



0. Surface Water Dispersal Plan 1:500



LANGLEY HOUSE, 249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB	Site Address Dering Industrial Estate, Dering Way, Gravesend, Kent, DA12 2FP Formerly: 'Land between Comus Oil and Southern Water Treatment Works, Dering Way Gravesend, Gravesham'	Drawing Type PLANNING	Proposal Application under S.73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Plans) of planning permission 20160114 to allow for the retrospective variation of the plot layout.	Drawing Description Proposed Surface Water Management Plan	Revision Number 3	For the Client: Cowland Ltd.	NOTES 1. The requirements taken by this office on the following dates: MAY 2024: External site survey (by A. MUSTAMANNIC-ACI-AN). 2. Measurements of neighbouring buildings, where these have been found to be relevant for drainage. None have been found to be publicly accessible drawings submitted to the Local Planning Authority within the past 10 years. These drawings were printed to scale and dimensioned by hand using a scale bar before being drawn. In these instances, structural details are representative rather than exact. 3. Where it is the client's or the requirements and obligations of the Local Authority. These drawings are for planning purposes only. 4. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be cross-checked on the site. 5. All discrepancies and change of design requests by authorities should be reported to the surveyor immediately. 6. All drawings to be used in conjunction with the proper specifications and all relevant codes of practice, with the latest British Standards and codes of practice. Planning drawings are not to be used for the purpose of building & regulation regulations. 7. It is assumed that all works will be carried out by a competent contractor working, where applicable, to the approved method statement. 8. It is the contractor's responsibility to notify the Building Control and get approval before any work commences. 9. It is the contractor's responsibility to determine if any wall is load-bearing. 10. The copyright of this drawing belongs to Langley's Chartered Surveyors Ltd.
Drawn By: Janine R. Mustafa BSc Hons janine@langleyscs.co.uk	Project Reference DRAW / DW / 0325	Drawing Reference DRAW / DW / 0325 / 003 / R3		Scale 1:100 / 1:500 @ A1 As specified below each drawing	Date 03 / 03 / 2025	Revision Date 31 / 03 / 2026	

BOX A Site Drainage / SuDS Details (1:100)

Per the details approved under consent 20160114, all hardstanding, including roadways, will be surfaced with an impermeable material (proposed: Tarmac Toproc SY or similar). Comprehensive Surface Water Drainage details were confirmed under application 20180988 and proposed the attenuation of a calculated total of 430.7m³ surface water runoff in six attenuation tanks within the application site before discharging into the existing ditch that runs along the eastern boundary of the site. This remains appropriate for the site and has been adapted to the proposed layout. Per the approved Surface Water Drainage Strategy (3809 SWDS by Ambiental Ltd.) the following attenuation and treatment stages are proposed, with a full example sequence provided in Sections PS-A, PS-B and PS-C below.

STAGE 1: In-Plot Surface Water Management Proposals:

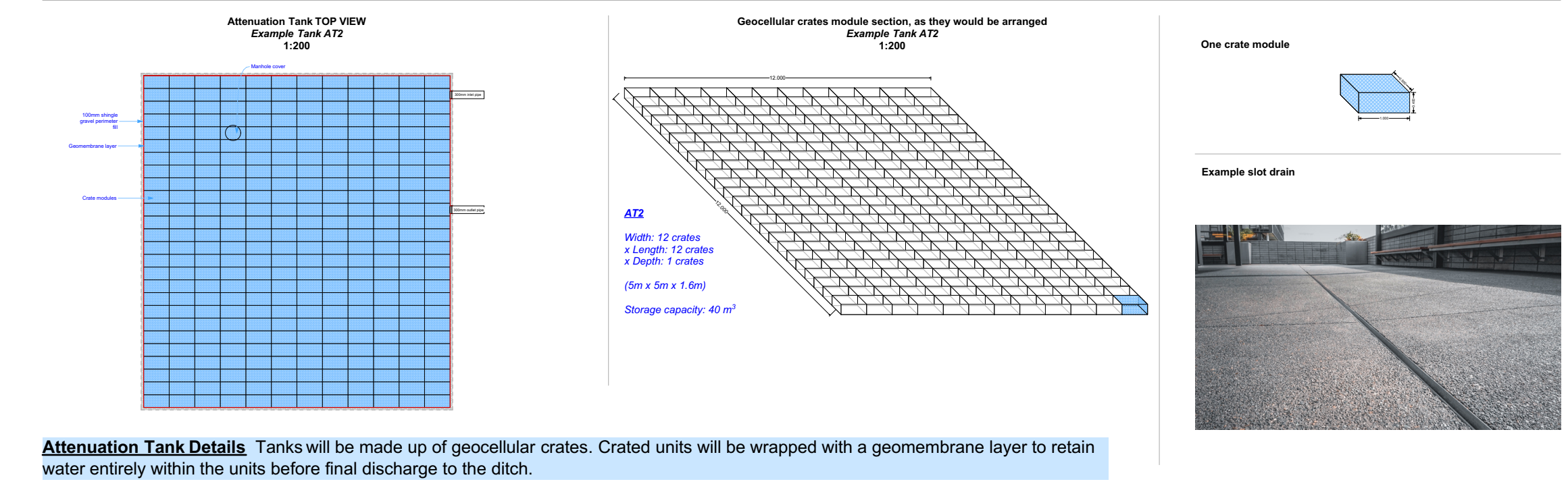
Surface water runoff will be directed to slot/channel drains via gently sloping hardsurfacing. Runoff will first pass through a silt box and then a vortex separator before discharging into a geocellular attenuation tank (Tanks AT1-5). The outlet pipes from these will, again, be attached with a hydrobrake or similar water velocity limiting device, restricting flows to 0.9l/s.

