

DRAINAGE STATEMENT

Mowbray, North Horsham, West Sussex
Moathouse, Reserved Matters Area 11



Prepared for: Legal & General (Strategic Land North Horsham) Limited
Ref: 302_8220585_JD_Drainage_Statement_MH

Document History

Issue	Date	Description	Prepared By	Checked By
1	10 July 26	Draft Issue	J Dunesby	C Salt
2	23 July 26	Updated Following Client Comments	J Dunesby	C Salt

Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

postbox@glanvillegroup.com | www.glanvillegroup.com



© Glanville Consultants Ltd. All rights reserved.

This report contains confidential information intended solely for the recipient. No part of this report may be copied, reproduced or stored electronically without prior written permission from Glanville Consultants Ltd. This report has been prepared in accordance with the commissioning brief and is for the client's exclusive use unless otherwise agreed in writing. Glanville Consultants Ltd does not accept liability for any use of this report, other than for the purposes for which it was originally prepared and provided. Third parties should not use or rely on the contents of this report without written permission from Glanville Consultants Ltd.

Contents

1.0	Introduction.....	1
2.0	Existing Situation & Proposed Development	3
3.0	Surface Water Drainage	4
4.0	Foul Water Drainage.....	8
5.0	Summary & Conclusion	9

Appendices

Appendix A:	Existing Moat Way Layout Drawings
Appendix B:	Site Location Plan
Appendix C:	Development Proposals
Appendix D:	Approved Site-Wide Surface Water Strategy
Appendix E:	Drainage Layout
Appendix F:	Levels Layout
Appendix G:	Brownfield Run-Off Rate Calculations
Appendix H:	InfoDrainage Calculations
Appendix I:	InfoDrainage Calculations – Surcharged Outfall
Appendix J:	Phase 1 SuDS Management and Maintenance Plan
Appendix K:	Exceedance Flow Route Plan
Appendix L:	InfoDrainage Calculations – 1 in 100 year +40% Climate Change Design Event
Appendix M:	Approved Site-Wide Foul Water Strategy

1.0 Introduction

1.1 This Drainage Statement has been prepared by Glanville Consultants on behalf of Legal & General (Strategic Land North Horsham) Limited to support a Reserved Matters (RM) application for residential development on land identified as the Moathouse (herein 'RM Area 11') within the Mowbray development, North Horsham, West Sussex.

1.2 Outline planning permission was granted in March 2018 for the following development on Land North of Horsham (planning application reference: DC/16/1677):

"Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure."

1.3 RM Area 11 is located within Phase 1 of the Mowbray development, adjacent and to the west of the Community Centre which has previously received reserved matters approval (application reference: DC/22/2355). Whilst the development proposals within RM Area 11 are largely independent of the Community Centre, the access road (called Moat Way) constructed to serve the Community Centre will also provide access to RM Area 11, with the first section of Moat Way to be adopted by West Sussex County Council as public highway. Plans showing the layout and extent of Moat Way that has been constructed, as well as the extent of public highway, are provided at Appendix A. The road west of Moat Way leads into RM Area 11 and an existing culvert facilitates access to the existing property and RM Area 11.

1.4 The description of development is as follows:

"Application for approval of Reserved Matters (layout, scale, appearance, means of access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 11 comprising demolition of existing garage and outbuilding and provision of 11 residential (C3) units, including single storey side extension to existing dwelling and conversion into 2 residential units and car and cycle parking, drainage, internal roads, landscaping and associated infrastructure."

1.5 This report provides details of the proposed drainage infrastructure to accommodate the disposal of surface water run-off and foul water generated by RM Area 11 in accordance with Conditions 54 and 55 of the outline planning permission.

1.6 Condition 17 of the outline planning permission (with wording as subsequently amended via a Section 96a application reference: DC/19/0984) related to the site-wide surface water strategy principles and was discharged in 2019 (application reference: DISC/19/0214).

1.7 It is acknowledged that since outline planning permission was granted various updates have been published for the national flood risk mapping and National Planning Policy Framework (NPPF). However, the subsequent changes in both the mapping and planning policy should not affect the RM application, given the principles of flood risk and surface water drainage were established as part of the outline planning permission and approved site-wide drainage strategy.

1.8 Condition 54 of the outline planning permission states:

"Each Reserved Matters application shall be accompanied by a Detailed Surface Water Strategy demonstrating how the principles established in the approved Site Wide-Surface Water Strategy will be achieved within the area covered by that Reserved Matters Application and shall include details of all Sustainable Drainage Systems (SuDS) and their catchment areas and the location, size and appearance of all features such as ponds, basins and swales, details of critical stormwater storage, details of any surface water sewers, the timing of delivery of the infrastructure necessary to deliver the Detailed Surface Water Strategy and details of long-term management and maintenance of the surface water drainage systems, as well as any temporary measures necessary to facilitate development until the approved surface water drainage strategy is provided in full. The development shall be implemented in accordance with the approved Detailed Surface Water Strategy and thereafter managed and maintained in accordance with the approved details."

