Technical Note 001		
Project Name and number:	**The Lamb Inn**	**D2346**
Subject:	**Horsham District Council – Planning Condition 4**	
Client:	**The Lamb Inn**	
Prepared by and Date:	**LF**	**19/08/2025**

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This note has been prepared in response to comments made by Horsham District Council in relation to an application to discharge planning condition 4 associated with planning decision notice ref: DC/24/0874.

Minimum proposed foul sewer gradients should be revised to adhere to Building Regulations Part H and these should be included on plans. The applicant should confirm no clash between the foul rising main and proposed surface water sewer.

The gradient on the foul drainage have been updated to accord with Building regulations. There is no clash between the rising main for the treatment plant and the surface water drainage.

Standard details for all proposed surface water and foul drainage infrastructure should be provided.

Refer to drawing 000-BPC-WD-ZZ-D-C-/PL700 showing construction details for the proposed drainage system.

The applicant should confirm the existing septic tank will be appropriately decommissioned.

The existing septic tank will be decommissioned properly which will comprise emptying, purging and then removal from the ground.

The runoff from the proposed development should, where possible, be restricted to the greenfield 1 in 1 year runoff rate during all events up to and including the 1 in 100-year rainfall event including adjustments for climate change. Where this is not possible, the runoff from the proposed development should restrict flows to as close as reasonably practical to the greenfield runoff rate for the site, not exceeding the flow rate generated from a 50% improvement on the 1 in 1 year brownfield runoff rate of the existing site. Justification for the 2.0 litres per second flow rate should be provided and agreed with the local planning authority. The applicant should explore options to reduce the overall flow rate while minimising blockage risk as much as reasonably practical.

This is discussed in Section 7 of the submitted report. A flow rate of 2l/s has been selected to ensure reliability. The flow control will have a solid pass through of 70mm to reduce the risk of blocking. This flow rate is much less than 50% of the 1 in 1 year brownfield run off rate.

The calculations show the following flow rates for the considered storms:

2 yr – 0.687l/s
10yr – 1.192l/s
30yr – 1.493l/s
100yr+cc 1.957l/s

The applicant should provide evidence of measures to prevent pollution of the receiving surface water body. Pollution control and water quality measures should be provided in accordance with the Simple Index Approach as outlined in CIRIA C753 The SuDS Manual.

Following the CIRIA Simple Index Approach, the proposed surface water drainage system includes adequate treatment as follows:

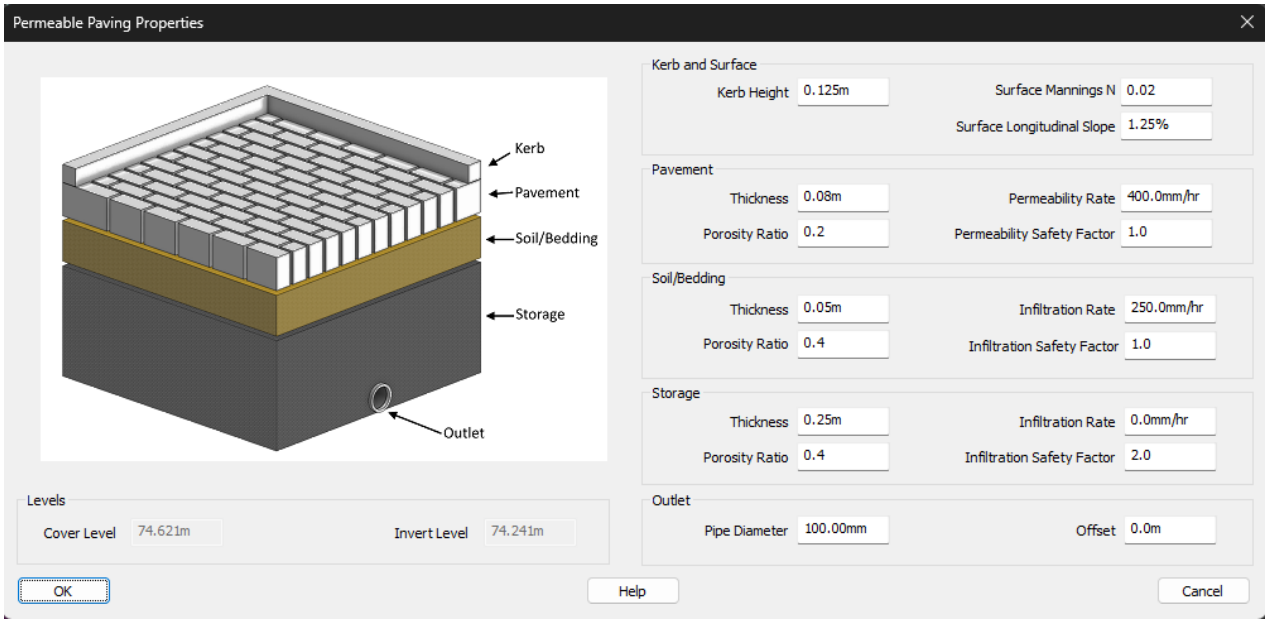
Proposed use - Car parking and low traffic roads : TSS=0.5/ M=0.4/H=0.4
Permeable Paving - TSS=0.7/M=0.6/H=0.7

