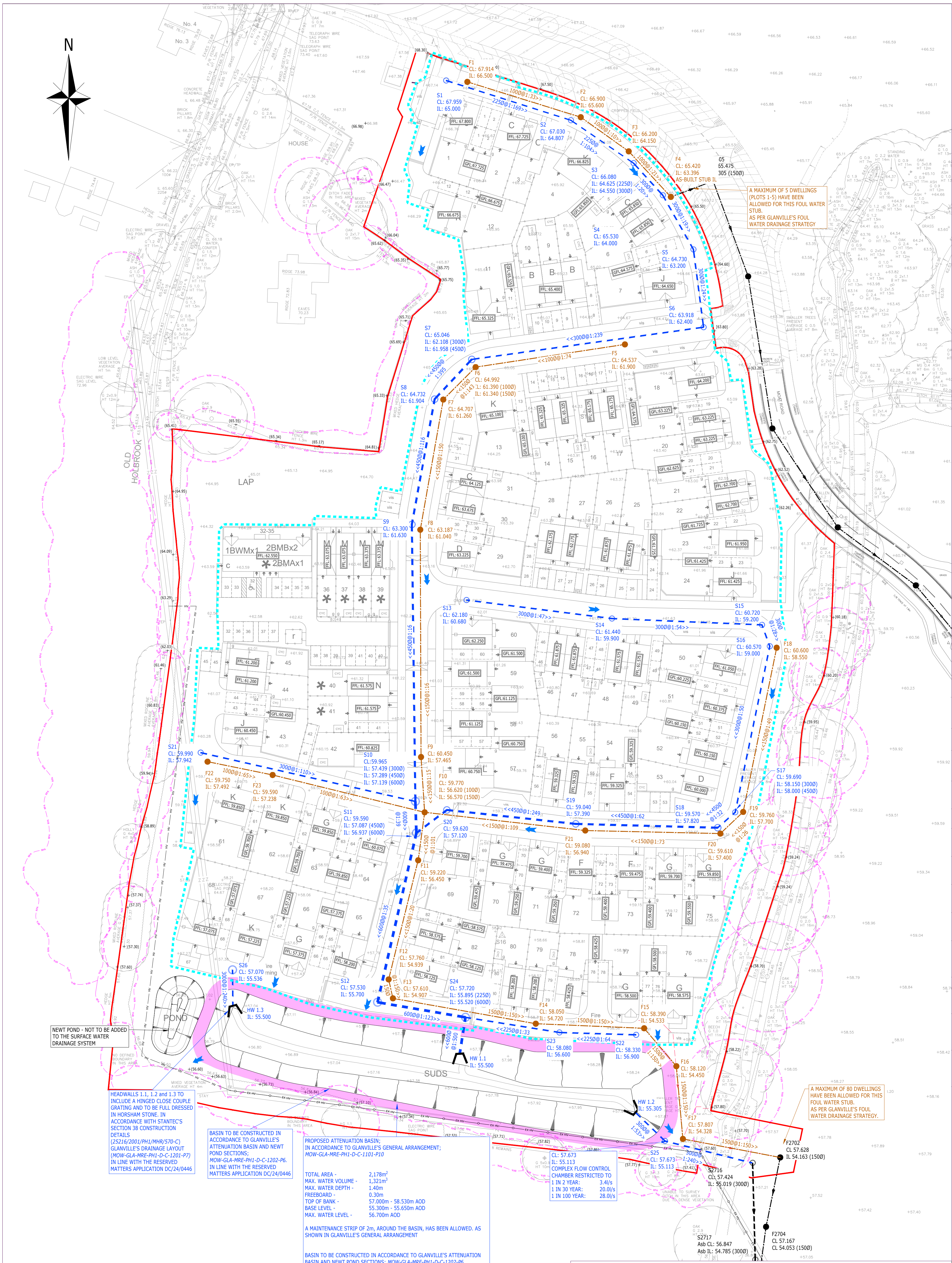




- NOTES:
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
 - DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
 - ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

- KEY
- SITE BOUNDARY
 - PROPOSED DEVELOPABLE AREA
 - PROPOSED FOUL WATER SEWER
 - PROPOSED SURFACE WATER SEWER
 - EXISTING FOUL WATER SEWER
 - EXISTING SURFACE WATER SEWER
 - ROOT PROTECTION AREA
 - PROPOSED HEADWALL
 - FLOODED EXCEEDANCE ROUTE ARROWS
 - FINISHED FLOOR LEVEL
 - GARAGE FLOOR LEVEL
 - DIVERTED HV CABLES
 - EXISTING HV CABLES
 - MAINTENANCE STRIP

INFORMATION SUMMARY			
INFORMATION TYPE	SOURCE	REFERENCE	REVISION & DATE
SITE LAYOUT	MDD	BSL-010-SL-0 1	14/05/26 Rev. A
TOPOGRAPHICAL SURVEY	MKSURVEYS	27971 001-006	JAN 2020 REV. -
ROOT PROTECTION AREA	PJC	PJC/S265/20/ A 002-003	13/07/2020 REV. 2
MOAT ROAD AS-BUILT SURVEY	VENDOR PACK	31246-R1 MOAT ROAD AND SLR	-
STRATEGIC SURFACE WATER DRAINAGE	GLANVILLE	MOW-GLA-PH1 -RM4-1104	14.06.2024 REV. FC1
STRATEGIC FOUL WATER DRAINAGE	GLANVILLE	MOW-GLA-PH1 -RM4-1105	14.06.2024 REV. FC1
RESERVED MATTERS DRAINAGE STATEMENT	GLANVILLE	119_8220585_JD_Drainage_Statement_MRE	06.03.2024 REV. 3
LAND TO BE TRANSFERRED	GLANVILLE	MOWBRAY-GL A-PH1-RM4-1 102	APRIL 2024 REV. FC1
ATTENUATION BASIN & NEWT POND SECTIONS	GLANVILLE	MOWBRAY-GL A-PH1-RM4-1 202	10/06/2024 REV. P6
GENERAL ARRANGEMENT	GLANVILLE	MOWBRAY-GL A-PH1-RM4-1 101	10/06/2024 REV. P10

