

***UNIT A, CONSORT WAY, BURGESS
HILL, RH15 9TJ***

***BELOW GROUND DRAINAGE VERIFICATION
REPORT***

SL08556-HBPW-XX-XX-RP-C-0001

MARCH 2026

BELOW GROUND DRAINAGE VERIFICATION REPORT

This report is to be regarded as confidential to our Client and it is intended for his use only and may not be assigned. Consequently and in accordance with current practice, any liability to any third party in respect of the whole or any part of its contents is hereby expressly excluded. Before the report or any part of it is reproduced or referred to in any document, circular or statement and before its contents or the contents of any part of it are disclosed orally to any third party, our written approval as to the form and context of such a publication or disclosure must be obtained.

DOCUMENT HISTORY SHEET

Issue	Status	Purpose/Description	Originator	Checker	Date
01	S4	First Issue	N.Jais	E.Parry	06.03.26
02	S4	Content updated following comments	N. Hardy	E. Parry	23.04.26

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1 INTRODUCTION

HBPW LLP are appointed to carry out the verification on the drainage installed at the recently completed development at Unit A, Consort Way, Burgess Hill, RH15 9TJ

The development comprised the construction of a new warehouse and resurfacing of existing yard/car park.

This report should be read in conjunction with the following reports used at the design stage:

- Drainage Strategy Plan, drawing reference 24.064.03.00 rev B by Civil Studio
- Flood Risk Assessment by Civil Studio reference 24.064.FRA-R01

This document describes the verification of the drainage works in order to discharge planning condition 14 of planning application number, DM/24/2970 which states:

Prior to first use a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

2 DRAINAGE STRATEGY

The proposed development comprises of a new steel portal framed shed with associated car parking and drainage systems. The development features 2774m² of drained areas.

2.1 FOUL WATER

Discharge of foul water for the development is by gravity, connecting into the existing foul water system on the site which then connects to the existing foul water public sewer through 100mm diameter connecting pipe.

2.2 SURFACE WATER

Discharge of surface water for the development is connected into the existing surface water system on site which connects to local surface water sewer.

Restricted discharge is controlled using a control chamber fitted with a hydrobrake flow control flow device at SWMH08 with an opening wire.

Surface water attenuation is provided for high-intensity surface water and rain events where the rate of rainfall exceeds the existing pre-development greenfield runoff rates. A combination of below ground attenuation measures have been provided to cater for all storm events up to and including the 1in100 year event + 40% climate change + 10% urban creep. This is facilitated with the use of a rainwater collection tank and attenuation tank formed by Hydrocell crates.

Drainage design, including attenuation tank redesign, was carried out during the construction stage. See drainage calculations report ref. SL08556-HBPW-XX-XX-RP-C-0004 to see single attenuation tank provides suitable storage for site conditions.

2.3 EXISTING SURFACE WATER CULVERT

The existing culvert was surveyed prior to construction. Culvert was determined to have a cover level to invert of 2.6m and both culverts determined to be 1.5m in diameter.

The exact position of the surface water culverts is shown on HBPW drawing ref. SL08556-HBPW-00-ZZ-D-C-5000.

3 VERIFICATION INSPECTION

A site visit to inspect the constructed surface water drainage system was carried out on the 26th February 2026 to complete the verification process. An inspection of the foul water system was also undertaken.

Refer to Appendix A for the drainage inspection report for photographs and notes from the inspection visit.

3.1 INSPECTION

The following items were inspected and compared with the construction details indicated on the following drawings:

- SL08556-HBPW-00-ZZ-D-C-05000
- SL08556-HBPW-00-ZZ-D-C-05001
- SL08556-HBPW-00-ZZ-D-C-05002
- SL08556-HBPW-00-ZZ-D-C-05003
- SL08556-HBPW-00-ZZ-D-C-05004
- SL08556-HBPW-00-ZZ-D-C-05005
- SL08556-HBPW-00-ZZ-D-C-05006

3.2 SURFACE WATER SYSTEM

3.2.1 PIPEWORK

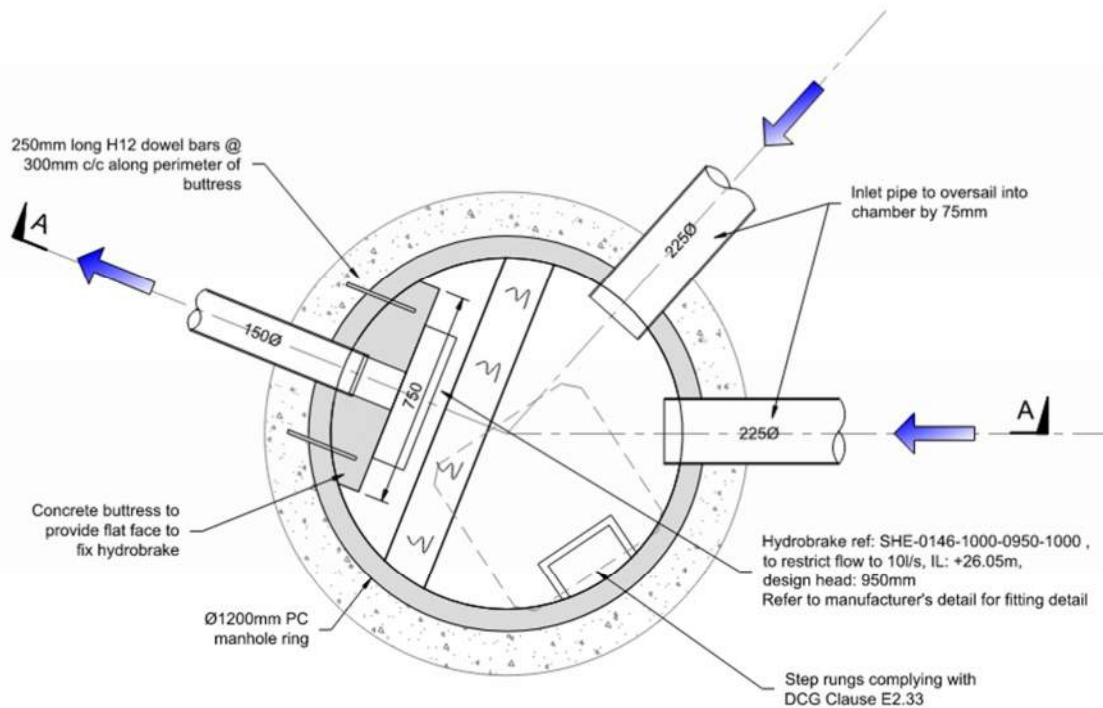
All the pipework has been installed and is of UPVC construction.

3.2.2 MANHOLE CHAMBERS

PPIC and concrete manhole chambers have been installed as designed with suitable access covers installed in line with the design.

3.2.3 CONTROL CHAMBERS

The flow control chamber (SWMH08) has been installed as shown on the construction details except as noted below. A connecting opening wire is also installed with the hydrobrake to allow the hydrobrake to be bypassed in the unlikely event of a blockage.



CONTROL CHAMBER CONSTRUCTION DETAILS - SWMH08

Scale 1:20

In SWMH08 the sump depth and width appeared to be as detailed on the construction details so not to impeded flow control through the device.

4 CONCLUSION

Reviewing all the surface water and foul water chamber construction along with the below ground attenuation measures, the construction of the drainage system is in accordance with the proposed design.

5 INSPECTION & MAINTENANCE

All features shall be owned and maintained by the owners of the site as part of the long-term future maintenance of the development. Refer to Appendix B for the Drainage Maintenance Strategy which should be followed, a copy of the document should be included in the Owners Manual.

APPENDIX A – INSPECTION REPORT 26.02.26

Drainage Inspection Report

Project:	Unit A, Consort Way, Burgess Hill, RH15 9TJ	Job Number:	SL08556
		Visit/Report No.	01
		Date of Visit:	26.02.2026
Weather:	Dry/cloudy	By:	Emyr Parry

Reason for Visit/Report:	Inspection of completed/installed surface water drainage on site as of 04 th March 2026.	
Site Contact:	David Hall	
Notes:	Read in conjunction with HBPW drainage drawings: • SL08556-HBPW-00-ZZ-D-C-05000 • SL08556-HBPW-00-ZZ-D-C-05001 • SL08556-HBPW-00-ZZ-D-C-05002 • SL08556-HBPW-00-ZZ-D-C-05003 • SL08556-HBPW-00-ZZ-D-C-05004 • SL08556-HBPW-00-ZZ-D-C-05005 • SL08556-HBPW-00-ZZ-D-C-05006	
Drainage Feature:	Comments	
SWMH01	Construction status	Complete
	Pipe inlet size	150mm
	Pipe outlet size	150mm
	Depth to pipe invert	450mm
	Chamber size	500mm
	Other comments	
		
SWMH02	Construction status	Complete
	Pipe inlet size	150mm
	Pipe outlet size	150mm
	Depth to pipe invert	1050mm
	Chamber size	500mm
	Other comments	

		
MHSW03	Construction status	Complete
	Pipe inlet size	225mm
	Pipe outlet size	225mm
	Depth to invert	110mm
	Chamber size	600mm
	Other comments	
		
MHSW04	Construction status	Complete
	Pipe inlet size	150mm
	Pipe outlet size	225mm
	Depth to pipe invert	6000mm
	Chamber size	600mm
	Other comments	
		
MHSW05	Construction status	Complete
	Pipe inlet size	225mm
	Pipe outlet size	225mm
	Depth to pipe invert	1170mm
	Chamber size	600mm
	Other comments	

			
MHSW06	Construction status	Complete	
	Pipe inlet size	225mm	
	Pipe outlet size	225mm	
	Depth to pipe invert	1600mm	
	Chamber size	600mm	
	Other comments		
			
MHSW07	Construction status	Complete	
	Pipe inlet size	225mm	
	Pipe outlet size	225mm	
	Depth to pipe invert	1660mm	
	Chamber size	1200mm	
	Other comments		

		
MHSW08	Construction status	Complete
	Pipe inlet size	225mm
	Pipe outlet size	225mm
	Depth to pipe invert	2250mm
	Chamber size	1200mm
	Other comments	Control Chamber
	 	 
FWMH01	Construction status	Complete
	Pipe inlet size	100mm
	Pipe outlet size	100mm
	Depth to pipe invert	540mm
	Chamber size	450mm
	Other comments	

		
FWMH02	Construction status	Complete
	Pipe inlet size	100mm
	Pipe outlet size	100mm
	Depth to pipe invert	820mm
	Chamber size	450mm
	Other comments	
		
FWMH03	Construction status	Complete
	Pipe inlet size	100mm
	Pipe outlet size	100mm
	Depth to pipe invert	580mm
	Chamber size	450mm
	Other comments	
FWMH04	Construction status	Completed
	Pipe inlet size	100mm
	Pipe outlet size	100mm
	Pipe invert level	860mm
	Chamber size	450mm
	Other comments	

		
FWMH05	Construction Status	Complete
	Pipe inlet size	100mm
	Pipe outlet size	100mm
	Pipe Invert Level	960mm
	Chamber size	450mm
	Other Comments	
		
EX: FW02	Construction Status	Complete
	Pipe inlet size	100mm
	Pipe outlet size	100mm
	Pipe Invert Level	860mm
	Chamber size	450
	Other Comments	
		

Attenuation tank	Construction Status	Complete
	Pipe inlet size	225mm/150mm
	Pipe outlet size	225mm
	Pipe Invert Level	800mm
	Chamber size	11500x5000mm
	Other Comments	
	   	
Rainwater tank	Construction Status	Complete
	Pipe inlet size	225mm
	Pipe outlet size	225mm
	Pipe Invert Level	
	Chamber size	
	Other Comments	



APPENDIX B – INSPECTION AND MAINTENANCE STRATEGY

***UNIT A, CONSORT WAY, BURGESS
HILL, RH15 9TJ***

DRAINAGE MAINTENANCE STRATEGY

SL08556-HBPW-XX-XX-RP-C-0002

March 2026

DRAINAGE MAINTENANCE STRATEGY

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01	S4	First Issue	N.Jais	E. Parry	13/03/2026

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1 INTRODUCTION

Sustainable Drainage Systems (SuDS) are an environmentally friendly approach to managing rainfall that uses landscape and drainage features to deal with surface water, SuDS aim is to:

- Control the flow, volume and frequency of water leaving the development area.
- Prevent pollution by intercepting silt and cleaning run off from hard surfaces.
- Provide attractive surroundings for the community.
- Create opportunity for wildlife.

