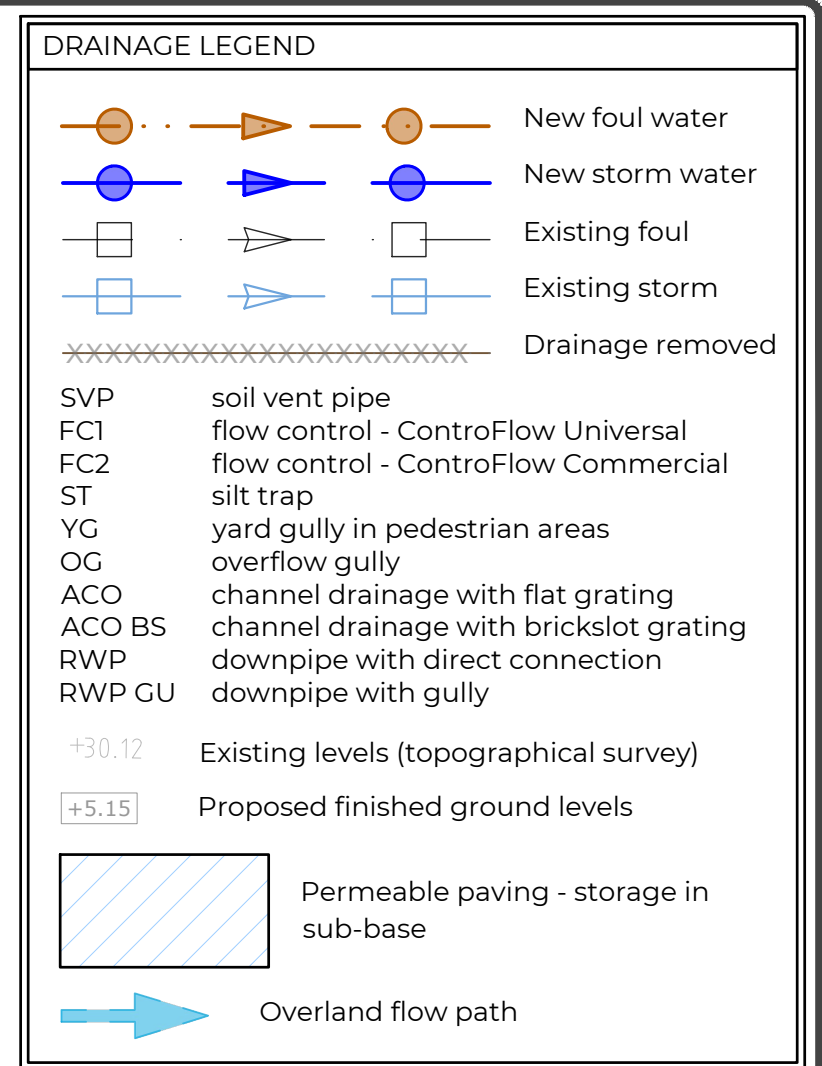
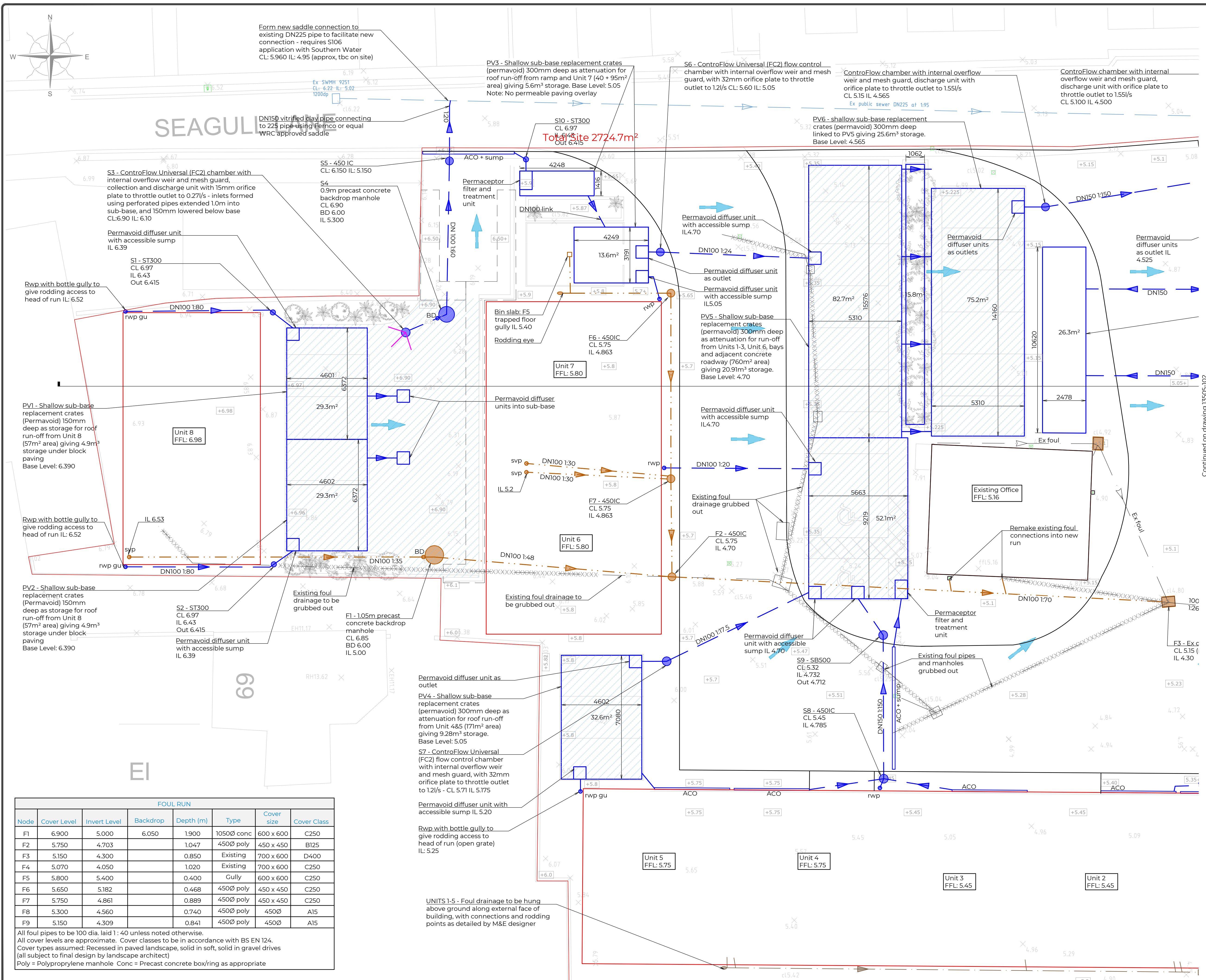




