



Drainage Strategy

The Shelley Arms, 16 Old Guildford Road,
RH12 3JU

Presented to: **Stonegate Group c/o Vista Planning**

Issued: September 2023

Delta-Simons Project No: 99339.584185

**Protecting people
and planet**

Report Details

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Report Title	Drainage Strategy
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Project No.	99339.584185
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Executive Summary

<p>Project Understanding</p>	<p>Delta Simons have been requested by Stonegate Group c/o Vista Planning (the "Client") to prepare a Drainage Strategy (DS) for The Shelley Arms, 16 Old Guildford Road RH12 3JU (the "Site") to inform a planning application for the erection of four dwellings with associated parking, amenity space and landscaping and a new parking layout for the public house.</p>
<p>Drainage Strategy Summary</p>	<p>The proposed development will introduce impermeable drainage area in the form of buildings and access. This will result in an increase in surface water runoff. In order to ensure the increase in surface water runoff will not increase flood risk elsewhere, flow control will be used and attenuation provided on Site to accommodate storm events up to and including the 1 in 100 year plus 45% climate change event.</p> <p>All methods of surface water discharge have been assessed. Surface water runoff discharge to the existing surface water sewer located in Weston Avenue adjacent to the eastern boundary of the Site at a rate of 4.15 l/s appears to be the most practical option. Cover and invert levels of the nearest manhole to the Site should be investigated to determine if a gravity fed solution is achievable.</p> <p>Attenuation storage will be required on Site in order to restrict surface water discharge to 4.15 l/s. Attenuation can be provided within the sub-grade of permeable paving in the private paths and car parking spaces on-Site, and in the form of an underground attenuation tank located beneath the western car parking area on-Site.</p> <p>Foul flows can discharge to the existing 150 mm public foul sewer in Old Guildford Road to the south of the Site as per the existing situation. A gravity connection can be achieved.</p>
<p>This is intended as a summary only. Further detail and limitations of the assessment is provided within the main body of the Report.</p>	

Table of Contents

1.0	INTRODUCTION	1
1.1	Appointment.....	1
1.2	Project Understanding	1
1.3	Scope of Works.....	1
1.4	Sources of Information.....	2
1.5	Project Limitations	2
2.0	SITE DESCRIPTION	3
3.0	RELEVANT PLANNING POLICY AND GUIDANCE	6
3.1	Introduction.....	6
3.2	Local policy.....	6
3.3	Consultation	7
4.0	DRAINAGE STRATEGY	8
4.1	Introduction.....	8
4.2	Drainage Hierarchy	8
4.3	Surface Water Discharge	8
4.4	Attenuation Storage	9
4.5	Sustainable Drainage Systems	9
4.6	Preferred Drainage Scheme.....	10
4.7	Event Exceedance	10
4.8	Surface Water Treatment.....	11
4.9	Maintenance.....	11
4.10	Foul Water Discharge	11
5.0	CONCLUSIONS AND RECOMMENDATIONS	12
5.1	Conclusions.....	12
5.2	Recommendations	12

Appendices

- APPENDIX A - LIMITATIONS
- APPENDIX B - TOPOGRAPHICAL SURVEY
- APPENDIX C - LIDAR PLAN
- APPENDIX D - LOCAL SEWER PLAN
- APPENDIX E - DRAINAGE LAYOUT FOR ADJACENT DEVELOPMENT
- APPENDIX F - PROPOSED DEVELOPMENT PLAN
- APPENDIX G - MICRODRAINAGE QUICK STORAGE ESTIMATES
- APPENDIX H - MICRODRAINAGE SOURCE CONTROL CALCULATIONS
- APPENDIX I - CONCEPT DRAINAGE SKETCH
- APPENDIX J - MAINTENANCE SCHEDULES

1.0 Introduction

1.1 Appointment

1.1.1 Delta-Simons Limited ("Delta-Simons") was instructed by Stonegate Group c/o Vista Planning (the "Client") to carry out a Drainage Strategy of the Shelley Arms, 16 Old Guildford Road RH12 3JU (the "Site") to inform a planning application for residential development.

1.2 Project Understanding

1.2.1 The proposed development will increase the impermeable area and risk of surface water flooding to downstream receptors. Therefore, a Drainage Strategy with appropriate consideration for Sustainable Drainage Systems (SuDS) in line with CIRIA SuDS (C753) Guidance is required.

1.2.2 West Sussex County Council as Lead Local Flood Authority (LLFA) is a statutory consultee for major planning applications in relation to surface water drainage, requiring that all planning applications are accompanied by a Sustainable Drainage Strategy. The aim of the Sustainable Drainage Strategy is to identify water management measures, including Sustainable Drainage Systems (SuDS), to provide surface water runoff reduction and treatment.

1.3 Scope of Works

1.3.1 The scope of works has been as follows for this Drainage Strategy

- Review existing conditions including sewer plans, British Geological Survey information and topographical information;
- Review Lead Local Flood Authority (LLFA) (West Sussex County Council) drainage policies;
- Analyse existing and proposed impermeable areas;
- Calculate existing runoff rates (excluding existing drainage system modelling);
- Assess method of surface water runoff disposal (soakaway/watercourse/sewer);
- Establish surface water discharge rate in consultation with the LLFA/sewerage provider;
- Estimate required attenuation volume using MicroDrainage or similar;
- Assess and advise on suitable forms of SuDS;
- Advise on drainage system maintenance measures;
- Advise on surface water treatment methods;
- Establish method of foul water drainage;
- Prepare concept drainage sketch (where development plan is available as dwg. format); and
- Prepare DS report.

1.3.2 This report takes into account the following national and local policies:

- National Planning Policy Framework (NPPF) (2021)¹;
- National Planning Practice Guidance (NPPG) (2014)²;

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1004408/NPPF_JULY_2021.pdf
² <http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

- CIRIA Guidance: The SuDS Manual (C753) (2017)³; and
- Horsham District Council Local Development and Planning Policies.

1.4 Sources of Information

1.4.1 The following sources of information have been reviewed and assessed for the purpose of this DS:

- British Geological Society (BGS) Interactive Map⁴; and
- MAGIC Interactive Map⁵.

1.5 Project Limitations

1.5.1 The wider Delta-Simons limitations are contained within Appendix A.

3 https://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx

4 <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

5 <http://www.magic.gov.uk/>

2.0 Site Description

2.1.1 The aim of this section of the report is to outline key environmental information associated with the baseline environment.



Figure 1: Site Location Plan

Co-ordinates	Centred approximately at National Grid Reference (NGR) 515200, 131540	Area	0.25 ha
Site Location	The Site is located in west Horsham, approximately 2.7 km west of Horsham train station.		
Existing Site Conditions	<p>Online mapping (including Google Maps/Google Streetview imagery, accessed 08/08/2023) shows that the Site is brownfield, currently comprising a car parking area for the adjacent Shelley Arms pub. There is an area of soft landscaping in the west of the Site, located behind a fence. The Site is bordered by residential development to the north and east, green space to the west, and the Shelley Arms pub and associated car park to the south. Access to the Site is provided from Weston Avenue to the east and Old Guildford Road to the south.</p> <p>Hardstanding areas on Site currently occupies approximately 1,550 m² of the total Site area. The remaining permeable, soft landscaped areas occupy 950 m² of the total Site area. Existing hardstanding areas have been estimated from Bing Maps aerial imagery and guided by Site layout plans provided by the Client.</p>		
Topography	A topographical survey has been undertaken by Tag Surveys in July 2023, and is included in Appendix B. The topographical survey shows that the Site slopes from		

	<p>approximately 43.15 metres Above Ordnance Datum (m AOD) in the north-west to approximately 44.40 m AOD in the south-east.</p> <p>Topographic levels to metres Above Ordnance Datum (m AOD) have also been derived from a 1 m resolution Environment Agency (EA) composite 'Light Detecting and Ranging' (LiDAR) Digital Terrain Model (DTM). A review of LiDAR ground elevation data shows that the Site slopes from approximately 43 m AOD in the west to approximately 44 m AOD in the east. A LiDAR extract is included in Appendix C.</p>
Hydrology	<p>The nearest watercourse is an unnamed tributary to the River Arun (Ordinary Watercourse, under the jurisdiction of the LLFA) which is located approximately 260 m north of the Site. The watercourse flows in a generally east to westerly direction before joining the River Arun (the closest Main River, under the jurisdiction of the EA) approximately 1.2 km west of the Site.</p>
Geology	<p>Reference to the British Geological Survey (BGS) online mapping (1:50,000 scale) indicates that the Site is underlain directly by the Weald Clay formation, primarily comprising mudstone, sandstone, limestone, and clay. There are no superficial deposits indicated to be underlying the Site.</p> <p>The geological mapping is available at a scale of 1:50,000 and as such may not be accurate on a Site-specific basis.</p> <p>The closest available historical BGS borehole record (BGS Ref: TQ13SE221) is located approximately 370 m south-east of the Site (NGR 515320, 131160). The borehole record indicates that the underlying geology comprises the following generalised sequence:</p> <ul style="list-style-type: none"> • Topsoil between 0 m - 0.40 m bgl; • Weald Clay between 0.40 m - 0.70 m bgl; • Clayey silt between 0.70 m - 1.60 m bgl; and • Bands of mudstone and clay between 1.60 m - 3.30 m bgl.
Hydrogeology	<p>According to the EA's Aquifer Designation data, obtained from MAGIC Map's online mapping [accessed 19/09/2023], the underlying Weald Clay Formation is described as 'unproductive strata'.</p> <p>Unproductive Strata are 'rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow'.</p> <p>The EA's 'Source Protection Zones' data, obtained from MAGIC Map's online mapping [accessed 19/09/2023], indicates that the Site is not located within a Groundwater Source Protection Zone.</p>
Local Drainage	<p>Public sewer records have been obtained from Southern Water and are included in Appendix D. The sewer records show that there is a 150 mm public foul sewer located beneath Old Guildford Road to the south of the Site. Manhole 1405 is shown to have a cover level of 43.77 m AOD and an invert level of 41.88 m AOD. There is also a 600 mm public surface water sewer located approximately 110 m west of the Site. Manhole 0550 has a cover level of 41.36 m AOD and an invert level of 39.76 m AOD.</p> <p>A previous drainage strategy was conducted for the Site by Ambiental Technical Solutions Ltd in 2018. The report contains a drainage layout for the adjacent development to the north of the Site. The drainage layout indicates that a surface water sewer is present in Weston Avenue adjacent to the Site to the east. Cover and invert</p>

