

CAPITAL WAREHOUSE

SL08556-HBPW-XX-XX-RP-C-0005 P01

STATEMENT ON CHANGES TO DRAINAGE STRATEGY

SL08556

June 2026

STATEMENT ON CHNAGES TO DRAINAGE STRATEGY

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1. INTRODUCTION

HBPW have been tasked with preparing a drainage design for a proposed new warehouse and surrounding yard located on Consort Way, Burgess Hill.

HBPW have carried out a detailed drainage design, with full calculations and drainage verification in report ref. SL08556-HBPW-XX-XX-RP-C-0004. In the design carried out by HBPW, there are some deviations from the original drainage plan submitted for planning. This report aims to justify the changes made to the drainage design.

2. DRAINAGE DESIGN STRATEGY ALTERATIONS

The following changes from the original design have been made:

- Position of the attenuation tank
- Use of a single attenuation tank instead of two.
- Position of drainage run in south-west corner

While several changes have been made, the drainage strategy is largely similar to the original proposed design. The discharge point will be to the same existing manhole located on the north-west corner of the site. Flow from the site into the manhole will still be restricted to 10l/s using a hydrobrake. The site still makes use of a rainwater harvesting tank.

The first change is the use of a single attenuation tank to the west of the site, rather than two tanks located to the west and north of the building. The decision to remove the northern tank was driven by the high volume of HGV traffic at the front of the building. From both a construction and long-term operational perspective, this location presented an increased risk of damage. The risk was therefore mitigated by relocating the tank away from this area.

The adoption of a single attenuation tank does provide a lesser net storage volume than the original two tanks. Report ref. SL08556-HBPW-XX-XX-RP-C-0004 details that the storage provided by a single tank is adequate for the site's drainage requirements.

The final change is the position of the drainage run in the south-west corner. Originally it passed around the outside edge of the building, though has been changed to pass underneath the south-west corner of the building. This change is minor and was done based on the information provided by the topo survey. The original drainage submission was based on the OS map, and so the drainage design was updated to suit the more accurate topo survey.