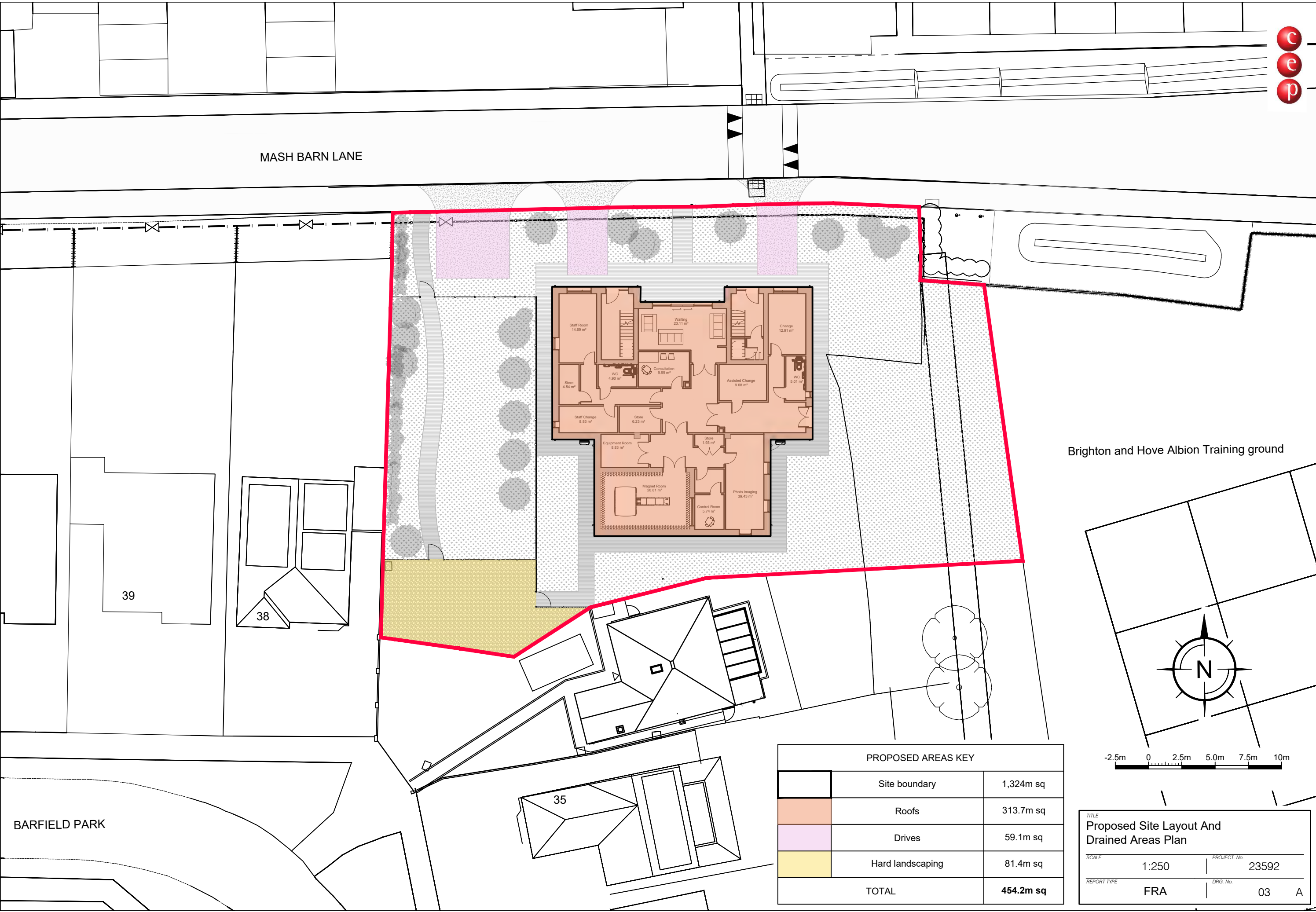


Appendix 6

Proposed Site Layout and Drained Areas Plan



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MASH BARN LANE

Brighton and Hove Albion Training ground

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BARFIELD PARK

PROPOSED AREAS KEY

	Site boundary	1,324m sq
	Roofs	313.7m sq
	Drives	59.1m sq
	Hard landscaping	81.4m sq
	TOTAL	454.2m sq