	levels of the nearest manhole to the Site are not given. The drainage layout plan for the adjacent development is included in Appendix E.
Proposed Site Conditions	<p>The proposed development is for the construction of four new residential developments with associated gardens, parking, and access, and a new car park for the existing Shelley Arms pub. A proposed development plan is included in Appendix F.</p> <p>The proposed development will result in an increase in hardstanding areas in the form of buildings and access. Hardstanding will comprise 1,719 m² of the total Site area. The remaining permeable, soft landscaped areas will occupy 741 m² of the total Site area. Hardstanding measurements were estimated from Site plans provided by the Client (Appendix F).</p>

3.0 Relevant Planning Policy and Guidance

3.1 Introduction

3.1.1 The aim of this section of the report is to discuss the main aspects of the local and national planning policies that are relevant to any proposed development on the Site and relevant guidance and legislation.

3.2 Local policy

3.2.1 On 27th November 2015 Horsham District Council adopted the Horsham District Planning Framework (HDPF). With the exception of land within the South Downs National Park, the HDPF replaces the policies contained in the Horsham District Core Strategy and General Development Control Policies which were both adopted in 2007. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the district (outside the South Downs National Park). The Planning Framework contains the following policies relating to drainage:

'Policy 35 - Strategic Policy: Climate Change

Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape. Developments should adapt to climate change using the following measures:

Provision of appropriate flood storage capacity in new building development;

Use of green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration;

Use of measures which promote the conservation of water and/or grey water recycling; and

Use of site layout, design measures and construction techniques that provide resilience to climate change (opportunities for natural ventilation and solar gain). If it is not possible to incorporate the adaptation and mitigation measures proposed, an explanation should be provided as to why this is the case.

Policy 38 - Strategic Policy: Flooding

Development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Development proposals will;

- *Where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.*
- *Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS. New development should undertake more detailed assessments to consider the most appropriate SuDS methods for each site. Consideration should also be given to amenity value and green infrastructure.*
- *Utilise drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be required where technically feasible.*

- *Be in accordance with the objective of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study in order to maintain water quality and water availability in rivers and wetlands and wastewater treatment requirements.'*

3.3 Consultation

3.3.1 A consultation request was submitted to the LLFA in August 2023. A response is awaited at the time of writing.

4.0 Drainage Strategy

4.1 Introduction

- 4.1.1 The Site currently comprises a car park and an area of soft landscaping. Surface water runoff is assumed to currently drain to the existing public surface water sewer to the west of the Site via the existing drainage system in Old Guildford Road and Hollands Field at an unrestricted rate.
- 4.1.2 The Horsham District Planning Framework states that surface water discharge should be managed via the use of SuDS, mimicking the natural drainage pattern where technically feasible.
- 4.1.3 The proposed development will introduce 1,719 m² of hardstanding in the form of buildings and access.
- 4.1.4 The increase in hardstanding area will result in an increase in surface water runoff rates and volumes. In order to ensure the proposed development will not increase flood risk elsewhere, surface water discharge from the Site will be controlled, and a 30% betterment over the existing brownfield runoff rate will be provided.

4.2 Drainage Hierarchy

- 4.2.1 The recommended surface water drainage hierarchy (Paragraph 080 of the NPPG: Flood Risk and Coastal Change) is to utilise soakaway systems or infiltration as the preferred option, followed by discharging to an appropriate watercourse. If this is not feasible, the final option is to discharge to an existing public sewer.

Surface Water Discharge to Soakaway

- 4.2.2 The first consideration for the disposal of surface water is infiltration (soakaways and permeable surfaces). As described above the Site is underlain by bedrock deposits of mudstone and clay which is considered impermeable. Soakaways are therefore unlikely to be considered feasible for this Site.
- 4.2.3 Infiltration tests should be undertaken in accordance with the BRE365 specification to determine the suitability of soakaways. Soakaways should be located a minimum of 5 m from habitable dwellings.

Surface Water Discharge to Watercourse

- 4.2.4 Where soakaways are not suitable a connection to watercourse is the next consideration.
- 4.2.5 The nearest watercourse is the unnamed tributary to the River Arun which is located approximately 260 m north of the Site. The Site is separated from the watercourse by third party, urbanised land. Therefore, discharge to the watercourse is not considered feasible.

Surface Water Discharge to Sewer

- 4.2.6 Where disposal of surface water to watercourse is not possible, a connection to the public sewer system is the final consideration. The drainage layout included in Appendix E indicates that a surface water sewer is present in Weston Avenue adjacent to the Site to the east. However, there are no invert or cover levels detailed, therefore a gravity fed connection cannot be confirmed at this stage.

4.3 Surface Water Discharge

- 4.3.1 The existing brownfield runoff rates have been estimated using the Modified Rational Method, which is set out as follows:

$$2.78 \times \text{Rainfall Intensity (mm)} \times \text{Impermeable Drainage Area (Ha)}$$

- 4.3.2 The existing brownfield runoff rates are summarised in Table 1 below. The existing 1 in 2 year event brownfield rate for the 0.25 ha development Site is 5.9 l/s.

Table 1: Existing Brownfield Runoff Rates

Return Period (years)	Runoff Rate (l/s)
1 in 1	4.7
1 in 2	5.9
1 in 10	8.8
1 in 30	11.0
1 in 100	13.6
1 in 1000	20.9

4.3.3 To ensure the proposed drainage scheme provides a 30% betterment over the existing 1 in 2 year brownfield runoff rate, surface water discharge is to be restricted to a rate of **4.15 l/s**.

4.4 Attenuation Storage

4.4.1 In order to achieve a discharge rate of 4.15 l/s, attenuation storage will be required. Quick Storage Estimates have been provided using MicroDrainage and are included in Appendix G, summarised in Table 2 below.

Table 2: MicroDrainage Quick Storage Estimates

Return Period (Years)	Estimated Storage Requirements (m ³)
1 in 30 +25% CC	44 - 64
1 in 100 +45% CC	73 - 103

4.4.2 The storage estimates are based on a flow rate of 4.15 l/s, storage within an underground geocellular structure, an impermeable drainage area of 1,719 m².

4.4.3 The attenuation volumes are provided for indicative purposes only and should be verified at the detailed design stage.

4.5 Sustainable Drainage Systems

4.5.1 Attenuation storage should be provided in the form of Sustainable Drainage Systems (SuDS) where practical. The following SuDS options have been considered:

Soakaways

4.5.2 As described above, the use of soakaways is not considered to be feasible.

Swales, Detention Basins and Ponds

4.5.3 The Site will be occupied by buildings, an access road and private residential gardens and there is limited space to accommodate above ground storage features such as ponds and basins.

Rainwater Harvesting

- 4.5.4 Rainwater butts and planters should be considered for inclusion at downspout locations on-Site to facilitate a robust management train running in series throughout the Site. Rainwater harvesting features can also provide amenity and biodiversity benefits, as well as providing a degree of rainwater attenuation and treatment before discharge to SuDS features on-Site.

Green Roofs

- 4.5.5 Green roofs are not identified on development plans. Given the nature of the proposed development, the significant additional cost involved in installing and maintaining green roofs and the additional works required to allow for the additional loading on the building, green roofs are not considered a practical option. The benefits achieved through installing a green roof would be disproportionate to the significant ongoing maintenance and construction costs involved.

Porous/Permeable Paving

- 4.5.6 Permeable paving could be incorporated within private paths and parking spaces on-Site. Storage would be provided within the sub-grade material prior to controlled release to the receiving sewer. The amount of storage offered by permeable paving is subject to sub-grade depth and Site gradient. The use of permeable paving should be considered at the detailed design stage.
- 4.5.7 Based on an external paved area of approximately 710 m², a sub-grade depth of 0.3m and a void ratio of 30%, there is potential to accommodate 63.9 m³ of attenuation storage within the sub-grade of permeable paving (assuming the base of the sub-grade will be formed at a level gradient).

