CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:–

RSK LDE LTD has followed its Design Risk Management process for HazoAM Elimination and Risk reduction in developing the designs shown on this drawing.
Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

Notes:

1. This drawing presents the drainage layout for H9376 (890815).
2. Existing level information taken from NJC Survey topographical survey drawing number S1572/02 dated 18.03.2019.
3. The existing drainage information shown on this drawing is taken from Southern Water.
4. Ground conditions assessed in the site investigation report.
5. This drawing is to be printed in COLOUR.
6. House levels are Finished Floor Levels (FFL's).
7. Figures quoted next to manholes / rodding eyes are cover & invert level, in Metres AOD.
8. Footpaths are to be laid with a crossfall to allow drainage to soft landscaped areas.
9. This drawing is schematic for clarity, and where possible drains should be laid within 2m of houses, and connections kept as short as possible.
10. Where possible all drainage runs shall be kept a minimum of 4.0m from any existing tree that is to be retained.
11. This drawing has been prepared for House Drainage purposes only, and must not be used for House Setting Out.
12. All drainage design is subject to technical approval, no connections shall be made to any public sewers without written consent from the drainage authority.
13. The location of rain water pipes (RWP) are subject to confirmation by the Architect / Services Engineer.
14. The location of soil vent pipes (SVP) / stub stacks (SS) is subject to confirmation by the Architect / Services Engineer.
15. Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.
16. All rest bends associated with stub stacks, soil vent pipes, wc connections and stub wastes are to be set with their inverts at 450mm below Finished Floor Level (FFL).
17. All drains and connections to be 100mm diameter, unless shown otherwise.
18. All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
19. All high void ratio attenuation units to be installed strictly in accoAMance with manufacturer's requirements.

Rev.	Date	Amendment	Drawn	Chkd.	Appd.
P03	01.10.2026	Updated to Clients Comments	YP	AM	-
P02	30.09.2026	Updated to Planning Comments	YP	AM	-
P01	06.08.2026	Issued for Planning condition discharge.	YP	AM	-

LDE
CIVILS | STRUCTURES | HYDROLOGY
an RSK company
Abbey Park
Humber Road
Coventry
CV3 4AQ
United Kingdom
Tel: +44 (0) 24 7650 5600
Fax: +44 (0) 24 7650 1417
Email: info@rsk.co.uk
Web: www.rsk.co.uk

Client: Barratt Redrow

Project Title: NEW PLACE FARM, PULBOROUGH, WEST SUSSEX

Status: PRELIMINARY

Drawing Title: SITE DRAINAGE SHEET 4

Drawn	Date	Checked	Date	Approved	Date
YP	06.08.25	AM	06.08.25	-	-

Scale	Orig Size	Dimensions
1:250	A1	m

Project No.: H9376 (890815)
Drawing File: H9376_RSK_ZZ_XX_DR_CE_300010-300018_P Condition Site Drainage.dwg
Drawing No.: H9376 | RSK | ZZ | XX | DR | C | 300013 | P03
(Project | Orig. | Vol./Sys. | Lev./Loc. | Type | Role | Draw. No. | Rev.)

Scale 1:250
0 2.5 5 7.5 10 12.5m

Drainage Key

(150Ø 1:100) Existing Surface Water Sewer	(150Ø 1:100) Existing Foul Water Sewer
150Ø 1:100 1.001 Proposed Adoptable Surface Water Sewer	150Ø 1:100 1.001 Proposed Adoptable Foul Water Sewer
Adoptable Surface Water Manhole	Adoptable Foul Water Manhole
Adoptable Surface Water Type 3 Inspection Chamber	Adoptable Foul Water Type 3 Inspection Chamber
GU's Surface Water Gully & Connection	150Ø 1:100 Proposed Private Foul Water Sewer
150Ø 1:100 Proposed Private Surface Water Sewer	Private Foul Water Manhole
Private Surface Water Manhole	Private Foul Water Ø600mm PPIC
Private Surface Water Ø600mm PPIC	Private Foul Water Ø450mm PPIC
Private Surface Water Ø450mm PPIC	Private Foul Water Ø250mm PPIC
RE Rodding Eye	SVP Soil Vent Pipe Position
RWP Rain Water Pipe Position	G Foul Water Gully
YG Yard Gully	Site Boundary
Linear Drainage Aco Channel	Existing ditch
Concrete Dished Channel with Yard Gully	Existing Ditch Removed / Stopped
Granular Trench / French Drain	Heras Fencing - RPA
Retaining Wall Drainage 100mm dia	RW Retaining Wall
Permeable Block Paving	Below Ground Storage Tank



CONDITION SITE DRAINAGE.DWG