<u>DRAINAGE STRATEGY STATEMENT</u> <u>EXISTING SITE</u> The site currently comprises a series of light industrial buildings and concrete hard standings. The topography shows a fall from West to East, from a high point of 7.02 AOD and falling to a low spot of 4.45 in the South-East corner. A less prominent fall exists from North to South. Due to the topography of the site, none of the run-off generated on site discharges to the existing surface water sewer in Seagull Lane, with all flows passing into the existing below ground drainage before conveyance to the foul sewer to the East of the site. The existing connection is considered a combined sewer, although Southern Water do not recognise it as such. Intrusive Geotechnical investigation was carried out by Messrs Ground & Water Ltd, which identified a water table within 1.10m of ground level. <u>PROPOSED SURFACE WATER</u> Due to the high water table the use of infiltration techniques has been ruled out. An attenuated discharge was sought, utilising the existing combined connection, but was rejected by the undertaker. It is therefore necessary to alter the existing site levels to reverse the fall to the North and allow a connection to the surface water sewer in Seagull Lane, which is very shallow. To account for the shallow discharge point, the strategy leverages permeable paving as a means of draining the hard standings and generally offering capture at or near source, with treatment and attenuation to the run-off. Overland flows follow the existing West-to-East fall, with exceedance events directed away from the Units and onto parking spaces. <u>FOUL DRAINAGE</u> The existing foul drainage will be removed and re-laid to suit the revised building layouts, utilising the existing connection to the foul sewer to the East. The usage and foul load will not change from the existing situation, the number of units and users staying the same.	
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DRAWING TO BE READ IN
CONJUNCTION WITH EXTERNAL WORKS
DRAWINGS 13505-103 & 104

NOTE: DRAWING TO BE VIEWED/PRINTED
IN COLOUR



P3	6/11/24	PV7 resized	CJB	CB
P2	4/11/24	Issued for Approval	CJB	CB
P1	15/5/24	First Issue	CJB	CB
REV	DATE	REVISIONS	REV BY	CHK BY

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Alitex DBSSASS

6 SEAGULL LANE, EMSWORTH

LOCAL DRAINAGE PLAN 1 of 2

APPROVAL

1:100 @ A1 uno

AUG 2024