



24.4m

31.6m

MOUSDELL CLOSE

El Sub Sta

RECTORY LANE

Penn Gardens

Chanctonbury Nursery

Chanctonbury House

Pond

Pump House

Neighbouring Ongoing Development

Reservoir

- Notes
- All levels and dimensions are to be checked on site before any work commences. All dimensions are in metres unless stated otherwise.
 - This drawing has been based upon survey information supplied by ECE Architecture and Motion cannot guarantee the accuracy of the data provided.
 - Any discrepancies should be reported to the engineer immediately, so that clarification can be sought prior to the commencement of works.
 - This drawing should be read in conjunction with all other relevant engineering details, drawings and specification.
 - 350mm minimum cover is to be provided for private pipes laid in soft/aved areas, with 900mm minimum cover to be provided for private pipes laid beneath roads / driveways unless not practicable. Where unachievable, shallow pipe drains may require protection using concrete surround or paving slabs bridging the trench, subject to the NHBC Inspector's requirements.
 - Manholes situated within areas accessible to motor vehicles are to be fitted with suitable strength covers and frames.

- Legend
- Site Boundary
 - Existing Watercourse
 - Pervious Pavement: [450mm-600mm no infiltration Type 3 open graded sub-base with 30% void ratio]
 - Surface Water Attenuation Basin
 - Surface Water Gravity Pipe
 - Surface Water Manhole
 - Surface Water Flow Control Chamber
 - Porous Pavement Outfall with Orifice Plate
 - Proposed Headwall
 - Foul Water Gravity Pipe
 - Foul Water Rising Main
 - Surface Water Manhole
 - Foul Water Pumping Station

P05	Site layout amendment	PA	PA	PA	20/11/2025
P04	Drainage basin amended and new site layout	RW	PA	JM	18/11/2025
P03	Outfall pipe realigned to minimize RPA impact	CC	PA	JM	04/08/2025
P02	Updated following layout changes	CC	PA	JM	31/07/2025
P01	First Issue	CC	PA	JM	11/07/2025
Rev.	Description	Drm	Chk	App	Date

Drawing Status: **FOR PLANNING**
NOT FOR CONSTRUCTION

motion
Guildford - Reading - London
www.motion.co.uk

Client:
Rocco Homes

Project:
Land East of Mousdell Close
Ashington
Title:
Drainage Strategy

Scale: 1:500 (@ A1)
Drawing:
2504072-0501
Revision:
P05

0 10 20 30 40m
SCALE IN METRES
1:500