1.9 Condition 55 of the outline planning permission states:

"Each Reserved Matters application shall be accompanied by a foul water drainage scheme (including implementation timetable) for that Reserved Matters Area. The approved foul water drainage scheme shall be implemented for each Reserved Matters Area as approved and no development in that Reserved Matters Area shall be occupied until the foul water drainage system has been completed in accordance with the approved details."

2.0 Existing Situation & Proposed Development

Site Context

- 2.1 The wider Mowbray development at North Horsham is currently under construction with various applications for the approval of reserved matters for individual infrastructure elements and sub-phases, both under consideration and determined. Prior to development, the wider Mowbray site had a mix of uses, including agricultural land and associated buildings, and dwellings.
- 2.2 The application site currently comprises a residential dwelling with an external garage, outbuilding and associated hardstanding surfaces, and extends to an area of 0.400ha. The site is bounded by a moat.
- 2.3 The site is bounded to the north and northwest by undeveloped agricultural land, which will in due course deliver housing as part of Phase 1 (RM Area 5), to the south and west by undeveloped agricultural land, which will in due course deliver housing as part of Phase 1 (RM Area 6), and to the east by the previously approved Village Centre (application reference: DC/25/1018) and Community Centre (application reference: DC/22/2355). The previously constructed East-West Greenspace corridor (application reference: DC/22/0369) runs in parallel with the southern site boundary and the Southern Loop Road, now named Lancet Drive (application reference: DC/21/1219), surrounds the site. A location plan showing the extent of the application site edged in red is provided at Appendix B.

Existing Drainage Infrastructure

- 2.4 It is understood from the topographical survey submitted as part of the outline planning application (application reference: DC/16/1677) that surface water run-off generated by the existing structures and hardstanding areas is currently discharged via an on-site drainage network to the moat which surrounds the site.
- 2.5 The site is understood to have discharged at an unrestricted rate via a pipe located along the moat's western bank, adjacent to the site boundary.
- 2.6 The moat has an existing culvert under the vehicular access to the site.
- 2.7 A foul water connection into RM Area 11 (manhole reference F2815A) was installed when the nearby play park was built as part of the East-West Green Space and Community Centre road.

Proposed Development

- 2.8 The proposals comprise the demolition of the existing garage and outbuilding, as well as the conversion of the existing residential dwelling into two residential units to provide a total of 11 private houses within the site.
- 2.9 The development proposals are illustrated on the drawing provided at Appendix C.

3.0 Surface Water Drainage

- 3.1 This section provides details of the proposed disposal arrangements for surface water run-off generated by the proposed development within the application site in accordance with Condition 54 of the outline planning permission. This condition requires each reserved matters application to demonstrate the principles set out in the site-wide surface water drainage strategy, approved through the discharge of Condition 17 of the outline consent (application reference: DISC/19/0214). As such, this strategy has been prepared with reference to the approved Site-Wide Surface Water Strategy Report (Rev. A, dated August 2019). The approved strategy drawings are provided at Appendix D.

Site-Wide Principles

- 3.2 Following the principles set out in the approved site-wide strategy, surface water run-off generated by RM Area 11 will be discharged utilising a staged discharge approach and on-site attenuation provided by geo-cellular attenuation crates (reference: MH-1 – MH-3).
- 3.3 The proposed surface water drainage strategy is illustrated on drawing reference MOW-GLA-MH-PH1-1201, provided at Appendix E. This strategy has been prepared with reference to the approved Site Wide Surface Water Strategy Report (Rev. A, Dated August 2019).
- 3.4 Furthermore, to inform the proposed drainage strategy a levels design of RM Area 11 has been undertaken and is illustrated on drawing reference MOW-GLA-MH-PH1-1101, provided at Appendix F.

Surface Water Outfall

- 3.5 The site-wide surface water drainage strategy established in accordance with the drainage hierarchy that all discharges from the development will be to the local network of watercourses running through and around the site.
- 3.6 Given the above, it is proposed to discharge surface water run-off generated by RM Area 11 to the moat which surrounds the site, as per the existing situation.

Discharge Rate Approach

- 3.7 The site-wide surface water strategy employed a staged discharge approach to restrict discharge from the development to the greenfield run-off rates.
- 3.8 Whilst the staged discharge approach will also be adopted for the drainage infrastructure serving RM Area 11, due to the various constraints posed by the sites relatively flat topography, existing trees and their associated root protection areas, and the moat which surrounds the site, there is limited space available to incorporate surface water attenuation structures.
- 3.9 However, as discussed in Section 2, it is understood that surface water run-off generated by the sites existing structures and associated hardstanding areas is currently discharged, via an on-site drainage network, at an un-restricted rate into the moat.
- 3.10 On this basis and considering the aforementioned constraints which affect the site, the surface water drainage strategy proposes to discharge surface water run-off generated by RM Area 11 into the moat at 50% of the existing brownfield run-off rates for the 1 in 2, 1 in 30, and 1 in 100 year plus climate change events.

