BSF | STRUCTURAL & CIVIL ENGINEERS



Drainage Strategy

At

The Granary
Hurston Place Farm
Hurston Lane
Pulborough
West Sussex
RH20 2EW

For

Mr & Mrs Clague

01227 464811 bsfengineering.co.uk 53/54 St Dunstan's Street, Canterbury, Kent CT2 8BS

INTRODUCTION

This report has been prepared on behalf of Mr & Mrs Clague, to provide a drainage strategy for both the surface and foul water relating to a full planning application of the proposed conversion of an existing outbuilding into a holiday let.

This report sets out the investigations undertaken to determine the most appropriate and suitable means of disposing of surface and foul water from the site.

The following data was reviewed as part of this assessment:

- Online Flood Mapping
- British Geological Survey (BGS) on-line maps
- Utility drainage records for the local area.

SITE DESCRIPTION

The site is located to the rear of The Granary, Hurston Lane, Pulborough, West Sussex, RH20 2EW. Ordnance Reference 507348.116133. See Appendix A for Site Location Plan.

The site is bounded to the east by stable facilities, including an all-weather riding school area, to the west lies The Granary, a two-storey residential property, beyond this is Hurston Lane.

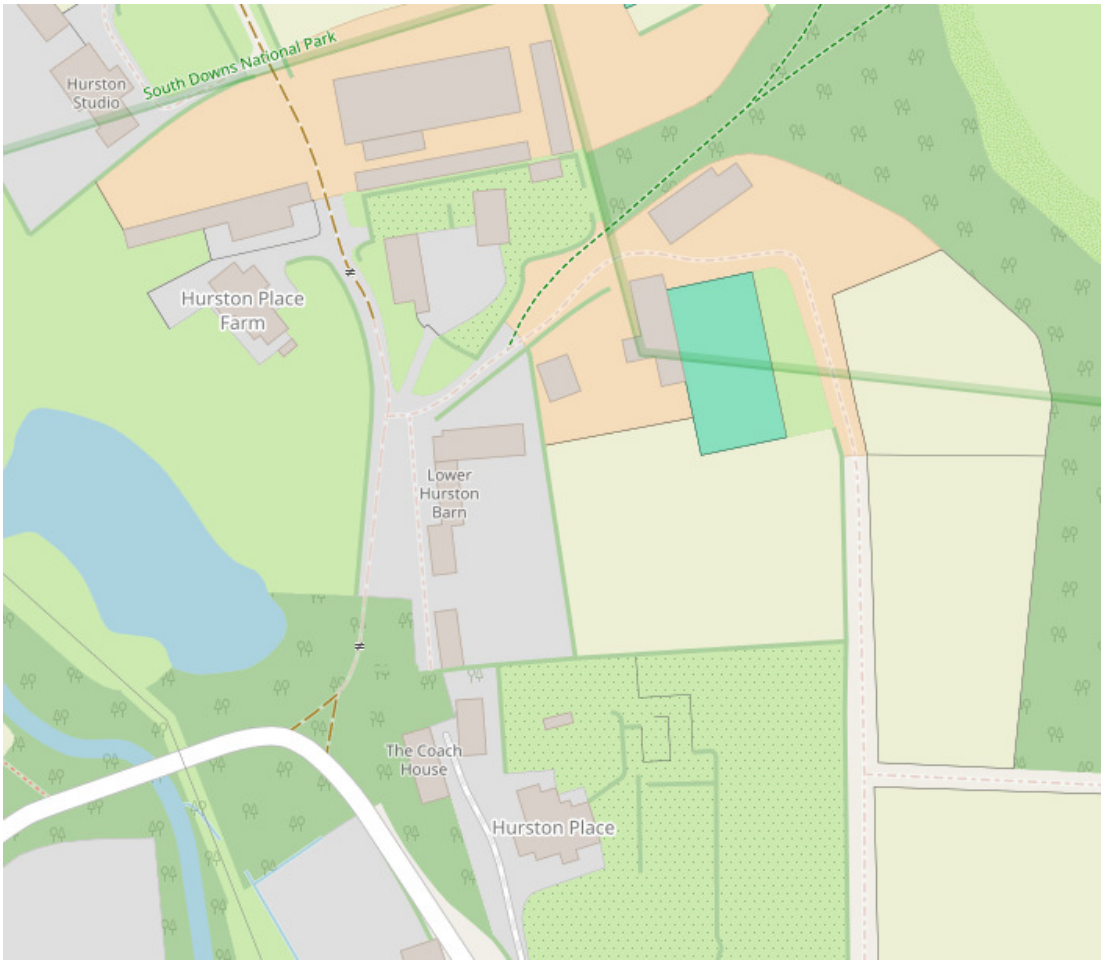

Fig. 1 : Exsiting Site from OpenStreetMap

The building is an existing outbuilding, that is proposed to be converted to a holiday let, complete with a small kitchen and shower/WC facilities.

GEOLOGY

The site is underlain by a substrata formed of Marehill Clay (Mudstone), south of the site within the paddock this changes to Fitleworth Member (Sandstone & Mudstone).