0m 5m 25m Scale: 1:500 @ A1			
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HEADWALLS 1.1, 1.2 AND 1.3 TO INCLUDE A HINGED CLOSE COUPLE GRATING AND TO BE FULL DRESSED IN HORSHAM STONE. IN ACCORDANCE WITH STANTEC'S SECTION 38 CONSTRUCTION DETAILS (25216/2001/PH1/MHR/570-C) GLANVILLE'S DRAINAGE LAYOUT (MOW-GLA-MRE-PH1-D-C-1201-P7) IN LINE WITH THE RESERVED MATTERS APPLICATION DC/24/0446

BASIN TO BE CONSTRUCTED IN ACCORDANCE TO GLANVILLE'S ATTENUATION BASIN AND NEWT POND SECTIONS; MOW-GLA-MRE-PH1-D-C-1202-P6. IN LINE WITH THE RESERVED MATTERS APPLICATION DC/24/0446

PROPOSED ATTENUATION BASIN; IN ACCORDANCE TO GLANVILLE'S GENERAL ARRANGEMENT; MOW-GLA-MRE-PH1-D-C-1101-P10

TOTAL AREA - 2,178m²
MAX. WATER VOLUME - 1,321m³
MAX. WATER DEPTH - 1.40m
FREEBOARD - 0.30m
TOP OF BANK - 57.00m - 58.53m AOD
BASE LEVEL - 55.30m - 55.65m AOD
MAX. WATER LEVEL - 56.70m AOD

A MAINTENANCE STRIP OF 2m, AROUND THE BASIN, HAS BEEN ALLOWED. AS SHOWN IN GLANVILLE'S GENERAL ARRANGEMENT

BASIN TO BE CONSTRUCTED IN ACCORDANCE TO GLANVILLE'S ATTENUATION BASIN AND NEWT POND SECTIONS; MOW-GLA-MRE-PH1-D-C-1202-P6. IN LINE WITH THE RESERVED MATTERS APPLICATION DC/24/0446

BELLWAY IS RESPONSIBLE FOR DETAILED DESIGN AND CONSTRUCTION OF THIS INFRASTRUCTURE AS WELL AS THE ADOPTION OF THE SEWER INLETS AND THE SEWER OUTFALL TO MANHOLE S2716 AND F2702. A LOW FLOW CHANNEL IS REQUIRED IN THE BOTTOM OF THE ATTENUATION BASIN BETWEEN HW1.1 - HW1.2 AND ALL HEADWALLS MUST BE DRESSED IN HORSHAM STONE.

BELLWAY ARE RESPONSIBLE TO TRANSFER THIS LAND BACK TO THE ESTATE MANAGEMENT COMPANY, WHICH IS OUTLINED IN GLANVILLE CONTRACTUAL PLAN; MOWBRAY-GLA-PH1-RM4-1102

STORAGE SUMMARY

TOTAL SITE AREA:
IMPERMEABLE AREA:

USING THE FLOW SOFTWARE AND BASED ON THE IMPERMEABLE AREA, THE FOLLOWING STORAGE VOLUMES WILL BE REQUIRED FOR THE FOLLOWING CLIMATE CHANGE ALLOWANCES:

- 20%: 931m³ (at 1.123m DEPTH)
- 40%: 1103m³ (at 1.239m DEPTH)

A SENSITIVITY ANALYSIS WAS UNDERTAKEN WITH 45% CLIMATE CHANGE AND A CV VALUE OF 1. THE FOLLOWING STORAGE IS REQUIRED:

- 45%: 1,404m³ (at 1.452m DEPTH)

STORAGE PROVIDED FROM BASIN A

TOTAL DEPTH: 1.700m (INCL. 300mm FREEBOARD)
TOTAL VOLUME: 1,321m³ (at 1.400m DEPTH)
1,800m³ (at 1.700m DEPTH)

THEREFORE THESE IS SUFFICIENT VOLUME PROVIDED WITHIN BASIN A, EXCLUDING THE 300mm FREEBOARD.

B	UPDATED TO REVISED LAYOUT	JTM	DC	JM	25.05.26
A	FOR SUBMISSION	DC	TR	JM	20.02.26
Rev	Description	Drn	Chk	App	Date
Purpose: PRELIMINARY		Status: NOT YET APPROVED			

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Client

BELLWAY HOMES			
Project Title:			
RM4, LAND NORTH OF HORSHAM			
Drawing Title:			
PROPOSED DRAINAGE STRATEGY			
Drawn by DC	Checked by TR	Approved by JM	Revision B
A1 Scale 1:500@A1	Date FEB 2026		
Drawing Number 2500120_A-ACE-XX-XX-DR-C-0601			