- 3.11 Utilising the sites existing impermeable area of 0.0713ha, measured from the topographical survey, the existing brownfield run-off rates for the 1 in 2 year, 1 in 30 year, and 1 in 100 year plus climate change events have been determined and the associated calculations are provided at Appendix G.
- 3.12 Following determination of the brownfield run-off rates, the respective values have been reduced by 50% and applied within the hydraulic model as a staged discharge. The applied values within the hydraulic model have been detailed in Table 1.

Table 1: Brownfield Run-Off Rates

Catchment	Brownfield Run-Off Rate (l/s)		
	1:2 Year	1:30 Year	1:100 Year +20% CC
MH	2.1	4.0	5.2

- 3.13 By adopting the above approach for the surface water drainage strategy serving RM Area 11, sufficient attenuation storage can be provided for the development whilst ensuring that the strategy provides betterment over the existing situation, due to the discharge rates being reduced by 50%, and that the adopted brownfield run-off rates are less than 5 times the calculated greenfield run-off rates for the site, in accordance with best practice guidance.

Rainfall Data and Climate Change

- 3.14 The latest FEH 2022 dataset has been adopted
- 3.15 Condition 17 of the outline application states that a 20% allowance for the effects of climate change should be assessed for surface water drainage systems. As such, a 20% climate change allowance has also been included.
- 3.16 Condition 17 of the outline application also states that an exceedance event equivalent to the 1 in 100 year plus 40% climate change event should also be assessed for surface water drainage systems. As such, this event has been modelled for the drainage system serving the catchment, with its outputs discussed later in this report.

Impermeable Areas

- 3.17 The site-wide surface water drainage strategy calculated impermeable areas based on housing density within each drainage catchment, with an additional allowance for highway infrastructure, where appropriate.
- 3.18 However, the impermeable areas for RM Area 11 have been calculated based on the actual site layout provided at Appendix C.
- 3.19 A further allowance for urban creep has also been included for RM Area 11, and the urban creep allowance has been set to a value of 10%. It should be noted that no urban creep has been applied to the highway / road network serving the site, as these areas will not be subject to the potential for urban creep.

- 3.20 By adopting this design approach and including further allowance for urban creep, the impermeable area detailed within Table 2 has been calculated for the site.

Table 2: Impermeable Areas

Catchment	Catchment Area (ha)	Impermeable Area (ha)	Urban Creep Allowance (%)	Impermeable Area incl. Urban Creep (ha)
MH	0.400	0.172	10.0	0.181

Hydraulic Calculations

- 3.21 InfoDrainage hydraulic calculations for the proposed surface water drainage infrastructure, included in Appendix H, demonstrate that the attenuation crates have been sized to provide attenuation storage for all storm events up to and including the 1 in 100 year event, with a 20% allowance for climate change. This demonstrates that the surface water drainage network can accommodate the 1 in 100 year plus 20% climate change storm event without flooding from surface water.
- 3.22 The InfoDrainage model has also been run with a surcharged outfall in order to represent the condition that the moat would be in when in flood as detailed in the attached calculations at Appendix I. The following results were found:
- no flooding of the network upstream of the attenuation crates occurs;
 - no flooding occurs around the outfall location; and
 - localised flooding occurs at the respective low / exceedance point of the attenuation crates, however this will be contained within the proposed highway and appropriately conveyed, as shown on the plan provided at Appendix K.

Adoption and Maintenance Measures

- 3.23 All new surface water infrastructure will be designed and constructed in accordance with the Building Regulations, adoptable standards, and best practice, as appropriate.
- 3.24 Surface water drainage infrastructure, including the attenuation crates, serving RM Area 11 will remain private and be the responsibility of a management company. All surface water drainage serving a single property and located within private curtilage will be the responsibility of the individual property owner.
- 3.25 The SuDS Management and Maintenance Plan provided at Appendix J outlines typical maintenance tasks for drainage infrastructure constructed as part of Phase 1. This plan will be implemented by the management company upon completion of the related drainage works associated with RM Area 11.
- 3.26 Furthermore, given the proposed dwellings proximity to the existing moat, any future maintenance works will be undertaken either within the moat itself, during the summer months when it dries out, or from the opposite bank which can be accessed via the public open space associated with the East-West Green Space or the public footpath proposed as part of the Community Centre and Village Centre.

Exceedance Flow Routes

- 3.27 Any surface water flooding caused by system failure or during extreme events above the design event which may overload the drainage infrastructure proposed across the application site will be routed away from the residential units. Levels on-site have been designed such that exceedance flows generated by the drainage infrastructure will be contained within the proposed highway and discharged into the moat, as per the existing situation. Exceedance flows from the surface water drainage system are illustrated on drawing reference MOW-GLA-MH-PH1-1202, provided at Appendix K.
- 3.28 In addition, an exceedance event of the 1 in 100 year + 40% climate change event has been run within the InfoDrainage model to determine how the proposed drainage infrastructure operates during exceedance and to validate this assessment, which is provided at Appendix L. The following results were found:
- no flooding of the network upstream of the attenuation crates occurs;
 - no flooding occurs around the outfall location;
 - localised flooding occurs at the respective low / exceedance point of the attenuation crates, however this will be contained within the proposed highway and appropriately conveyed, as shown on the plan provided at Appendix K; and
 - there is no increase in flow rates off-site.