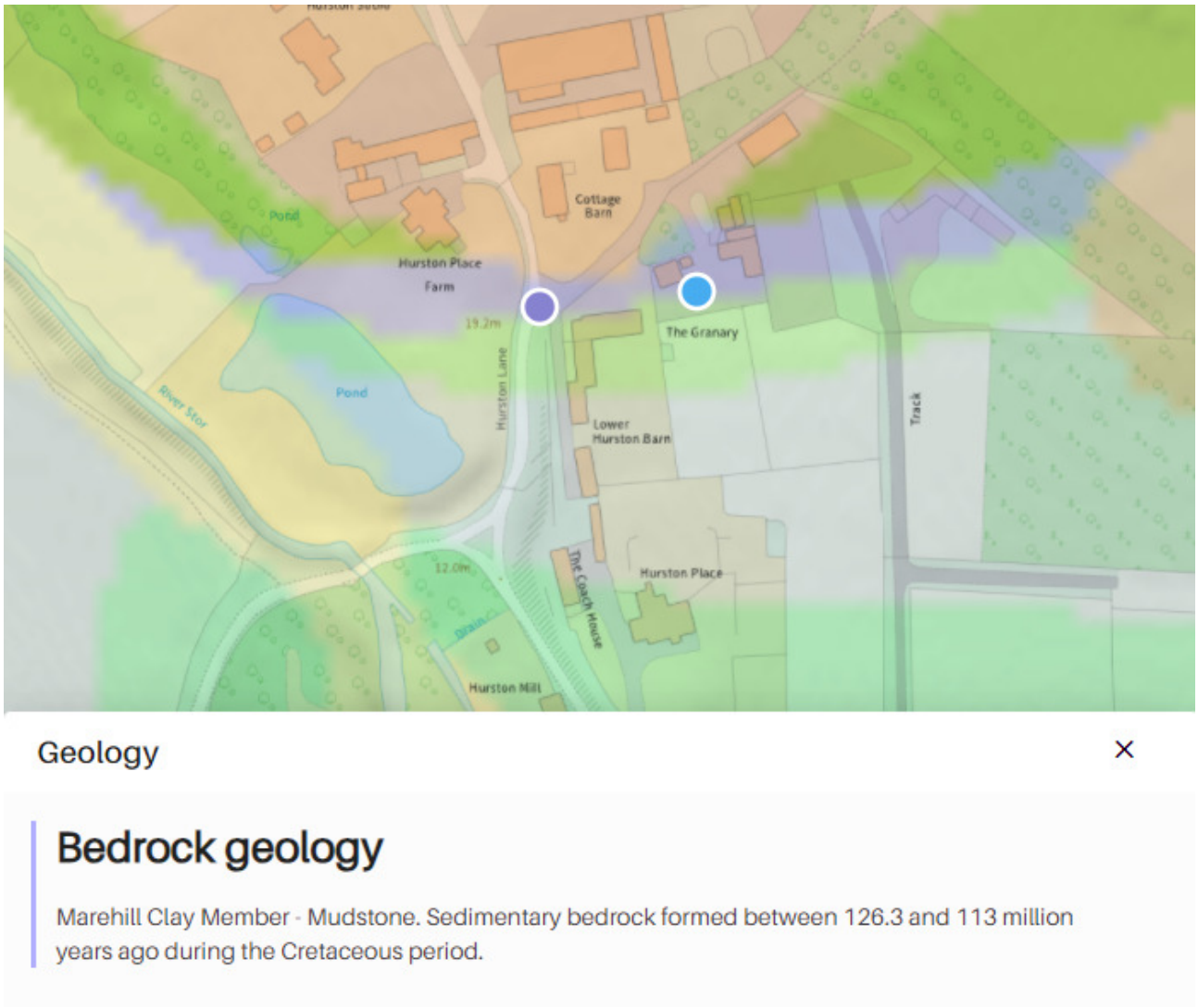

Fig. 2 : Geological Records from British Geological Survey

No soakage test has been carried out as there is currently a soakaway being used by the outbuilding.

SOURCE PROTECTION ZONE & FLOOD RISK

The site not located within a Source Protection Zone and lies outside of the Zone III Total Catchment.

