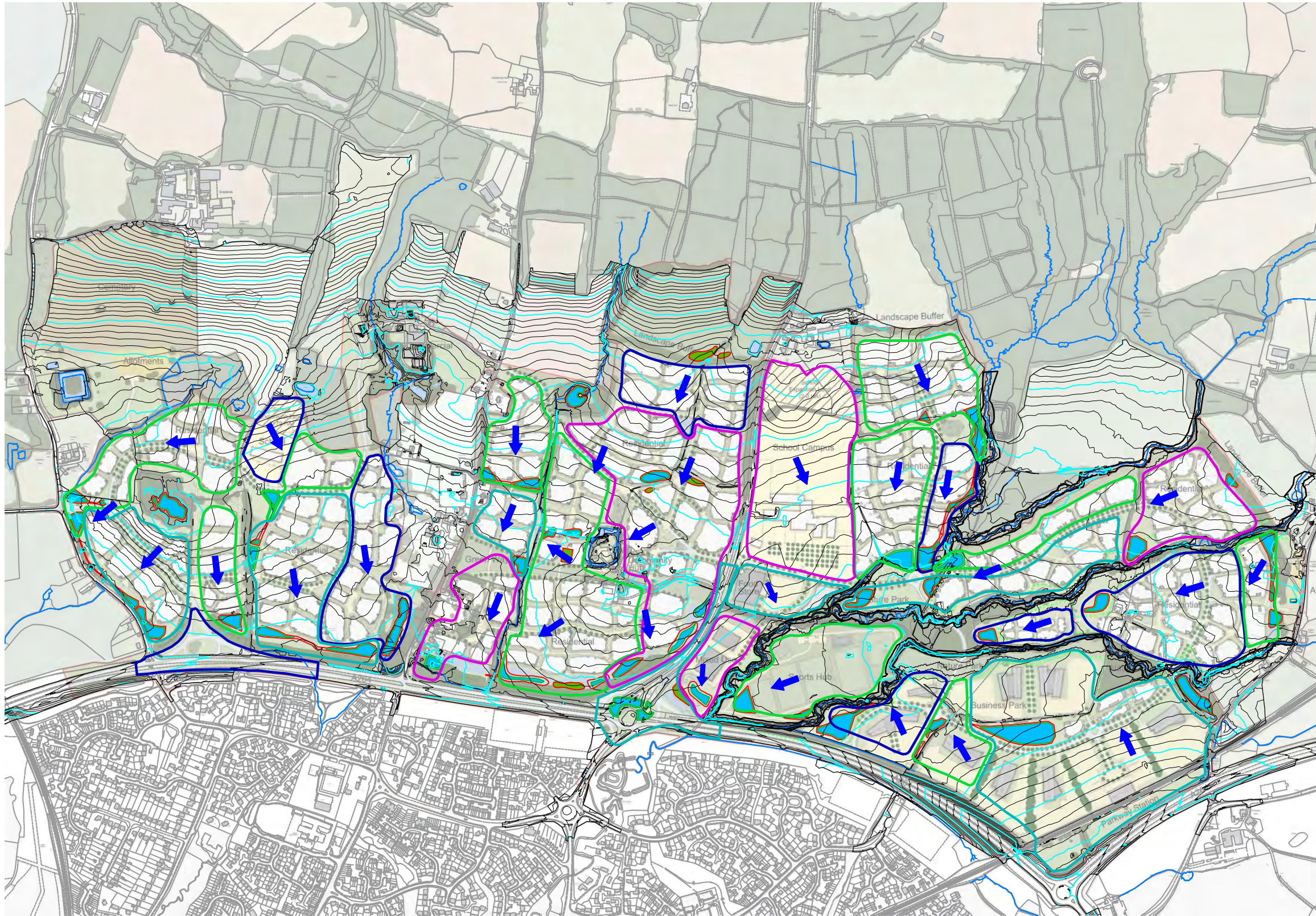


Appendix D

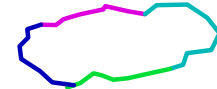
Approved Site-Wide and Bailey Road Extension Surface Water Strategy



NOTES

1. DRAWING BASED ON BDB DESIGN MASTERPLAN
DRG. No. 2153A-160.

KEY

-  1 IN 100 YEAR PLUS CLIMATE CHANGE
FLOOD EXTENT
-  CATCHMENT AREAS
-  SURFACE WATER FLOW DIRECTION

D	REVISION TO POND LAYOUTS IN CENTRAL AREA	23.01.20	JHW	IJF	
C	REDRAWN TO SUIT PHASE 1 MASTERPLAN AND MOAT FARM AREA	25.10.19	RMLM	IJF	
B	REDRAWN TO SUIT NEW MASTERPLAN 2153A-160	21.06.19	JC	IJF	
A	REDRAWN TO SUIT NEW MASTERPLAN 2153-150N	03.02.16	JW	IJF	
Mark	Revision	Date	Drawn	Chkd	Appd

SCALING NOTE: Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.
UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status