4.0 Foul Water Drainage

Site-Wide Principles

- 4.1 The site wide foul water drainage strategy, dated August 2016, submitted within the consented outline planning application (application ref. DC/16/1677) generally follows the topography of the site, draining within various natural catchments. This results in five main proposed pump stations (FWPS1 – FWPS5) indicated within the strategy being required due to an inability to gravitate to the existing Southern Water foul network. Further smaller (and some private) pump stations are located within the development, where required, pumping to these five main pump stations. The approved strategy drawing is provided at Appendix M.

Foul Water Drainage Strategy

- 4.2 It is understood from the topographical survey submitted as part of the outline planning application that foul flows generated by the existing structures is conveyed via an on-site drainage network to a Klargester (private sewage treatment plant), located to the west of the site, with an associated overflow into the moat. As part of the development proposals this existing drainage infrastructure will be suitably removed and replaced with a new drainage system.
- 4.3 The foul water drainage strategy proposed as part of RM Area 11 has been designed such that the foul water sewers have sufficient capacity to accommodate foul flows generated by the proposed residential units.
- 4.4 The proposed foul water sewers will convey flows generated by the application site and discharge into the downstream foul network serving Phase 1 via an existing manhole, reference F2815A, constructed as part of the East-West Green Space. This network has been technically approved by Southern Water under a S104 Agreement and constructed to adoptable standards. Foul flows will then drain to adoptable pump station FWPS2 and be pumped off-site.
- 4.5 Flows associated with the application site were always envisaged, with the downstream foul water network and foul water pump station FWPS2 subsequently designed to accommodate these units. Foul water pump station FWPS2 has been designed by Willow Pumps, technically approved by Southern Water and constructed to adoptable standards.

Sewer Adoption

- 4.6 All new foul water infrastructure will be designed in accordance with the Building Regulation Part H, adoptable standards, and best practice, as appropriate.
- 4.7 The proposed foul water pipe network and associated drainage infrastructure constructed as part of RM Area 11 will remain private and be the responsibility of a management company. All foul water drainage serving a single property and located within private curtilage will be the responsibility of the individual property owner.

5.0 Summary & Conclusion

Summary

- 5.1 This Drainage Statement has been prepared by Glanville Consultants on behalf of Legal & General (Strategic Land North Horsham) Limited to support a Reserved Matters application for residential development on land identified as the Moathouse within the Mowbray development, North Horsham, West Sussex. The description of development is as follows:

"Application for approval of Reserved Matters (layout, scale, appearance, means of access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 11 comprising demolition of existing garage and outbuilding and provision of 11 residential (C3) units, including single storey side extension to existing dwelling and conversion into 2 residential units and car and cycle parking, drainage, internal roads, landscaping and associated infrastructure."

- 5.2 This report demonstrates how suitable measures will be implemented to deal with surface and foul water drainage from the application site, in compliance with Conditions 54 and 55 of the outline planning consent DC/16/1677.
- 5.3 The surface water drainage strategy demonstrates that there will be no flooding for all storm events up to and including the 1 in 100 year storm event, with a 20% allowance for the effects of climate change. Flood risk on-site will therefore not increase either on-site or elsewhere as a result of the development.
- 5.4 Foul water generated by RM Area 11 will be conveyed via a private drainage system, which will discharge flows into the foul water drainage network serving Phase 1 via an existing manhole constructed as part of the East-West Green Space and drain to the adoptable pump station FWPS2, which has been built.