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As the pollution hazard index does not exceed any pollution mitigation index for any contaminant type, for any proposed land use, the proposed SuDS methods will provide sufficient treatment

The proposed invert level of the permeable paving should be provided to confirm all areas of sub-base will drain to the outfall point. The surface water model outputs do not appear to account for the fall of the permeable paving and therefore may over-represent attenuation provided. The base falls and minimum depth of the permeable paving should be confirmed. An impermeable lining should be provided on the permeable paving to prevent groundwater ingress.

The depth of the permeable paving sub base varies as noted on the plan, the formation will be constructed at the level shown in the calculations. The calculations show a maximum depth of water in the permeable of 248mm during the 100 year +cc design event, the designed depth of the permeable paving sub base is 250mm. Section 7 of the report confirms that the permeable paving is to be tanked.



The Proposed Drainage Strategy Plan should consider all existing drainage infrastructure and indicate where existing drainage infrastructure is to be removed.

The existing drainage is not relevant to the proposed drainage system. Building regulations requires redundant drainage to be decommissioned appropriately. This is noted on the construction details drawing.

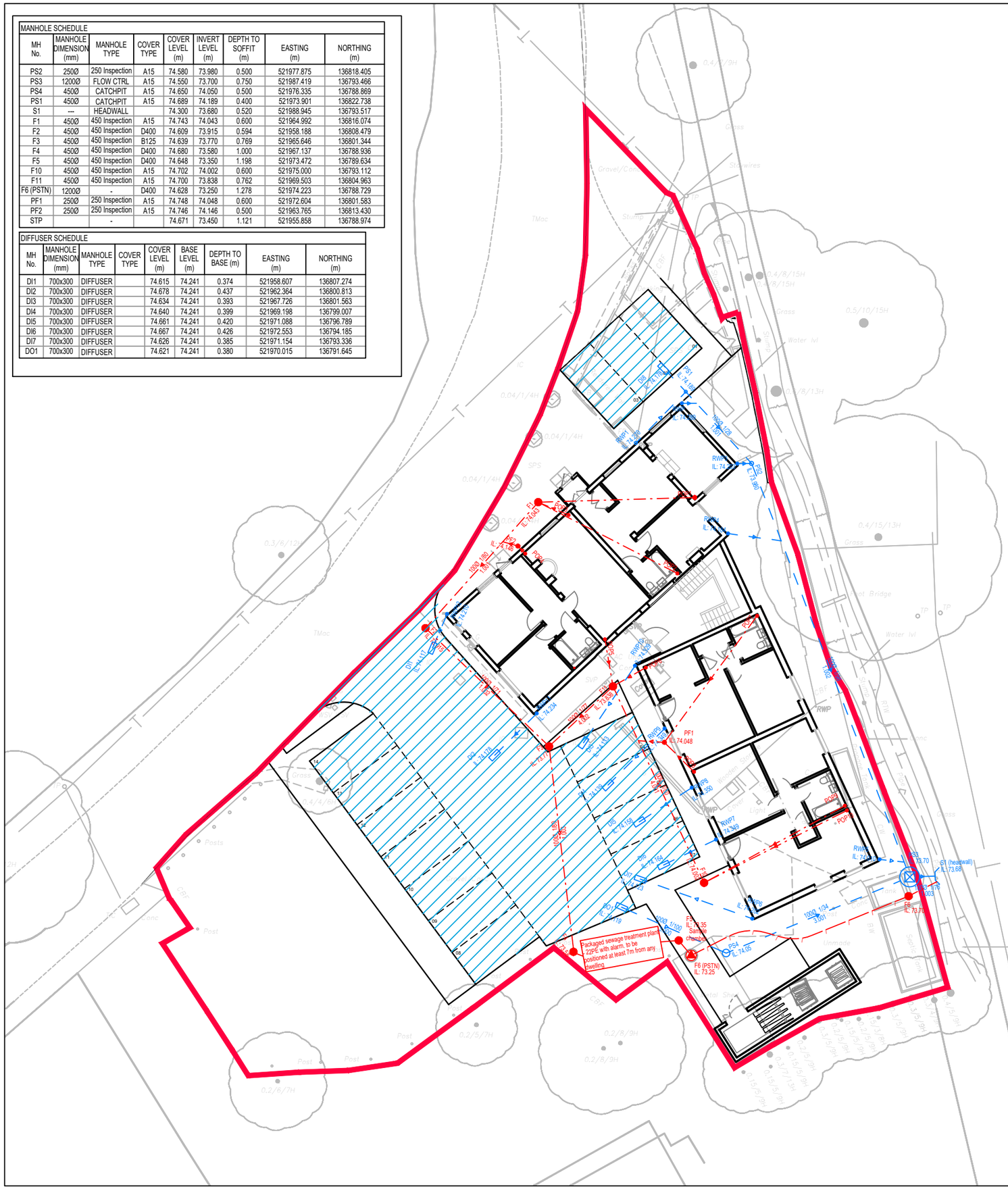