FOR PLANNING

LAND NORTH OF HORSHAM
SUDS FEATURES AND CATCHMENTS



Legal & General
STRATEGIC LAND NORTH OF HORSHAM LTD

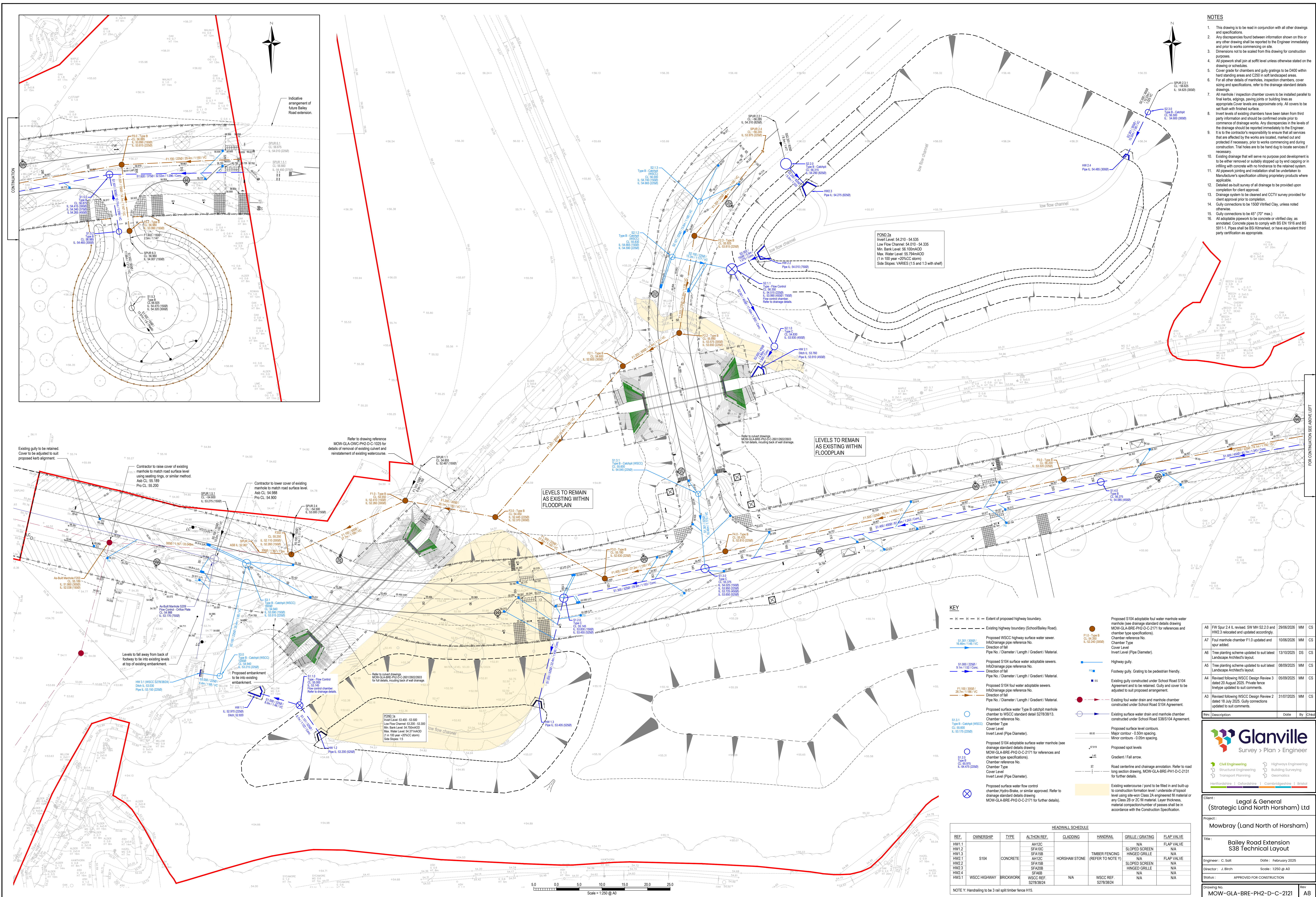


stantec.com/uk

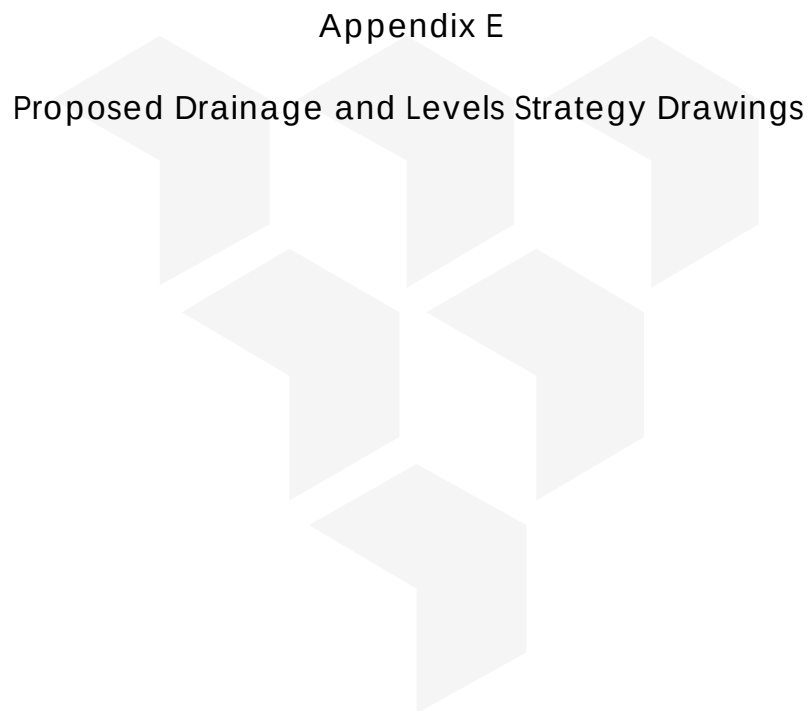
Copyright reserved
The copyrights to all designs and drawings are the property of Stantec.
Reproduction or use for any purpose other than that
authorised by Stantec is forbidden.

READING
Tel: 01189 500 761

Date of 1st Issue 03.09.15	Designed JW	Drawn JW
A3 Scale nts	Checked IJF	Approved
Drawing Number 25216/2007/SK08		Revision D