Conclusion

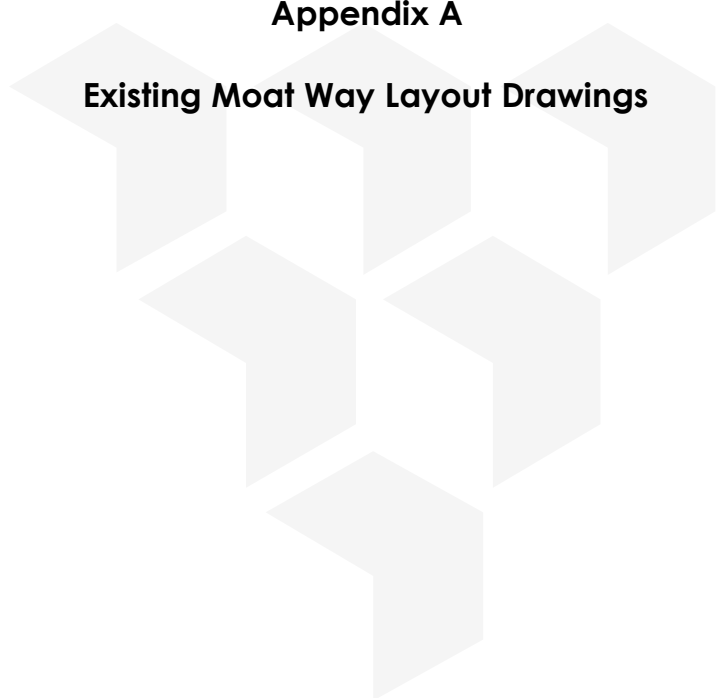
- 5.5 In conclusion, this report has demonstrated that the proposed works:
- will not increase flood risk elsewhere;
 - will employ a surface water drainage strategy based on the principles of sustainable drainage and the approved site wide drainage strategy; and
 - suitable provision for the disposal of foul water generated by the application site and future residential parcel has also been demonstrated to be feasible.
- 5.6 On this basis, the proposals are considered to fully comply with National, Regional and Local planning policy such that the requirements of Conditions 54 and 55 of the outline planning consent are met, and the approval of reserved matters should be granted accordingly.

Appendices



Appendix A

Existing Moat Way Layout Drawings



CONSTRUCTION KEY - ADOPTABLE

A ADOPTABLE ASPHALT CARRIAGEWAY CONSTRUCTION
30mm AC10 close surf 100/150 rec. to BS EN 13108-1:2006
60mm AC20 dense bin 40/60 rec. to BS EN 13108-1:2006
100mm AC32 dense base 40/60 rec. to BS EN 13108-1:2006
150mm Type 1 Sub-base to SHW1 Clause 803
600mm Granular material to SHW1 Clause 600 Class 6F2 or 6F5
Terram 1000 or similar approved Geotextile to be provided between sub-base and road formation.
See WSCC drawing nos. S278/38/21.

B ADOPTABLE BLOCK PAVING CARRIAGEWAY CONSTRUCTION
80mm Marshalls Tegula Block Paving (240x160x60mm & 160x120x60mm) (Burnt Ochre) to be laid in 45 degree herringbone pattern to direction of travel, with double stretcher course surround to all sides and ironwork and to BS7533-3:2005.
30mm Compacted sharp sand to BS7533-3 CAT II.
100mm AC32 dense base 40/60 rec. to BS EN 13108-1:2006
150mm Type 1 Sub-base to SHW1 Clause 803
600mm Granular material to SHW1 Clause 600 Class 6F2 or 6F5
Terram 1000 or similar approved Geotextile to be provided between sub-base and road formation.
See WSCC drawing nos. S278/38/21.

C ADOPTABLE ASPHALT FOOTWAY CONSTRUCTION
20mm AC6 Dense Surf 100/150 rec. to BS EN 13108-1:2016.
50mm AC20 Dense Bin 40/60 rec. to BS EN 13108-1:2016.
100mm Type 1 Sub-base to SHW1 Clause 803.

See WSCC drawing nos. S278/38/04 and 05.
D ADOPTABLE BLOCK PAVED FOOTWAY WITH VEHICLE CROSSOVER CONSTRUCTION
60mm Marshalls Tegula Block Paving (160x120x60mm) (Traditional) to BS EN 1338:2003, laid in 90° herringbone pattern with single stretcher course surround to all sides and ironwork and to BS 7533-3:2005.
30mm Compacted sharp sand to BS7533-3 CAT II.
100mm AC32 dense base 40/60 rec. to BS EN 13108-1:2006
270mm Type 1 Sub-base to SHW1 Clause 803.

See WSCC drawing nos. S278/38/04 and 05.
E ADOPTABLE BLOCK PAVED FOOTWAY CONSTRUCTION
60mm Marshalls Tegula Block Paving (160x120x60mm) (Traditional) to BS EN 1338:2003, laid in 90° herringbone pattern with single stretcher course surround to all sides and ironwork and to BS 7533-3:2005.
30mm Compacted sharp sand to BS7533-3 CAT II.
50mm AC20 Dense Bin 40/60 rec. to BS EN 13108-1:2016.
100mm Type 1 Sub-base to SHW1 Clause 803.

