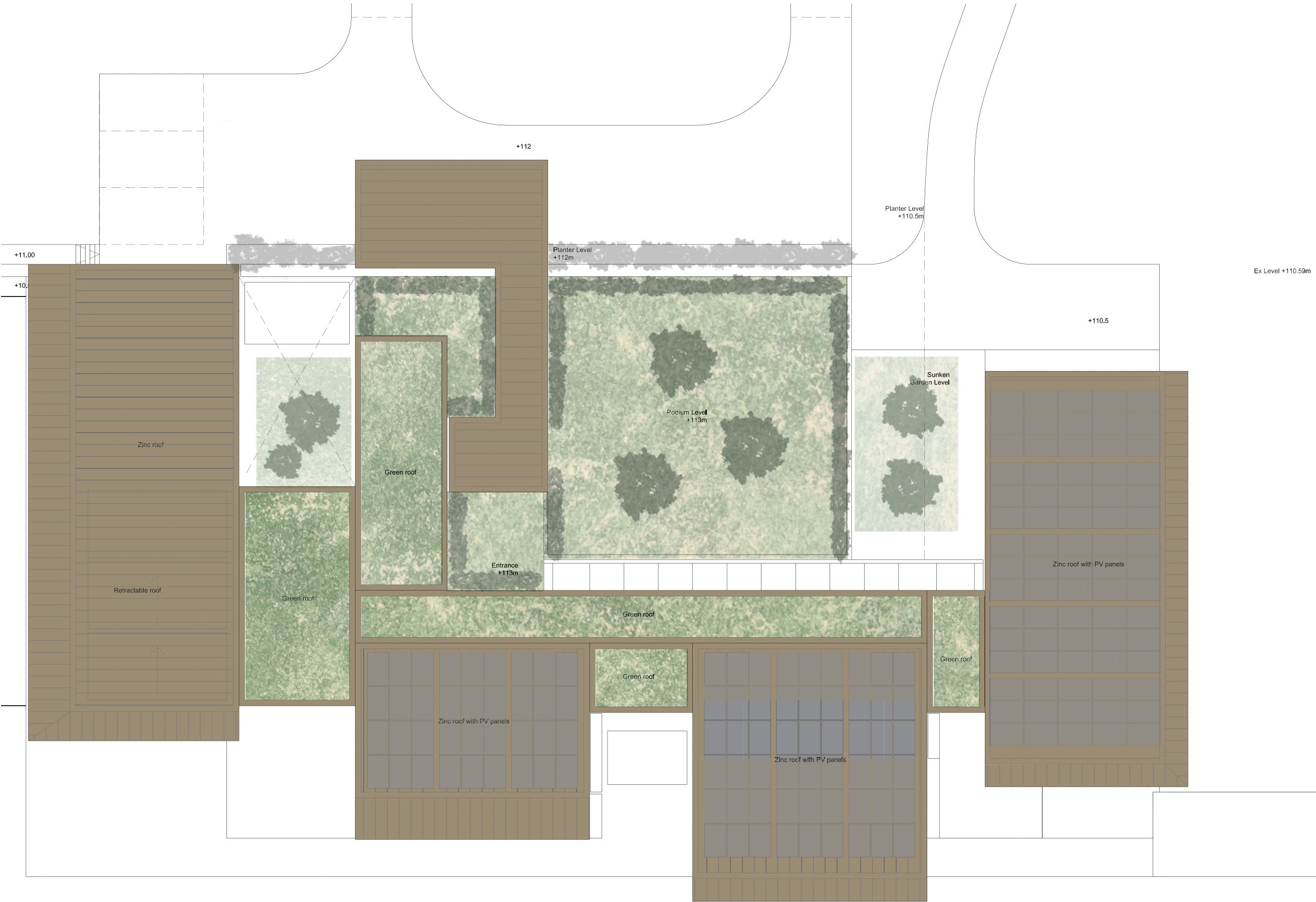
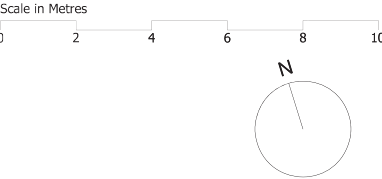


notes
These drawings are for information only and are not issued for construction