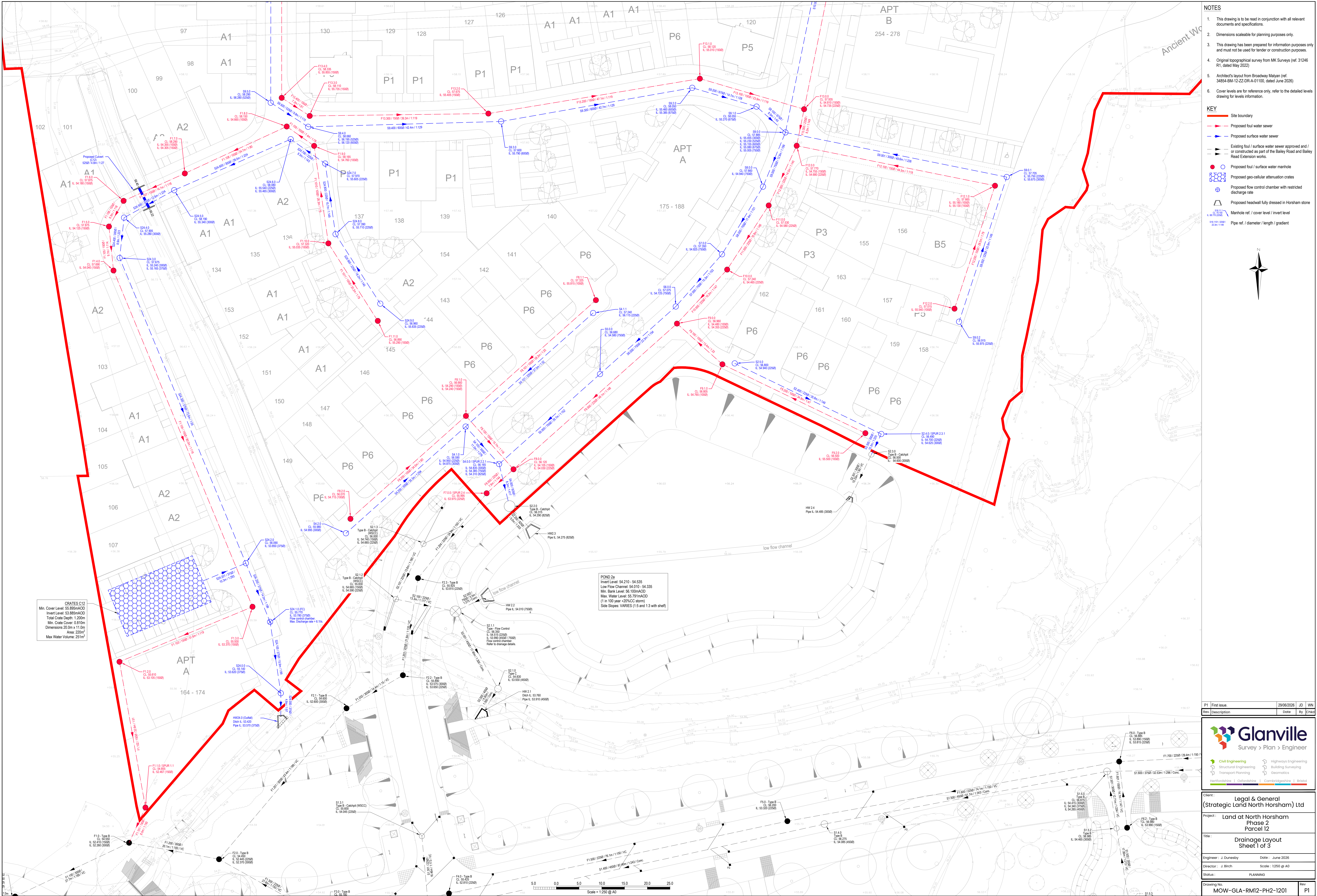


HEADWALL SCHEDULE							
REF.	OWNERSHIP	TYPE	ALUTION REF.	CLADDING	HANDRAIL	GRILLE / GRATING	FLAP VALVE
HW1.1	S104	CONCRETE	AH13C	HORSHAM STONE	TIMBER FENCING (REFER TO NOTE V)	N/A	FLAP VALVE
HW1.2			SA10C			SLOPED SCREEN	N/A
HW1.3			SFA15B			HINGED GRILLE	N/A
HW2.1			AH11D			ASPH	FLAP VALVE
HW2.2			SFA15B			SLOPED SCREEN	N/A
HW2.3	WSCC HIGHWAY	BRICKWORK	SFA20B	N/A	WSCC REF.	HINGED GRILLE	N/A
HW2.4			SFA4B			N/A	N/A
HW3.1			WSCC REF.			N/A	N/A



Appendix E

Proposed Drainage and Levels Strategy Drawings



NOTES

- This drawing is to be read in conjunction with all relevant documents and specifications.
- Dimensions scaleable for planning purposes only.
- This drawing has been prepared for information purposes only and must not be used for tender or construction purposes.
- Original topographical survey from MK Surveys (ref. 31246 R1, dated May 2022)
- Architect's layout from Broadway Malvern (ref. 34854-BM-12-ZZ-DR-A-01100, dated June 2026)
- Cover levels are for reference only, refer to the detailed levels drawing for levels information.