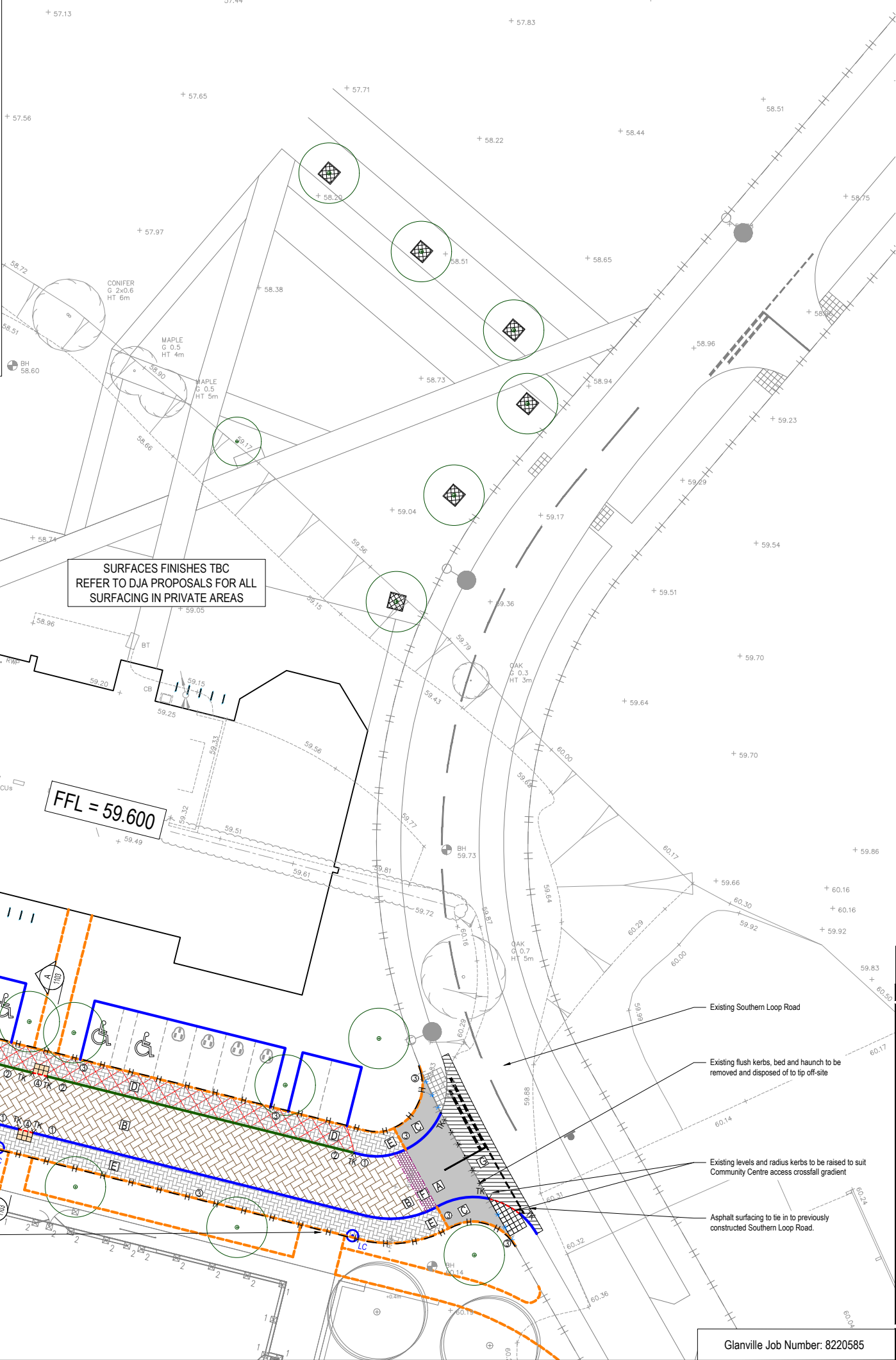
F ADOPTABLE GRANITE SETT RUMBLE STRIP CONSTRUCTION
200mm Natural Stone Sett (200D x 100W x 100L) in accordance with BS 1342 and laid to BS 7553-7:2010. Finished appearance to be 100x100mm setts.
150mm ST4 Concrete (C16/20)
150mm Type 1 Sub-base to SHW1 Clause 803.
600mm Granular material to SHW1 Clause 600 Class 6F2 or 6F5
Upstand to be 0-6mm. Setts shall be laid to provide 200mm gap to kerb face to maintain surface water conveyance.
See WSCC drawing no. S278/38/15.

G CARRIAGEWAY TIE-IN (OPTION 1)
30mm AC10 close surf 100/150 rec. to BS EN 13108-1:2006
60mm AC20 dense bin 40/60 rec. to BS EN 13108-1:2006
100mm AC32 dense base 40/60 rec. to BS EN 13108-1:2006
150mm Type 1 Sub-base to SHW1 Clause 803
600mm Granular material to SHW1 Clause 600 Class 6F2 or 6F5
See WSCC drawing no. S278/38/20.

KEY

- Land ownership boundary
- Proposed highway boundary
- Existing highway boundary (Southern Loop Road)
- Type 1 - Proposed 145x255mm full height concrete conservation type kerb laid with 125mm upstand unless noted otherwise, in accordance with WSCC drawing no. S278/38/02.
- Type 2 - Proposed 145x145mm concrete conservation type kerb, laid with 25mm upstand at vehicle crossings, in accordance with WSCC drawing no. S278/38/02.
- Type 3 - Proposed 50x150mm concrete conservation edging, Type EF, laid flush with adjacent surfaces, in accordance with WSCC drawing no. S278/38/02.
- Type 4 - Proposed 145x145mm concrete conservation type kerb, laid with 0-6mm upstand at pedestrian crossing point, in accordance with WSCC drawing no. S278/38/02.
- Type 5 - Proposed double row of granite setts, 100x100x200mm laid on end, with 10mm jointing gaps, in accordance with WSCC drawing no. S278/38/03.
- Transition kerbs from full height to dropped units, left or right handed, as applicable.