STAGE 2: Central Attenuation:

Tanks AT1-5 will discharge to AT6, located attenuation in the shared access road. The outlet pipe from this will be attached with a hydrobrake or similar water velocity limiting device, restricting flows to 0.9l/s. Finally, runoff will pass through a high-performance filter including oil interceptor, such as the Hydro Up Flow.

STAGE 3: Final Discharge:

Clean water will be discharged into the Eastern Ditch.

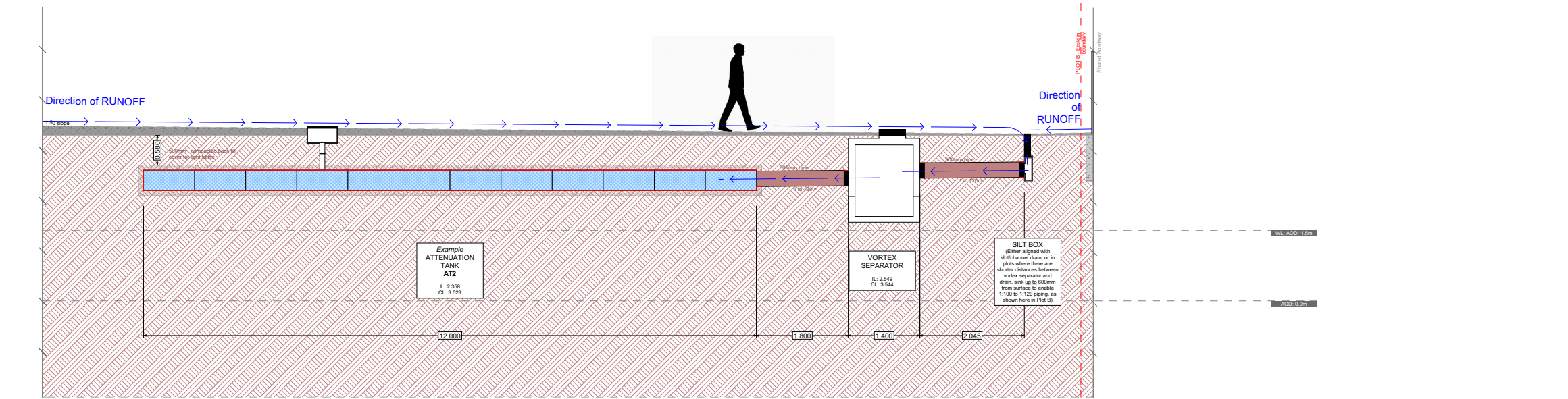


Attenuation Tank Details. Tanks will be made up of geocellular crates. Crated units will be wrapped with a geomembrane layer to retain water entirely within the units before final discharge to the ditch.

Section PS-A (1:100): Drainage connection 'Stage 1' at Plot B, showing:

- Runoff, directed toward the drain running along the eastern boundary of the plot via 1:50 sloping impermeable hardstanding;
- Runoff passes through in-drain silt box;
- Runoff enters Vortex Separator unit;
- Runoff discharges into Attenuation Tank (AT2).

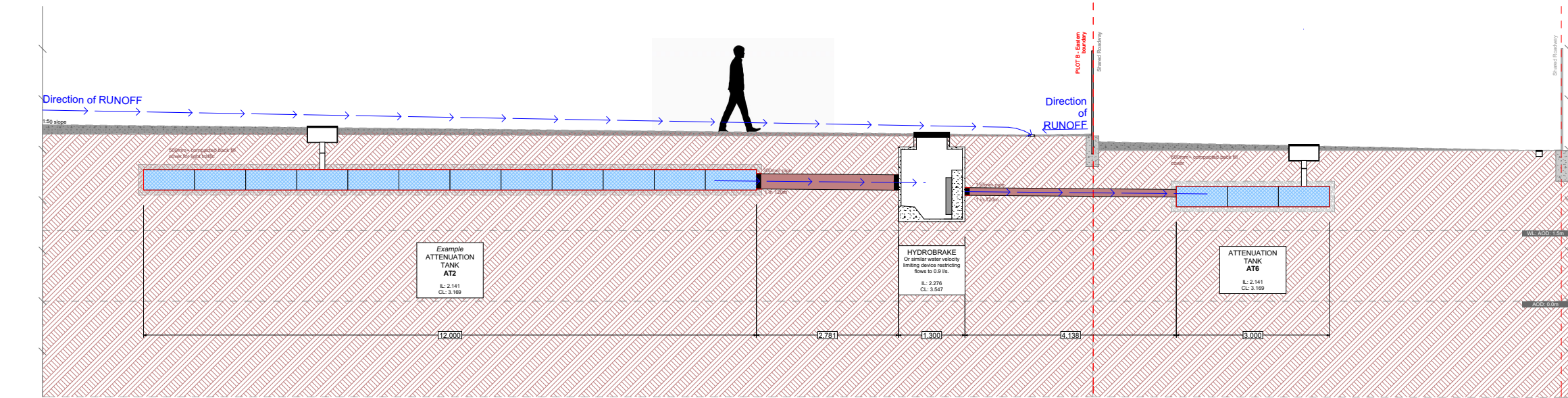
See Section PS-B to continue.