1.1 SUDS MEASURES

Refer to the as built construction drawings for details of the drainage features installed on the site

2 MANAGING THE SUDS

All features shall be owned and maintained by the owners of the site as part of the long-term future maintenance of the development.

3 INSPECTION AND MAINTENANCE STRATEGY

3.1 INLETS, OUTLETS, CONTROL AND INSPECTION CHAMBERS

- Inlet and outlet structures may be surface structures such as gullies, drainage channels or conveyance pipes. They must be free from obstructions at all times.
- SuDS control chamber featuring a flow restrictor device in the form of a hydrobrake that limits flow passing through the system.
- Inspection chambers and rodding eyes are used on bends or when pipes join and allow cleaning of the system if necessary.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	INLET AND OUTLET STRUCTURES AND CONVEYANCE PIPES - Inspect surface structures removing obstructions and silt as necessary. Check there is no physical damage	Monthly
	CONVEYANCE PIPES – Pipes are designed to be self-cleansing to prevent build-up of sediment. Inspect pipes removing obstructions and sediment through jet washing if necessary	Annually or as necessary
	INSPECTION AND CONTROL CHAMBERS – Remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Ensure flow restriction device is unobstructed. Undertake inspection after leaf fall in Autumn.	Annually
Remedial Actions	Repair physical damage if necessary	As required

4 PIPED DRAINAGE NETWORK

Piped drainage networks collect sediment and debris over time and needs to be cleaned out so it performs as required.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspection of manholes for debris and sediment build-up	Annually or following poor performance
	Cleaning of manhole chamber sand removing any debris and sediment build-up	Annually or following poor performance
Occasional Maintenance	Jetting of pipes between manholes to flush any debris and sediment build-up down the pipes. Debris and sediment build-up to be collected at the downstream manhole and removed from the piped network.	Three monthly (or as required)
Monitoring	Survey pipes for any signs of root ingress, cracking or collapse and undertake remedial work to replace pipe runs as necessary.	Every 5 years or as required following poor performance

5 TREES

Trees are located around the development and needs attention to maintain good health and support environmental benefits.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Remove litter and debris	Monthly (or as required)
	Manage other vegetation and remove nuisance plant	Monthly (at start and then as required)
	Inspect inlets and outlets	Quarterly
Occasional Maintenance	Check tree health and manage tree appropriately	Annually
	Remove silt build-up from inlets and surface and replace mulch as necessary	Annually or as required
	Water	As required (in periods of drought)
Monitoring	Inspect silt accumulation rates and establish appropriate removal frequencies	Half yearly

6 ATTENUATION STORAGE TANK

The attenuation tank will act as a reserve storage zone for when water levels are greater than discharge levels storm periods. This invites granular and silt build up along with algae build up from sitting water.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
	For systems where rainfall infiltrates into the tank from above, check the surface of the filter for blockages by sediment, algae, or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays.	Annually, or as required
Remedial Actions	Repair/rehabilitate inlets, outlets, overflows, and vents.	As required
Monitoring	Inspect/check all inlets, outlets, vents, and overflows to ensure that they are in good condition and operating as designed.	Annually
	Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years or as required

7 RAINWATER HARVESTING TANK

The rainwater harvesting tank is designed to provide some of the buildings water supply and serves to reduce the amount of surface water from the site and reduce the required attenuation tank volume. Regular maintenance is required to ensure reliable operation.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspection of the tank for debris and sediment build-up, inlets/outlets/withdrawal devices, overflow areas, pumps, filters	Monthly for 3 months, then annually. Following poor performance
	Cleaning of tank, inlets, outlets, withdrawal devices and roof drain filters of silt and other debris.	Annually Following poor performance
Occasional Maintenance	Cleaning and/or replacement of any filters	Three monthly (or as required)
Remedial Actions	Repair of overflow erosion damage or damage to tank	As required
	Pump repairs	As required

APPENDIX C – AS BUILT DRAWINGS

SL08556-HBPW-00-ZZ-D-C-05000_C03

SL08556-HBPW-00-ZZ-D-C-05001_C02

SL08556-HBPW-00-ZZ-D-C-05002_C02

SL08556-HBPW-00-ZZ-D-C-05003_C02

SL08556-HBPW-00-ZZ-D-C-05004_C03

SL08556-HBPW-00-ZZ-D-C-05005_C02

SL08556-HBPW-00-ZZ-D-C-05006_C02

SL08556-HBPW-00-ZZ-D-C-06000_C01

KEY

— SW — SW — SW —

Proposed 'clean' surface water drainage

— SW — SW — SW —

Proposed 'dirty' surface water drainage

— SW — SW — SW —

Proposed perforated surface water drainage

— SW — SW — SW —

Existing surface water drainage

— FW — FW — FW —

Proposed foul water drainage

— FW — FW — FW —

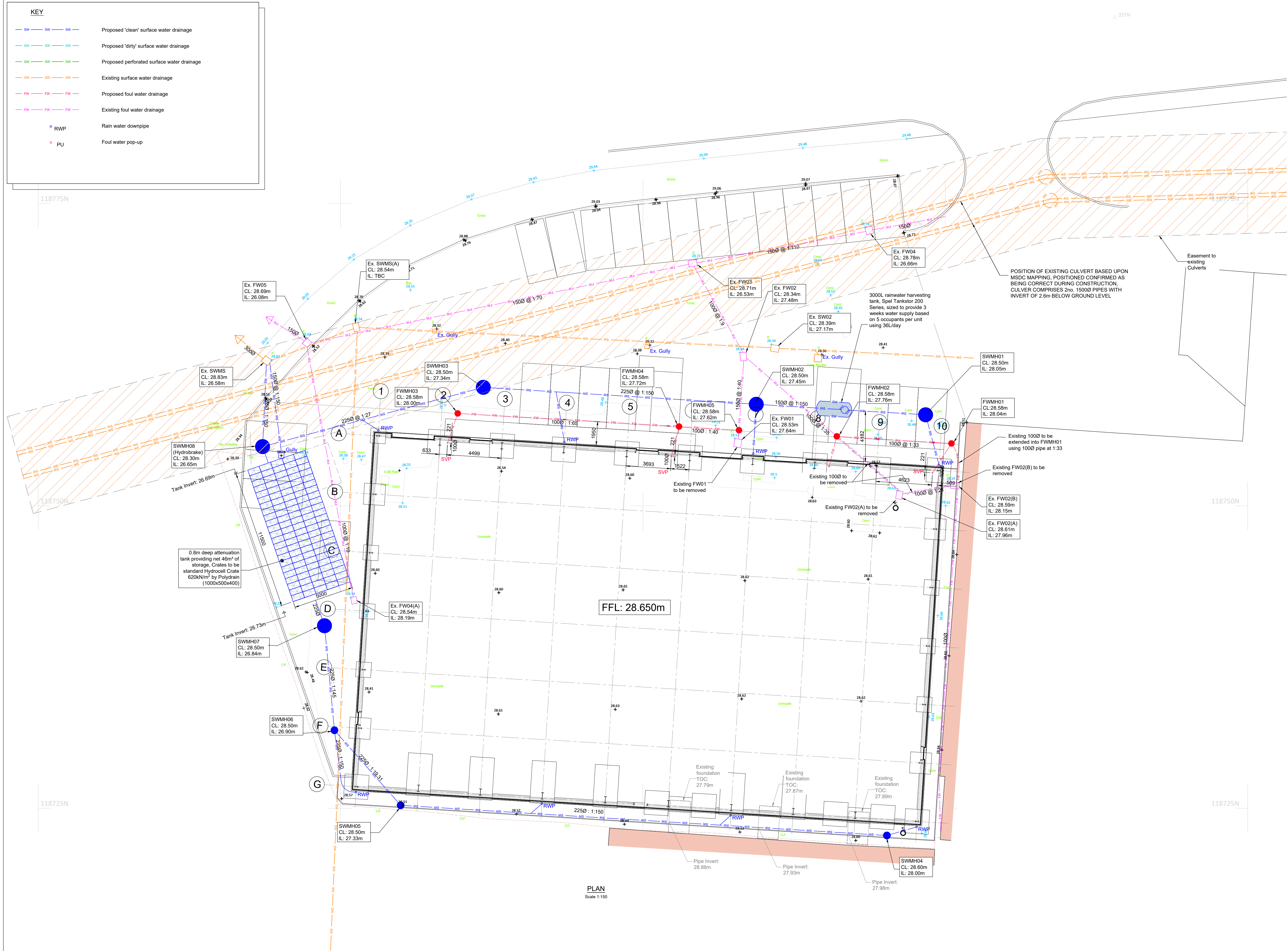
Existing foul water drainage

○ RWP

Rain water downpipe

○ PU

Foul water pop-up



- Notes
- Do not scale off this drawing.
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 - All drainage is to be constructed in accordance with the building regulations.
 - Drainage on site is considered as private, and is not subject to being adopted.
 - All manhole cover levels are approximate.
 - All rainwater downpipes to be fitted with a rodding facility located above ground level.

DRAINAGE STRATEGY SUMMARY

Existing Discharge Rates

- Rainfall = FEH22
- Climate Change = 0
- CV = 1
- 2 Year = 50.9 L/s
- 30 Year = 126.7 L/s
- 100 Year = 154.5 L/s

Proposed Discharge Rates

- Rainfall = FEH22
- Climate Change = 45%
- CV = 1
- 2 Year = 40.7 L/s
- 30 Year = 99.9 L/s
- 100 Year = 123.4 L/s

a proposed betterment of 20% has been made on the existing discharge rates across all storm events for the development.

AS BUILT

C4	DRAWING UPDATED	NH	EP	EP	23.04.26
C3	AS BUILT ISSUE	NH	EP	EP	12.03.26
C2	ATTENUATION CRATE SIZE CHANGED AND SWMH08 OUT PIPE DIAMETER CHANGED	NH	EP	EP	14.11.25
C1	CONSTRUCTION ISSUE	NH	EP	EP	01.10.25
P3	DIAMETER OF SWMH08 AND INVERT LEVEL OF SWMH04 CHANGED	NH	EP	EP	30.09.25
P2	FW POP UPS ALTERED	NH	EP	EP	15.09.25
P1	FIRST ISSUE	EP	PM	EP	10.09.25
REV	DESCRIPTION	BY	CHK	APP	DATE

REVISION TABLE

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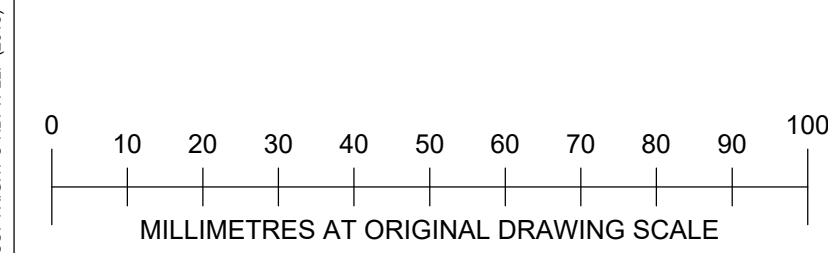
HBPW PROJECT NUMBER: SL08556

PROJECT: UNIT A, CONSORT WAY
BURGESS HILL

DRAWING: DRAINAGE LAYOUT

PROJECT ENGINEER: E. PARRY	DRAWN: E. PARRY
CHECKED: P. MONAGHAN	APPROVED: E. PARRY
DATE: 10.09.2025	SCALE: AS SHOWN
SIZE: A1	SUITABILITY: REVISION: CR C04

DOCUMENT REFERENCE NUMBER: SL08556-HBPW-00-ZZ-D-C-05000



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 Hardstanding Areas/ Private Yard
 Total Area = 2795m²

 Site Boundary
 Total Site Area = 3001m²



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5. All drainage is to be constructed in accordance with the building regulations.
6. Drainage on site is considered as private, and is not subject to being adopted.
7. All manhole cover levels are approximate.
8. All rainwater downpipes to be fitted with a rodding facility located above ground level.