-2.5m 0 2.5m 5.0m 7.5m 10m

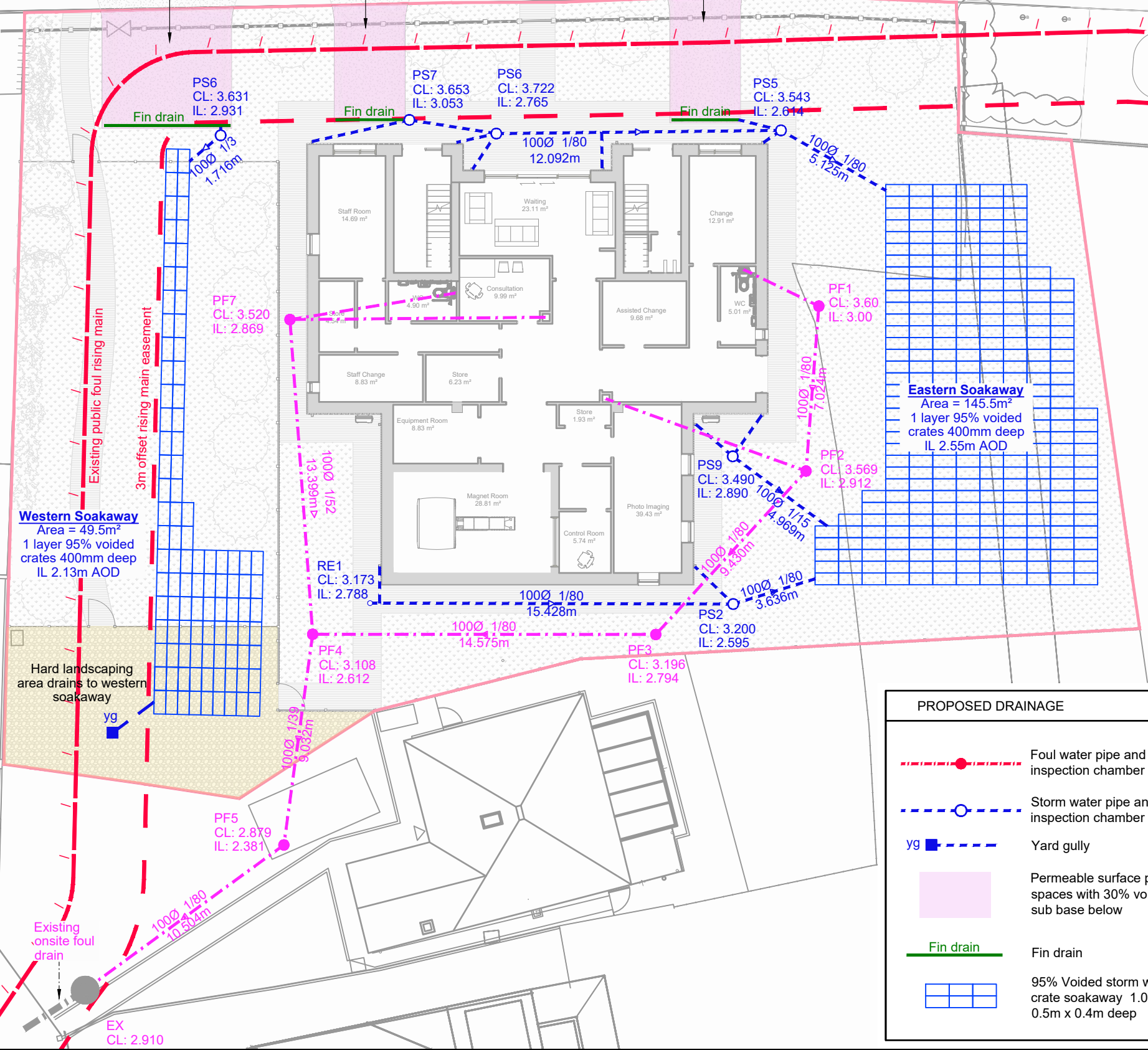
TITLE Proposed Site Layout And Drained Areas Plan		
SCALE 1:250	PROJECT No. 23592	
REPORT TYPE FRA	DRG. No. 03	A

Appendix 7

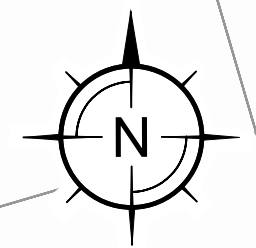
Preliminary Drainage Strategy Plan and Calculations

