVIL.STUDIO

CLIENT:

CAPITAL HAIR &
BEAUTY LTD

SITE:

UNIT A, CONSORT WAY,
BURGESS HILL, RH15 9TJ

TITLE:

EXISTING IMPERMEABLE
AREAS PLAN

SCALE AT A1: 1:200	DATE: Nov 2024	DRAWN: JT	CHECKED: JP
PROJECT NO: 24.064	DRAWING NO: 01.00	REVISION: A	

PROPOSED IMPERMEABLE AREAS:

- Building Foot Areas

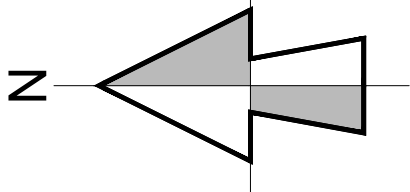
Total Area = 1,408m²
- Private Yard/Hardstanding Areas

Total Area = 1,372m²
- Site Boundary

Total Site Area = 3,004m² (0.300ha)
- Total Impermeable Area = 2,780m² (0.278ha)

0120010metres

General Notes:
1. All dimensions and details are to be checked prior to the commencement of any work or preparation of other drawings.
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CONSORT WAY

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A	Initial Planning Issue	28.11.24
REV:	DESCRIPTION:	DATE:

STATUS: PLANNING

CIVILSTUDIO

INFO@CIVILSTUDIO PHONE 01932 984 100 WWW.CIVILSTUDIO

CLIENT:
**CAPITAL HAIR &
BEAUTY LTD**

SITE:
**UNIT A, CONSORT WAY,
BURGESS HILL, RH15 9TJ**

TITLE:
**PROPOSED IMPERMEABLE
AREAS PLAN**

SCALE AT A1: 1:200	DATE: Nov 2024	DRAWN: JT	CHECKED: JP
PROJECT NO: 24.064	DRAWING NO: 09.00	REVISION: A	

Drainage Key:

- FOUL WATER DRAINAGE:

 - Proposed Private Foul Water Connection (SVP, AAV, BIG etc.)
 - Proposed Private Foul Water Access Chamber
 - Proposed Private Foul Water Drain/Sewer

SURFACE WATER DRAINAGE:

 - Proposed Private Surface Water Rain Water Pipe
 - Proposed Private Surface Water Channel Linear (i.e ACO)
 - Proposed Private Surface Water Access Chamber
 - Proposed Private Surface Water Rodding Eye
 - Proposed Private Surface Water Drain/Sewer

EXISTING DRAINAGE:

 - Existing Surface Water Sewer/Drain
 - Existing Foul Water Sewer/Drain
 - Existing Culverted Watercourse
 - Existing Sewer/Drain to be abandoned

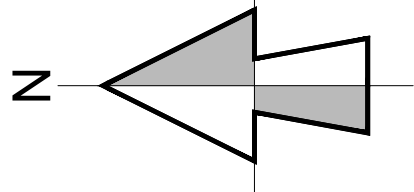
PROPOSED IMPERMEABLE AREAS SERVED BY THE EXISTING NETWORK MIMIC THE EXISTING IMPERMEABLE AREAS. THEREFORE AN UNRESTRICTED DISCHARGE VIA THE EXISTING NETWORK HAS BEEN ADOPTED MIMICKING THE EXISTING SITE. THIS POSES NO RISK TO DOWNSTREAM FLOODING. THE EXISTING NETWORK HAS SUFFICIENT CAPACITY.



POSITION OF EXISTING CULVERT BASED UPON MSDC MAPPING. TO BE SURVEYED PRIOR TO CONSTRUCTION.

PROPOSED SURFACE WATER FLOWS TO DISCHARGE INTO EXISTING NETWORK UNRESTRICTED.

FOR FULL EXISTING DRAINAGE SURVEY DETAILS, REFER TO CADMAP DWG CMU/24687



118800N

530225E

530200E

530175E

CONSORT WAY

INDIRECT FOUL CONNECTIONS TO BE MADE UNDER A S106 APPLICATION WITH SOUTHERN WATER.

EXISTING FOUL DRAIN TO BE DIVERTED AROUND PROPOSED BUILDING

REDUNDANT EXISTING DRAINAGE TO BE ABANDONED AND EITHER GROUTED OR REMOVED.

El Sub Sta

530150E

530175E

530200E

530225E

530250E

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:200	Nov 2024	JT	JP
PROJECT NO:	DRAWING NO:	REVISION:	
24.064	03.00		A

A	Initial Planning Issue	28.11.24
REV:	DESCRIPTION:	DATE:

STATUS: PLANNING

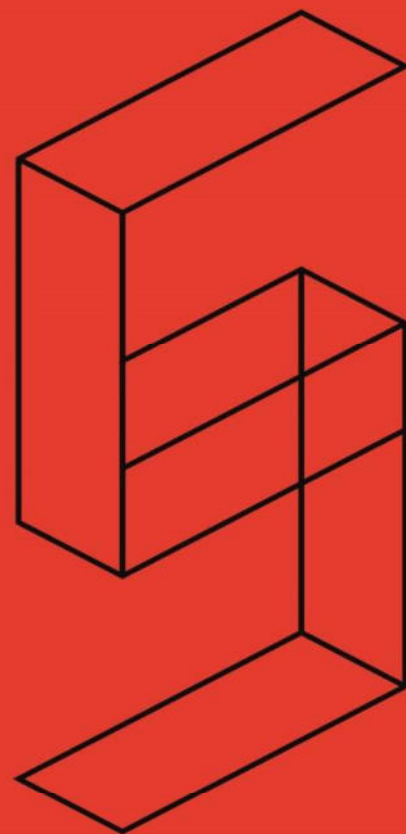
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CLIENT:
CAPITAL HAIR & BEAUTY LTD

SITE:
**UNIT A, CONSORT WAY,
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TITLE:
DRAINAGE STRATEGY PLAN



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