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project
Lydhurst Estate Dwelling

drawing title
Proposed Roof Plan

drawing number
215PA103

date
-

scale
1:100@A1 / 1:200@A3

purpose
ISSUED FOR PLANNING PURPOSES

revision
★

APPENDIX G –FLOOD & DRAINAGE CHECKLIST

Flood Risk and Drainage Information Check List – Application Stage

Table 1 - Application details

Application number	TBC
Site address	The Lydhurst Estate, Warninglid, West Sussex, RH17 5TG
Site co-ordinates	524622E, 125944N
Site area in hectares	1.71ha
Existing site usage	Private residential estate
Proposed development description	Replacement of existing dwelling with new residential dwelling house.
Block plan	215PA003 - Existing & Proposed Block Plan (MA+D)
Existing site plan	215PA002B - Existing Location Plan (MA+D)
Proposed development plan	215PA100 - Proposed Site Plan (MA+D)

Table 2 - Flood Risk

Flood zone(s)	Zone 1
Surface water flood risk(s)	None
Flood risk assessment provided	Yes / No

The Environment Agency and the Department for Environment, Food and Rural Affairs (DEFRA) states that a Flood Risk Assessment is required for all development:

- within flood zones 2, 3 or 3b
- within flood zone 1 with a site area of 1 hectare or more
- within areas with critical drainage problems
- within flood zone 1 where your LPA's SFRA shows it will be at risk of flooding from rivers or the sea in future
- that increases the vulnerability classification and is in flood zone 1 where your LPA's SFRA shows it is at risk from other sources of flooding

Mid Sussex District Council's Strategic Flood Risk Assessment (SFRA) utilises the latest flood maps from the Environment Agency to determine flood risk.

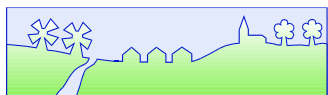
Surface Water Drainage

At application stage the applicant must show that surface water drainage can, in principle be achieved on the site. The minimum information required is shown in Table 3.

If an applicant wishes to avoid a drainage condition, then full detailed drainage design is required at application stage. Details of the information needed for a detailed drainage design are set out in the Discharge of Conditions checklist.

Table 3 - Surface water drainage - minimum information

Proposed means of drainage	Discharge to ground (infiltration) & to existing pond feature on site. Subject to drainage survey work and BRE365 infiltration testing.
----------------------------	---



Infiltration potential on site	Unknown at this stage. Existing surface water drainage is believed to discharge to ground. However, a full drainage survey and infiltration testing will be undertaken to inform the detailed design.
Drainage constraints plan <i>(showing any areas drainage cannot be located such as root protection zones, main sewer buffers etc)</i>	Refer to QED drawing 25-091-QED-XX-XX-DR-C-0500 which details a preliminary drainage scheme alongside existing/ proposed landscape details.
Acknowledgement of design criteria <i>(sized to cater for 1 in 100-year plus climate change storm, any off-site discharge restricted to the Greenfield QBar rate for all events up to and including the 1 in 100-year plus climate change storm)</i>	Proposed drainage system will be designed to cater for storm return periods up to and including the 100 year return period plus a 40% allowance for climate change. It is intended that surface water will discharge via infiltration to mimic the existing site regime. Should a connection to watercourse be required then discharge rates will be restricted to Qbar or a minimum of 2.0 l/s, whichever is greater.
Water Authority's agreement in principle to connect surface water to public sewer. <i>(if applicable)</i>	Not applicable. No sewerage infrastructure in the vicinity.
Drainage strategy plan	Refer to QED drawing 25-091-QED-XX-XX-DR-C-0500 This is high level at this stage and subject to a comprehensive drainage CCTV survey and infiltration testing.

