

Project Title
KEYMER ROAD

Report Title
SuDS Verification Report –
Phase 1

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3195-002

Prepared For
Thakeham Burgess Hill LLP

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APPENDIX B –DETAILED DESIGN DRAINAGE DRAWINGS (BASIN 1 SUBCATCHMENT)

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EXECUTIVE SUMMARY

- I. Thakeham Burgess Hill LLP (hereafter referred to as Thakeham) have commissioned Robert West Consulting (RWC) to prepare a SuDS Verification Report following the construction of the surface water drainage system for the proposed housing development at Land east of Keymer Road and south of Folders Lane, Burgess Hill. Grid reference TQ 3212017788.
- II. The residential development consists of 260 plots constructed across an area of 15.5ha. This report covers Phase 1 which comprises 59 plots. Surface water run-off is discharging via a basin and a flow control restricted to 7.0 l/s into an existing water course located in the south-eastern side of the site.
- III. This verification report has been prepared to discharge condition 29 of Mid-Sussex District Council decision notice F/TH/22/0573:

“No dwelling, in any phase, shall be first occupied until a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme for that phase), has been submitted to and approved in writing by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and control mechanisms. The verification report should clearly identify the individual plot numbers to which the details relate in order to allow these plots to be occupied, whilst other dwellings within the same phase are still under construction.”

- IV. The purpose of this report is to summarise the conclusion of the post construction inspections and to review the as-built drainage system, its compliance, and to acknowledge any departure from the agreed detailed drainage designs produced by RWC and the drainage strategy produced by Glanville Consultants.

1.0 DRAINAGE STRATEGY – PLANNING SUBMISSION

- 1.1 As part of the Original Planning Application, Glanville Consultants prepared on behalf of Thakeham and Charles Church Developments Ltd, a Flood Risk Assessment reference 016-8210962-CS, dated April 2023. The initial drainage strategy layout can be seen in Appendix A.
- 1.2 As the Planning permission relates to the wider site, Thakeham and Persimmon/Charles Church have their own catchments and the verification reports will be submitted separately.
- 1.3 The Thakeham site has 3 sub-catchments areas with outfalls from basins 1, 2 and 3 and a report will be submitted for each sub-catchment area once the works are completed.
- 1.4 Drainage strategy drawings submitted with the planning application indicated the proposed surface water and foul water drainage layouts. The principal SuDS features identified in these drawings and the associated strategy report included:
 - Basin 1 within the Thakeham site, located to the south of the site in a landscaped area (approximate volume of 1700m³) to discharge surface water restricted to 7.0 l/s into the existing water course.
 - Lined permeable paving to provide additional attenuation on the system.

2.0 SURFACE WATER DRAINAGE – DETAILED DESIGN

- 2.1 Following the planning stage RWC developed the detailed drainage design for construction. RWC can confirm that in this period there have been no significant changes to the site layout, including building footprint or areas of soft and hard landscaping which would otherwise impact upon the drainage design.
- 2.2 During the detailed designed RWC proposed not to install permeable paving because the benefits to the drainage system was minimal as the proposed Basin 1 was sufficient for the necessary attenuation. LLFA approved this design as part of Condition 10 under planning reference DM/23/2077.
- 2.3 Accordingly, RWC can confirm that there have been no significant deviations from the general principals of the drainage strategy approved under planning condition, as these supersede the Glanville drainage strategy.
- 2.4 The final construction issue of RWC drainage layouts is appended to this report in Appendix B.

3.0 SURFACE WATER DRAINAGE – AS BUILT

- 3.1 A site visit has been carried out by an Engineer from RWC on the 9th of October 2024 which confirmed that Basin 1 and the relevant drainage features are been built.
- 3.2 Photographs were taken by the contractor to verify the construction of the key surface water drainage features, and are included in Appendix C.
- 3.3 As-built locations of chambers and pipes will be provided by the Contractor at a later stage and will be included at a future update of this document.
- 3.4 Topsoiling and landscaping will be completed once weather conditions are suitable.

4.0 CONCLUSION

- 4.1 Photograph evidence of the construction process has been provided, demonstrating that all of the critical surface water drainage elements were constructed.
- 4.2 RWC believes that the constructed surface water drainage is adequate, and any variations through the design and construction process will not affect the operation, maintenance, or performance of the drainage system.