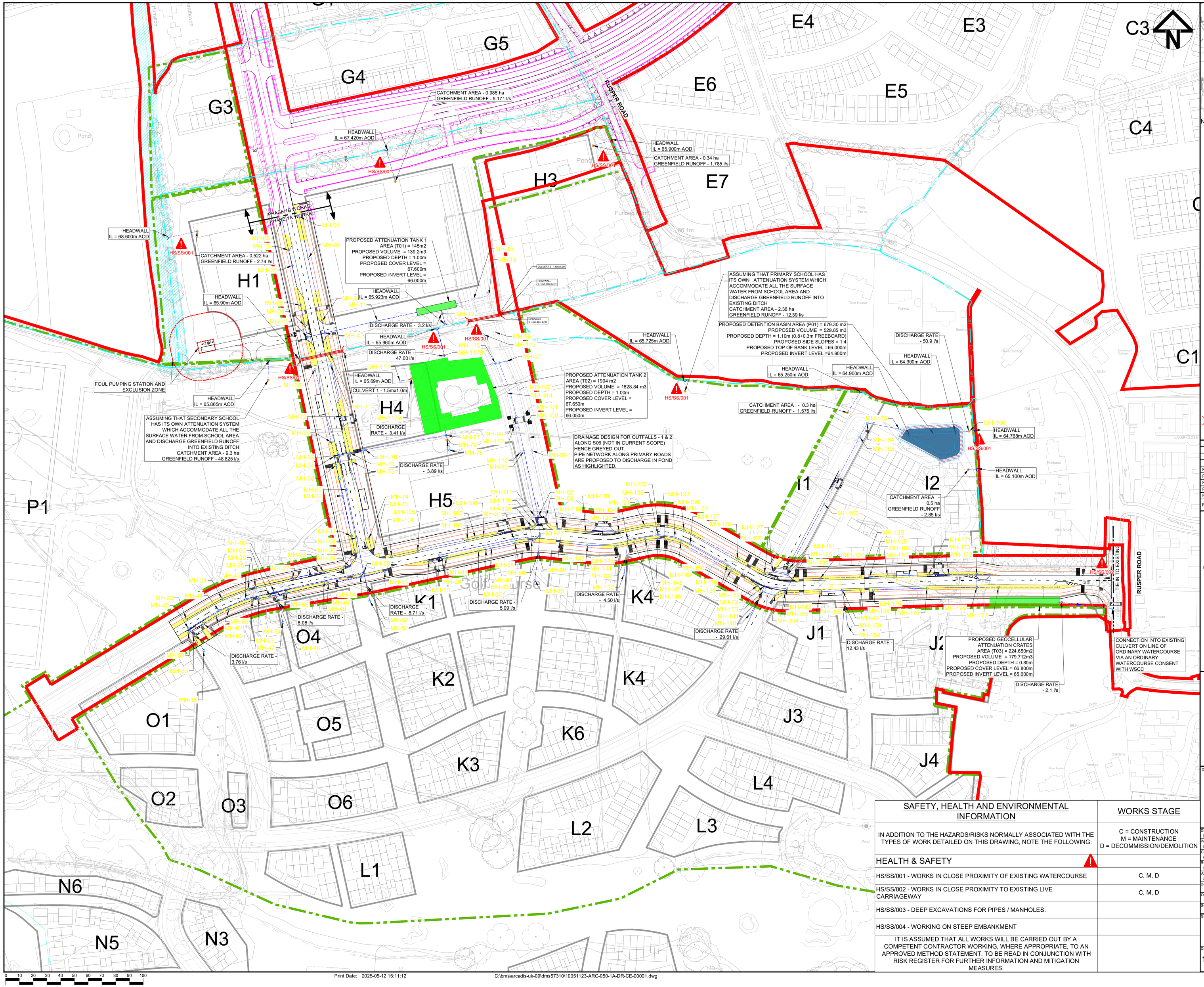
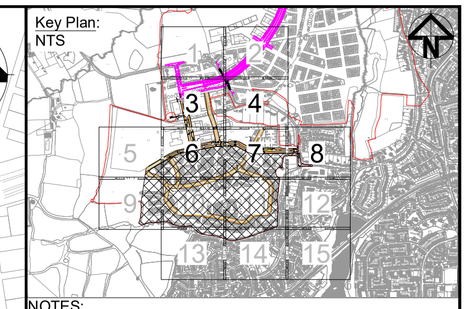