The applicant should provide drawings showing conveyance routes for the 1 in 100 year plus climate change event and consideration of how exceedance flows for events greater than this will be managed and mitigated on site, without significantly increasing flood risk (both on site and outside the development). This drawing should be based upon proposed site levels, not existing.

Drawing 000-BPC-WD-ZZ-D-C-/PL500 shows the exceedance flow routes, which largely follow the existing scenario. It should be noted that the implementation of this development results in a decrease in flood risk due to the management of the surface water run off and reduction in flow rate.

A3

MANHOLE SCHEDULE								
MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
PS2	250Ø	250 Inspection	A15	74.580	73.980	0.500	521977.875	136818.405
PS3	1200Ø	FLOW CTRL	A15	74.550	73.700	0.750	521987.419	136793.466
PS4	450Ø	CATCHPIT	A15	74.650	74.050	0.500	521976.335	136788.869
PS1	450Ø	CATCHPIT	A15	74.689	74.189	0.400	521973.901	136822.738
S1	---	HEADWALL		74.300	73.680	0.520	521988.945	136793.517
F1	450Ø	450 Inspection	A15	74.743	74.043	0.600	521964.992	136816.074
F2	450Ø	450 Inspection	D400	74.609	73.915	0.594	521958.188	136808.479
F3	450Ø	450 Inspection	B125	74.639	73.770	0.769	521965.646	136801.344
F4	450Ø	450 Inspection	D400	74.680	73.580	1.000	521967.137	136788.936
F5	450Ø	450 Inspection	D400	74.648	73.350	1.198	521973.472	136789.634
F10	450Ø	450 Inspection	A15	74.702	74.002	0.600	521975.000	136793.112
F11	450Ø	450 Inspection	A15	74.700	73.838	0.762	521969.503	136804.963
F6 (PSTN)	1200Ø	-	D400	74.628	73.250	1.278	521974.223	136788.729
PF1	250Ø	250 Inspection	A15	74.748	74.048	0.600	521972.604	136801.583
PF2	250Ø	250 Inspection	A15	74.746	74.146	0.500	521963.765	136813.430
STP		-		74.671	73.450	1.121	521955.858	136788.974