Underground Attenuation Tanks

- 4.5.8 Storage could be provided within underground attenuation tanks or within oversized pipes. Sufficient space for an underground tank is provided beneath the proposed western car parking area on-Site.

4.6 Preferred Drainage Scheme

- 4.6.1 Surface water runoff will be discharged to the existing surface water sewer located in Weston Avenue adjacent to the eastern boundary of the Site at a rate of 4.15 l/s. Cover and Invert levels of the nearest manhole to the Site should be investigated to determine if a gravity fed solution is achievable.
- 4.6.2 Surface water runoff up to the 1 in 100 year plus 45% climate change allowance event will be attenuated on Site. MicroDrainage Source Control calculations have been completed and are included in Appendix H. A total attenuation volume of 79.8 m³ will be required to achieve the discharge rate and will be provided in the form of an underground geocellular attenuation crate located beneath the western car parking area on-Site. The attenuation tank will have a width of 10 m, a length of 10.5 m, and a depth of 0.8 m, with a 95% void ratio thereby providing a total attenuation potential of 79.8 m³.
- 4.6.3 Attenuation will also be provided in the form of permeable paving located in the private paths and car parking spaces on-Site. Based on an external paved area of approximately 710 m², a sub-grade depth of 0.3m and a void ratio of 30%, there is potential to accommodate 63.9 m³ of attenuation storage within the sub-grade of permeable paving (assuming the base of the sub-grade will be formed at a level gradient).
- 4.6.4 A Concept Drainage Sketch detailing the above is included in Appendix I. The proposed surface water drainage scheme will create a 30% betterment over the existing drainage.

4.7 Event Exceedance

- 4.7.1 Storage will be provided for the 1 in 100 year plus 45% CC event. Storm events in excess of the 1 in 100 year plus 45% CC event should be permitted to produce temporary shallow depth flooding within the car park and landscaped areas. Finished floor levels will be set at a minimum of 150 mm above surrounding ground levels ensuring exceedance flooding will not affect the buildings.

4.8 Surface Water Treatment

4.8.1 In accordance with the CIRIA C753 publication 'The SuDS Manual' (2015), residential roofs have a 'very low' pollution hazard level, with low traffic roads classified as having a 'low' pollution hazard level. Table 3 below shows the pollution hazard indices for each land use.

Table 3: Pollution Hazard Indices

Land Use	Pollution Hazard Level	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Residential Roofs	Very Low	0.2*	0.2	0.05
Low Traffic Roads	Low	0.5	0.4	0.4

Table extract taken from the CIRIA C753 publication 'The SuDS Manual' - Table 26.2

*Indices values range from 0-1.

4.8.2 Where practical, runoff from roofs and roads will be directed to permeable paving and the drainage system on-Site. Table 4 below demonstrates that the inclusion of permeable paving provides sufficient treatment.

Table 4: SuDS Mitigation Indices

Type of SuDS	Mitigation Indices		
	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Permeable Pavement	0.7	0.6	0.7

Table extract taken from the CIRIA C753 publication 'The SuDS Manual' - Table 26.3

4.8.3 It can be concluded that the inclusion of permeable paving will provide sufficient treatment. Where attenuation is provided in a below ground system (tank storage), treatment will need to be provided by a suitably sized separator.

4.9 Maintenance

4.9.1 Maintenance of communal drainage features such as permeable paving or an attenuation tank will be the responsibility of the Site owner. Maintenance of shared surface water drainage systems can be arranged through appointment of a Site management company.

4.9.2 Maintenance schedules for an attenuation tank and permeable paving are included in Appendix J. Maintenance of the separator will be as per the manufacturer's guidance.

4.10 Foul Water Discharge

4.10.1 Foul flows should be discharged to the 150 mm public foul sewer in Old Guildford Road as per the existing situation.

5.0 Conclusions and Recommendations

5.1 Conclusions

- 5.1.1 The proposed development is for the construction of four new residential developments with associated gardens, access, and parking.
- 5.1.2 The proposed development will introduce impermeable drainage area in the form of buildings and access. This will result in an increase in surface water runoff. In order to ensure the increase in surface water runoff will not increase flood risk elsewhere, flow control will be used and attenuation provided on Site to accommodate storm events up to and including the 1 in 100 year plus 45% climate change event.
- 5.1.3 All methods of surface water discharge have been assessed. Surface water runoff discharge to the existing surface water sewer located in Weston Avenue adjacent to the eastern boundary of the Site at a rate of 4.15 l/s appears to be the most practical option. Cover and invert levels of the nearest manhole to the Site should be investigated to determine if a gravity fed solution is achievable.
- 5.1.4 Attenuation storage will be required on Site in order to restrict surface water discharge to 4.15 l/s. Attenuation can be provided within the sub-grade of permeable paving in the private paths and car parking spaces on-Site, and in the form of an underground attenuation tank located beneath the western car parking area on-Site.
- 5.1.5 Foul flows can discharge to the existing 150 mm public foul sewer in Old Guildford Road to the south of the Site as per the existing situation. A gravity connection can be achieved.

5.2 Recommendations

Drainage Strategy

- Verify the attenuation volumes included in this report when undertaking detailed drainage design; and
- Make provision for sustainable drainage features in the proposed western car parking area on-Site.

Appendix A - Limitations

Limitations

The recommendations contained in this Report represent Delta-Simons professional opinions, based upon the information listed in the Report, exercising the duty of care required of an experienced Environmental Consultant. Delta-Simons does not warrant or guarantee that the Site is free of hazardous or potentially hazardous materials or conditions.

Delta-Simons obtained, reviewed and evaluated information in preparing this Report from the Client and others. Delta-Simons conclusions, opinions and recommendations has been determined using this information. Delta-Simons does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which Delta-Simons has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

This Report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

Appendix B - Topographical Survey



NOTES

GENERAL NOTES :-
 ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION.
 GRID COORDINATES ARE ORDNANCE SURVEY NATIONAL GRID DERIVED FROM GPS TRANSFORMATION.
 GPS COORDINATES AND LEVELS SET AT ST01 (NO SCALE FACTOR APPLIED)
 THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:200
 SERVICE COVERS INDICATED WHERE VISIBLE. PIPE INVERTS / DETAILS SURVEYED FROM SURFACE INSPECTION ONLY. GENERALLY DAMAGED COVERS AND COVERS WITHIN HIGHWAYS WILL NOT BE LIFTED
 TREE SPECIES SHOULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL.
 OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION, AND SHOULD BE TREATED AS APPROXIMATE.
 SERVICE COVERS LOCATED UNDER PARKED VEHICLES/MOBILE STRUCTURES MAYBE OMITTED.
 BURIED SERVICE COVERS WILL NOT BE INDICATED.

TOPOGRAPHICAL SURVEY/UTILITY KEY :-

- (ht) = height
- Ø = diameter
- = peg trap
- a/g = above ground
- a/v = assumed route
- av = air valve
- bb = belling beacon
- bd = back drop
- bl = bed level
- bol = bollard
- bot = bottom of shaft
- bt = telecom
- c/b fence = closeboard fence
- c/box = control box
- cobv = cable television
- cl = cover level
- con = conifer
- cr = cobble riser
- cws = combined water sewer
- d/chan = drainage channel
- eb = electric junction box
- elec = electric
- end = end of trace
- ep = electric pole
- er = earth rod
- f/bad = flower bed
- fh = fire hydrant
- fl = floor level
- fs = fire switch
- fw = foul water sewer
- g = gully
- g/run = gully run
- gr = gas riser
- h/chestnut = horse chestnut
- h/thorn = hawthorn
- ic = inspection cover
- il = invert level
- lum = illuminated
- int = interceptor
- lp = lamp post
- m/c = manhole cover
- mkr = marker
- o/h = over head
- ol = off lot
- oss = off survey area
- OSBM = ordnance survey bench mark
- p & r fence = post & rail fence
- pd = pit depth
- pr = pipe riser
- ptg = pipe to ground
- ptg = pipe to surface
- re = rodding eye
- ret wall = retaining wall
- rs = road sign
- res = rain water pipe
- s/birch = silver birch
- sp = spot light
- sp = soil pipe
- st = stop top
- sv = stop valve
- svp = soil vent pipe
- sw = storm water sewer
- tag = tagging
- sec fence = security fence
- sfc = soil filled chamber
- tl = top level
- ttr = taken from records
- ti = threshold level
- top = top of cap
- top = top of pipe
- tot = top of tank
- tp = telecom pole
- ts = traffic signal
- t/s = trench scar
- u/s = underside
- unf = unable to fit
- unr = unable to rod
- unsa = unable to survey
- untr = unable to trace
- vp = vent pipe
- w/c = water filled chamber
- wl = water level
- wm = water meter
- wp = waste pipe
- wr = water riser