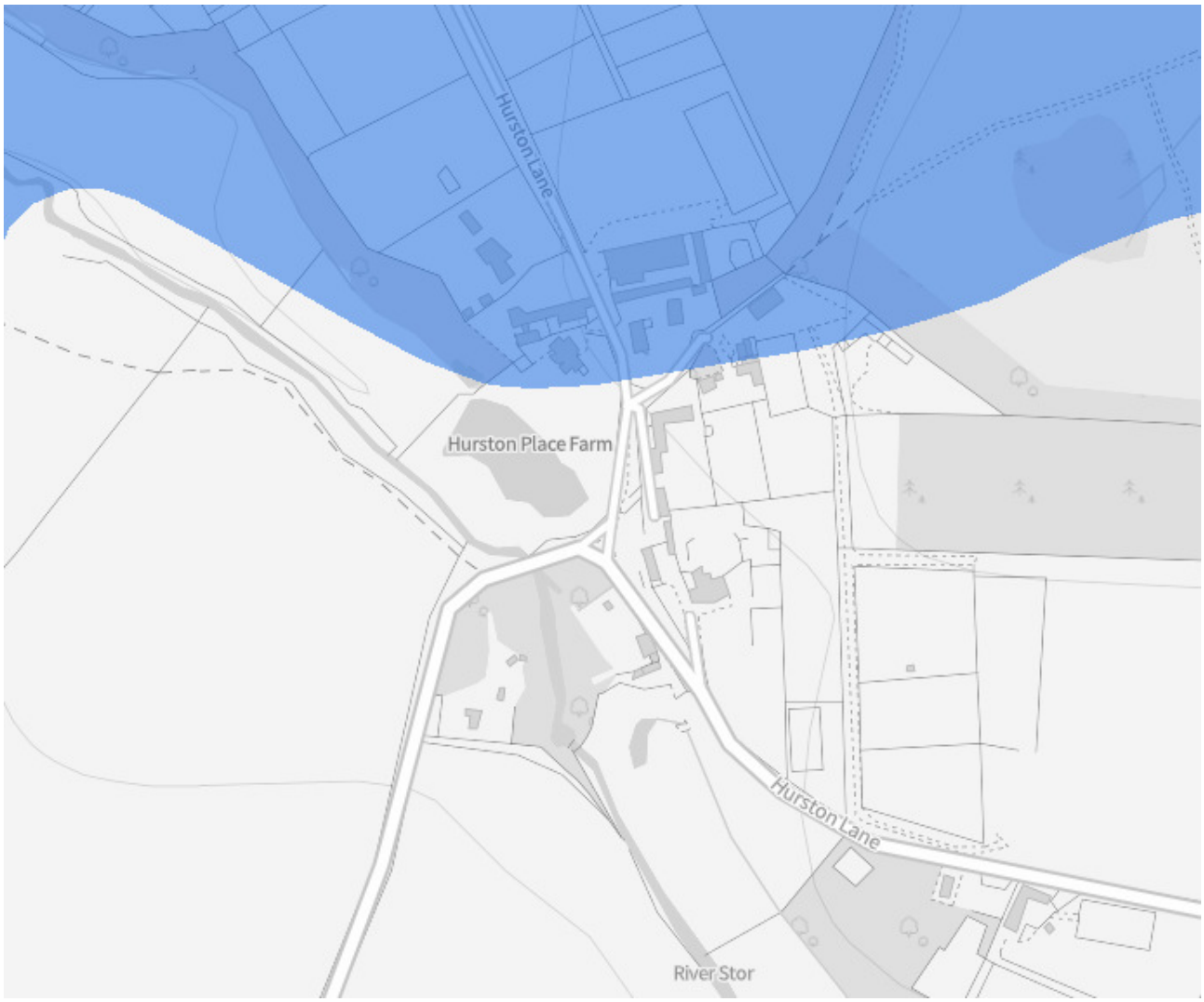

Fig. 3 : Defra Source Protection Zone Map

To the West of the site lies the River Stor, which based upon Environment Agency Data is at risk of Zone 1-3 flooding. However, the site is located within the Zone 1 area, a sequential test is not required for the development as it fall within an area with the lowest probability of flooding.

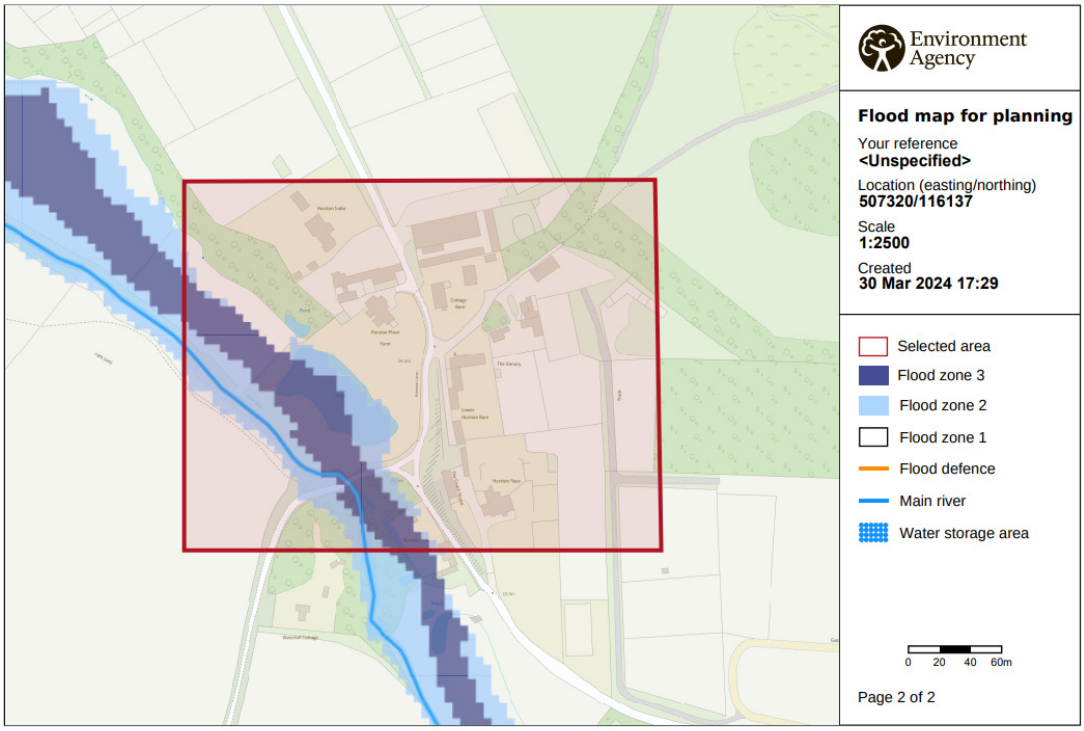

Fig. 4 : Enviroment Agency Flood Map

Table 3: Flood risk vulnerability and flood zone 'compatibility'

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	×	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	×	×	×

Key: ✓ Development is appropriate.
× Development should not be permitted.

Fig. 5 : Techinal Guidance to the National Planning Policy Framework

DRAINAGE STRATEGY

Review of the Utility plans for the immediate area indicated that there are no positive drainage systems for either foul or surface water.

SURFACE WATER

The existing outbuilding rainwater run-off is currently connected via rainwater pipes to a soakaway that serves both the main property and the outbuilding. It is proposed that this system is to be used once the outbuilding has been converted to a holiday let.

As there is no increase in impermeable area to be drained, the localised flood risk will not be increased by this development.