- Tactile landing (minimum 800mm)
200x33x60mm blister block pavours as supplied by Formpave/Marshalls or similar approved.
30mm compacted sand bedding layer.
150mm C7.5 concrete.
150mm Type 1 sub-base to Clause 803.
- See WSCC drawing no. S278/38/18.
- Street lighting column. Refer to street lighting design by Eneveo for full details and specifications.
- Existing Southern Loop Road street lighting column to be retained
- Proposed tree planting. Refer to drawings prepared by DJA Landscape Architects for full details.
- Edging Type EF to be removed and disposed of to tip off-site
- Flush kerbs to be removed and disposed of to tip off-site



NOTES

- This drawing is to be read in conjunction with all other drawings and specifications.
- FLLs subject to variance of circa ± 300mm.
- Any discrepancies found between information shown on this or any other drawing shall be reported to the Engineer immediately and prior to works commencing on site.
- Dimensions scaleable for planning purposes only and not to be used for construction.
- Refer to Architects drawings for exact dimensions of buildings.
- Refer to Landscape Architects drawings for extents and details of soft landscaping and unspecified hardstanding areas.
- All works to be to Building Regulations Part H and Part M(2).
- It is the contractors responsibility to arrange inspection by WSCC as highway authority for all tie in works.
- All tie in works and adoption of highways subject to S38 approvals.
- All capping materials should meet the requirement of either 6F4 or 6F5 of Table 6/1 of the Specification for Highway Works Series 600.
- Proposed kerbs to comply with BS EN 1340.
- Any trees to be removed or work within Root Protection Areas is to be performed in strict accordance with the Arboricultural Impact Assessment and Arboricultural Method Statement.
- All street lighting lanterns to be in accordance with WSCC standard lanterns, with Philips Micro-luma part-night LEDs to be used, and to be designed in accordance with WSCC document 'Lighting of Developer Promoted Highway Schemes in West Sussex (Street Lighting Specification)'. Street lighting subject to detailed design and approval by Eneveo under PFI contract with WSCC.
- All manhole / inspection chamber covers to be installed parallel to final kerbs, edgings, paving joints or building lines as appropriate. Cover levels are approximate only. All covers to be set flush with finished surface.
- It is to the contractor's responsibility to ensure that all services that are affected by the works are located prior to works commencing. Trial holes are to be dug if necessary.
- Soft spots to be removed and filled to a minimum depth of 600mm with Type 6F4 or 6F5 capping material and formation proof-rolled prior to construction.
- Unless noted otherwise, all works to be to SHW and all Classes/Tables refer to SHW.
- Block paving to be installed strictly in accordance with Manufacturer's specification and guidance and to BS 7533-3:2005.
- Prior to laying block paving the surface of the laying course shall be treated with a granular herbicide containing Dichlobenil. After laying the blocks, granular herbicide shall be brushed into the joints. Application to be in accordance with Manufacturer's specification
- Unless otherwise specified, pavement foundation is based on a design CBR of 2-2.5% within S38 construction. Prior to construction, the in-situ E value should be checked using the Dynamic Cone Penetrometer (DCP) method following proof-rolling (converted from equilibrium CBR values in accordance with CD 225 if relevant). Where E is less than 27MPa (~ CBR2.0%), improvement of the subgrade shall be undertaken in accordance with the methods described in CD225 (which supersedes IAN 73/06) and the specific requirements of WSCC standard detail S278/38/21. Reference shall also be made to WSCC 'Guidance for the Design of Road Pavement Foundations'. Results of in-situ testing shall be reported to the Engineer prior to construction.
- All private areas subject to further detailed design.

C1	For Construction. Tactile paving details amended to alternative construction specification.	22.06.2023 BW	CS
Rev.	Description	Date	Chkd



Glanville
Cornerstone House
62 Foxhall Road, Didcot
Oxon, OX11 7AD
Tel: (01235) 515550 Fax: (01235) 817799
postbox@glanvillegroup.com www.glanvillegroup.com

Client : Legal & General
(Strategic Land North Horsham) Limited

Project : Mowbray (Land North of Horsham)

Title : Community Centre
Surface Finishes Layout

Project Engineer : C Salt Scale : 1:200 @ A1
Project Director : J Birch Date : November 2022
Status : CONSTRUCTION