DIFFUSER SCHEDULE								
MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	BASE LEVEL (m)	DEPTH TO BASE (m)	EASTING (m)	NORTHING (m)
DI1	700x300	DIFFUSER		74.615	74.241	0.374	521958.607	136807.274
DI2	700x300	DIFFUSER		74.678	74.241	0.437	521962.364	136800.813
DI3	700x300	DIFFUSER		74.634	74.241	0.393	521967.726	136801.563
DI4	700x300	DIFFUSER		74.640	74.241	0.399	521969.198	136799.007
DI5	700x300	DIFFUSER		74.661	74.241	0.420	521971.088	136796.789
DI6	700x300	DIFFUSER		74.667	74.241	0.426	521972.553	136794.185
DI7	700x300	DIFFUSER		74.626	74.241	0.385	521971.154	136793.336
DO1	700x300	DIFFUSER		74.621	74.241	0.380	521970.015	136791.645



-DRAINAGE KEY-

- Storm Water
- Storm Water Flow Control
- Storm Water Headwall
- Proposed Permeable Paving (Depth Varies, formation 74.241)
- Foul Water
- Proposed Private Pumping Station
- Proposed Foul Water Rising Main
- FFL X.XX — Proposed Finished Floor Level
- 110.20 — Proposed Level

-SURFACE WATER DRAINAGE-

- Surface water disposal should be managed in view of the SuDS hierarchy;
  1. Infiltration
  2. Watercourse
  3. Public Surface Water Sewer(s)
- Shallow groundwater depth precludes the use of infiltration methods. 1m unsaturated zone required by local policy is not available.
- Surface water runoff will be discharged to the adjacent watercourse at a restricted rate (Max 2l/s).
- The car parking area will be constructed using permeable paving to improve water quality and provide the required volume of surface water storage.
- The parking areas total 270m^2, with a Min 250mm deep sub-base, providing a storage volume of 27.3m^3.
- The surface water drainage strategy allows for a 1 in 100 year design storm event, including of an allowance for climate change (45%). FEH22, Cv = 1 (Summer and winter). Due to the nature of the development application of urban creep is not necessary.

-FOUL WATER STRATEGY-

- Foul water disposal should adhere to the following hierarchy;
  1. Public Sewer
  2. Private Treatment Plant
  3. Septic Tank and Drainage Field
  4. Cesspool
- The public sewer records show that there are no public foul water sewers in the vicinity of the site.
- It is proposed to install a packaged foul water treatment plant which discharges to the adjacent watercourse.
- The Population Equivalent is calculated using Flows and Loads - 4, based on 6No, 2 bedroom flats. 6 x 4 = 24. Apply factor of 0.9 = 21.6.
- Total daily volume = 21.6 x 150l = 3.24m^3. This is compliant with the General Binding Rules therefore discharge consent is not required.
- The packaged treatment plant and downstream pumping station are to be supplier designed and installed in strict accordance with the supplier instructions.
- The existing septic tank shall be properly decommissioned including emptying and purging before removing from the ground.

NOTES

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4. 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 whilst undertaking the works.
5. 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.
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8. The client shall ensure all licences, consents and approvals required to implement the works are in place prior to commencing construction.

RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, note the following:

1. Buried services. Contractor to refer to record drawings and use CAT to locate existing services and undertake necessary precautions and investigation prior to excavating.
2. Working in live traffic. Contractor to ensure traffic management is designed, erected and maintained to protect the workforce and the public. Contractor to undertake necessary precautions and ensure suitable traffic management is in place prior to commencement.
3. Working in live sewers. Contractor to ensure operatives are familiar and competent with the dangers of working in live sewers.
4. Excavations close to existing structures. Contractor to prepare method statement to ensure stability of existing structure.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement

Rev.	Date	Amendments
P02	19/08/25	Updated to suit LPA comments
P01	02/07/25	STP relocated

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Drawing Status: FOR INFORMATION
NOT FOR CONSTRUCTION