FOUL WATER

There is currently no foul water sewer network from the outbuilding, once converted, the holiday let will be equipped with a small kitchen with a sink and a shower room containing shower, WC and hand basin.

The discharges from the above will be connected by us of a gravity system to the existing Klargester Biotec 2 sewage treatment plant located to the rear of both the proposed development and The Granary.

See Appendix B for Site Block Plan.

Peter Venus

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Canterbury

Kent CT2 8BS

Issue	Status	Author	Date	Check	Date	Authorised	Date
01	Issue	P. Venus	29/03/24				
02	Issue	P. Venus	03/05/24				

APPENDIX A

Site Location Plan



1:1250 METRIC

0m 25m 50m 75m 100m

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Rev	Date	Description	By	Ckd

CLIENT

Mr & Mrs Clague

PROJECT TITLE

The Granary, Pulborough

DRAWING TITLE

Site Location Plan

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Notes

1. This drawing is to be read in conjunction with all relevant Engineers, Architects and Designers drawings.
2. This drawing must not be scaled, except for planning purposes. For all dimensions, levels and setting out information see Architects drawings.
3. All workmanship and method of construction should comply with all relevant Codes of Practice, British Standards, the current edition of the Building Regulations and good building practice.

SCALE	DRAWN	DATE	SIZE
1:1250 @ A3	pjv	Mar' 2024	A3
DESIGNED	CHECKED	APPROVED	DATE
STATUS			BSF Project No.
PRELIMINARY			18869
DRAWING No.			REVISION
18869/A3/001			P1

APPENDIX B

Site Block Plan

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Barn

nk

he Granary

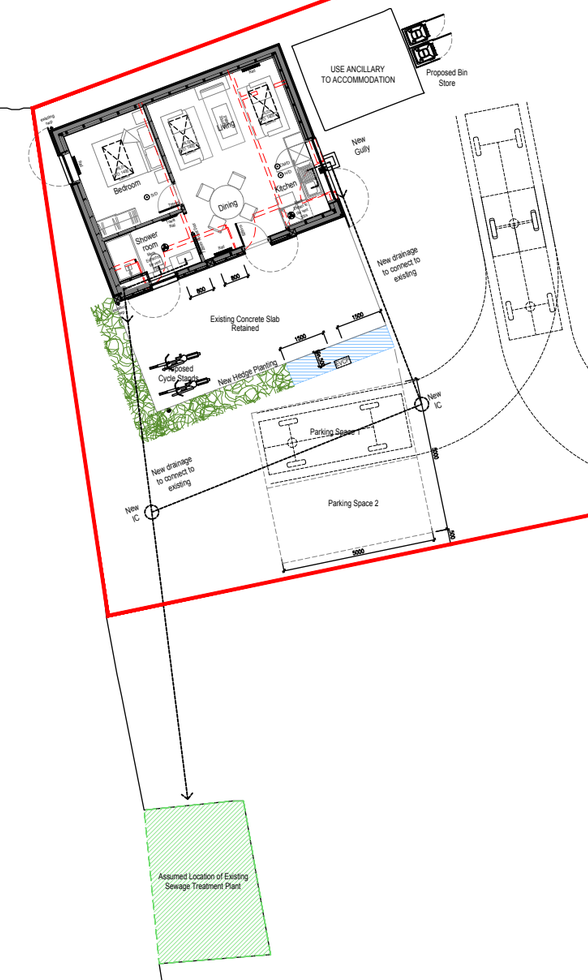
ENTRANCE

STABLES

STABLES

SOUTH DOWNS

EXISTING H
EXERCISE A



PROPOSED BLOCK PLAN
1:200 at A3

N

0 10m 20m

1:200 Scale Bar

NOTES:

Do not scale

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers recommendations.

See relevant drawings for all specialist work.

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Rev	Date	Description
A	24.05.03	Amendment to Drainage Layout

BUILDING REGS
NOT FOR CONSTRUCTION

Project Title
Mr & Mrs Clague
The Granary
Hurston Place Farm
Hurston Lane
Pullborough
West Sussex
RH20 2EW

Drawing Description
Proposed Block Plan

Scale
1:200 at A3

Date
February 2024

Drawn By
SR

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20190_BR_01

Revision
A