MASH BARN LANE

30%Voided sub base drained to Western Soakaway
30%Voided sub base drained to Eastern Soakaway
30%Voided sub base drained to Eastern Soakaway



Brighton and Hove Albion Training ground



Scale bar: -2m 0 2m 4m 6m 8m

PROPOSED DRAINAGE

- Foul water pipe and inspection chamber
- Storm water pipe and inspection chamber
- Yard gully
- Permeable surface parking spaces with 30% voided sub base below
- Fin drain
- 95% Voided storm water crate soakaway 1.0m x 0.5m x 0.4m deep

TITLE
Proposed Drainage Strategy Plan

SCALE 1:200 @ A3	PROJECT No. 23592
REPORT TYPE FRA	DRG. No. 04 A

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	2	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	1.000	Preferred Cover Depth (m)	1.200
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	✓
Maximum Rainfall (mm/hr)	150.0		

Nodes

Name	Area (ha)	Cover Level (m)	Depth (m)	Invert Level (m)
Western Soakaway	0.013	2.880	0.700	2.180
Eastern Soakaway	0.036	3.300	0.750	2.550

Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Normal	Starting Level (m)	
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	x
Summer CV	1.000	Drain Down Time (mins)	10080	Check Discharge Volume	x
Winter CV	1.000	Additional Storage (m³/ha)	0.0		

Storm Durations

15	60	180	360	600	960	2160	4320	7200	10080
30	120	240	480	720	1440	2880	5760	8640	

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
1	0	0	0
2	0	0	0
10	0	0	0
30	0	0	0
30	45	0	0
100	0	0	0
100	45	0	0

Node Western Soakaway Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00434	Safety Factor	2.0	Invert Level (m)	2.180
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)	5253

Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	60.5	60.5	0.400	60.5	71.5	0.401	0.0	71.5

Node Eastern Soakaway Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00434	Safety Factor	2.0	Invert Level (m)	2.550
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)	5910

Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	145.5	145.5	0.400	145.5	162.6	0.401	0.0	162.6

Results for 1 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
2880 minute winter	Western Soakaway	1860	2.237	0.057	0.1	3.2935	0.0000	OK
2160 minute summer	Eastern Soakaway	1680	2.610	0.060	0.4	8.2289	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)
2880 minute winter	Western Soakaway	Infiltration	0.0
2160 minute summer	Eastern Soakaway	Infiltration	0.1

Results for 2 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
4320 minute winter	Western Soakaway	2700	2.253	0.073	0.1	4.2151	0.0000	OK
2160 minute summer	Eastern Soakaway	1860	2.635	0.085	0.5	11.6816	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)
4320 minute winter	Western Soakaway	Infiltration	0.0
2160 minute summer	Eastern Soakaway	Infiltration	0.1

Results for 10 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
960 minute winter	Western Soakaway	915	2.298	0.118	0.3	6.7542	0.0000	OK
2880 minute summer	Eastern Soakaway	2820	2.685	0.135	0.6	18.6176	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)
960 minute winter	Western Soakaway	Infiltration	0.0
2880 minute summer	Eastern Soakaway	Infiltration	0.1

Results for 30 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
960 minute summer	Western Soakaway	975	2.334	0.154	0.6	8.8431	0.0000	OK
2880 minute summer	Eastern Soakaway	2880	2.716	0.166	0.7	22.9522	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)
960 minute summer	Western Soakaway	Infiltration	0.0
2880 minute summer	Eastern Soakaway	Infiltration	0.1

Results for 30 year +45% CC Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
2160 minute winter	Western Soakaway	2040	2.422	0.242	0.3	13.9174	0.0000	OK
5760 minute summer	Eastern Soakaway	5760	2.812	0.262	0.6	36.1792	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)
2160 minute winter	Western Soakaway	Infiltration	0.0
5760 minute summer	Eastern Soakaway	Infiltration	0.1

Results for 100 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
1440 minute summer	Western Soakaway	1410	2.384	0.204	0.5	11.7316	0.0000	OK
1440 minute winter	Eastern Soakaway	1410	2.762	0.212	1.0	29.2607	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)
1440 minute summer	Western Soakaway	Infiltration	0.0
1440 minute winter	Eastern Soakaway	Infiltration	0.1