Client: The Lamb Inn
Ben Bokor-Ingram

Project: The Lamb Inn, Lambs Green Road, Horsham, RH12 4RQ

Drawing Title: Proposed Drainage Strategy

Scale at A3	Date	Drawn By	Checked By	Project No.
1:250	May 25	JHL	LDF	D2346

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL400	P02



A3

NOTES

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Rev.	Date	Amendments
P00	-	-

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Drawing Status
FOR INFORMATION
NOT FOR CONSTRUCTION

Client
The Lamb Inn
Ben Bokor-Ingram

Project
The Lamb Inn, Lambs Green Road, Horsham, RH12 4RQ

Drawing Title
Proposed Levels and Exceedance Flow Routes

Scale at A3	Date	Drawn By	Checked By	Project No.
1:250	May 25	JHL	LDF	D2346

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL500	P00

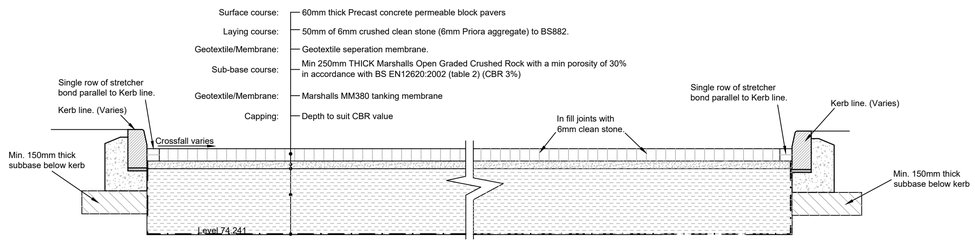
SUB-BASE TABLE 1

CBR VALUE	Minimum thickness (mm) of capping layer (Consolidated in accordance with MCHW Volume 1 clause 801, table 8/1)		Minimum Sub-base thickness	Notes
	Without Geotextile	With Geotextile		
Less than 1%	N/A	600mm	150mm	Geogrid required
Less than 2%	N/A	600mm	150mm	
> 2% - 2.5%	450mm	N/A	150mm	
> 2.5% - 5%	350mm	N/A	150mm	Alt. 350mm Subbase Only
> 5% - 15%	N/A	N/A	225mm	
Greater than 15%	N/A	N/A	150mm	

CONTRACTOR TO ASSUME MAXIMUM CAPPING LAYER THICKNESS PRIOR TO CONFIRMATION OF CBR TESTING.

NOTE: 450MM MINIMUM OVERALL CONSTRUCTION MUST BE MET IN COMPLIANCE WITH FROST SUSCEPTIBILITY, IRRESPECTIVE OF SUBGRADING CBR VALUE

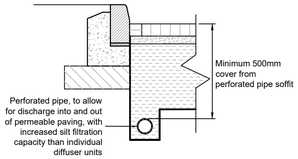
All areas regarded as 'soft spots' are to be excavated and replaced with suitable material within the extents of new Public Highway/Private access roads. The contractor must assess areas of former foundations and trees to ensure and 'soft spots' are dealt with satisfactorily.



PRIVATE DRIVEWAY - POROUS PAVING

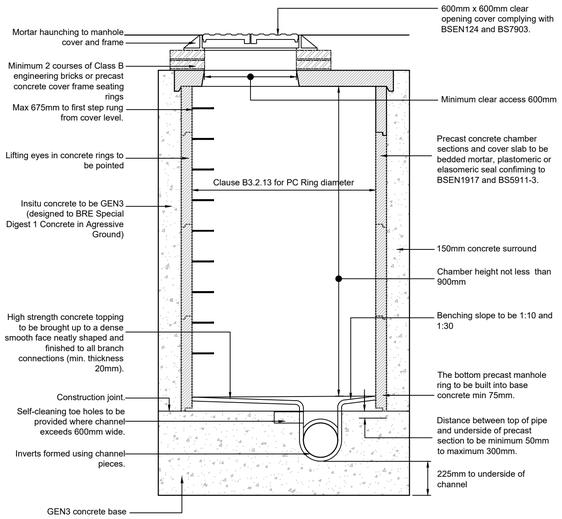
(TANKED)
(Scale 1:20)
(Cars and infrequent commerical use)

NOTE:
Porous paving system to be installed in strict accordance with the manufacturers recommendation and instructions.