KEY

- Site boundary
- Proposed foul water sewer
- Proposed surface water sewer
- Existing foul / surface water sewer approved and / or constructed as part of the Bailey Road and Bailey Road Extension works
- Proposed foul / surface water manhole
- Proposed geo-cellular attenuation crates
- Proposed flow control chamber with restricted discharge rate
- Proposed headwall fully dressed in Horsham stone
- Manhole ref. / cover level / invert level
- Pipe ref. / diameter / length / gradient

CRATES C12
Min. Cover Level: 55.956mAOD
Invert Level: 53.885mAOD
Total Crate Depth: 1.200m
Min. Crate Cover: 0.810m
Dimensions: 20.0m x 11.0m
Area: 220m²
Max. Water Volume: 25m³

POND 2a
Invert Level: 54.210 - 54.535
Low Flow Channel: 54.010 - 54.335
Min. Bank Level: 55.100mAOD
Max. Water Level: 55.791mAOD
(1 in 100 year +20°C storm)
Side Slopes: VARIES (1:5 and 1:3 with shelf)

P1	First Issue	29/06/2026	JD	WN
Rev	Description	Date	By	Chkd

Glanville
Survey > Plan > Engineer

- Civil Engineering
- Structural Engineering
- Transport Planning
- Highways Engineering
- Building Surveying
- Geomatics

Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

Client: **Legal & General (Strategic Land North Horsham) Ltd**

Project: **Land at North Horsham Phase 2 Parcel 12**

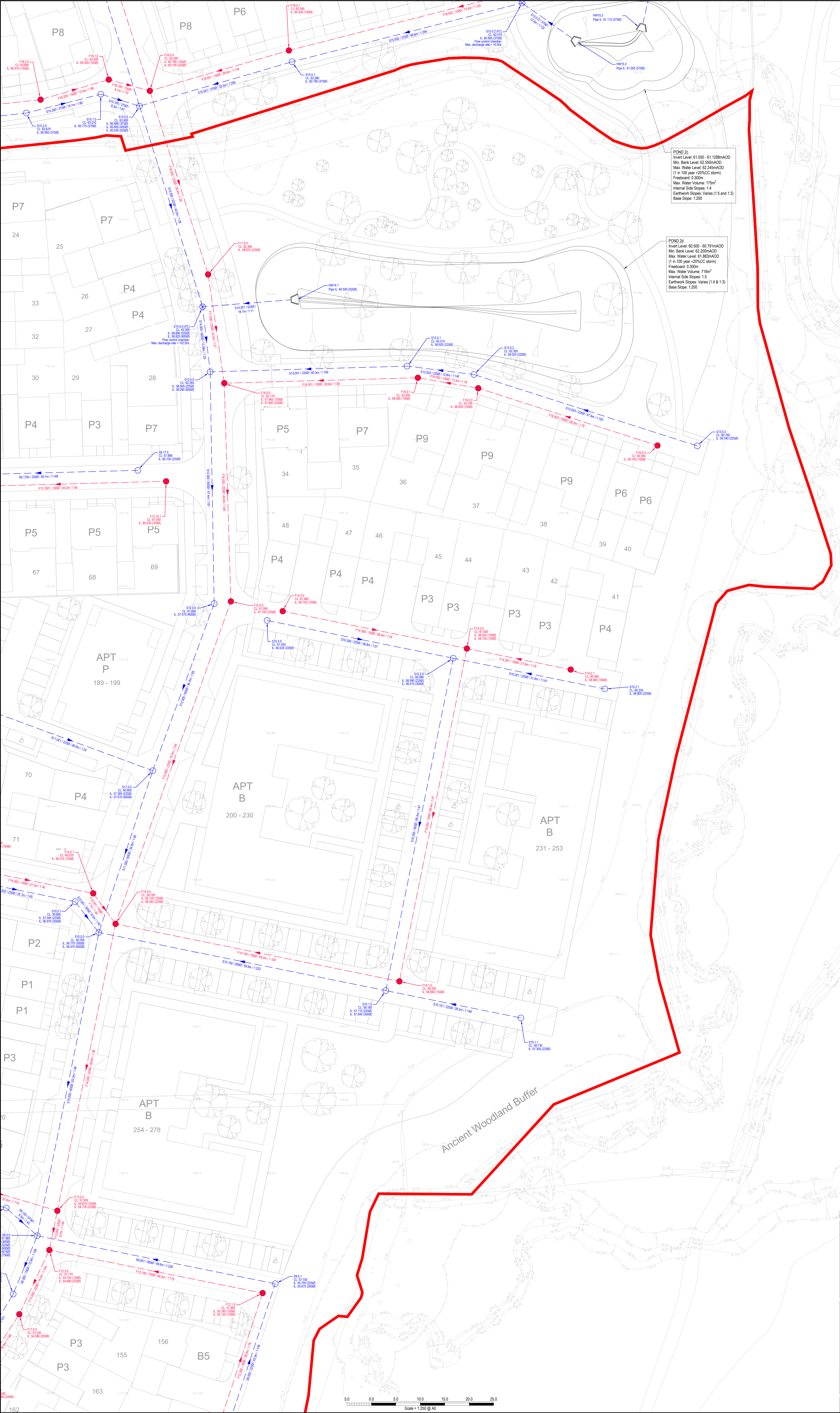
Title: **Drainage Layout Sheet 1 of 3**

Engineer: J. Dumbesby Date: June 2026

Director: J. Birch Scale: 1:250 @ A0

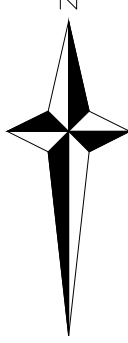
Status: **PLANNING**

Drawing No: **MOW-GLA-RM12-PH2-1201** Rev: **P1**

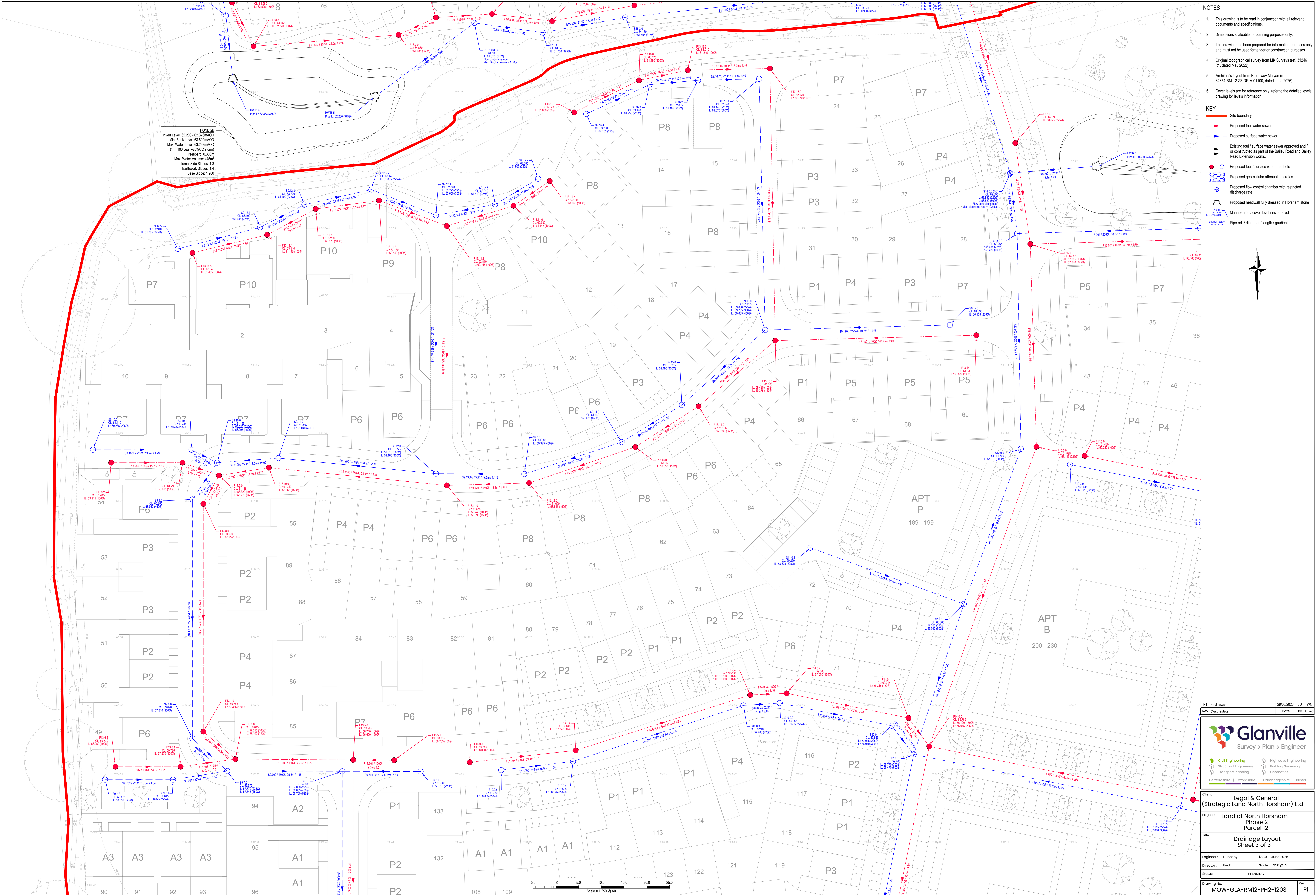


- NOTES**
1. This drawing is to be read in conjunction with all relevant documents and specifications.
 2. Dimensions scaleable for planning purposes only.
 3. This drawing has been prepared for information purposes only and must not be used for tender or construction purposes.
 4. Original topographical survey from MK Surveys (ref. 31246 R1, dated May 2022).
 5. Architect's layout from Broadway Malvern (ref. 34854-BM-12-ZZ-DR-A-01100, dated June 2026).
 6. Cover levels are for reference only, refer to the detailed levels drawing for levels information.

- KEY**
- Site boundary
 - Proposed foul water sewer
 - Proposed surface water sewer