STATION CONTROL :-				SHEET LAYOUT :-			
STATION	EASTINGS	NORTHINGS	LEVEL				
ST01	515204.252	131485.351	44.256				
ST02	515145.275	131490.856	43.590				
ST04	515143.579	131520.688	43.065				
ST05	515191.705	131519.679	44.092				
ST06	515144.401	131538.669	42.928				

UTILITY NOTES



UNIT 1, ACCESS HOUSE,
 SHERWOOD ROAD,
 BROMSGROVE, B60 3DR

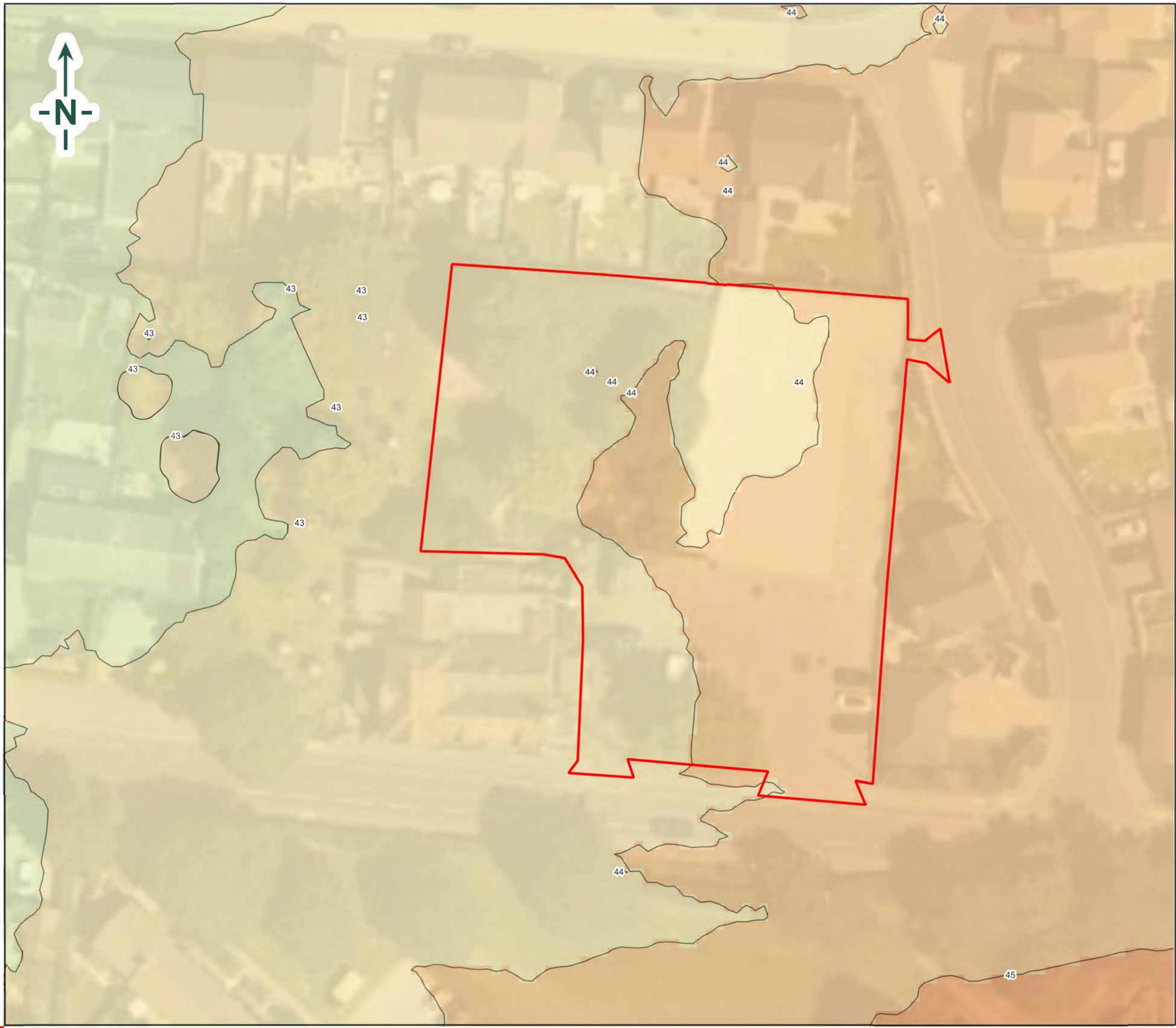
WWW.TAGSURVEYS.CO.UK
 INFO@TAGSURVEYS.CO.UK

Client: STONEGATE PUBS
 Project: SHELLEY ARMS, OLD GUILDFORD ROAD, RH12 3JU
 Title: TOPOGRAPHICAL SURVEY
 Date: JULY 2023
 Scale: 1:200@A1
 Dwg No: T0432 - 1
 Surveyor: SMC
 Checked: SB

TOPOGRAPHICAL (LAND) SURVEYORS / UTILITY SURVEYORS
 BUILDING MEASUREMENT SURVEYORS / 3D LASER SCANNING



Appendix C - LiDAR Plan

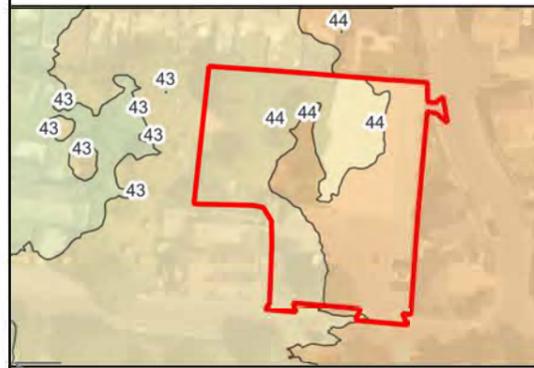


Legend

- Approximate Site Boundary
- Contours
- Elevation (m AOD)*
- Band 1 (Gray)
- <= 39
- 39 - 40
- 40 - 41
- 41 - 42
- 42 - 43
- 43 - 44
- 44 - 45
- 45 - 46
- 46 - 47
- > 47

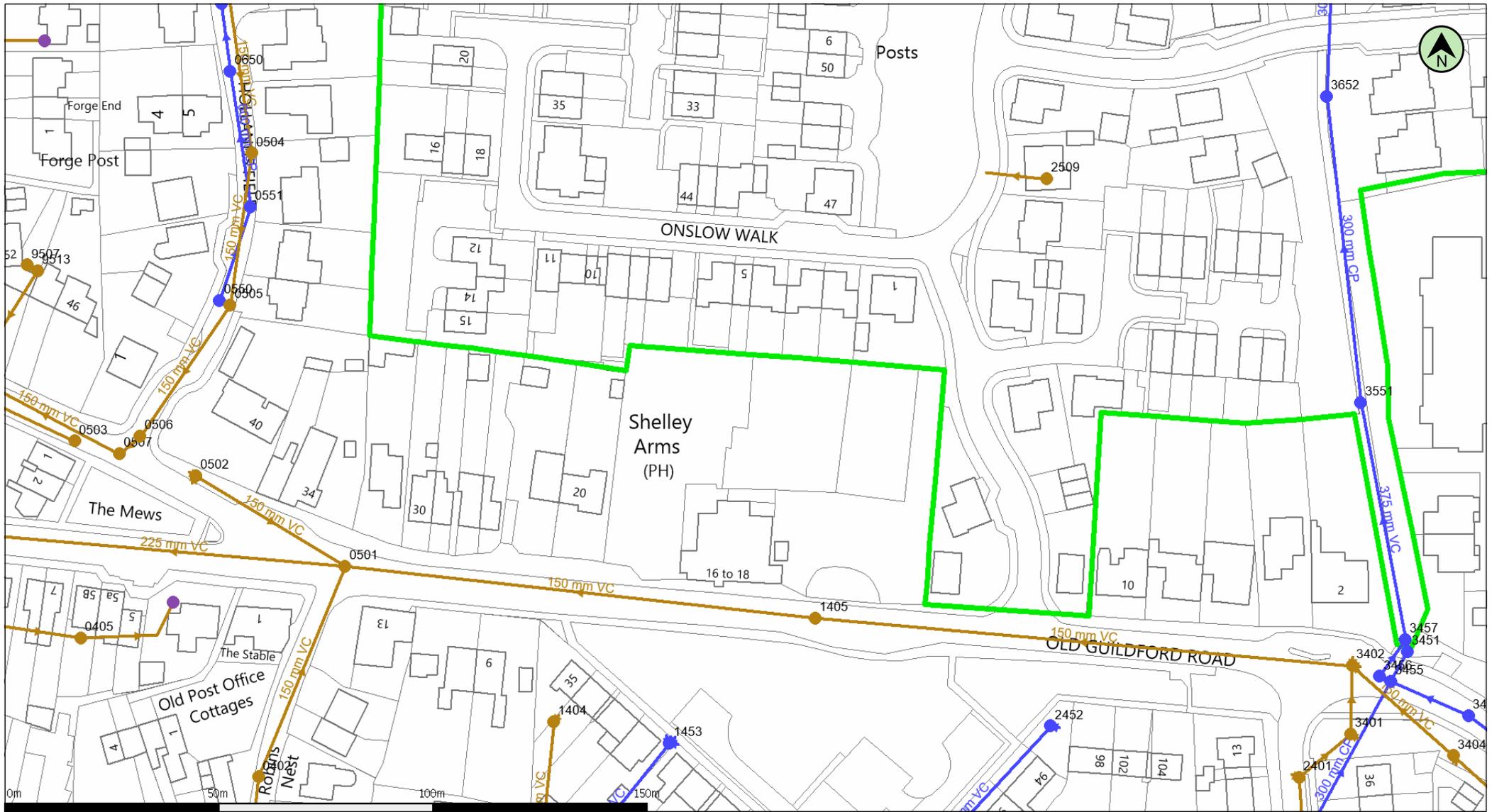


Figure LiDAR Plan		
Job The Shelley Arms, 16 Old Guildford Road, RH12 3JU		
Client Stonegate Group c/o Vista Planning		
Appendix C	Revision A	Date 19 September 2023
Drawn by OE	Checked by LA	Scale 1:400
Job No. 99339.584185		