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AS BUILT

C2	AS BUILT ISSUE	NH	EP	EP	27.02.26
C1	CONSTRUCTION ISSUE	EP	NH	EP	01.10.25
P1	FIRST ISSUE	EP	PM	EP	16.09.25
REV	DESCRIPTION	BY	CHK	APP	DATE

REVISION TABLE

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CLIENT:

NATIONWIDE
ENGINEERING

HBPW PROJECT NUMBER:
SL08556

PROJECT:

UNIT A, CONSORT WAY
BURGESS HILL

DRAWING:

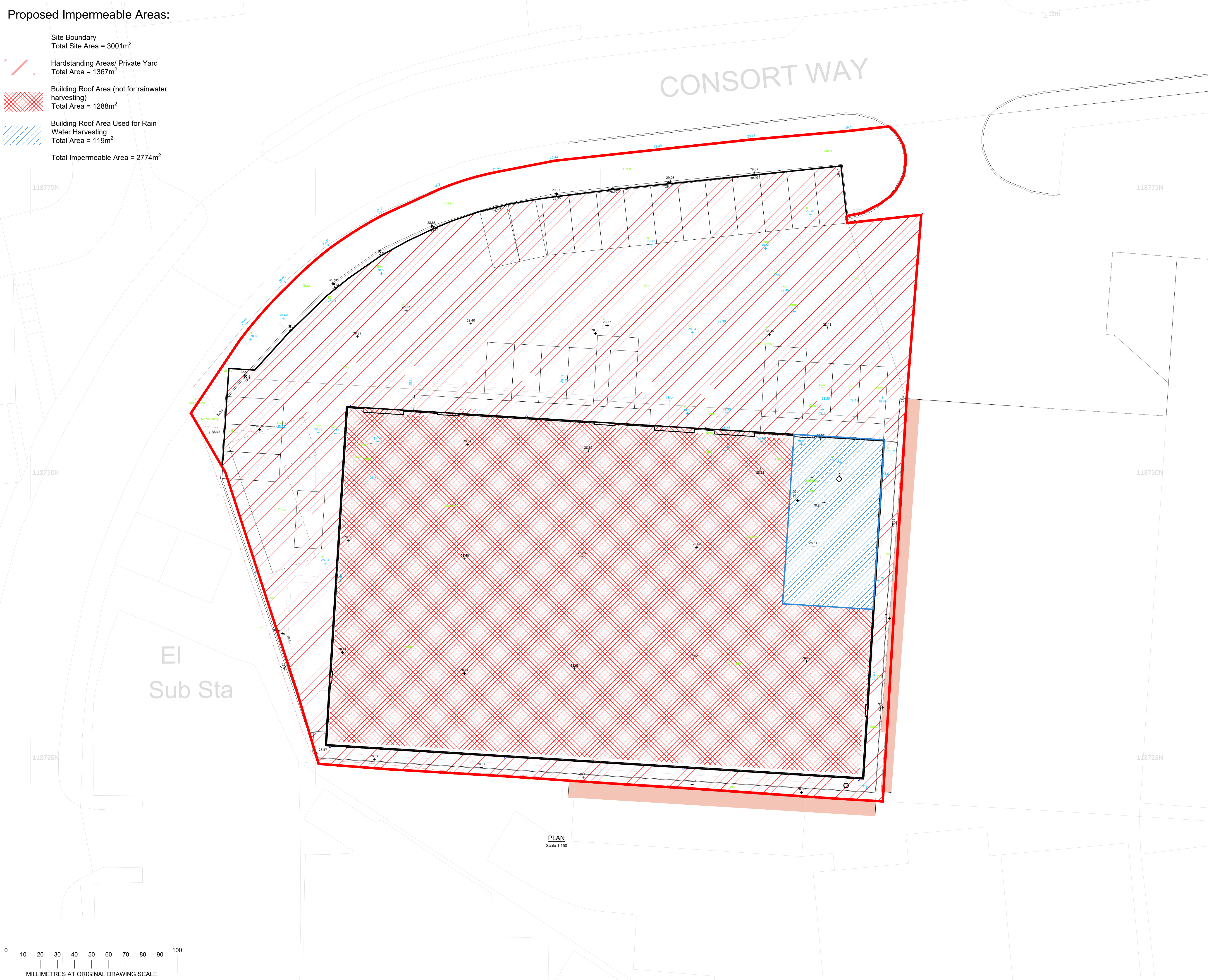
Existing Impermeable Areas Plan

PROJECT ENGINEER: E. PARRY		DRAWN: N. HARDY		
CHECKED: P. MONAGHAN		APPROVED: E. PARRY		
DATE: 16.09.2025	SCALE: AS SHOWN	SIZE: A1	SUITABILITY: CR	REVISION: C02

DOCUMENT REFERENCE NUMBER:
SL08556-HBPW-00-ZZ-D-C-05001

Proposed Impermeable Areas:

- Site Boundary
Total Site Area = 3001m²
- Hardstanding Areas/ Private Yard
Total Area = 1367m²
- Building Roof Area (not for rainwater harvesting)
Total Area = 1288m²
- Building Roof Area Used for Rain Water Harvesting
Total Area = 119m²
- Total Impermeable Area = 2774m²



Notes

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HBPW PROJECT NUMBER:

SL08556

PROJECT:

UNIT A, CONSORT WAY

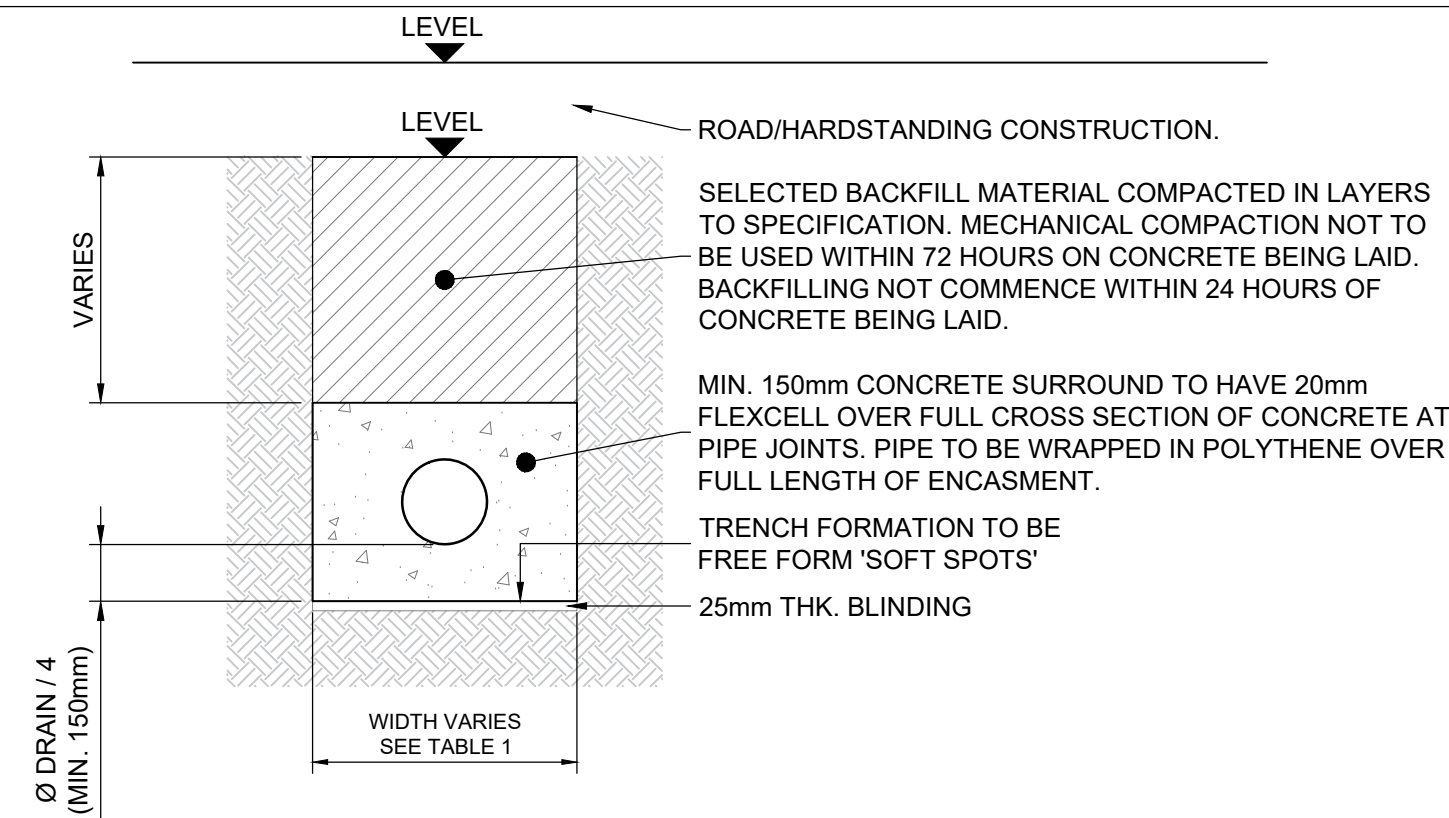
BURGESS HILL

DRAWING:

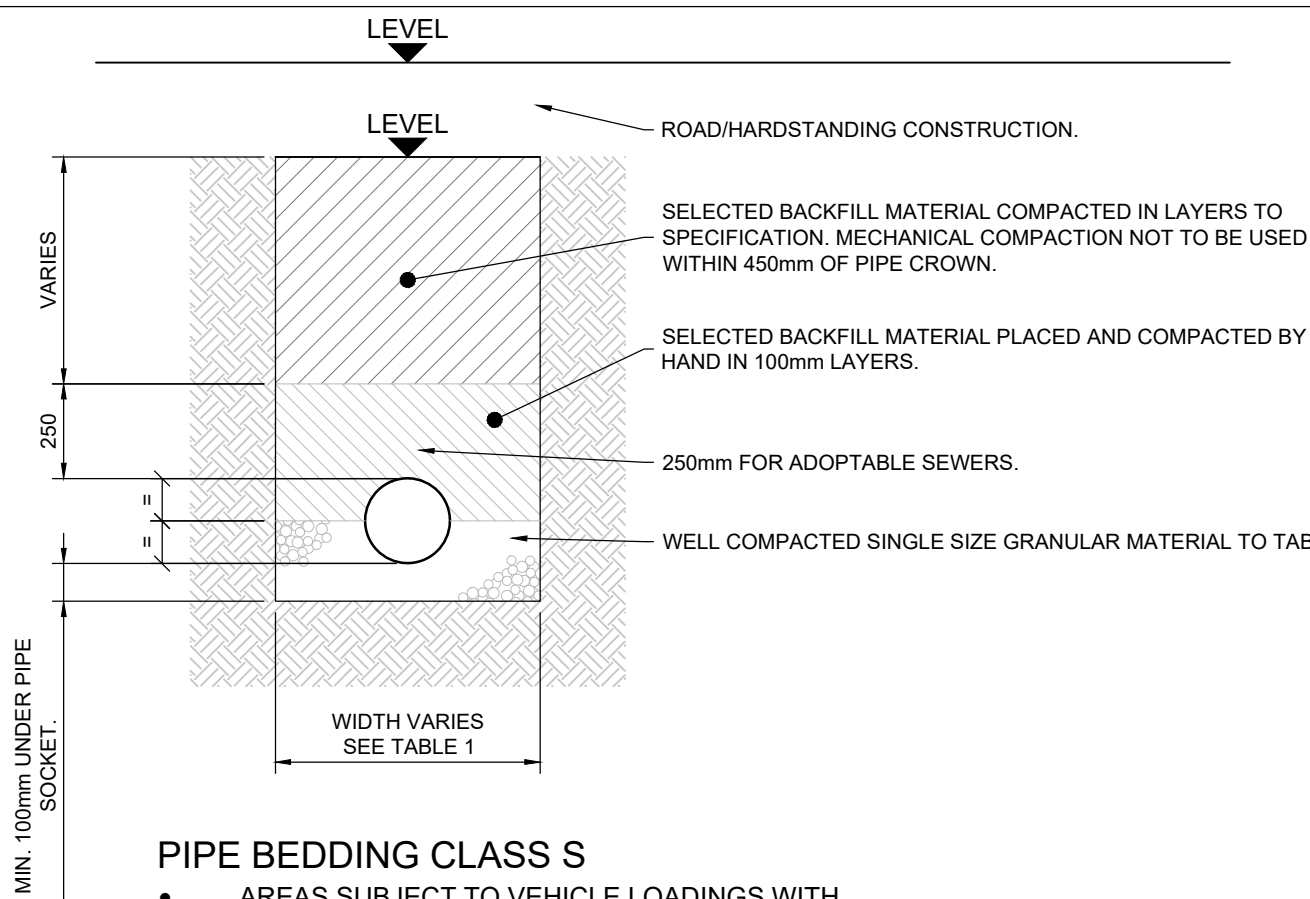
Proposed Impermeable Areas Plan

PROJECT ENGINEER: E. PARRY	DRAWN: N. HARDY
CHECKED: P. MONAGHAN	APPROVED: E. PARRY
DATE: 16.09.2025	SCALE: AS SHOWN
SIZE: A1	SUITABILITY: CR
REVISION: C02	