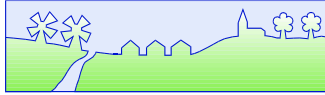
Foul Water Drainage

At application stage the applicant must show that foul water drainage can, in principle be achieved on the site.

If an applicant wishes to avoid a drainage condition, then full detailed drainage design is required at application stage. Details of the information needed for a detailed drainage design are set out in the Discharge of Conditions checklist.

Table 4 - Foul water drainage - minimum information

Proposed means of drainage	Foul water to be treated on site via a package treatment plant. Treated effluent to discharge to ground or watercourse as per the existing site regime. To be confirmed pending further survey work.
Public sewer records plan	Not applicable. No sewerage infrastructure in the vicinity.
Drainage constraints plan <i>(showing any areas drainage cannot be located such as root protection zones, main sewer buffers etc)</i>	Refer to QED drawing 25-091-QED-XX-XX-DR-C-0500 which details a preliminary drainage scheme alongside existing/ proposed landscape details.
Drainage strategy plan	Refer to QED drawing 25-091-QED-XX-XX-DR-C-0500 This is high level at this stage and subject to a comprehensive drainage CCTV survey and infiltration testing.



Outline on how non-mains drainage will meet Environment Agency's General Binding Rules for non-mains drainage. *(if applicable)*

Discharge from the new property to be less than 2m³ per day.

Discharge will be domestic in nature.

Discharge will be treated via a package treatment plant prior to discharge to ground/ watercourse.

Site is not located in groundwater source protection zone 1 (SPZ1).

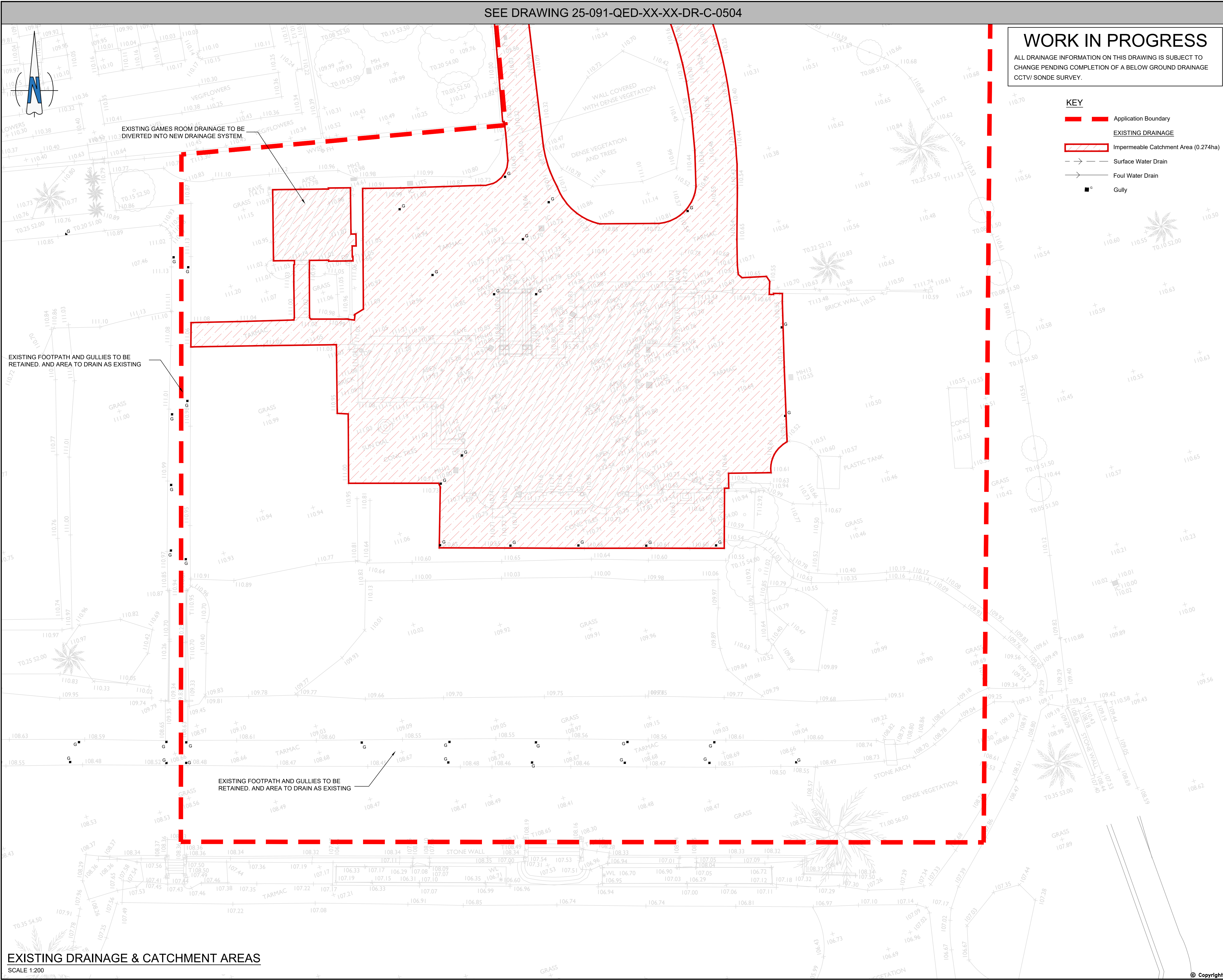
Package treatment system will meet the relevant current British standard (BS EN 12566).