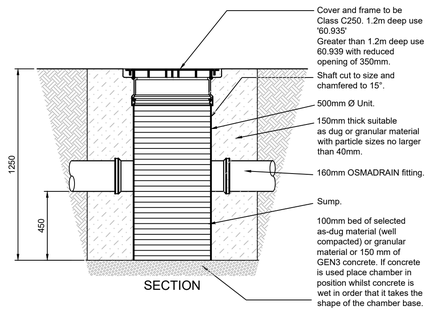
PERFORATED PIPE - PERMEABLE PAVING DISCHARGE

(TANKED)
(Scale 1:20)
(Cars and infrequent commerical use)



TYPICAL MANHOLE DETAIL - TYPE 2

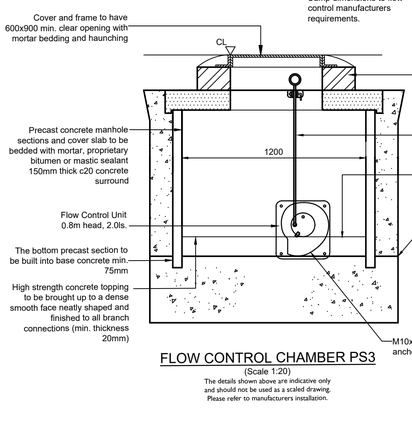
Maximum depth from cover level to pipe soffit 3.0m
(Scale 1:20)



POLYPROPYLENE SHALLOW SILT TRAP DETAIL (500Ø)

(Scale 1:20)

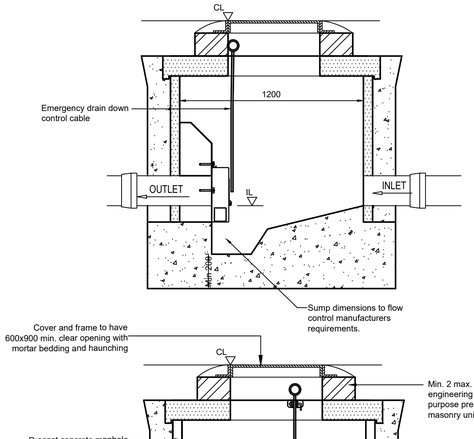
Depth to invert 1.25m (standard unit)
Silt Traps installed greater than single unit depth to be extended using Wavin inspection chamber shaft units.

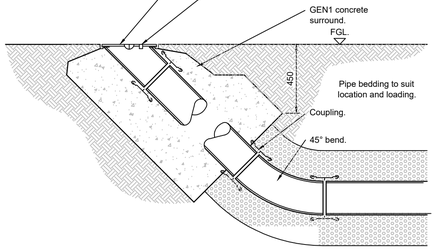


Alternative base invert layouts. All connections to be minimum soffit to soffit.

TYPICAL ACCESS CHAMBER DETAIL - TYPE 5 & 6 (FOOTPATHS AND PRIVATE DRIVES)

1m MAXIMUM DEPTH TO FROM COVER TO PIPE SOFFIT. (NON ENTRY)
LOCATED IN AREAS SUBJECT TO LIGHT VEHICLES AND FOOTPATHS





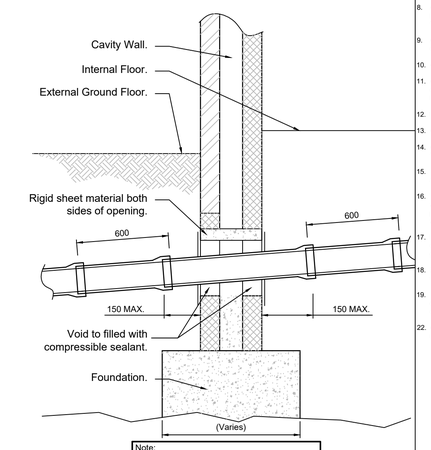
DETAIL OF RODDING EYE

(Scale 1:20)

FLOW CONTROL CHAMBER PS3

(Scale 1:20)

The details shown above are indicative only and should not be used as a scaled drawing. Please refer to manufacturers installation.