DOCUMENT REFERENCE NUMBER:
SL08556-HBPW-00-ZZ-D-C-05002

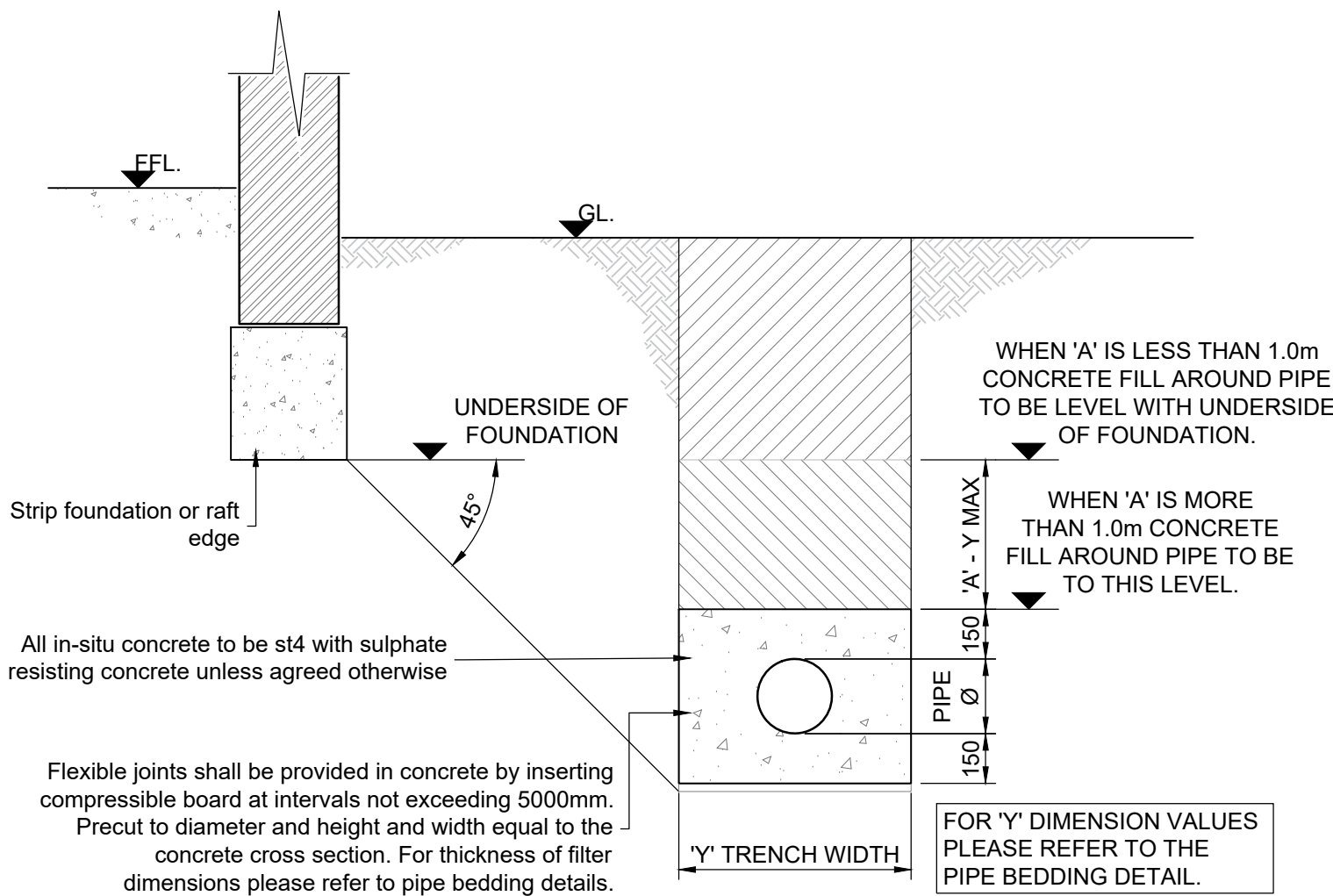
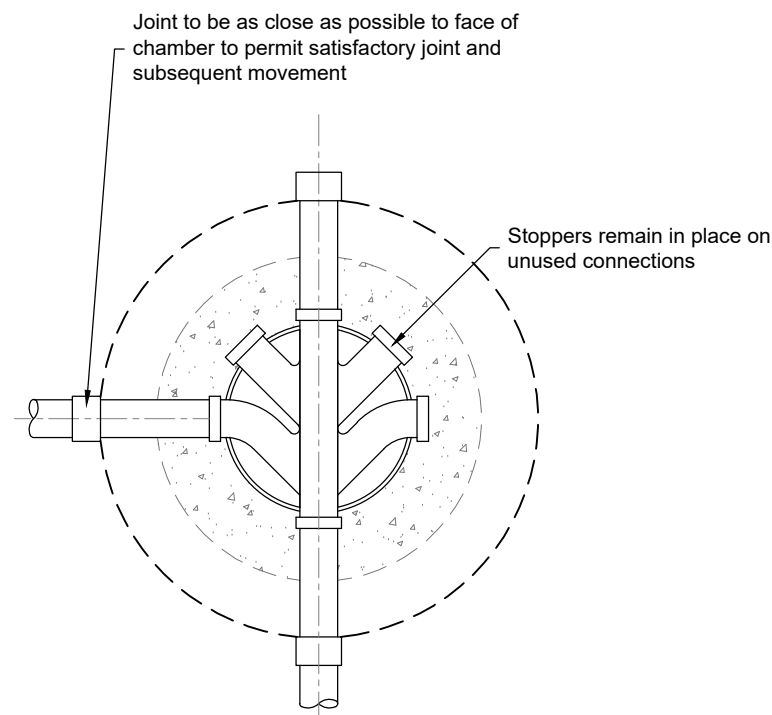
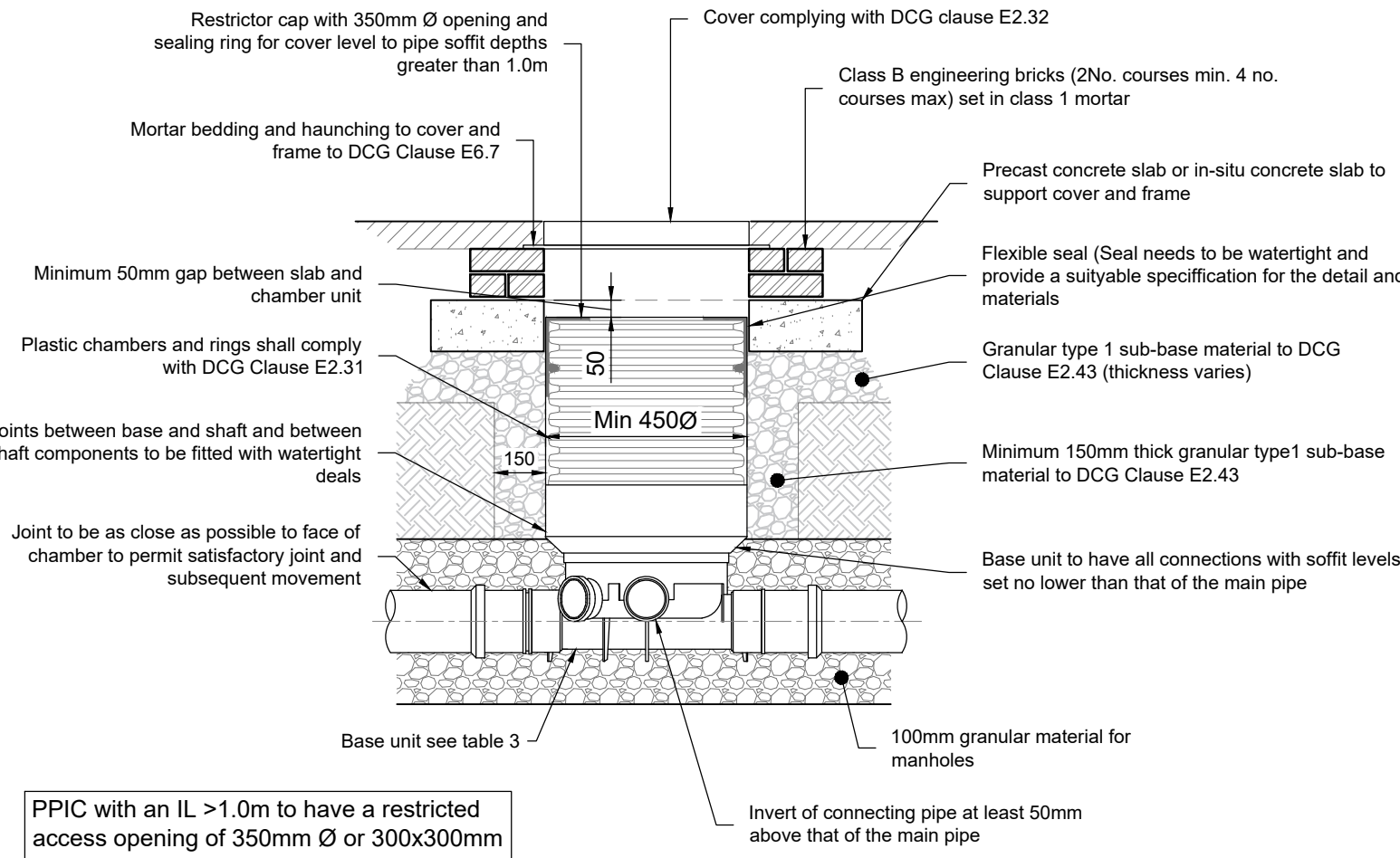


PIPE BEDDING TYPE Z
APPLICABLE UNDER PAVED AREAS WITH
DRAINS HAVING LESS THAN 900mm COVER



PIPE BEDDING CLASS S
• AREAS SUBJECT TO VEHICLE LOADINGS WITH MORE THAN 900mm PIPE COVER
• AREAS NOT SUBJECT TO VEHICLE LOADINGS WITH MORE THAN 600mm PIPE COVER