C:\QGIS\99339.584185 Shelley Arms\p\99339.584185 Shelley Arms.dwg

Appendix D - Local Sewer Plan



(c) Crown copyright and database rights 2023 Ordnance Survey 100031673

Date: 08/08/23

Scale: 1:1250

Map Centre: 515165,131541

Data updated: 05/05/23

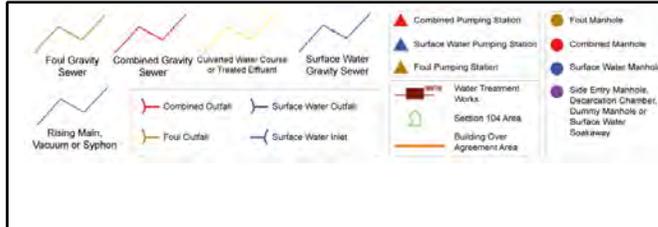
Our Ref: 1244888 - 1

Wastewater Plan A4

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2023 Ordnance Survey 100031673. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



utilitysitesearch@outlook.com

delta



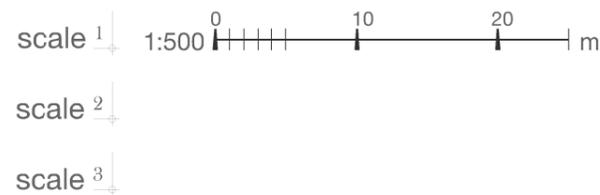
Appendix E - Drainage Layout for Adjacent Development

Appendix F - Proposed Development Plan



- KEY-
- proposed new trees
 - existing trees
 - trees to be removed
 - Root Protection Area

PROPOSED SITE PLAN



do not scale from this drawing,
use dimensions only, all discrepancies
to be reported to the architect.

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RA
rickett architects
1 6 8 p a r a d e
l e a m i n g t o n s p a
c v 3 2 4 a e

dwg no	Ra	3357	s3	001
client	Stonegate Group			
project	The Shelley Arms 16-18 Old Guildford Road Horsham RH12 3JU			
title	proposed site plan			
date	21.08.22	scale	1:500	
drawn	AMB	check	DR	size A1
studio@rickett.co.uk		stage		

planning

stage

north

3

Appendix G - MicroDrainage Quick Storage Estimates

The Shelley Arms, 16 Old Guildford Road

Quick Storage Estimates – 1 in 30 + 25 % CC

The screenshot shows the 'Quick Storage Estimate' software window with the 'Variables' tab selected. The interface includes a sidebar with navigation options: Variables, Results, Design, Overview 2D, Overview 3D, and Vt. The main area contains the following fields:

Parameter	Value
Rainfall Model	FEH Rainfall
Return Period (years)	30
Version	2013
Point	[...]
Site	GB 515181 131532 TQ 15181 31532
Cv (Summer)	0.750
Cv (Winter)	0.840
Impervious Area (ha)	0.172
Maximum Allowable Discharge (l/s)	4.2
Infiltration Coefficient (m/hr)	0.00000
Safety Factor	2.0
Climate Change (%)	25

Buttons at the bottom: Analyse, OK, Cancel, Help. A footer note reads: 'Select required Rainfall Model from the list'.

The screenshot shows the 'Quick Storage Estimate' software window with the 'Results' tab selected. The main area displays the following text:

Global Variables require approximate storage of between 44 m³ and 64 m³.

These values are estimates only and should not be used for design purposes.

Buttons at the bottom: Analyse, OK, Cancel, Help. A footer note reads: 'Select required Rainfall Model from the list'.

1 in 100 + 45% CC

Variable	Value
FEH Rainfall	FEH Rainfall
Return Period (years)	100
Version	2013
Point	Point
Site	GB 515181 131532 TQ 15181 31532
Cv (Summer)	0.750
Cv (Winter)	0.840
Impervious Area (ha)	0.172
Maximum Allowable Discharge (l/s)	4.2
Infiltration Coefficient (m/hr)	0.00000
Safety Factor	2.0
Climate Change (%)	45

Global Variables require approximate storage of between 73 m³ and 103 m³.
These values are estimates only and should not be used for design purposes.

Appendix H - MicroDrainage Source Control Calculations

Delta-Simons		Page 1
Suite 4A Portland Street Manchester, M1 3BE	The Shelley Arms Geocellular Tank 1 in 100 + 45% CC	
Date 18/09/2023 14:53 File Source Control Calculat...	Designed by AR Checked by	
Innovyze	Source Control 2020.1.3	

Summary of Results for 100 year Return Period (+45%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m ³)	Status
15 min Summer	99.018	0.418	4.2	41.8	O K
30 min Summer	99.154	0.554	4.2	55.4	O K
60 min Summer	99.276	0.676	4.2	67.6	O K
120 min Summer	99.296	0.696	4.2	69.6	O K
180 min Summer	99.278	0.678	4.2	67.8	O K
240 min Summer	99.258	0.658	4.2	65.8	O K
360 min Summer	99.218	0.618	4.2	61.8	O K
480 min Summer	99.178	0.578	4.2	57.8	O K
600 min Summer	99.138	0.538	4.2	53.8	O K
720 min Summer	99.093	0.493	4.2	49.3	O K
960 min Summer	99.016	0.416	4.2	41.6	O K
1440 min Summer	98.898	0.298	4.2	29.8	O K
2160 min Summer	98.788	0.188	4.1	18.8	O K
2880 min Summer	98.733	0.133	4.0	13.3	O K
4320 min Summer	98.698	0.098	3.2	9.8	O K
5760 min Summer	98.683	0.083	2.7	8.3	O K
7200 min Summer	98.674	0.074	2.3	7.4	O K
8640 min Summer	98.668	0.068	2.0	6.8	O K
10080 min Summer	98.664	0.064	1.8	6.4	O K
15 min Winter	99.073	0.473	4.2	47.3	O K
30 min Winter	99.226	0.626	4.2	62.6	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
15 min Summer	142.680	0.0	45.8	24
30 min Summer	95.549	0.0	61.4	38
60 min Summer	61.404	0.0	79.1	66
120 min Summer	35.608	0.0	91.8	122
180 min Summer	25.818	0.0	99.8	156
240 min Summer	20.557	0.0	106.0	188
360 min Summer	14.950	0.0	115.6	256
480 min Summer	11.945	0.0	123.1	326
600 min Summer	10.051	0.0	129.5	394
720 min Summer	8.740	0.0	135.2	458
960 min Summer	7.031	0.0	145.0	584
1440 min Summer	5.210	0.0	161.1	824
2160 min Summer	3.883	0.0	180.3	1168
2880 min Summer	3.158	0.0	195.5	1500
4320 min Summer	2.362	0.0	219.2	2208
5760 min Summer	1.925	0.0	238.4	2936
7200 min Summer	1.638	0.0	253.6	3672
8640 min Summer	1.440	0.0	267.4	4400
10080 min Summer	1.296	0.0	280.6	5136
15 min Winter	142.680	0.0	51.3	25
30 min Winter	95.549	0.0	68.8	38

Delta-Simons		Page 2
Suite 4A Portland Street Manchester, M1 3BE	The Shelley Arms Geocellular Tank 1 in 100 + 45% CC	
Date 18/09/2023 14:53 File Source Control Calculat...	Designed by AR Checked by	
Innovyze	Source Control 2020.1.3	