Glanville Job Number: 8220585

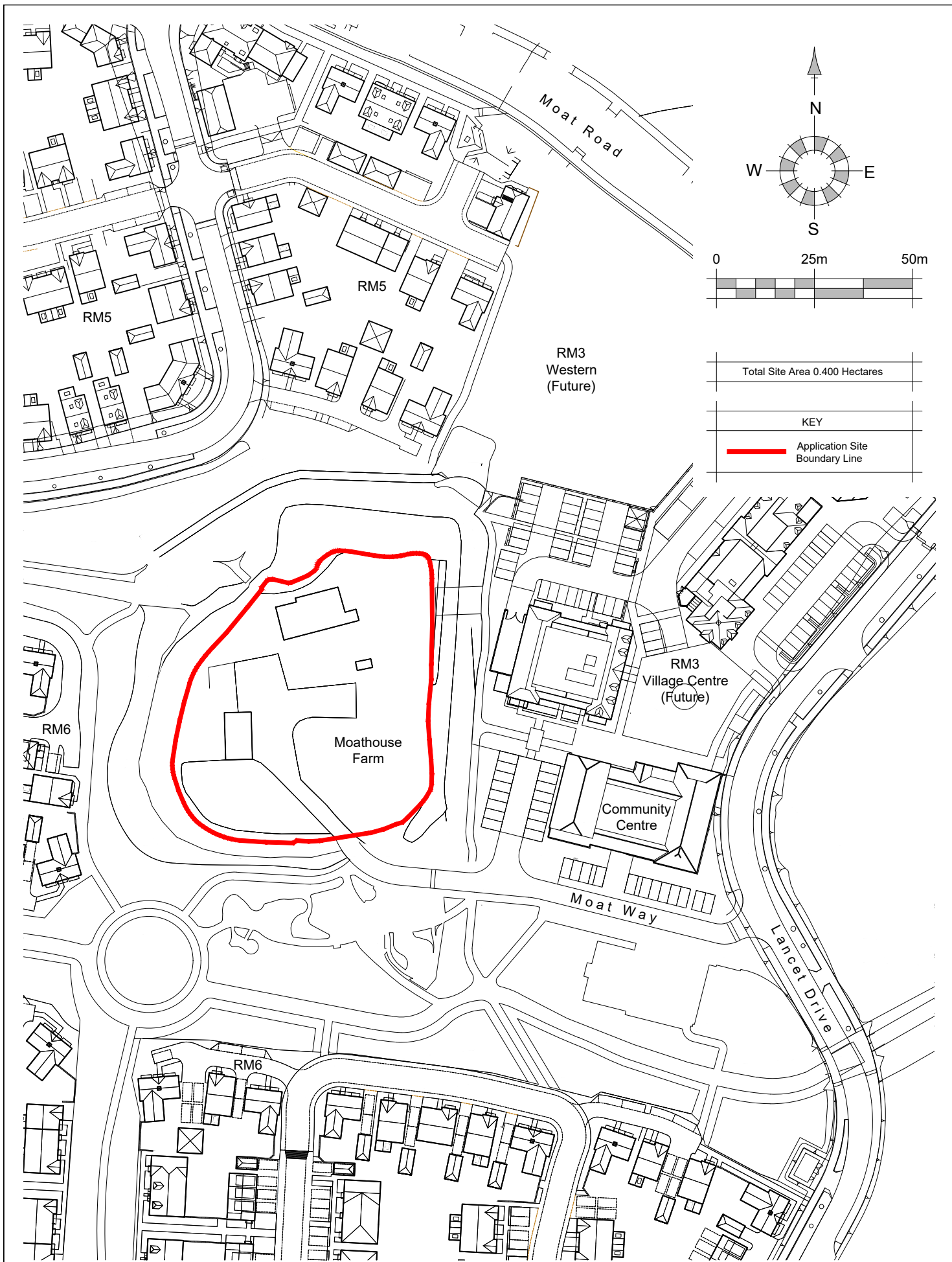
Drawing No. Mowbray-GLA-CC-Ph1-DC_1101

Rev C1



Appendix B

Site Location Plan



REV.	DATE	REVISIONS:	BY	Planning	CLIENT: Legal & General (Strategic Land North Horsham)		PROJECT: Moat House, North Horsham		 architecture planning masterplanning Broadmeade House, Farnham Business Park, Weydon Lane, Farnham, Surrey GU9 8QT. info@osparchitecture.com www.osparchitecture.com Tel: 01252 267878
					SCALE: 1:1250 (A4 ORIGINAL)		DRAWING: Site Location Plan		
					DRAWN: MM		25057		
					DATE: 07/07/26		S201		
						—			
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING				This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose, use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.					



Appendix C

Development Proposals



REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:

Planning

CLIENT: Legal & General (Strategic Land North Horsham)	PROJECT: Moat House North Horsham
SCALE: 1:200 (A1 ORIGINAL)	DRAWING: Site Layout
DRAWN: MM	25057
DATE: 14.05.26	P201

OSP
architecture planning masterplanning
Broadmede House, Farnham Business Park,
Weydon Lane, Farnham, Surrey GU9 8QT.
info@osparchitecture.com www.osparchitecture.com
Tel: 01252 267878