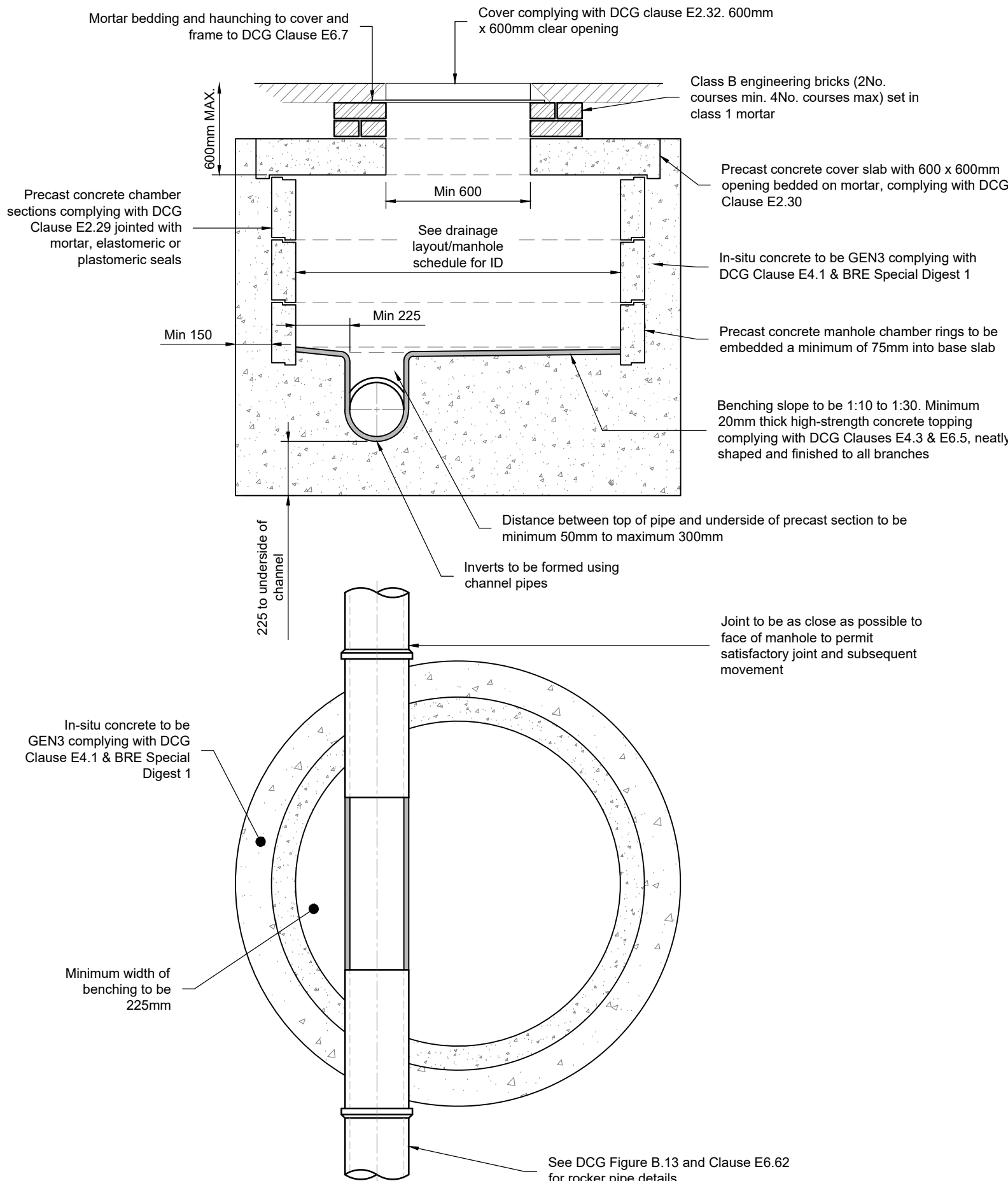
PIPE BEDDING DETAILS
SCALE 1:20



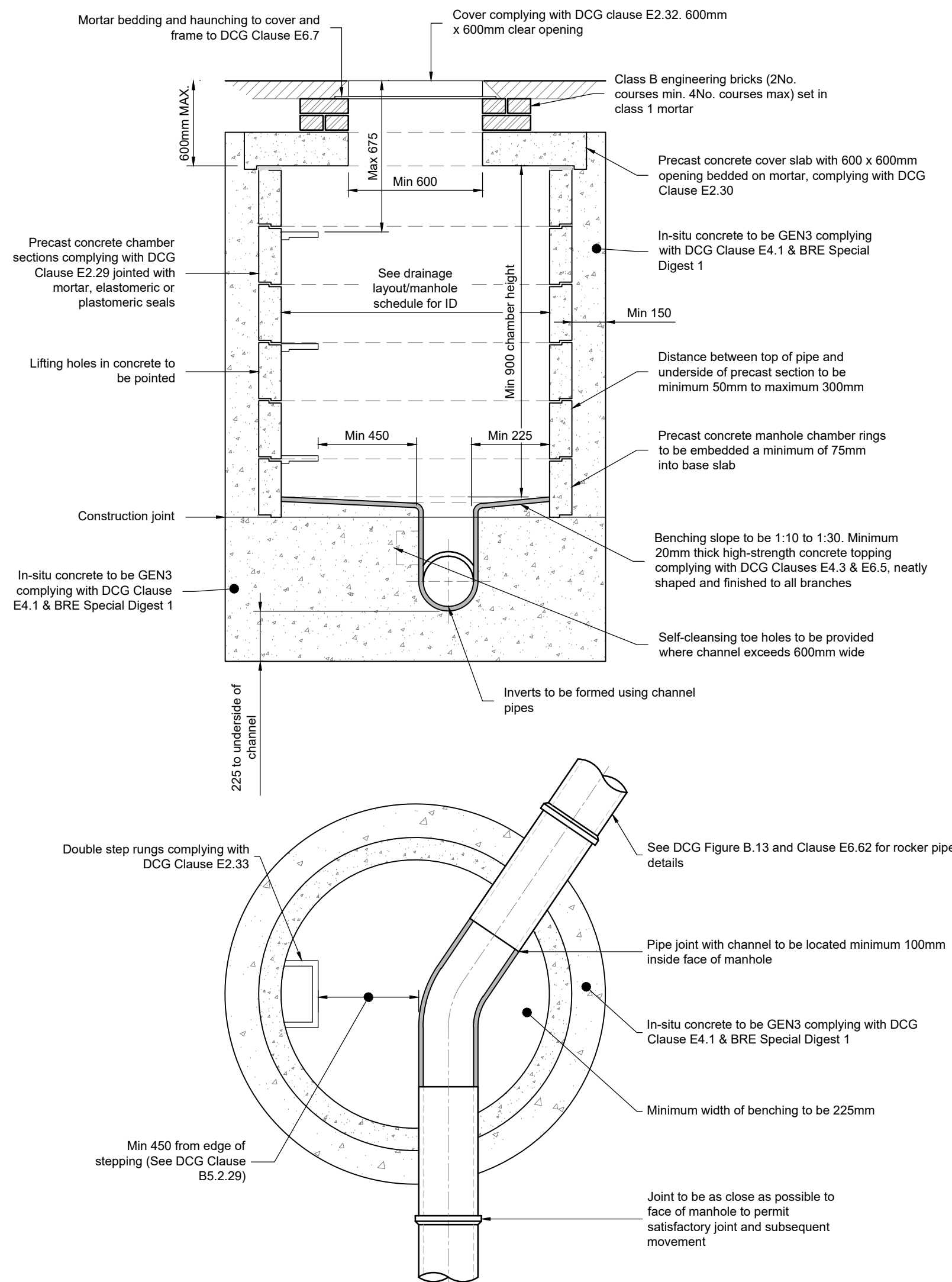
PIPE RUNS NEAR BUILDING
SCALE 1:20

POLYPROPYLENE INSPECTION CHAMBER DETAIL
TYPE C
SCALE 1:20

POLYPROPYLENE INSPECTION
CHAMBER PLAN
TYPE C
SCALE 1:20



MANHOLE TYPE A
DEPTH COVER TO PIPE SOFFIT LESS THAN 1.5m
SCALE 1:20



MANHOLE TYPE B
DEPTH COVER TO PIPE SOFFIT 1.5m - 3m
SCALE 1:20

DIMENSIONS TABLE

Type	Size of Largest	Circular Diameter	Min clear opening	Circular Diameter
<1.5m to soffit	Pipe (DN) 150	1050	Rectangular 750 x 675	na
	225	1200		
	300	1200		
	>300	Larger of 1800 or (DN+450)	1200 x 675	
>1.5m to soffit	225	1200		
	375-450	1200		
	>450	1200	600 x 600	
		Larger of 1800 or (DN+450)		600

TABLE 5: COMPRESSIBLE FILLER THICKNESS	
Nominal diameter of pipe (mm)	Thickness of compressible filler (mm)
Less than 450	18
450 - 1200	36
Exceeding 1200	54

Notes

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TABLE: ROCKER PIPES

SEWER Ø	EFFECTIVE LENGTH
150 - 600mm	600mm
675 - 750mm	1000mm
825mm <	1250mm

TABLE 1:
TRENCH WIDTHS

Ø OF DRAIN	WIDTH OF TRENCH
100mm	450mm
150mm	600mm
225mm	700mm
300mm	750mm
375mm	1050mm
375mm	1050mm
525mm	1200mm
600mm	1350mm
675mm	1450mm
750mm	1500mm
825mm	1600mm
900mm	1900mm
975mm	2000mm
1050mm	2300mm
1200mm	2300mm
> 1200mm	Ø +1100mm

TABLE 2:
NOMINAL MAXIMUM AGGREGATE
SIZE (mm) BS 882 GRADING

Ø OF DRAIN	AGGREGATE	BEDDING CLASS B/O
100mm	SINGLE SIZED GRADED	10
		-
150mm	SINGLE SIZED GRADED	10 TO 14
		14 TO 5
225mm	SINGLE SIZED GRADED	10, 14 OR 20
		14 TO 5 OR 20 TO 5
300mm	SINGLE SIZED GRADED	10, 14 OR 20
		14 TO 5 OR 20 TO 5

TABLE 3: PPIC BASE UNIT TYPES

BASE UNIT TYPE	PIPE SIZE	NUMBER OF CONNECTIONS
SP IC1/1	100mm Ø	6
SP IC1/2	100mm Ø	6
SP IC2/1	150mm Ø	4

TABLE 4: BS EN 124 MANHOLE CLASSES

GROUP	MINIMUM CLASS	DESCRIPTION
1	A15	FOR USE IN AREAS WHERE ONLY PEDESTRIANS HAVE ACCESS.
2	B125	FOR USE IN CAR PARKS AND PEDESTRIAN AREAS WHERE ONLY OCCASIONAL VEHICULAR ACCESS IS LIKELY.
3	C250	FOR USE IN CAR PARKS, FORECOURTS, INDUSTRIAL SITES AND AREAS WITH SLOW MOVING TRAFFIC ALSO IN HIGHWAY LOCATIONS UP TO 500mm FROM THE KERB AND UP TO 200mm INTO THE VERGE, EXCLUDING MOTORWAYS.
4	D400	FOR USE IN AREAS WHERE CARS AND LORRIES HAVE ACCESS, INCLUDING CARRIAGEWAYS, HARD SHOULDERS AND PEDESTRIAN AREAS.
5	E600	FOR USE IN AREAS WHERE HIGH WHEEL LOADS ARE IMPOSED SUCH AS LOADING AREAS, DOCKS OR AIRCRAFT PAVEMENTS.
6	F900	FOR USE IN AREAS WHERE PARTICULARLY HIGH WHEEL LOADS ARE IMPOSED SUCH AS AIRCRAFT PAVEMENTS.