Results for 100 year +45% CC Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m ³)	Flood (m ³)	Status
2880 minute winter	Western Soakaway	2700	2.500	0.320	0.3	18.3846	0.0000	OK
7200 minute summer	Eastern Soakaway	7200	2.888	0.338	0.7	46.7416	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)
2880 minute winter	Western Soakaway	Infiltration	0.0
7200 minute summer	Eastern Soakaway	Infiltration	0.1

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	2	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	1.000	Preferred Cover Depth (m)	1.200
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	✓
Maximum Rainfall (mm/hr)	150.0		

Nodes

Name	Area (ha)	Cover Level (m)	Depth (m)	Invert Level (m)
Western Soakaway	0.011	2.880	0.700	2.180
Eastern Soakaway	0.036	3.300	0.750	2.550

Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Normal	Starting Level (m)	
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	x
Summer CV	1.000	Drain Down Time (mins)	10080	Check Discharge Volume	x
Winter CV	1.000	Additional Storage (m³/ha)	0.0		

Storm Durations

15	60	180	360	600	960	2160	4320	7200	10080
30	120	240	480	720	1440	2880	5760	8640	

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
30	0	0	0

Node Western Soakaway Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00434	Safety Factor	2.0	Invert Level (m)	2.180
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)	1392

Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	49.5	49.5	0.153	49.5	53.3	0.154	0.0	53.3

Node Eastern Soakaway Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00434	Safety Factor	2.0	Invert Level (m)	2.550
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)	1405

Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	145.5	145.5	0.166	145.5	152.6	0.167	0.0	152.6

Results for 30 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
960 minute summer	Western Soakaway	885	2.333	0.153	0.5	7.2115	0.0000	OK
2880 minute summer	Eastern Soakaway	2880	2.716	0.166	0.7	22.9522	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)
960 minute summer	Western Soakaway	Infiltration	0.0
2880 minute summer	Eastern Soakaway	Infiltration	0.1

Appendix 8

Drainage Management and Maintenance Plan

Drainage Management and Maintenance Plan



Project	37 Barfield Park Lancing, West Sussex
Project Number	23592

By Steve Doughty

Date 19 February 2026

1 Introduction

- 1.1 This Drainage Management and Maintenance Plan has been prepared as the initial draft of the document that will become the Drainage Maintenance and Management Manual.
- 1.2 The Drainage Management and Maintenance Manual will be completed as part of the Operation and Maintenance Manual to be provided by the Principal Contractor on completion of construction.
- 1.3 The Drainage Management and Maintenance Manual will be handed over to The Community Stadium Limited on project completion.
- 1.4 The Drainage Management and Maintenance Manual will remain a live document and will be used to guide and record the management and maintenance of the surface water and foul drainage systems.

2 During Construction

- 2.1 Once appointed the Contractor will prepare a site specific method statement for the control of silt and other pollutants during construction. CIRIA Report C532, Control of water pollution from construction sites, provides further guidance on this.
- 2.2 The Contractor will maintain the proposed drainage system during construction and until the handing over of the site.

3 Surface Water Drainage System

- 3.1 The surface water drainage system has been designed as a Sustainable Urban Drainage System (SuDS)
- 3.2 The system has been designed to collect surface water from the roofs and other impermeable areas and discharge it to ground via soakaways.



- 3.3 The system will provide water quality improvement to ensure that at the point of discharge the surface water has received suitable pollution mitigation.

4 Foul Water Drainage System

- 4.1 Foul water will be discharged by gravity to the public foul sewer located beneath Barfield Park immediately southwest of the site via pipework laid at self cleansing velocity and will require minimal maintenance.

5 Schedule of Maintenance

- 5.1 There are three categories of maintenance activities:

- **Regular maintenance**

Basic tasks undertaken on a frequent and predictable schedule, including vegetation management, litter and debris removal, and inspections.

- **Occasional maintenance**

Tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks (sediment removal is an example).

- **Remedial maintenance**

Intermittent tasks that may be required to rectify faults associated with the system. Where remedial work is found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events, and as such timings are difficult to predict.

