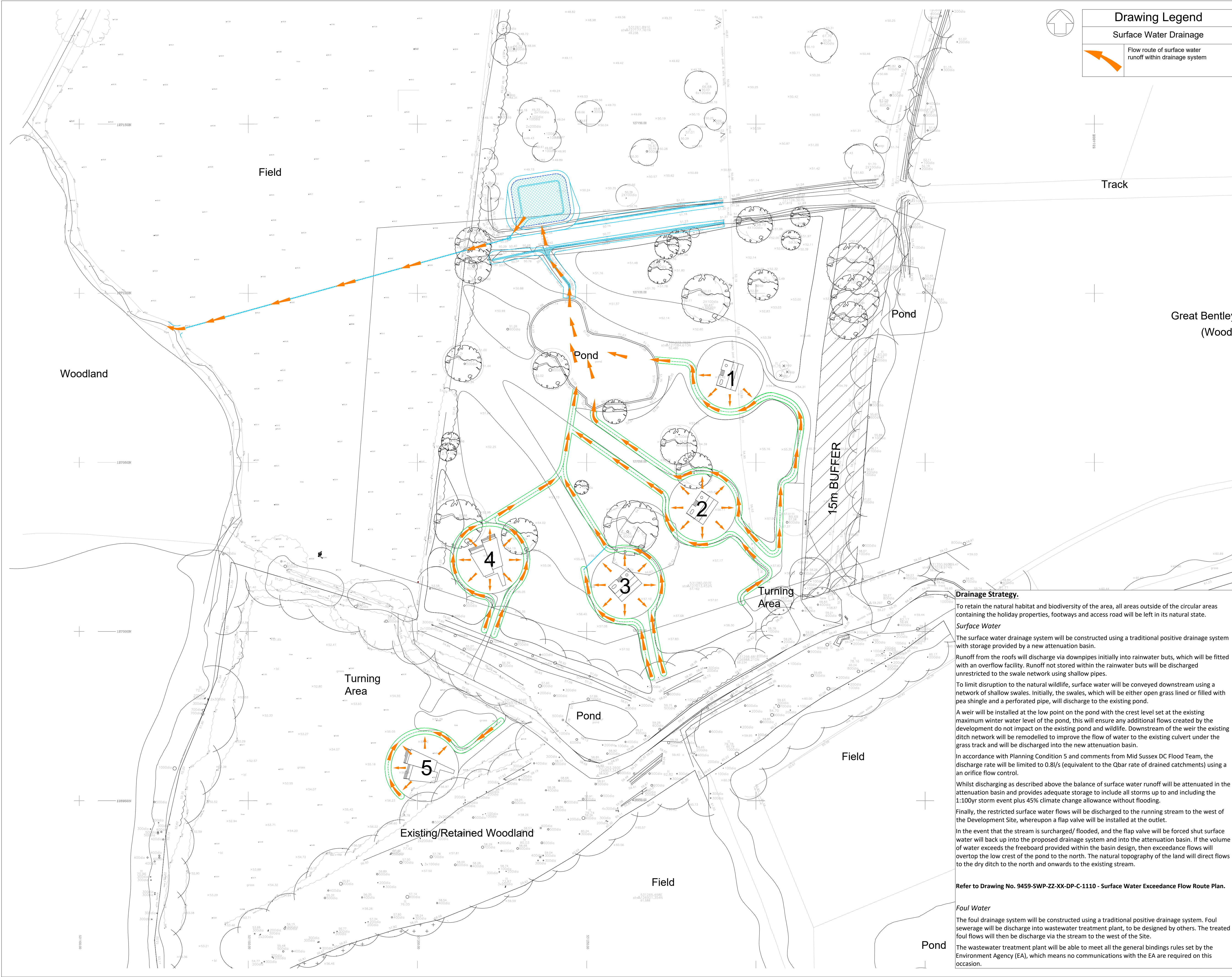


Drawing Legend	
Surface Water Drainage	
	Flow route of surface water runoff within drainage system