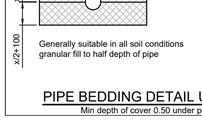


Note:

Arched or lintelled opening to give 50mm min clearance all around the pipe. mask opening both sides with rigid sheet material to prevent overspill of fill or entry for vermin.

TYPICAL SECTION PIPE PASSING THROUGH WALL PIPE THROUGH LINTELLED OPENING

(Scale 1:20)



Generally suitable in all soil conditions granular fill to half depth of pipe

LEGEND:

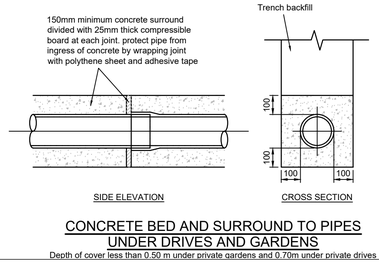
Selected fill: free from stones larger than 40mm, lumps of clay over 100mm, timber frozen material and vegetable matter.

Granular material: should conform to BS 882:1983 table 4 or BS8301:1985 Appendix D. Compaction fraction > 0.3 for class N > 0.2 for class F and B.

'x' - Denotes external pipe diameter.

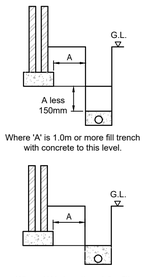
PIPE BEDDING DETAIL UNDER DRIVES AND GARDENS

Min depth of cover 0.50 under private gardens and 0.7m under private drives



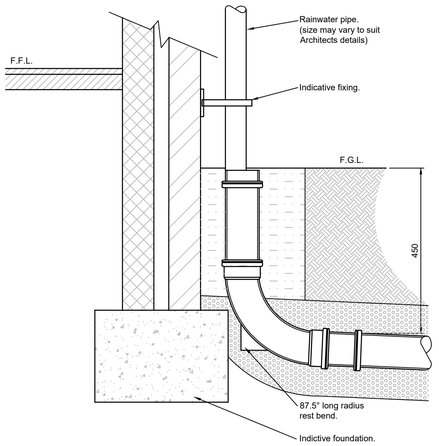
CONCRETE BED AND SURROUND TO PIPES UNDER DRIVES AND GARDENS

Depth of cover less than 0.50 m under private gardens and 0.70m under private drives



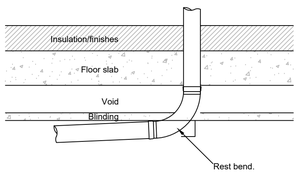
DETAIL OF PIPE RUNS NEAR BUILDINGS

(Not to Scale)



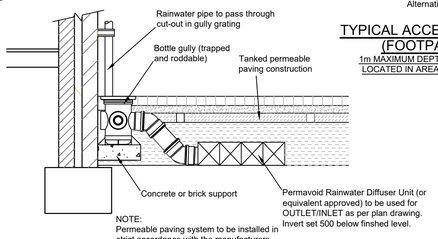
DETAIL OF RAINWATER PIPE

(Scale 1:20)



DETAIL OF FOUL REST BEND

(Scale 1:20 (2/1))



NOTE:
Permeable paving system to be installed in strict accordance with the manufacturers recommendation and instructions.

RAINWATER PIPE CONNECTION TO PERMEABLE PAVING VIA BOTTLE GULLY

(TANKED)
(Scale 1:20)
(Cars and Light Vehicles Only)

Minimum Dimensions for Access Fittings and Chambers					
Type	Internal Sizes			Cover Sizes	
	Depth to invert (m)	Size of largest pipe (DN)	Length x Width (mm)	Circular (mm)	Length x Width (mm)	Circular (mm)
Rodding Eye	As Drain but Minimum 100mm					
Shallow Access						
Small	0.6 or less	150	150x100	150	150x100	150
Large			225x100		225x100	
Inspection Chamber	0.6 or less			190		190
	1.2 or less	150	450x450	450	450x450	450
	1.2 - 3.0		450x450	450	300x300	350
Manhole	1.5 or less	150	675x750	1200	675x750	n/a
		225	675x1200	1200	1200x675	n/a
		300	675x1200	1200	1200x675	n/a
		>300	DN+450 x1800	The larger of 1800 or (DN+450)	1200x675	n/a
	Over 1.5	225	1200x1000	1200	600x600	600
		300	1200x1075	1200	600x600	600
		375-450	1350x1225	1200	600x600	600
		>450	DN+775 x1800	The larger of 1800 or (DN+775)	1200x675	600
Manhole Shaft	Over 2.7		900x840	900	600x600	600