 - Existing foul / surface water sewer approved and / or constructed as part of the Bailey Road and Bailey Road Extension works.
 - Proposed foul / surface water manhole
 - Proposed gso-cellular attenuation crates
 - Proposed flow control chamber with restricted discharge rate
 - Proposed headwall fully dressed in Horsham stone
 - Manhole ref. / cover level / invert level
 - Pipe ref. / diameter / length / gradient



P1	Final Issue	29/06/2026	JD	WV
Rev	Description	Date	By	Chkd
 Glanville Survey > Plan > Engineer  Civil Engineering  Structural Engineering  Transport Planning  Highways Engineering  Building Surveying  Geomatics hertfordshire Oxfordshire Cambridgeshire Bristol				
Client: Legal & General (Strategic Land North Horsham) Ltd				
Project: Land at North Horsham Phase 2 Parcel 12				
Title: Drainage Layout Sheet 2 of 3				
Engineer: J. Dunsby		Date: June 2026		
Director: J. Birch		Scale: 1:250 @ A0		
Status: PLANNING				
Drawing No: MOW-GLA-RM12-PH2-1202		Rev: P1		



P1 First issue		29/06/2026	JD	WN
Rev	Description	Date	By	Chkd

Survey > Plan > Engineer

- Civil Engineering
- Structural Engineering
- Transport Planning
- Highways Engineering
- Building Surveying
- Geomatics

Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

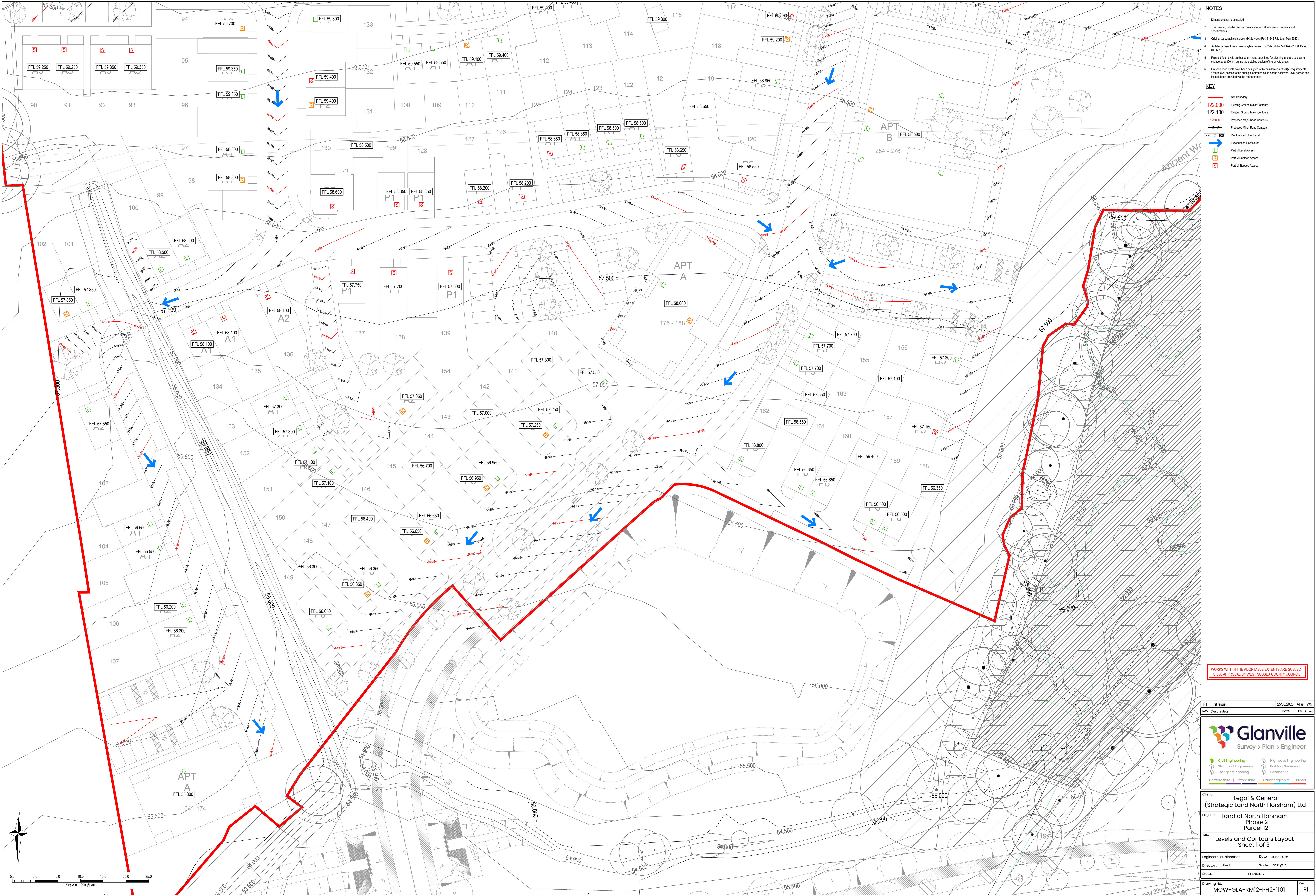
Client: Legal & General
(Strategic Land North Hosham) Ltd

Project: Land at North Hosham
Phase 2
Parcel 12

Title: Drainage Layout
Sheet 3 of 3

Engineer: J. Dunsbury Date: June 2026
Director: J. Birch Scale: 1:250 @ A0
Status: PLANNING

Drawing No: MOW-GLA-RM12-PH2-1203 Rev: P1



NOTES

- Dimensions not to be scaled.
- This drawing is to be read in conjunction with all relevant documents and specifications.
- Original topographical survey MK Surveys (Ref: 31346 R1, date: May 2022).
- Architect's layout from Broadway/Malyen (ref: 3484-BM-12-22-DR-A-0100, Dated 04.08.22).
- Finished floor levels are based on those submitted for planning and are subject to change by a 300mm during the detailed design of the private areas.
- Finished floor levels have been designed with consideration of M42 requirements. Where level access to the principal entrance could not be achieved, level access has instead been provided to the rear entrance.

KEY

- Site Boundary
- 122.000 Existing Ground Major Contours
- 122.100 Existing Ground Major Contours
- 122.000 Proposed Major Road Contours
- 122.100 Proposed Minor Road Contours
- FFL 122.100 Phil Finished Floor Level
- Exceedance Flow Route
- Part M Level Access
- Part M Ramped Access
- Part M Stepped Access

WORKS WITHIN THE ADAPTABLE EXTENTS ARE SUBJECT TO S38 APPROVAL BY WEST SUSSEX COUNTY COUNCIL.