Package treatment system will be designed/ specified for the appropriate population with an allowance for potential future growth (up to a maximum 2m³ per day).

Package treatment system will be regularly maintained over the course of its lifetime.



APPENDIX H – EXISTING & PROPOSED CATCHMENTS



WORK IN PROGRESS

ALL DRAINAGE INFORMATION ON THIS DRAWING IS SUBJECT TO CHANGE PENDING COMPLETION OF A BELOW GROUND DRAINAGE CCTV/ SONDE SURVEY.

KEY

- Application Boundary
- EXISTING DRAINAGE
- Impermeable Catchment Area (0.274ha)
- Surface Water Drain
- Foul Water Drain
- Gully

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PROJECT
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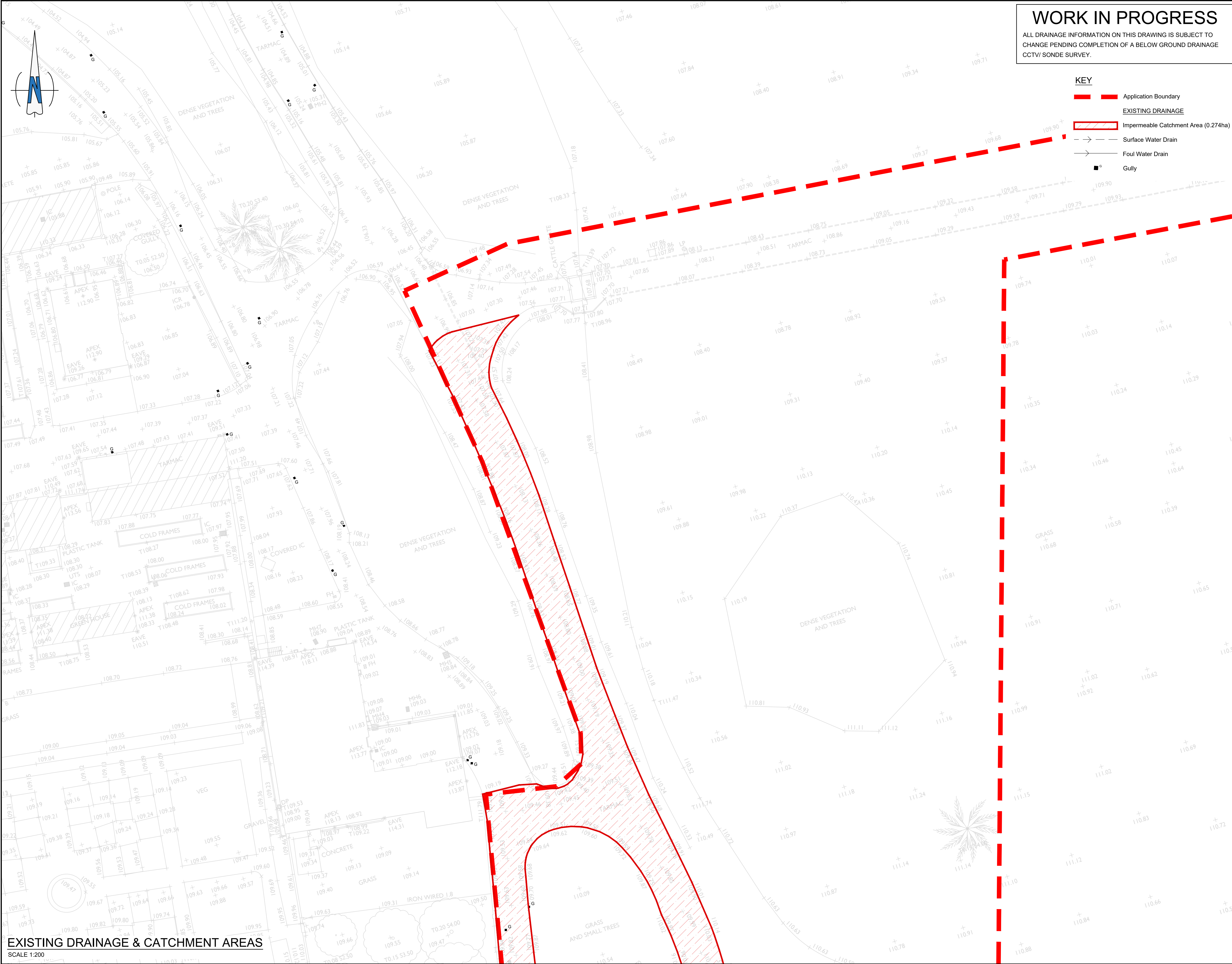
TITLE
Existing Drainage Layout
& Impermeable Catchment Areas
Sheet 1

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TITLE
Existing Drainage Layout
& Impermeable Catchment Areas
Sheet 2

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EXISTING DRAINAGE & CATCHMENT AREAS
SCALE 1:200

SEE DRAWING 25-091-QED-XX-XX-DR-C-0503

ALL DRAINAGE INFORMATION ON THIS DRAWING IS SUBJECT TO
CHANGE PENDING COMPLETION OF A BELOW GROUND DRAINAGE
CCTV/ SONDE SURVEY.

- Application Boundary (1.71ha)
- Impermeable Catchment Area (0.295ha)
- Building Outline (inc. Roof) (0.168ha)
- Green Roof/ Podium Garden (0.064ha)