- NOTES:
- This drawing is to be read in conjunction with all other SWP drawings, and with all relevant architect's and engineer's drawings and specification and any discrepancies found are to be reported immediately to the engineer.
 - No dimensions are to be scaled from this drawing. Unless noted otherwise all dimensions are in millimeters and all levels are in metres from the site datum.
 - All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
 - The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. swp logos and company information must be removed from copies if information is re-used.
 - The main contractor is responsible for the design of all temporary works, and is also responsible for the safe maintenance and stability of existing buildings at all times.
 - The main contractor is responsible for all occurrences of ground water during the construction period.
 - Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care and attention whilst undertaking the works.
 - The contractor must comply with all current legislation relating to health & safety.
 - All products specified shall be installed in strict accordance with the manufacturers recommendations and instructions. If there are discrepancies between that information and the details on any swp drawings, the manufacturers instructions must be used.

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Drainage Strategy.

To retain the natural habitat and biodiversity of the area, all areas outside of the circular areas containing the holiday properties, footways and access road will be left in its natural state.

Surface Water

The surface water drainage system will be constructed using a traditional positive drainage system with storage provided by a new attenuation basin.

Runoff from the roofs will discharge via downpipes initially into rainwater butts, which will be fitted with an overflow facility. Runoff not stored within the rainwater butts will be discharged unrestricted to the swale network using shallow pipes.

To limit disruption to the natural wildlife, surface water will be conveyed downstream using a network of shallow swales. Initially, the swales, which will be either open grass lined or filled with pea shingle and a perforated pipe, will discharge to the existing pond.

A weir will be installed at the low point on the pond with the crest level set at the existing maximum winter water level of the pond, this will ensure any additional flows created by the development do not impact on the existing pond and wildlife. Downstream of the weir the existing ditch network will be remodelled to improve the flow of water to the existing culvert under the grass track and will be discharged into the new attenuation basin.

In accordance with Planning Condition 5 and comments from Mid Sussex DC Flood Team, the discharge rate will be limited to 0.8l/s (equivalent to the Qbar rate of drained catchments) using an orifice flow control.

Whilst discharging as described above the balance of surface water runoff will be attenuated in the attenuation basin and provides adequate storage to include all storms up to and including the 1:100yr storm event plus 45% climate change allowance without flooding.

Finally, the restricted surface water flows will be discharged to the running stream to the west of the Development Site, whereupon a flap valve will be installed at the outlet.

In the event that the stream is surcharged/ flooded, and the flap valve will be forced shut surface water will back up into the proposed drainage system and into the attenuation basin. If the volume of water exceeds the freeboard provided within the basin design, then exceedance flows will overtop the low crest of the pond to the north. The natural topography of the land will direct flows to the dry ditch to the north and onwards to the existing stream.

Refer to Drawing No. 9459-SWP-ZZ-XX-DP-C-1110 - Surface Water Exceedance Flow Route Plan.

Foul Water

The foul drainage system will be constructed using a traditional positive drainage system. Foul sewerage will be discharge into wastewater treatment plant, to be designed by others. The treated foul flows will then be discharge via the stream to the west of the Site.

The wastewater treatment plant will be able to meet all the general bindings rules set by the Environment Agency (EA), which means no communications with the EA are required on this occasion.

P01	13.12.2024	PRELIMINARY ISSUE
REV.	DATE	DESCRIPTION
PRELIMINARY		
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CLIENT	ALEX GODDARD	
ARCHITECT	TOM DUNN ARCHITECTS LTD	
JOB TITLE	BORDE HILL ESTATE HAYWARDS HEATH,	
DRAWING TITLE	DRAINAGE STRATEGY SURFACE WATER FLOW	
SCALE AT A1	DATE DEC '24	DRAWN JWM
NTS	ENG. JWM	CHECKED DMG
RIBA STATUS	STAGE 3 - SPATIAL COORDINATION	
DRAWING STATUS S3	DRAWING SUBMITTAL	REVIEW AND COMMENT
JOB No.	PROJECT - ORIGINATOR - VOLUME - LEVEL - FORM - DISCIPLINE - NUMBER	
E9459	9459-SWP-ZZ-XX-DP-C-1109	P01