BUILDING REGULATIONS MINIMUM DIMENSIONS FOR MANHOLES

(Not to Scale)

This plan complies with the Building Regulations 2002 Section 'H' - Drainage & Waste Disposal.

NOTES

A1

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3. Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
4. 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.
5. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. BP Civils logos and company information must be removed from copies if information is re-used.
6. 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.
7. The main contractor is responsible for dealing with all occurrences of ground water during the construction period.
8. The contractor must comply with all current legislation relating to health & safety.
9. 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 BPC drawings, the manufacturers instructions must be used.
10. Contractor to confirm all invert levels where connections are proposed prior to commencing any drainage works. Contractor to commence drainage works at the point of discharge.

DRAINAGE NOTES:

1. All drainage works to be constructed in strict accordance with specification of the Local Authority, Building Regulations, Design and Construction Guidence (published by Water UK), BS8301 & BSEN.752-1.
2. All pipe runs near buildings to comply with the Building Regulations 2002 part H1. Where a pipe is within 1m of a foundation the trench shall be filled with class gen3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class gen3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN3 concrete.
3. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN3 concrete encasement (150mm thick).
4. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided compressible boards (fibreboard or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). the boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. a board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
5. All private building drainage shall be constructed in strict accordance with BS EN.752-1. Foul drainage beneath the floor slab shall be laid, shall be laid no flatter than 1:40. Unless otherwise specified below ground building drainage external to the building shall be 100mm diameter and shall be laid at a minimum gradient of (<1½ = 1 in 40/>1½ = 1 in 80) for foul drains and 1 in 80 for surface water drains.
6. All building drains shall be laid in conjunction with 'non adoptive bedding details' (class d, n or b) unless otherwise specified.
7. All pipes, bends and junction for private building drainage shall be UPVC conforming to BS4660, BSEN13598 and BSEN1401 as appropriate and shall be laid in accordance with the manufacturer's specification.
8. All pipes, bends and junction materials for adoptable drainage shall be vitrified clay, extra strength or super strength to BSEN295, with flexible joints and kitemark certified
9. All back inlet gullies to be roddable or connected to inspection chambers.
10. All gully connections other than at manholes to be 'y' junctions.
11. All stub stacks to be fitted with air admittance valves where branch drain exceeds 12m except at the head of the run. Soil vent pipes located at the head of a run to terminate to fresh air.
12. No low point shall be without a method of drainage.
13. All connections to be soffit to soffit unless otherwise noted.
14. All concrete and concrete products to be in accordance with BRE 363 for sulphates.
15. The locations of all building drainage points shall be cross referenced against the architects drawings during setting out.
16. The precise depth and location and size of existing pipes, watecourses or manholes where connections or diversion are proposed must be confirmed and reported to the engineer before works commence on site.
17. Existing drains - any existing drains to be abandoned to be decommissioned in accordance with building regulations by either grubbing out, infilling or sealing.
18. Should ground water be encountered on site during construction BPC shall be informed to determine if additional measures are required.
19. The drainage drainage system shall be fully cleansed on completion of the project using methods that ensure pollution off site does not occur.
22. Any existing land drains severed during construction shall be reinstated.

Rev.	Date	Amendments
-	-	Original Issue

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Drawing Status: FOR INFORMATION NOT FOR CONSTRUCTION

Client: The Lamb inn Ben Boker-Ingram

Project: The Lamb Inn, Lambs Green Road Horsham, RH12 4RQ

Drawing Title: Construction Details

Scale at A1	Date	Drawn By	Checked By	Project No
AS SHOWN	Aug 25	LDF	MJA	D2346

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