Summary of Results for 100 year Return Period (+45%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m ³)	Status
60 min Winter	99.367	0.767	4.2	76.7	O K
120 min Winter	99.398	0.798	4.2	79.8	O K
180 min Winter	99.381	0.781	4.2	78.1	O K
240 min Winter	99.353	0.753	4.2	75.3	O K
360 min Winter	99.300	0.700	4.2	70.0	O K
480 min Winter	99.243	0.643	4.2	64.3	O K
600 min Winter	99.184	0.584	4.2	58.4	O K
720 min Winter	99.118	0.518	4.2	51.8	O K
960 min Winter	98.992	0.392	4.2	39.2	O K
1440 min Winter	98.823	0.223	4.2	22.3	O K
2160 min Winter	98.717	0.117	3.9	11.7	O K
2880 min Winter	98.696	0.096	3.2	9.6	O K
4320 min Winter	98.676	0.076	2.4	7.6	O K
5760 min Winter	98.667	0.067	2.0	6.7	O K
7200 min Winter	98.661	0.061	1.7	6.1	O K
8640 min Winter	98.656	0.056	1.5	5.6	O K
10080 min Winter	98.653	0.053	1.3	5.3	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
60 min Winter	61.404	0.0	88.6	66
120 min Winter	35.608	0.0	102.8	120
180 min Winter	25.818	0.0	111.8	172
240 min Winter	20.557	0.0	118.7	196
360 min Winter	14.950	0.0	129.5	274
480 min Winter	11.945	0.0	137.9	352
600 min Winter	10.051	0.0	145.1	428
720 min Winter	8.740	0.0	151.4	502
960 min Winter	7.031	0.0	162.4	622
1440 min Winter	5.210	0.0	180.5	844
2160 min Winter	3.883	0.0	201.9	1128
2880 min Winter	3.158	0.0	218.9	1476
4320 min Winter	2.362	0.0	245.5	2208
5760 min Winter	1.925	0.0	267.0	2936
7200 min Winter	1.638	0.0	284.0	3672
8640 min Winter	1.440	0.0	299.5	4368
10080 min Winter	1.296	0.0	314.3	5128

Delta-Simons		Page 3
Suite 4A Portland Street Manchester, M1 3BE	The Shelley Arms Geocellular Tank 1 in 100 + 45% CC	
Date 18/09/2023 14:53 File Source Control Calculat...	Designed by AR Checked by	
Innovyze	Source Control 2020.1.3	

Rainfall Details

Rainfall Model	FEH
Return Period (years)	100
FEH Rainfall Version	2013
Site Location	GB 515181 131532 TQ 15181 31532
Data Type	Point
Summer Storms	Yes
Winter Storms	Yes
Cv (Summer)	0.750
Cv (Winter)	0.840
Shortest Storm (mins)	15
Longest Storm (mins)	10080
Climate Change %	+45

Time Area Diagram

Total Area (ha) 0.172

Time (mins) Area			Time (mins) Area			Time (mins) Area		
From:	To:	(ha)	From:	To:	(ha)	From:	To:	(ha)
0	4	0.057	4	8	0.057	8	12	0.057

Delta-Simons		Page 4
Suite 4A Portland Street Manchester, M1 3BE	The Shelley Arms Geocellular Tank 1 in 100 + 45% CC	
Date 18/09/2023 14:53 File Source Control Calculat...	Designed by AR Checked by	
Innovyze	Source Control 2020.1.3	

Model Details

Storage is Online Cover Level (m) 100.000

Tank or Pond Structure

Invert Level (m) 98.600

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	100.0	0.800	100.0	0.801	0.0

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0100-4200-0800-4200
Design Head (m)	0.800
Design Flow (l/s)	4.2
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	100
Invert Level (m)	98.600
Minimum Outlet Pipe Diameter (mm)	150
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	0.800	4.2
Flush-Flo™	0.238	4.2
Kick-Flo®	0.525	3.5
Mean Flow over Head Range	-	3.6

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)						
0.100	3.3	1.200	5.1	3.000	7.8	7.000	11.6
0.200	4.2	1.400	5.4	3.500	8.4	7.500	12.0
0.300	4.1	1.600	5.8	4.000	8.9	8.000	12.4
0.400	4.0	1.800	6.1	4.500	9.4	8.500	12.7
0.500	3.6	2.000	6.4	5.000	9.9	9.000	13.1
0.600	3.7	2.200	6.7	5.500	10.4	9.500	13.5
0.800	4.2	2.400	7.0	6.000	10.8		
1.000	4.7	2.600	7.3	6.500	11.2		

Suite 4A
Portland Street
Manchester, M1 3BE

The Shelley Arms
Geocellular Tank
1 in 100 + 45% CC



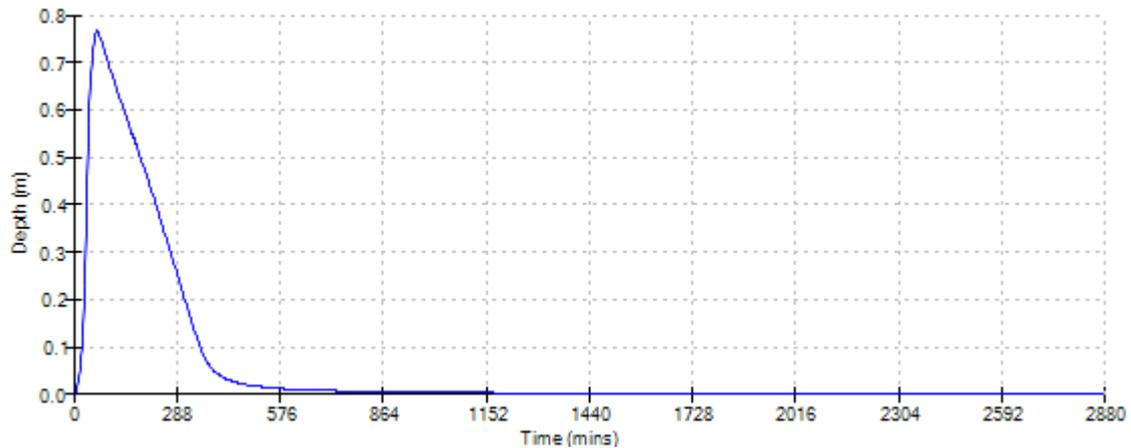
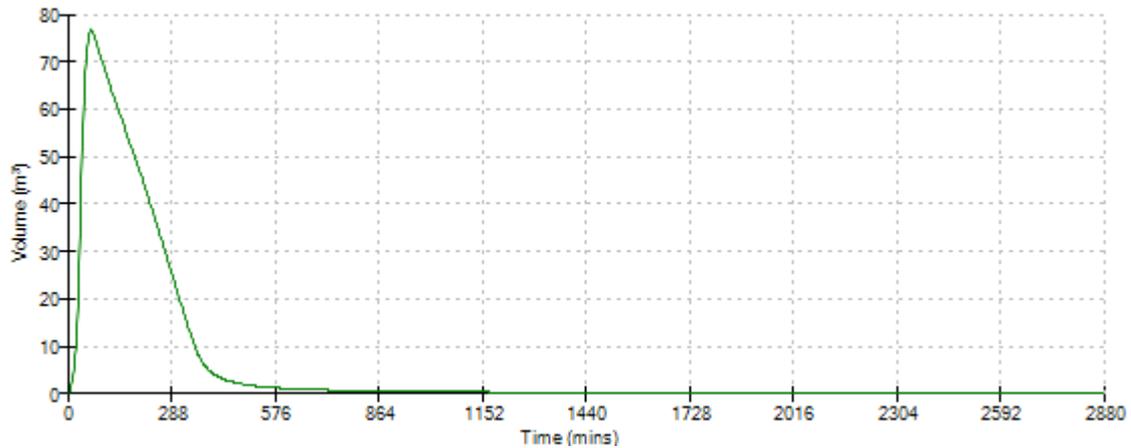
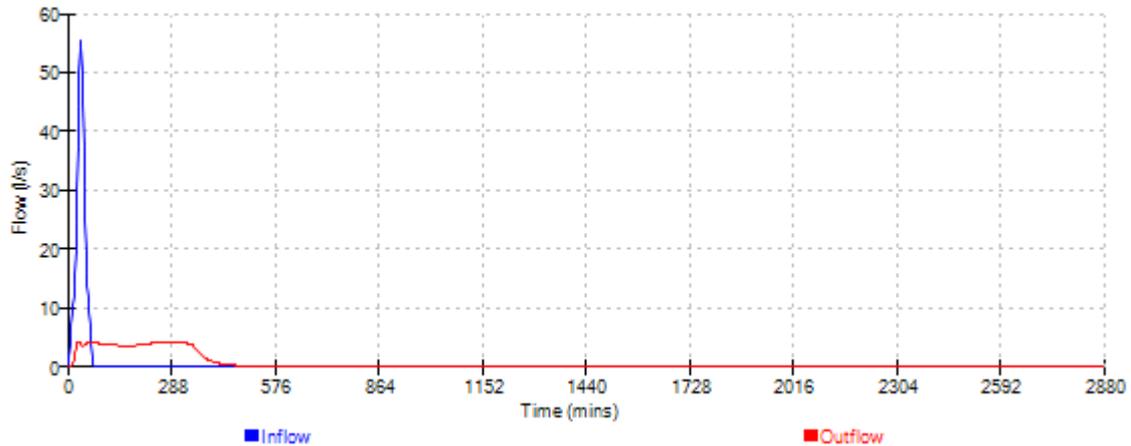
Date 18/09/2023 14:53
File Source Control Calculat...