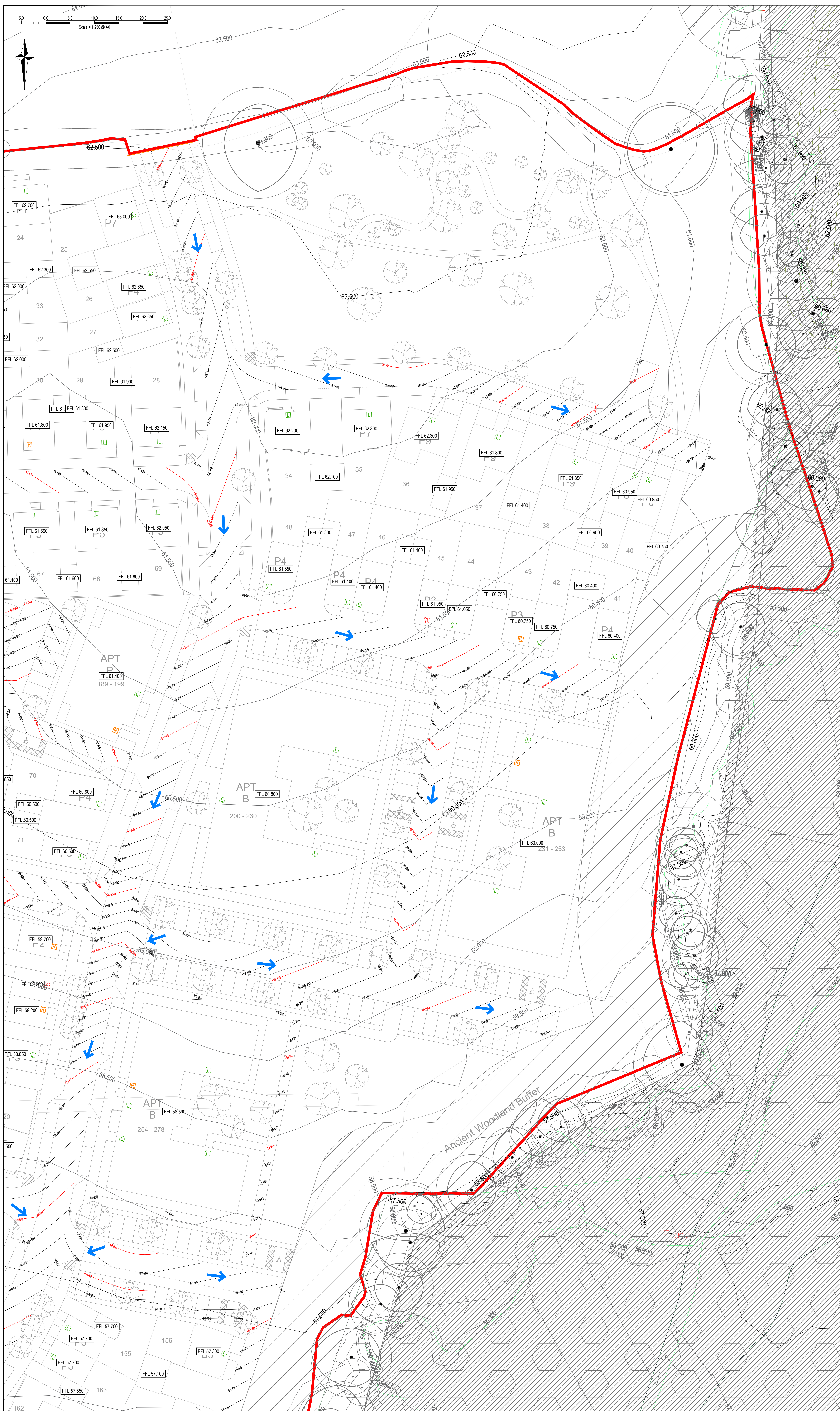
P1	First Issue	25/06/2026	APu	WN
Rev	Description	Date	By	Check

Glanville
Survey > Plan > Engineer

- Civil Engineering
- Structural Engineering
- Transport Planning
- Highways Engineering
- Building Surveying
- Geomatics

Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

Client:	Legal & General (Strategic Land North Horsham) Ltd		
Project:	Land at North Horsham Phase 2 Parcel 12		
Title:	Levels and Contours Layout Sheet 1 of 3		
Engineer:	W. Nienaber	Date:	June 2026
Director:	J. Birch	Scale:	1:250 @ A0
Status:	PLANNING		
Drawing No:	MOW-GLA-RM12-PH2-1101	Rev:	P1



NOTES

1. Dimensions not to be scaled.
2. This drawing is to be read in conjunction with all relevant documents and specifications.
3. Original topographical survey MK Surveys (Ref: S1246 R1, date: May 2022).
4. Architect's layout from Broadway/Malyan (ref: 34854-BM-12-ZR-OR-A-01100. Dated 04.06.26)
5. Finished floor levels are based on those submitted for planning and are subject to change by a 300mm during the detailed design of the private areas.
6. Finished floor levels have been designed with consideration of M4J2 requirements. Where level access to the principal entrance could not be achieved, level access has instead been provided via the rear entrance.

KEY

- | | |
|---|---------------------------|
| | Site Boundary |
| 122-000 | Existing Ground Major C |
| 122-100 | Existing Ground Major C |
| 122-600 | Proposed Major Road C |
| 122-100 | Proposed Minor Road C |
| FF 122-100 | Plot Finished Floor Level |
|  | Exceedance Flow Route |
|  | Part M Level Access |
|  | Part M Ramped Access |
|  | Part M Stepped Access |

WORKS WITHIN THE ADOPTABLE EXTENTS ARE SUBJECT
TO S38 APPROVAL BY WEST SUSSEX COUNTY COUNCIL.

P1	First issue	25/06/2026	APu	V
ev.	Description	Date	By	C



- **Civil Engineering**
 Highways Engineering
 Structural Engineering
 Building Surveying
 Transport Planning
 Geomatics
- Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

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

Project: Land at North Horsham
Phase 2
Parcel 12

Levels and Contours Layout
Sheet 2 of 3

Engineer: W.Nienaber	Date: June 2028
Director: J. Birch	Scale: 1:250 @ A0

status : PLANNING	
Drawing No.	Rev