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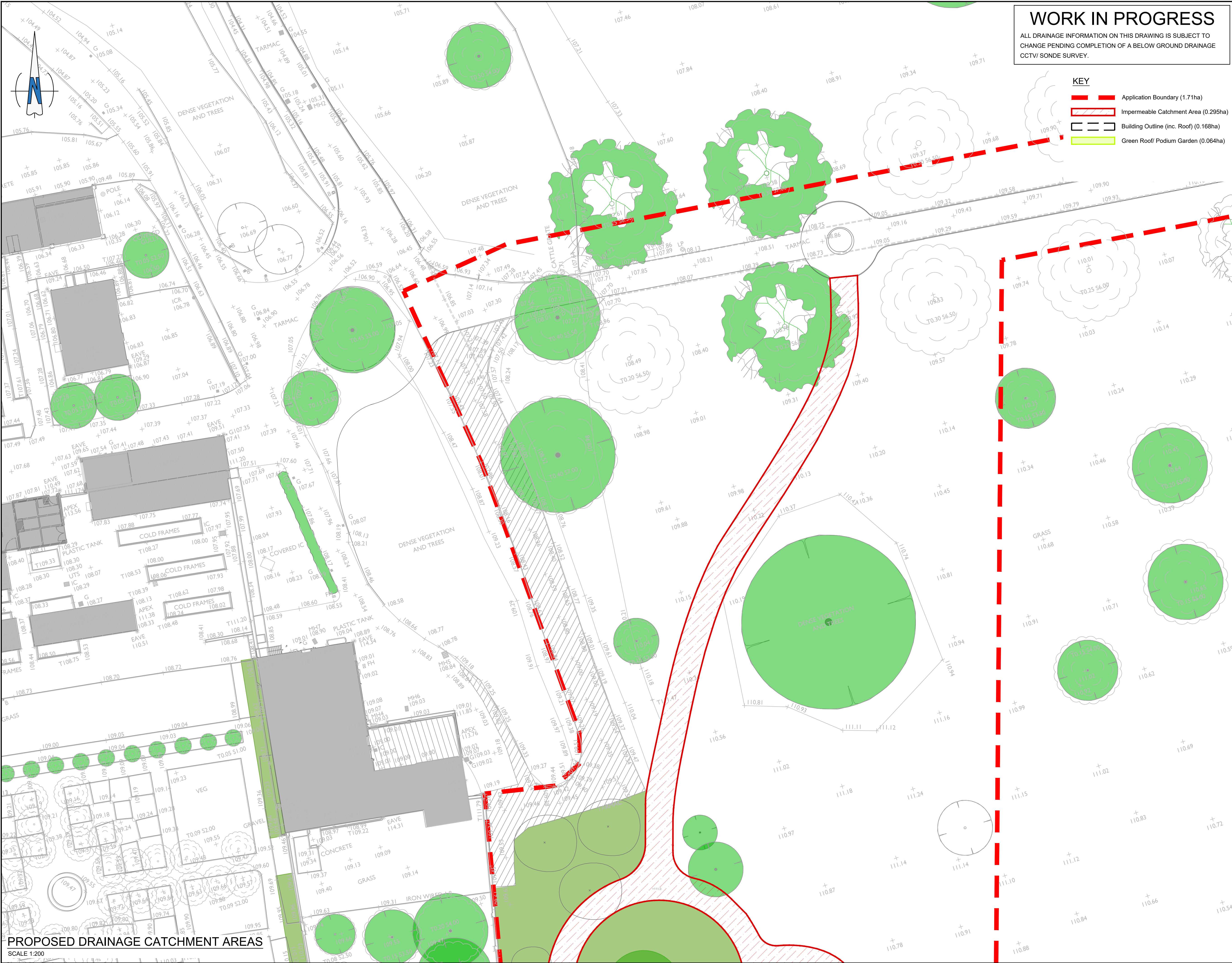
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TITLE
Proposed Drainage Catchment Areas
Sheet 1

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PROPOSED DRAINAGE CATCHMENT AREAS