Designed by AR
Checked by

Innovyze

Source Control 2020.1.3

Event: 60 min Winter



Suite 4A
Portland Street
Manchester, M1 3BE

The Shelley Arms
Geocellular Tank
1 in 100 + 45% CC



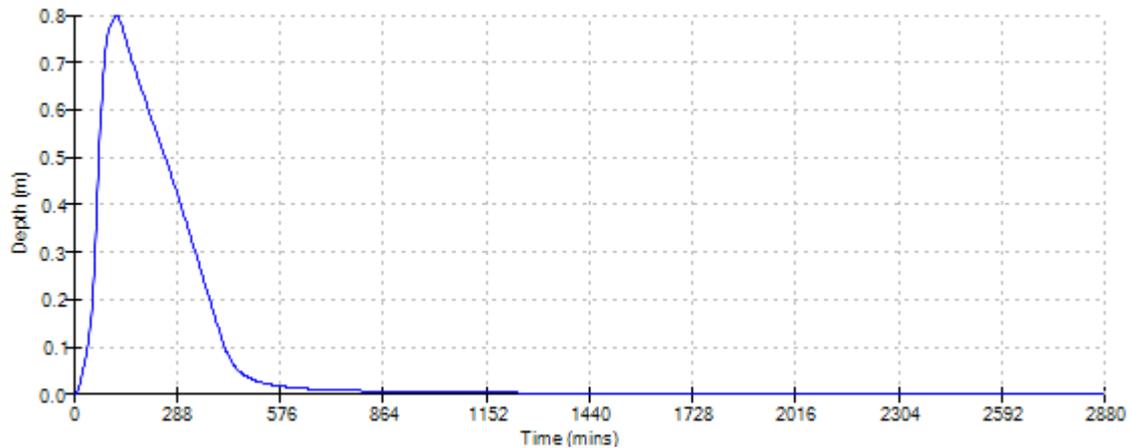
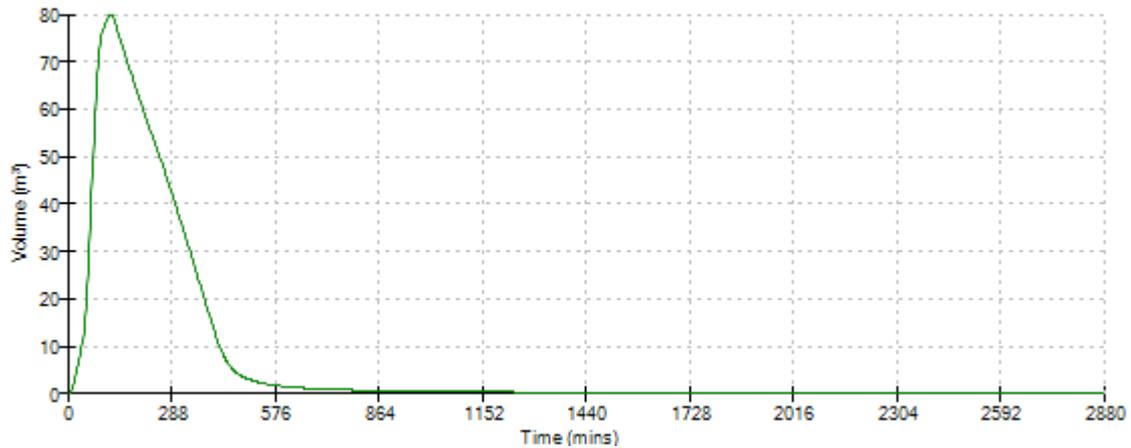
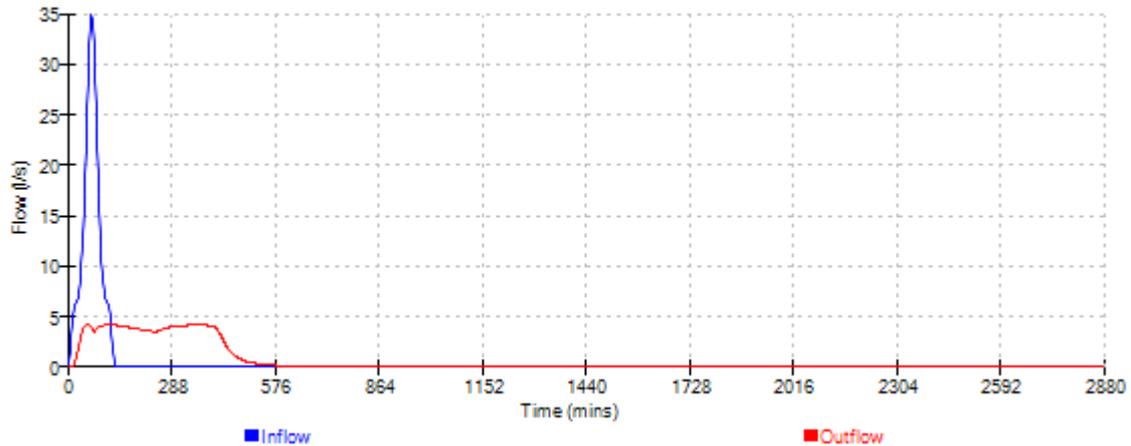
Date 18/09/2023 14:53
File Source Control Calculat...

Designed by AR
Checked by

Innovyze

Source Control 2020.1.3

Event: 120 min Winter



Suite 4A
Portland Street
Manchester, M1 3BE

The Shelley Arms
Geocellular Tank
1 in 100 + 45% CC



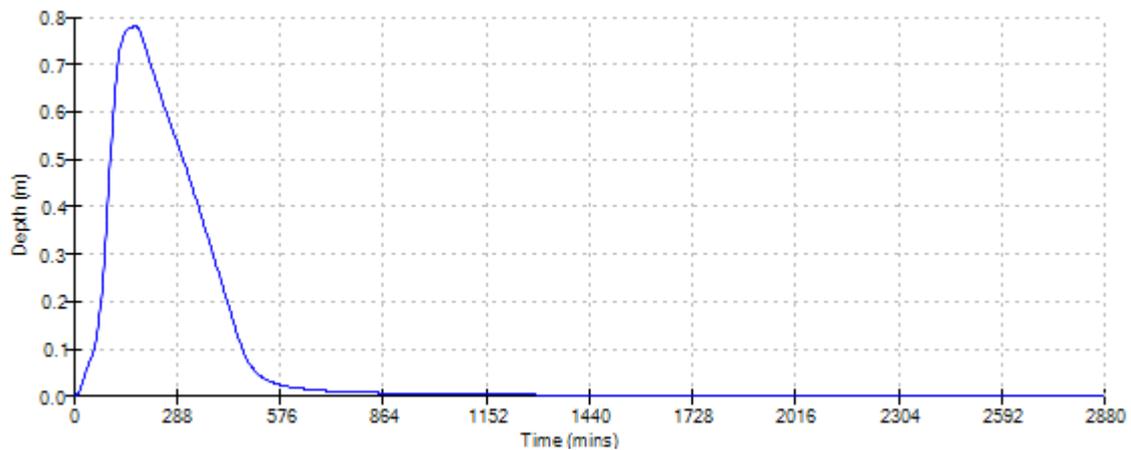
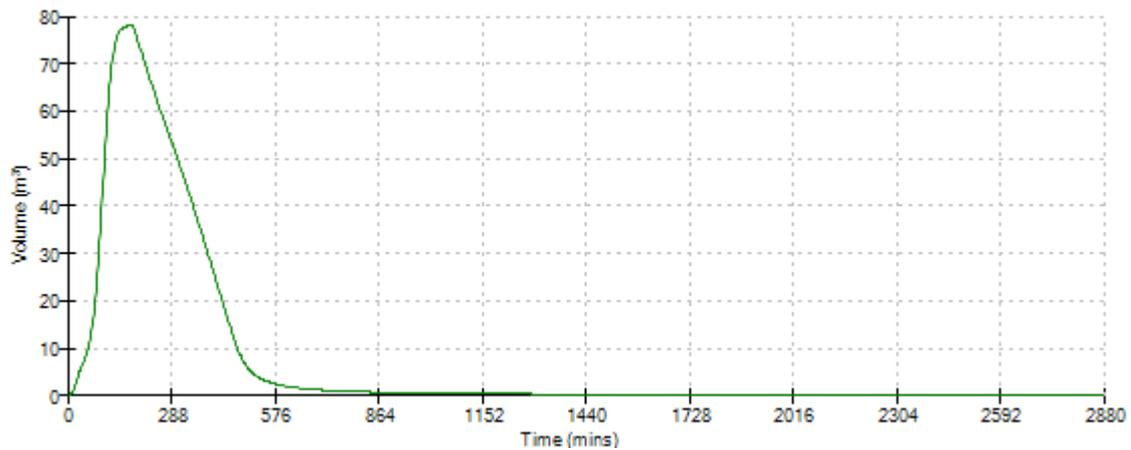
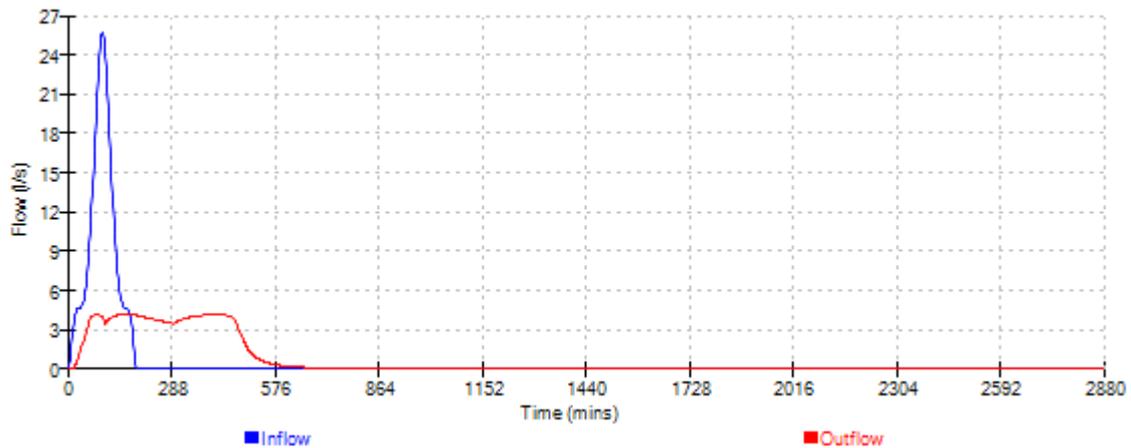
Date 18/09/2023 14:53
File Source Control Calculat...