Section PS-B (1:100): Drainage connection 'Stages 1 & 2' at Plot B / the Shared Roadway, showing:

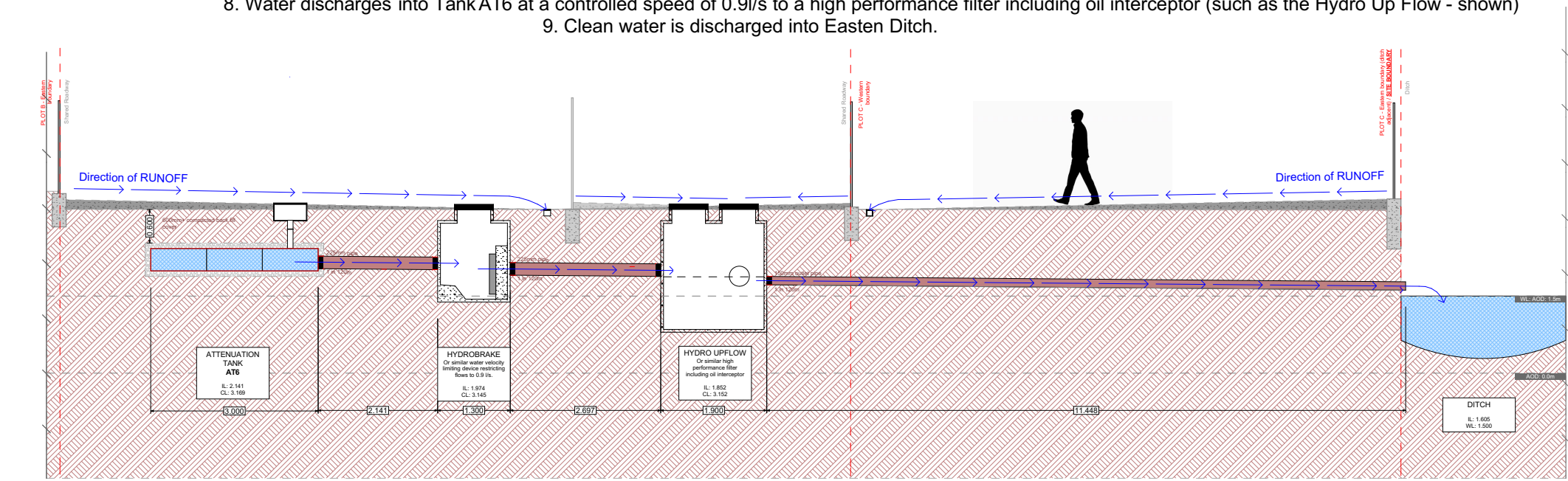
- Runoff discharges from AT2 via outlet pipe and then to a velocity limiting device such as the Hydrobrake;
- Water discharges into Tank AT6 at a controlled speed of 0.9l/s.

See Section PS-C to continue.



Section PS-C (1:100): Drainage connection 'Stages 2 & 3' from the Shared Roadway to the Eastern Ditch, showing:

- Runoff discharges from AT6 via outlet pipe and then to a velocity limiting device such as the Hydrobrake;
- Water discharges into Tank AT6 at a controlled speed of 0.9l/s to a high performance filter including oil interceptor (such as the Hydro Up Flow - shown)
- Clean water is discharged into Eastern Ditch.



Please Note This drawing has been supplied to supersede approved drawings DRAW/DW/0216/SWDP (Surface Water Dispersal Plan) and Appendix D 'Proposed SuDS Measures' (Drawing) of the SuDS Strategy Report of consent 20160114 and corresponds with Drawings 3809-DR01 and 3809-DR02 supplied by Ambiental (Approved ref. 20180988)

Refer to Drawing 005 for further details.

LEGEND Drainage	
	Direction of runoff waterflow (1 degree slope)
	Managed direction of runoff entering system
	Proposed new slot/channel drain
	New pipework (150, 225 or 300mm as shown)
	Silt Box (in drain)
	Proposed new manhole to tanks
	Attenuation Tanks
	Vortex Separator
	Velocity Restrictor
	High-performance filter including oil interceptor