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KEY

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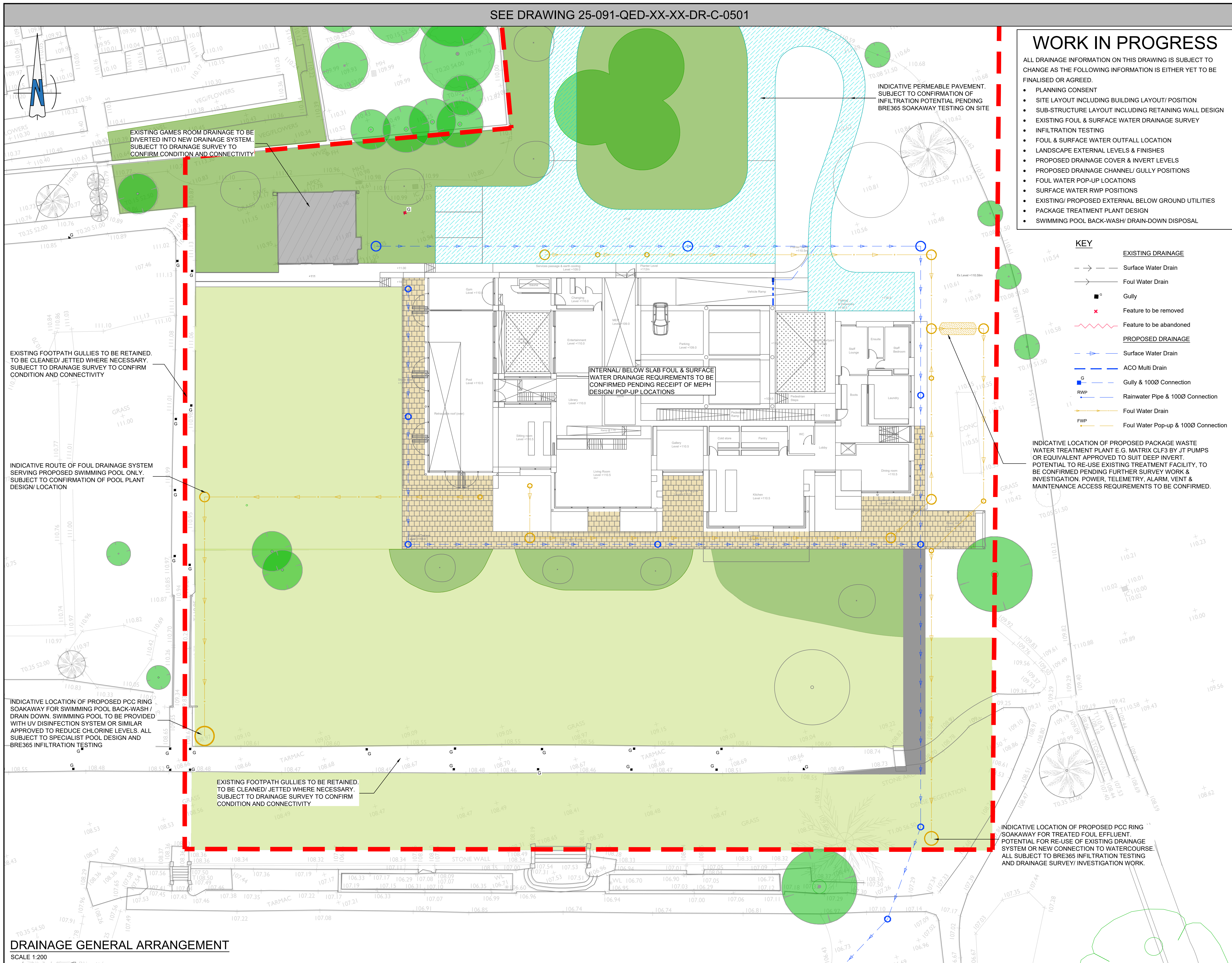
TITLE
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Sheet 2