Designed by AR
Checked by

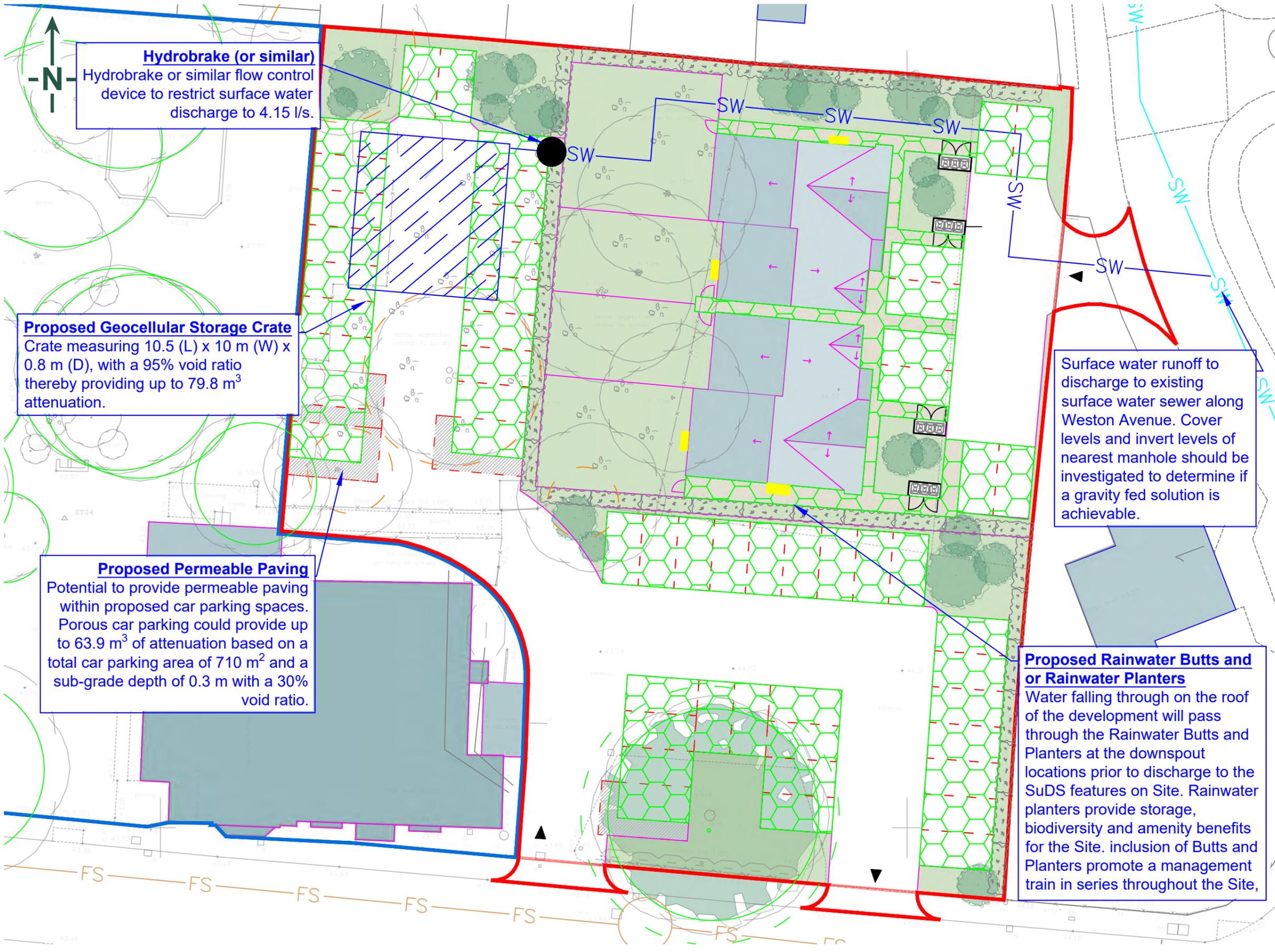
Innovyze

Source Control 2020.1.3

Event: 180 min Winter



Appendix I - Concept Drainage Sketch



Hydrobrake (or similar)
Hydrobrake or similar flow control device to restrict surface water discharge to 4.15 l/s.

Proposed Geocellular Storage Crate
Crate measuring 10.5 (L) x 10 m (W) x 0.8 m (D), with a 95% void ratio thereby providing up to 79.8 m³ attenuation.

Proposed Permeable Paving
Potential to provide permeable paving within proposed car parking spaces. Porous car parking could provide up to 63.9 m³ of attenuation based on a total car parking area of 710 m² and a sub-grade depth of 0.3 m with a 30% void ratio.

Surface water runoff to discharge to existing surface water sewer along Weston Avenue. Cover levels and invert levels of nearest manhole should be investigated to determine if a gravity fed solution is achievable.

Proposed Rainwater Butts and or Rainwater Planters
Water falling through on the roof of the development will pass through the Rainwater Butts and Planters at the downspout locations prior to discharge to the SuDS features on Site. Rainwater planters provide storage, biodiversity and amenity benefits for the Site. inclusion of Butts and Planters promote a management train in series throughout the Site,

LEGEND	
	Proposed Porous Paving Area 710 m ² with a subgrade depth of 300mm and a void ratio of 30% providing approx. 63.9 m ³ of attenuation
	Proposed Geocellular Tank 10.5 m (L) X 10 (W) 0.8 m (D) tank with a void ratio of 95% provides 79.8 m ³ of attenuation
	Approximate Route of Existing Surface Water Sewer
	Indicative Proposed Indicative Surface Water Drainage Route
	Approximate Existing Public Foul Water Sewer
	Proposed Rainwater Butts and or Rainwater Planters
	Proposed Flow Control Device (Hydrobrake or similar)

- NOTES**
- All dimensions in millimetres and all levels in metres above ordnance datum unless shown otherwise.
 - This drawing provides a Concept Drainage Sketch and is not intended for detailed design. Detailed drainage design will be required at the detailed design stage.
 - The Concept Drainage Sketch is based on the Proposed Development Plan provided by the Client.
 - Route of existing public sewers are indicative and based on plans provided by Southern Water. The location of existing public sewers should be verified on-Site.
 - Attenuation to be provided in the form of underground geocellular storage crates and permeable paving. Dimensions of proposed geocellular storage crates are to be confirmed at the detailed design stage.
 - Routes and dimensions of proposed surface water drainage to be confirmed at the detailed design stage. Where appropriate, it may be possible to utilise existing drainage runs, subject to further investigation at the detailed design stage.
 - Surface water runoff to discharge into existing surface water sewer via a Hydrobrake or similar flow control device, subject to agreement with Southern Water.
 - Proprietary treatment to be specified at the detailed design stage and installed and maintained as per relevant supplier's instructions.
 - Further consideration of proposed ground levels will be required at the detailed design stage.

Site Plan Provided by Client



TITLE:
Concept Drainage Sketch
The Shelley Arms, 16 Old Guildford Road, RH12 3JU

DRAWN BY: LA	SCALE: Not to Scale	PROJECT NO: 99339.584185
CHECKED BY: AP	REVISION: A	
DATE: 19/09/2023	APPENDIX: I	

Appendix J - Maintenance Schedules

Attenuation Storage Tank Maintenance Schedule

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary	Annually
	Remove sediment from pre-treatment structures and/ or internal forebays	Annually, or as required
Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

Ref. Table 21.3, CIRIA C753 'The SuDS Manual'

Permeable Paving Maintenance Schedule

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on Site-specific observations of clogging or manufacturer's recommendations - pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Stabilise and move contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required - once per year on less frequently used pavements
Remedial actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Inspect for evidence of poor operation and / or weed growth - if required, take remedial action	Three-monthly, 48hr after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

Ref. Table 20.15, CIRIA C753 'The SuDS Manual'