Design Parameters

– Design Storm Event: 1 in 100 year + 40% climate change.

– Surface water restricted to Qbar greenfield runoff rate (2.0 l/s/ha for sandy catchments 1–6 and 5.1 l/s/ha for clayey catchments 7–12)

– 60% impermeable area, 10% Urban Creep allowance, 10% allowance for runoff from adjacent landscaped areas, 10% attenuated in permeable paving.

– Basins designed as dry, 1 in 3 side slope, 3m maintenance buffer, 1.25m total depth (1.1m maximum water level), basin land take increased by 30% to account for earthworks requirements.

– Existing discharge locations into the ghylls mimicked to retain the existing hydrological characteristics.

– Swales to be incorporated throughout to provide water quality, biodiversity, and amenity benefits, locations to be confirmed.

DESIGNATED MAIN RIVER WITH ASSOCIATED FLOOD ZONE 3 FLOODPLAIN

ORDINARY WATERCOURSE NOT MODELLED SURFACE WATER FLOOD EXTENTS (MEDIUM RISK) USED AS PROXY FOR LIKELY FLUVIAL FLOODPLAIN

SHORTBRIDGE STREAM

FILTER TRENCH OR SHALLOW SWALE TO CONVEY FLOWS TO THE BASIN. GROUND RAISING MAY BE REQUIRED TO ACHIEVE GRAVITY DRAINAGE SUBJECT TO DETAILED LEVELS PROPOSALS.

WATERCOURSE AND CULVERT BENEATH A22 OBSERVED DURING SITE VISIT 27TH AUGUST 2020.

LAND RE–GRADING REQUIRED TO ENSURE SLOPE BETWEEN BASINS DOES NOT EXCEED 1:6.

SUMPS (0.5 – 1m DEPTH) WITH PERMANENT WATER TO PROVIDE HABITAT FOR GREAT CRESTED NEWTS

GHYLL RECEIVING INFLOWS FROM THE SOUTH AS PER EXISTING SITUATION

SPORTS PITCH (DETAILS PROVIDED DURING RESERVED MATTERS) CURRENTLY ASSUMED HARD–STANDING TO DRAIN POSITIVELY INTO THE DRAINAGE SYSTEM. A PROPRIETARY DRAINAGE SYSTEM WOULD LIKELY BE REQUIRED TO ENSURE FULL FUNCTIONALITY THROUGHOUT THE YEAR, WITH DETAILS PROVIDED POST PLANNING.

Thirty Acre Wood

Lake Wood

A22

SNATTS ROAD

LOT LANE

CAMBRIDGE

DOWNLAND CORSE

HUNTERS WAY

1:2000 0 20m 40m 60m 80m 100m 120m 140m 160m 180m 200m

1:1 0 10 20 30 40 50 60 70 80 90 100

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S, ARCHITECT'S OR OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
2. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PREPARING ANY WORKING DRAWINGS OR COMMENCING ON SITE.
3. THE CONTRACTOR MUST ENSURE AND WILL BE HELD RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING/STRUCTURE/EXCAVATION AT ALL STAGES OF THE WORK.
4. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.
5. ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.

KEY

- SITE BOUNDARY
- DRAINAGE CATCHMENTS
- ANCIENT WOODLAND
- FLOOD ZONE 3
- PLUVIAL FLOODPLAIN (MEDIUM RISK)
- WATERCOURSE WITH 8m BUFFER
- SURFACE WATER (SW) CONNECTION
- DIRECTION OF SW FLOW
- SWALE (3.5m WIDTH, 0.5m DEPTH)
- PROPOSED FOUL WATER SEWER
- FOUL PUMP STATION WITH 15m ODOUR/NOISE BUFFER

DETENTION BASIN

- TOP & BOTTOM OF BANK
- EARTHWORKS EXTENT (ASSUMED)
- MAINTENANCE BUFFER (3m)
- POTENTIAL DIRECTIONAL DRILLING SW ROUTE

Rev	Date	Description	By
P13	22.12.22	SPOT LEVELS ADDED	SW
P12	12.10.22	CONTOURS ADDED	BM
P11	25.05.22	INCLUDED DIRECTIONAL DRILLING SECTIONS	POF
P10	09.05.22	AMENDED MASTERPLAN	POF
P09	25.01.22	AMENDED MASTERPLAN	KT
P08	01.12.20	AMENDED MASTERPLAN	NB
P07	06.11.20	SHERMANREED WOOD BASINS AMENDED	NB
P06	30.10.20	BASINS AMENDED	NB
P05	29.10.20	BASINS AMENDED	NB
P04	26.10.20	BASINS/DISCHARGE POINTS AMENDED	NB
P03	30.10.20	AMENDED MASTERPLAN	NB
P02	29.07.20	BASINS AMENDED	NB
P01	20.07.20	FIRST ISSUE	NB

Amendments

Project
DOWNLANDS FARM, UCKFIELD

Title
FLOOD RISK AND DRAINAGE CONSTRAINTS PLAN

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Drawing Status
PRELIMINARY

Designed by	NB	Checked by	POF	Project No	WIE16835
Drawn by	KT	Date	MAY 2022		
Scales @ A1 work to figured dimensions only	1:2000			Computer File No	16835-WIE-ZZ-XX-DR-92001-Bound.dwg

Publisher	Zone	Category	Number	Revision
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