AS BUILT

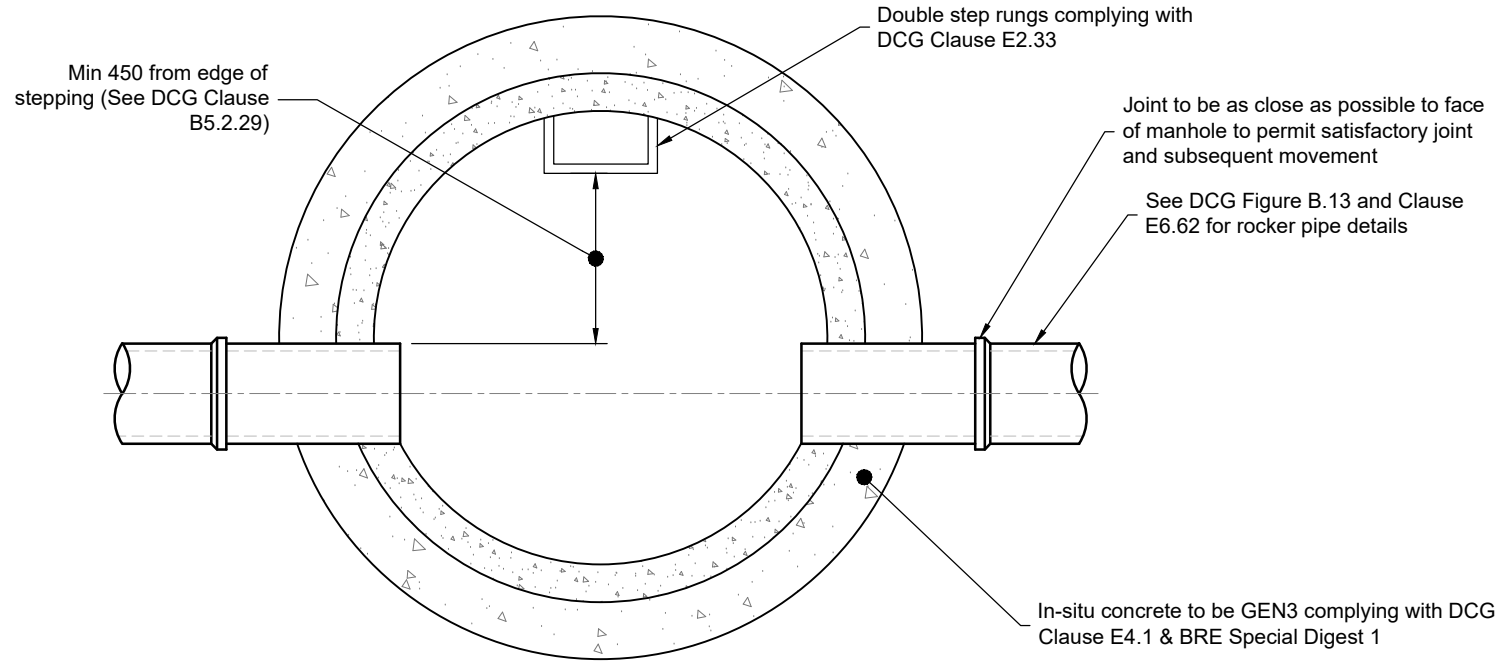
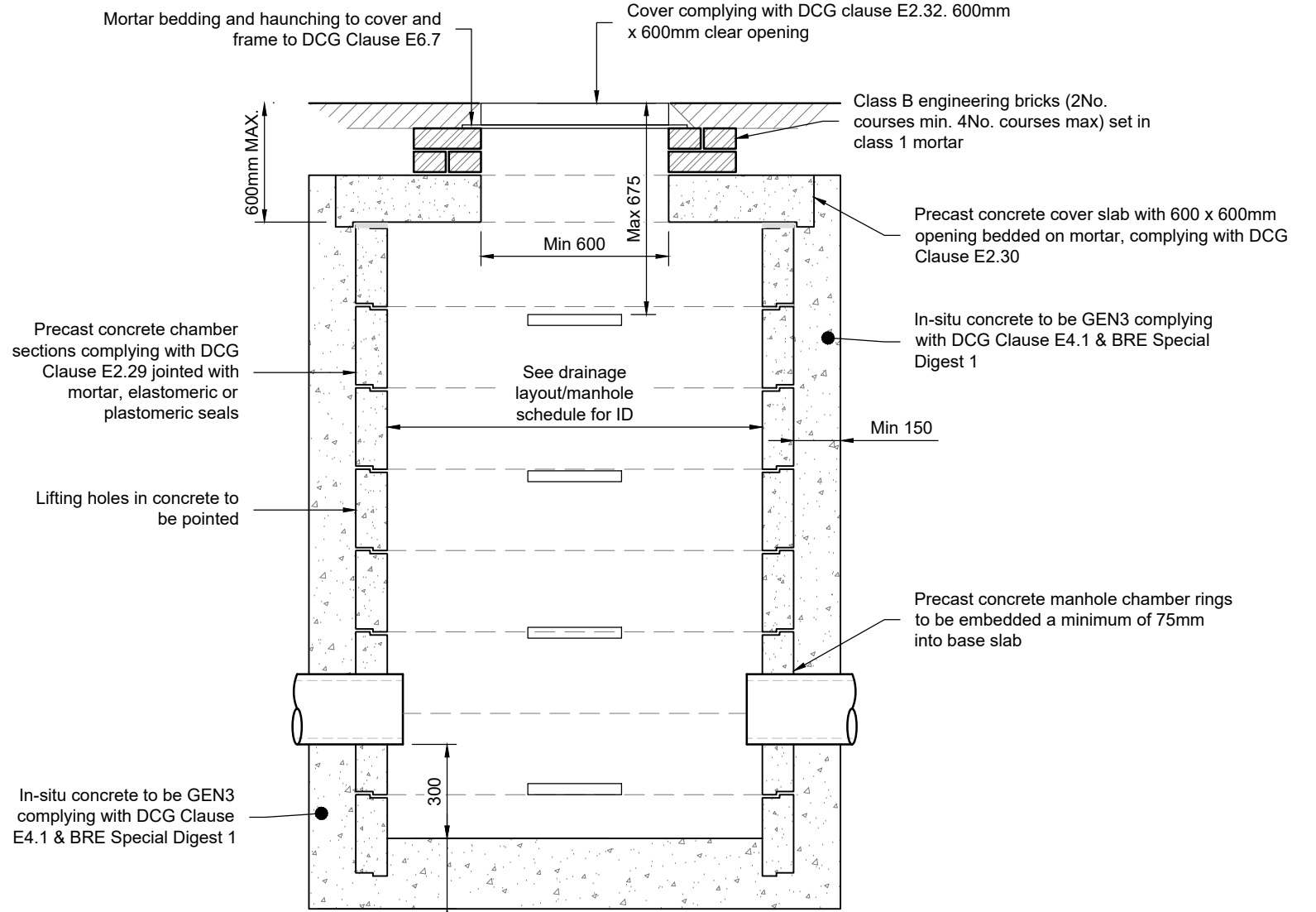
C2	AS BUILT ISSUE	NH	EP	EP	27.02.26
C1	CONSTRUCTION ISSUE	EP	NH	EP	01.10.25
P1	FIRST ISSUE	EP	PM	EP	10.09.25
REV	DESCRIPTION	BY	CHK	APP	DATE

CLIENT:	HBPW CONSULTING ENGINEERS	43 BRIDGEGATE RETFORD NOTTINGHAMSHIRE DN22 7UX TEL: (01777) 869896 www.hbpw.co.uk
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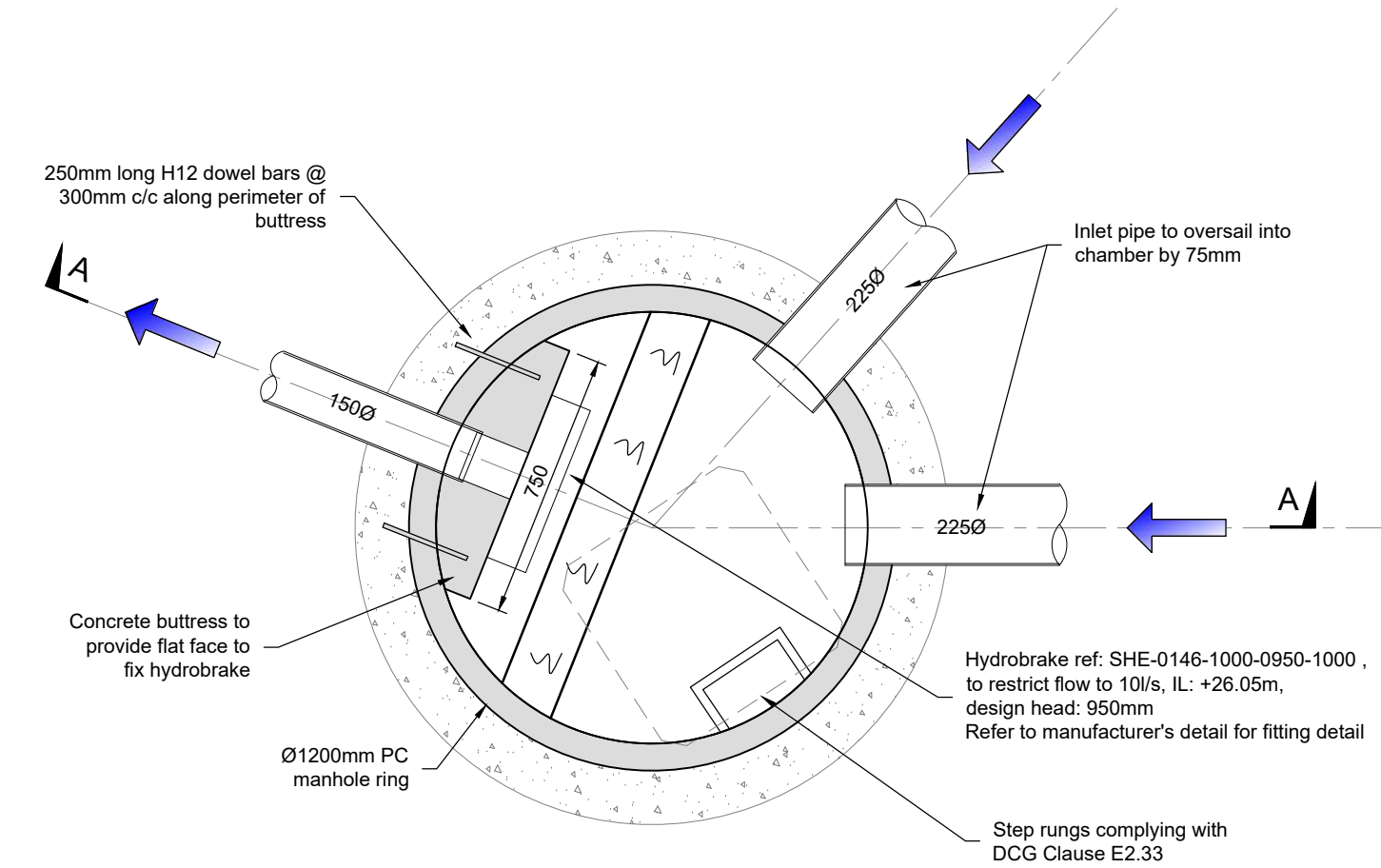
HBPW PROJECT NUMBER:	SL08556
PROJECT:	UNIT A, CONSORT WAY BURGESS HILL

DRAWING:	DRAINAGE CONSTRUCTION DETAILS, SHEET 1
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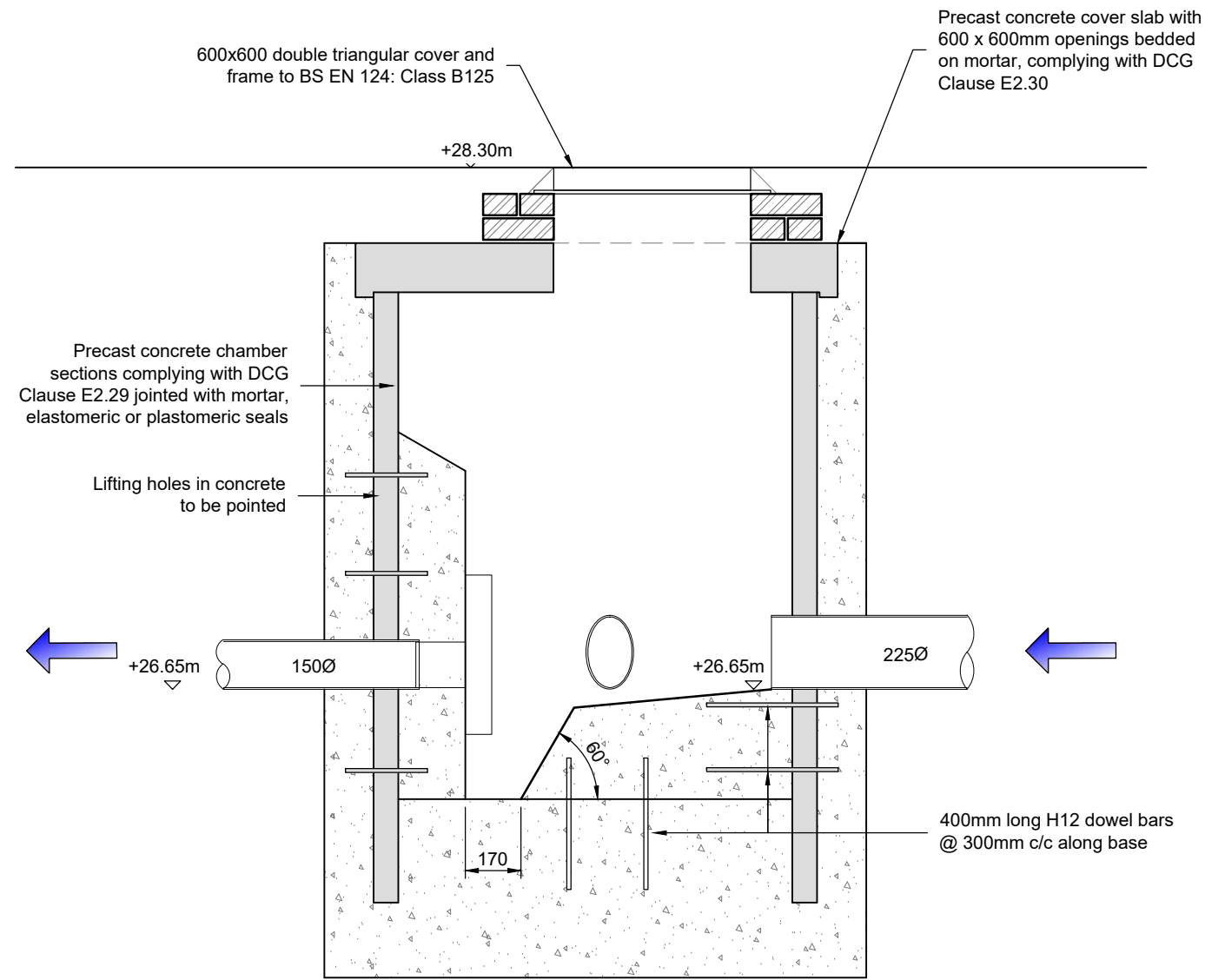
PROJECT ENGINEER: E. PARRY		DRAWN: E. PARRY		
CHECKED: P. MONAGHAN		APPROVED: E. PARRY		
DATE: 10.09.2025	SCALE: AS SHOWN	SIZE: A1	SUITABILITY: CR	REVISION: C02
DOCUMENT REFERENCE NUMBER: SL08556-HBPW-00-ZZ-D-C-05003				