- 5.2 The following maintenance schedule details the typical tasks to be undertaken at different intervals.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Manage vegetation and remove nuisance plants - aesthetics	As required
	Litter and debris removal	Monthly or as required
	Cleaning of gutters and any filters on downpipes	3 Monthly
Occasional Maintenance	Remove sediment and debris from silt trap chambers, channel drains and inlet chambers	6 monthly
	Visual inspection of permeable paving for defects and settlement	Annually
	Sweeping / brushing of permeable paving	Every 2 years
	Surface and foul water pipework - jetting / rodding	Every 2 years or as required
Remedial Maintenance	Repairs to access chambers / manhole covers	As required
	Replace any broken permeable blocks / surface, remedial works to any depressions or rutting	As required

Maintenance Schedule	Required Action	Frequency
	Inspect inlet, outlet from downpipes, and gullies for blockages, standing water and clear	As required
	Reconstruct storage structures if performance deteriorates or failure occurs	As required
	Inspect storage structures to ensure they are fully emptying	Annually

Schedule of Maintenance for the Proposed Drainage System

Component	Inspection Frequency			
	6 Months	1 Year	After leaf fall in Autumn	2 Years
Gullies and Gutters	✓		✓	
Surface and Foul Water Pipework				✓
Permeable Paving		✓		
Storage Facilities		✓		

Inspection Frequency Summary

6 Maintenance Procedures

6.1 It is recommended that The Community Stadium Limited employ a suitably qualified company to undertake any maintenance works.

6.2 The following procedures provide a guide to the two most common maintenance items, jetting and silt removal, to be undertaken on site:

6.3 Jetting

6.3.1 Equipment Required:

- High-pressure water jetting equipment.
- Personal protective equipment (PPE) for operators.

6.3.2 Typical Procedure:

- Perform a pre-jetting inspection to assess the level of sedimentation.
- Insert the jetting hose into the pipe, starting from the upstream end.
- Gradually move the jetting hose downstream, ensuring the entire pipe or structure length is cleaned.
- Monitor the process to avoid any damage to the drainage infrastructure.
- Collect dislodged silt and debris at the downstream end using a vacuum or manual removal.

6.4 Silt Removal and Disposal

6.4.1 Equipment Required:

- Vacuum truck or manual removal tools.
- Containers for temporary storage of silt and debris.

6.4.2 Typical Procedure:

- Collect the dislodged silt and debris from the downstream end of pipe or structure.
- Transfer the collected material to the containers.
- Dispose of the collected silt and debris following local regulations and environmental guidelines.

7 Financing

7.1 The regular and corrective maintenance of all shared elements of the drainage system will be managed and funded by The Community Stadium Limited.

8 Health and Safety

8.1 Designers Residual Risks

8.1.1 There are no significant residual risks associated with the construction of the proposed surface or foul water drainage network or permeable paving system beyond common site risks that would reasonably be anticipated by a competent Civil Engineering Contractor.

8.2 Construction Phase

8.2.1 The Principal Contractor will undertake a construction phase Health and Safety Plan for the site.

8.2.2 Prior to handover the Principal Contractor will undertake a review of maintenance activities required and prepare suitable Health and Safety documentation as part of the site hand over documents.

9 Design Life

9.1 The design life of the development is likely to exceed the design life of the components within the SuDS network. During the routine drainage inspections it may be determined that some components have reached the end of their functional life cycle.

9.2 Where possible repairs should be the first option considered however if repairs are unviable it will be necessary for The Community Stadium Limited to arrange for the replacement of the faulty component.

10 Emergency Plan

10.1 Potential flood and maintenance indicators:

- Manholes or inspections chambers overflowing
- Gullies overflowing or ponding
- Channel drains overflowing or ponding
- Other visual indicators of the drainage system not performing as it should

10.2 Should any of the items above occur then immediate action as outlined below should be undertaken:

- Inspect for blockages in the problem area
- Should the problem not be identified via an initial inspection:
 - For onsite drainage The Community Stadium Limited should appoint a suitable drainage engineer to inspect and survey the system and jet any blockages
 - Where it is suspected that there is a problem with the downstream drainage network the Owner or relevant statutory undertaker of that system should be alerted

10.3 Emergency Contact Details

10.3.1 The Community Stadium Limited

01273 878272

Appendix 9

Surface Water Exceedance Route Plan

MASH BARN LANE

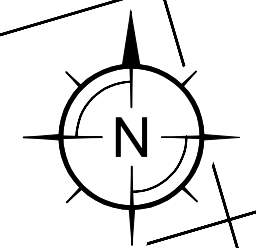
Brighton and Hove Albion Training ground

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BARFIELD PARK



-2.5m 0 2.5m 5.0m 7.5m 10m

TITLE Surface Water Exceedance Route Plan			
SCALE 1:250 @ A3		PROJECT No. 23592	
REPORT TYPE FRA		DRG. No. 05	