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- ROCKER PIPES ARE TO BE PROVIDED AT ALL CONCRETE CASED INTERFACES.
- CLASS 2 CONCRETE SURROUND TO BE PROVIDED FOR PIPES WITH COVER LESS THAN 0.9m ABOVE THE CROWN OF THE PIPE FOR ROADS AND 0.6m FOR SOFT AND PEDESTRIAN AREAS ONLY AND UNDER ALL FOUNDATIONS AND WHERE PIPES LAID WITHIN 1m OF FOUNDATIONS.
- PROPOSED COVER LEVELS ARE APPROXIMATE AND SHALL BE CHECKED BY THE CONTRACTOR ON SITE TO SUIT THE EXACT FINISHED LEVEL AND GRADIENT.
- ALL DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY AND IN CONJUNCTION WITH ALL RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE.
- ACCESS COVERS AND FRAMES SHALL COMPLY WITH THE LOADINGS SPECIFIED AND TO BS EN 124 AND KITEMARKED OR RECESSED COVERS ARE SPECIFIED THEN IN ACCORDANCE WITH FACTA ASSOCIATION EQUIVALENT. ALLOW FOR RECESS MANHOLE COVERS TO ACCEPT LANDSCAPE ARCHITECT FINISHES TO ALL NON-ASPHALT EXTERNAL AREAS.
- THE PROPOSED BUILDING LAYOUTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. REFER TO ARCHITECTS PLANS FOR PRECISE LOCATION SETTING OUT INFORMATION AND DETAILS.
- FOR SETTING OUT DIMENSIONS OF SSS, SVPS, RWPS, FLOOR GULLIES & OTHER DRAINAGE "POP UP" LOCATIONS, REFER TO ARCHITECTS OR MECHANICAL & ELECTRICAL ENGINEERS DRAWINGS.
- ALL DRAINAGE PIPEWORK SHOWN SHALL BE 100mm DIAMETER FOR FOUL AND 150mm FOR SURFACE WATER UNLESS NOTED OTHERWISE. ALL DRAINAGE PIPEWORK SHALL BE LAID SOFFIT TO SOFFIT UNLESS OTHERWISE STATED.
- ALL UNDERSLAB DRAINAGE SHALL BE LAID AT GRADIENTS OF 1:80 MIN FOR FOUL PIPEWORK AND 1:100 MIN. FOR SURFACE WATER UNLESS NOTED OTHERWISE. ALL UNDERSLAB DRAINAGE SHALL BE CLEAR OF FOUNDATIONS UNLESS SHOWN OTHERWISE. USE OF SHORT LONG RADIUS BENDS IS ACCEPTABLE PROVIDED THEY ARE KEPT TO A MINIMUM AND USED WHERE UNAVOIDABLE.
- AT LEAST ONE SOIL PIPE AT THE HEAD OF EACH FOUL RUN SHALL BE VENTED TO THE ATMOSPHERE. ALL RAINWATER PIPES SHALL HAVE ABOVE GROUND ROOFING ACCESS.
- ALL PRIVATE DRAINAGE PIPEWORK FOR FOUL AND SURFACE WATER SYSTEMS HAVE BEEN DESIGNED ON THE BASIS OF FVPC TO BS EN 1401-1, UNLESS NOTED OTHERWISE.
- CONCRETE ENCASEMENT OF THE PIPEWORK SHALL BE REQUIRED WHERE THE VERTICAL CLEARANCE BETWEEN TWO PIPES CROSSING IS LESS THAN 300MM.
- WHERE NEW DRAINAGE IS SITUATED WITHIN 1 METRES OF NEW OR EXISTING TREES THE PIPEWORK SHALL BE ENCASED IN CONCRETE TO REDUCE THE RISK OF ROOT INGRESS.
- ALL NEW DRAINAGE INSTALLATIONS TOGETHER WITH ANY EXISTING DRAINAGE RETAINED SHALL BE JETTED AND CCTV SURVEYED UPON COMPLETION. CONTRACTOR TO ENSURE THAT THE DRAINAGE SYSTEM IS FULLY OPERATIONAL, FREE OF EXCESS DEBRIS/SILT AND ALL IDENTIFIED FAULTS RECTIFIED.
- ATTENUATION STORAGE CALCULATIONS INCLUDE CLIMATE CHANGE ALLOWANCE OF 40% IN ACCORDANCE WITH CURRENT ENVIRONMENT AGENCY GUIDELINES.

P02	UPDATED FOR PLANNING	23.05.25 ARJ IW
P01	DRAFT ISSUE FOR COMMENT	09.05.25 ARJ IW

REV	DESCRIPTION	DATE	BY	APP
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CONSULTING CIVIL AND
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QED PROJECT No.

25-091

CLIENT

PROJECT

Lydhurst Estate
New Dwelling

TITLE

Foul & Surface Water Drainage
General Arrangement
Sheet 1

DRAWN	ENGINEER	CHECKED BY	APPROVED BY
ARJ	ARJ	CB	JR

DATE APPROVED	09.05.25	SCALE @ A1	1:200
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STATUS	S2 - INFORMATION
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DRAWING No.	25-091-QED-XX-XX-DR-C-0500	REVISION	P02
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