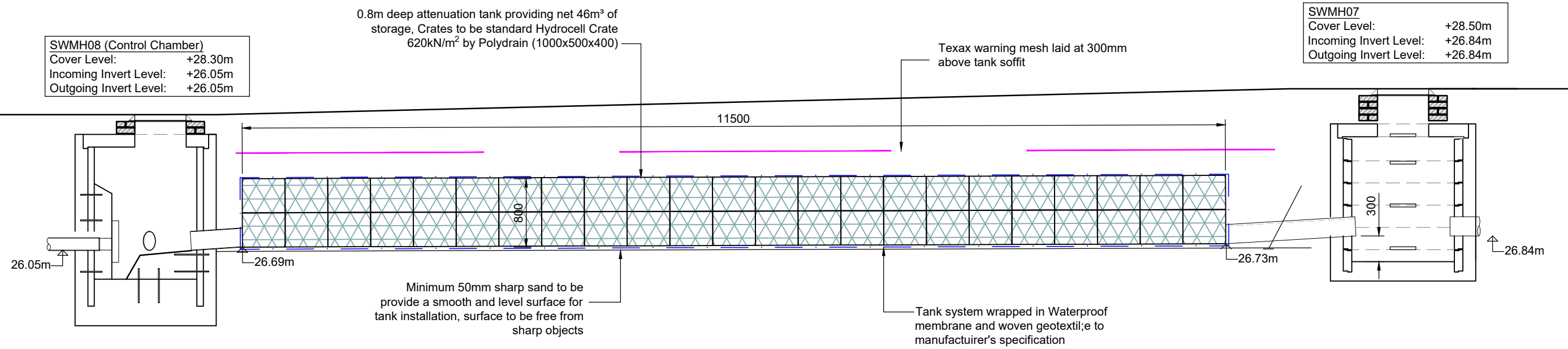
MANHOLE TYPE D
CATCHPIT
SCALE 1:20



CONTROL CHAMBER CONSTRUCTION
DETAILS - SWMH08
Scale 1:20



SECTION A-A
Scale 1:20



SECTION THROUGH ATTENUATION
Scale 1:50

Notes

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AS BUILT

C3	AS BUILT ISSUE	NH	EP	EP	27.02.28
C2	ATTENUATION CRATE SIZE CHANGED AND SWMH08 OUT PIPE DIAMETER CHANGED	NH	EP	EP	14.11.25
C1	CONSTRUCTION ISSUE	EP	NH	EP	01.10.25
P2	DETAILS FOR SWMH08 CHANGED	EP	PM	EP	30.09.25
P1	FIRST ISSUE	EP	PM	EP	10.09.25
REV	DESCRIPTION	BY	CHK	APP	DATE

REVISION TABLE

HBPW
CONSULTING ENGINEERS

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RET FORD
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TEL: (01777) 869896
www.hbpw.co.uk

CLIENT: **NATIONWIDE ENGINEERING**

HBPW PROJECT NUMBER: **SL08556**

PROJECT: **UNIT A, CONSORT WAY
BURGESS HILL**

DRAWING: **DRAINAGE CONSTRUCTION DETAILS,
SHEET 2**

PROJECT ENGINEER: E. PARRY		DRAWN: E. PARRY		
CHECKED: P. MONAGHAN		APPROVED: E. PARRY		
DATE: 10.09.2025	SCALE: AS SHOWN	SIZE: A1	SUITABILITY: CR	REVISION: C03

DOCUMENT REFERENCE NUMBER: **SL08556-HBPW-00-ZZ-D-C-05004**

MANHOLE SCHEDULE - SURFACE WATER													
Chamber or Headwall Reference	Cover Level (m)	Depth to Invert (m)	Chamber Internal Diameter (mm)	Chamber Type	Minimum Cover Opening Size (mm)	Incoming Pipe diameter (mm)	Incoming Pipe Invert Level (m)	Outgoing Pipe Diameter (mm)	Outgoing Pipe Invert Level (mm)	Cover Load Rating	Notes	Setting Out Coordinates	Setting Out Coordinates
												Eastings	Northings
SWMH01	28.500	0.450	1200	Type A	600 x 600	150	28.050	150	28.050	D400	-	530223.374	118757.530
SWMH02	28.500	1.050	1200	Type A	600 x 600	150	27.410	150	27.450	D400		530209.376	118758.399
SWMH03	28.500	1.100	1200	Type A	600 x 600	225	27.340	225	27.400	D400		530186.804	118759.801
SWMH04	28.600	0.600	600	Type C	350mm dia or 300x300mm	150	28.000	225	28.000	C250		530220.178	118722.743
SWMH05	28.500	1.170	600	Type C	350mm dia or 300x300mm	225	27.330	225	27.330	C250		530179.975	118725.239
SWMH06	28.500	1.600	600	Type C	350mm dia or 300x300mm	225	26.900	225	26.900	C250		530174.498	118731.441
SWMH07	28.500	1.660	1200	Type D	600x600	225	26.840	225	26.840	D400	Catchpit	530173.678	118740.088
SWMH08	28.300	2.250	1200	Control Chamber	600x600	225	26.050	225	26.050	D400	Hydrobrake	530168.559	118754.897

MANHOLE SCHEDULE - FOUL WATER													
Chamber or Headwall Reference	Cover Level (m)	Depth to Invert (m)	Chamber Internal Diameter	Chamber Type	Minimum Cover Opening Size (mm)	Incoming Pipe diameter	Incoming Pipe Invert Level (m)	Outgoing Pipe Diameter	Outgoing Pipe Invert Level (mm)	Cover Load Rating	Notes	Setting Out Coordinates	Setting Out Coordinates
												Eastings	Northings
FWMH01	28.580	0.540	450	Type C	350mm dia or 300x300mm	100	28.040	100	28.040	D400		530225.509	118755.159
FWMH02	28.580	0.820	450	Type C	350mm dia or 300x300mm	100	27.760	100	27.760	D400	To be built on top of existing run	530216.032	118755.748
FWMH03	28.580	0.577	450	Type C	350mm dia or 300x300mm	100	28.003	100	28.003	D400		530184.693	118757.644
FWMH04	28.580	0.862	450	Type C	350mm dia or 300x300mm	100	27.718	100	27.718	D400		530202.991	118756.557
FWMH05	28.580	0.960	450	Type C	350mm dia or 300x300mm	100	27.620	100	27.620	D400	To be built on top of existing run	530207.945	118756.250

AS BUILT

C2	AS BUILT ISSUE	NH	EP	EP	04.03.28
C1	CONSTRUCTION ISSUE	EP	NH	EP	01.10.25
P2	CHANGES SHOWN CLOUDED	EP	PM	EP	30.09.25
P1	FIRST ISSUE	EP	PM	EP	10.09.25
REV	DESCRIPTION	BY	CHK	APP	DATE

REVISION TABLE

HBPW

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NOTTINGHAMSHIRE

DN22 7UX

TEL (01777) 869896

www.hbpw.co.uk

CLIENT: **NATIONWIDE ENGINEERING**

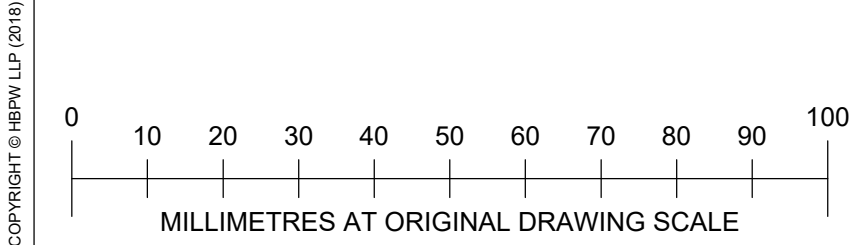
HBPW PROJECT NUMBER: **SL08556**

PROJECT: **UNIT A, CONSORT WAY**
BURGESS HILL

DRAWING: **DRAINAGE SCHEDULES**

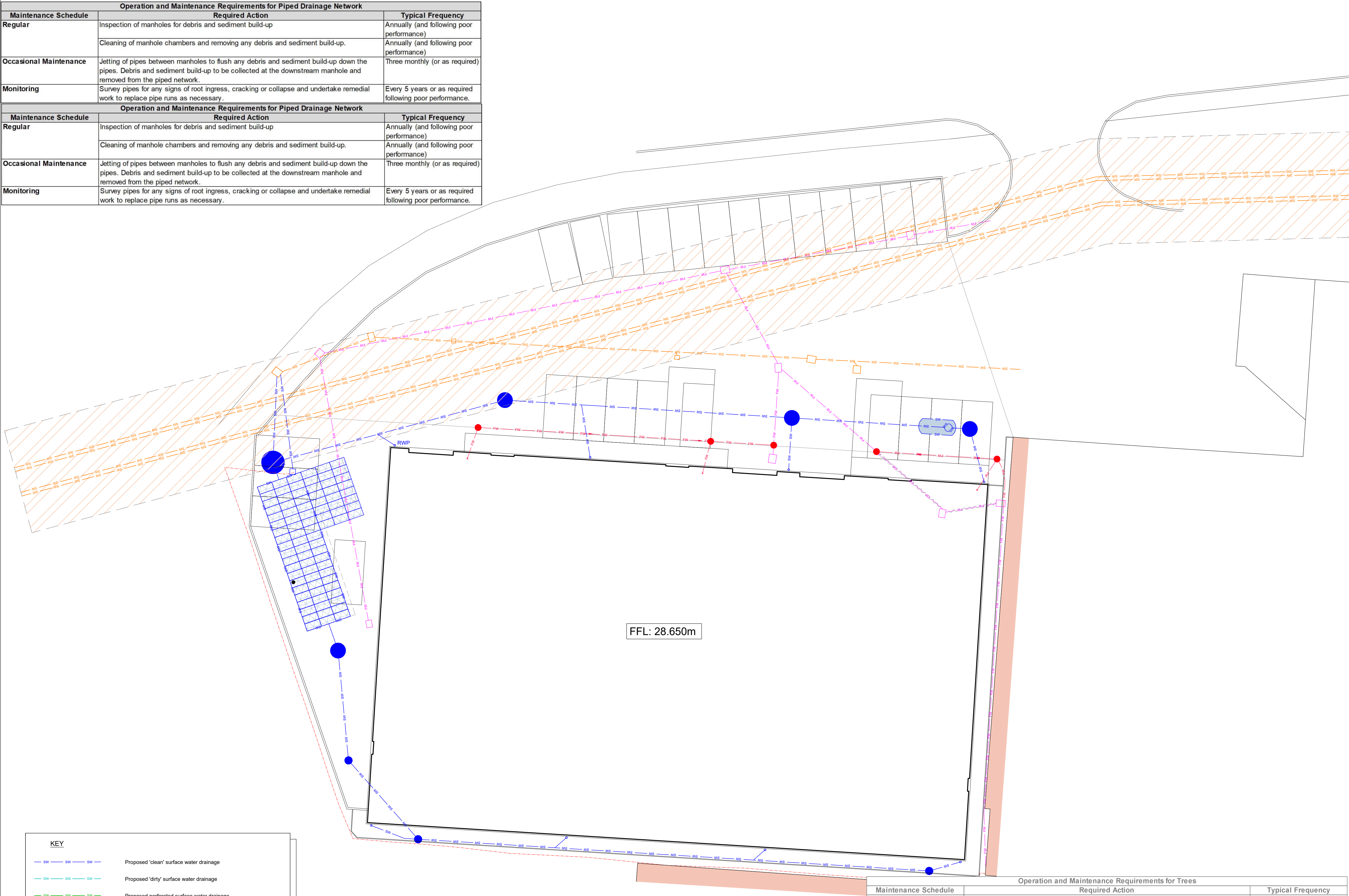
PROJECT ENGINEER: E. PARRY		DRAWN: E. PARRY	
CHECKED: P. MONAGHAN		APPROVED: E. PARRY	
DATE: 10.09.2025	SCALE: AS SHOWN	SIZE: A1	SUITABILITY: REVISION: CR C02
DOCUMENT REFERENCE NUMBER: SL08556-HBPW-00-ZZ-D-C-05005			

- Notes
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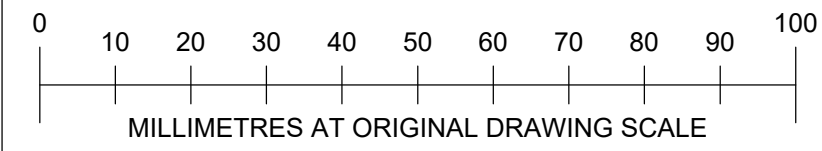


Operation and Maintenance Requirements for Piped Drainage Network		
Maintenance Schedule	Required Action	Typical Frequency
Regular	Inspection of manholes for debris and sediment build-up	Annually (and following poor performance)
	Cleaning of manhole chambers and removing any debris and sediment build-up.	Annually (and following poor performance)
Occasional Maintenance	Jetting of pipes between manholes to flush any debris and sediment build-up down the pipes. Debris and sediment build-up to be collected at the downstream manhole and removed from the piped network.	Three monthly (or as required)
Monitoring	Survey pipes for any signs of root ingress, cracking or collapse and undertake remedial work to replace pipe runs as necessary.	Every 5 years or as required following poor performance.