Key Plan:
NTS



NOTES:
1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
2. DO NOT SCALE FROM DRAWING USE FIGURED DIMENSIONS ONLY.
3. ALL SIZES & INVERT LEVELS FOR POND/TANK ARE APPROXIMATE AND SUBJECT TO CHANGE.
4. REFER FOR PHASE 1B PROPOSED SURFACE WATER DRAINAGE STRATEGY DETAILS 10051123-ARC-050-1B-DR-DE-00001 TO 00004.
5. REFER FOR SITE WIDE PROPOSED DRAINAGE STRATEGY REPORT 10051123-ARC-050-ZZ-TR-CE-00001 FOR FURTHER DETAILS.
6. AS DESIGN PROGRESSES THERE MAY BE CHANGES IN HS/SS/003 & HS/SS/004 HAZARDS LOCATIONS.
7. REFER TO 10051123-ARC-XXX-1A-DR-CE-00002 FOR FURTHER KEY ITEMS

LEGEND:
- MHXX — PROPOSED STORMWATER NETWORK
- MHXX — SECONDARY ROUTE STORMWATER NETWORK
- MHXX — PROPOSED FLOW CONTROL MANHOLE
- PROPOSED HEADWALL
- PROPOSED SUDS ZONE IN STREET CORRIDOR
- MAINTENANCE VEHICLE TRACK
- ATTENUATION TANK
- DETENTION BASIN
- EXISTING TOPO SURVEY / OS DATA
- PROPOSED MASTERPLAN
- HYBRID PLANNING APPLICATION RED LINE
- EXISTING MAIN RIVER/ ORDINARY WATERCOURSE
- PROPOSED CULVERT
- PROPOSED PHASE 1B LAYOUT

Rev	Date	Description	Prod.	Chk.	Rev.	App.
P01	01/11/23	FIRST ISSUE	PKA	TF	TF	SD
P02	01/03/24	FIRST ISSUE	SS	MT	TF	SD
P03	15/03/24	ADDRESSING CLIENT COMMENTS	SS	MT	TF	SD
P04	05/08/24	ADDRESSING CLIENT COMMENTS	SS	CB	TF	SD
P05	12/05/25	PLANNING ISSUE	DH	CH	SD	SD

Homes England

Project:

West of Ifield

Site	Client
Ifield, Crawley West Sussex	Homes England Arpley House, 110 Birchwood Boulevard Birchwood, Warrington WA3 7QH

ARCADIS

Registered office:
80 Fenchurch Street
London
EC3M 4BY

Coordinating office:
80 Fenchurch Street
London
EC3M 4BY
Tel: 44 (0)20 7812 2000

www.arcadis.com

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Drawing Title:

WEST OF IFIELD
PHASE 1A DRAINAGE LAYOUT
OVERVIEW

Designed: D.Hillier	Signed: Digitally Signed	Date: 09/05/25
Produced: D.Hillier	Signed: Digitally Signed	Date: 12/05/25
Checked: C.Higgins	Signed: Digitally Signed	Date: 12/05/25
Reviewed: S.Davies	Signed: Digitally Signed	Date: 12/05/25
Approved: S.Davies	Signed: Digitally Signed	Date: 12/05/25

Design Stage: Detailed Design

Original Size: A1	Grid: OS	Datum: AOD
Suitability Code: S5	Scale: 1:1250	Project Number: 10051123

Suitability Description:

Suitable for Planning

Drawing Number: 10051123-ARC-050-1A-DR-CE-00001

Revision: P05

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:

HEALTH & SAFETY

	WORKS STAGE
HS/SS/001 - WORKS IN CLOSE PROXIMITY OF EXISTING WATERCOURSE	C, M, D
HS/SS/002 - WORKS IN CLOSE PROXIMITY TO EXISTING LIVE CARRIAGEWAY	C, M, D
HS/SS/003 - DEEP EXCAVATIONS FOR PIPES / MANHOLES.	
HS/SS/004 - WORKING ON STEEP EMBANKMENT	
IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT. TO BE READ IN CONJUNCTION WITH RISK REGISTER FOR FURTHER INFORMATION AND MITIGATION MEASURES.	

WORKS STAGE
C = CONSTRUCTION
M = MAINTENANCE
D = DECOMMISSION/DEMOLITION

0 10 20 30 40 50 60 70 80 90 100
METRES
SCALE 1:1250 (A1)
SCALE 1:2500 (A3)

Print Date: 2025-05-12 15:11:12

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