Operation and Maintenance Requirements for Piped Drainage Network		
Maintenance Schedule	Required Action	Typical Frequency
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KEY	
— SW — SW — SW —	Proposed 'clean' surface water drainage
— SW — SW — SW —	Proposed 'dirty' surface water drainage
— SW — SW — SW —	Proposed perforated surface water drainage
— SW — SW — SW —	Existing surface water drainage
— FW — FW — FW —	Proposed foul water drainage
— FW — FW — FW —	Existing foul water drainage
○ RWP	Rain water downpipe
○ PU	Foul water pop-up



PLAN
Scale 1:150

Operation and Maintenance Requirements for Trees		
Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Remove litter and debris	Monthly (or as required)
	Manage other vegetation and remove nuisance plants	Monthly (at start, then as required)
Occasional Maintenance	Inspect inlets and outlets	Quarterly
	Check tree health and manage tree appropriately	Annually
	Remove silt build-up from inlets and surface and replace mulch as necessary	Annually, or as required
	Water	As required (in periods of drought)

Operation and Maintenance Requirements for Attenuation Storage Tanks		
Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockages by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays.	Annually, or as required.
	Repair/rehabilitate inlets, outlets, overflows and vents.	As required.
Remedial Actions	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually
Monitoring	Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years or as required.

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DRAINAGE STRATEGY SUMMARY

- Existing Discharge Rates
- Rainfall = FEH22
 - Climate Change = 0
 - CV = 1
 - 2 Year = 50.9 L/s
 - 30 Year = 126.7 L/s
 - 100 Year = 154.5 L/s

- Proposed Discharge Rates
- Rainfall = FEH22
 - Climate Change = 45%
 - CV = 1
 - 2 Year = 40.7 L/s
 - 30 Year = 99.9 L/s
 - 100 Year = 123.4 L/s

a proposed betterment of 20% has been made on the existing discharge rates across all storm events for the development.

AS BUILT

C2	AS BUILT ISSUE	NH	EP	EP	27.02.26
C1	CONSTRUCTION ISSUE	EP	NH	EP	01.10.25
P1	FIRST ISSUE	EP	PM	EP	16.09.25
REV	DESCRIPTION	BY	CHK	APP	DATE

REVISION TABLE

HBPW

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43 BRIDGEGATE

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NOTTINGHAMSHIRE

DN22 7UX

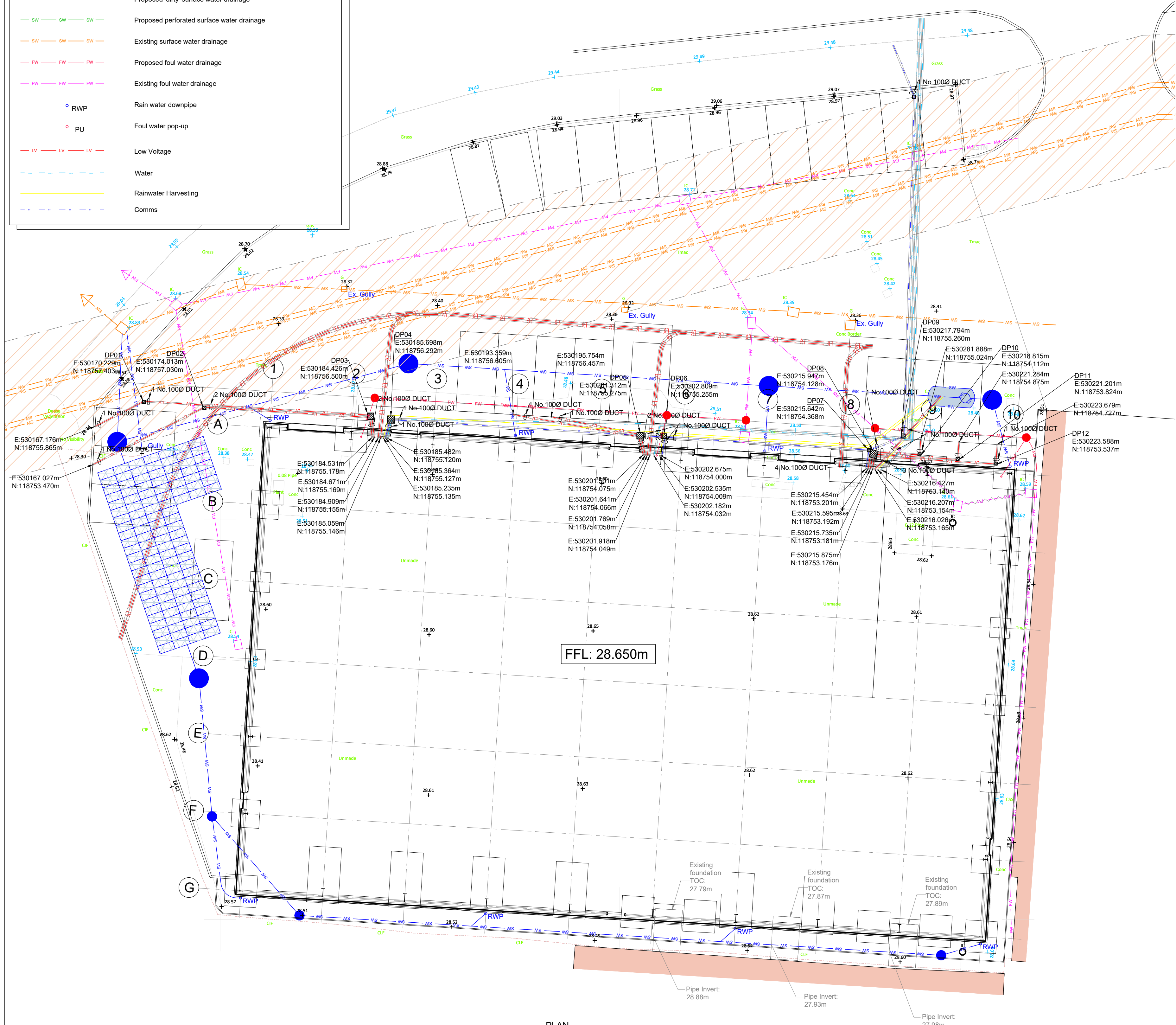
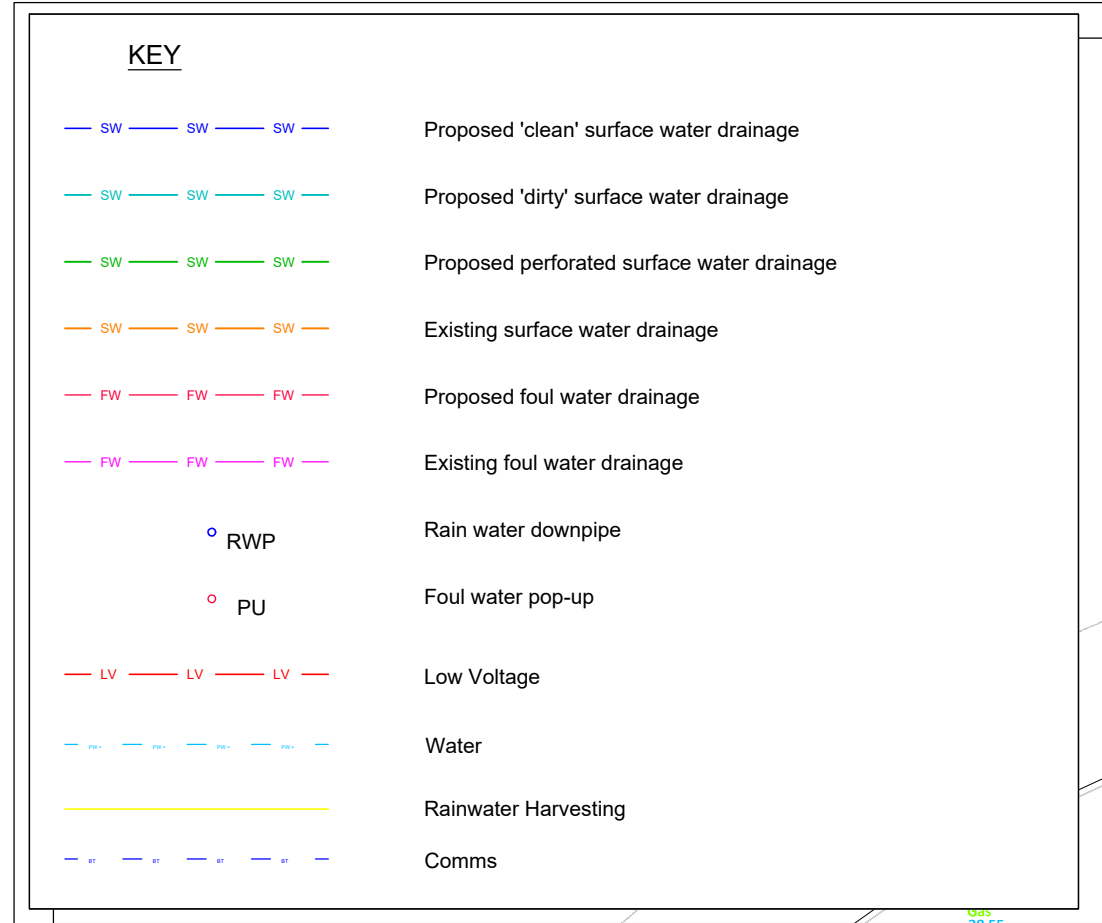
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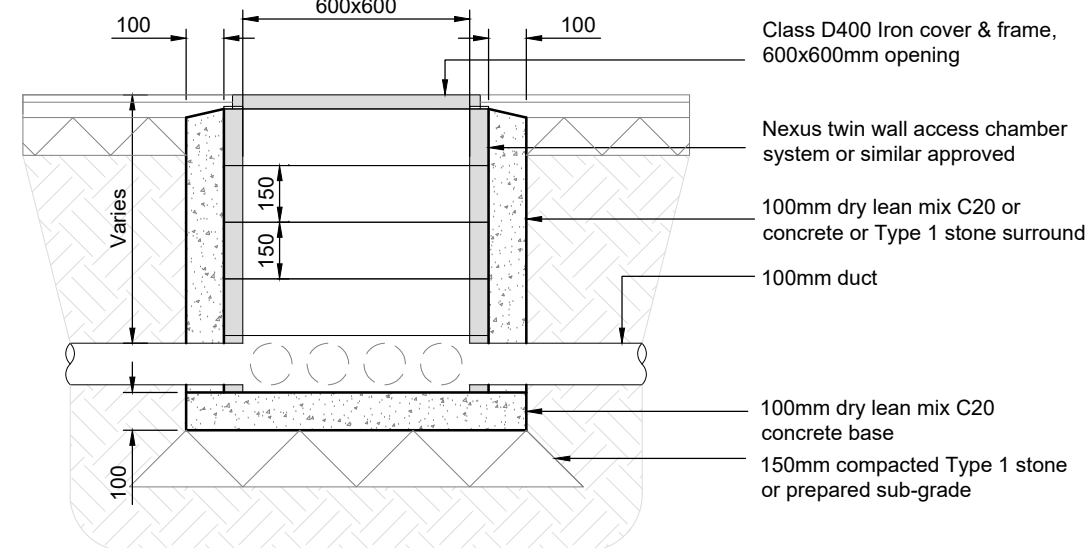
CLIENT:

NATIONWIDE
ENGINEERING

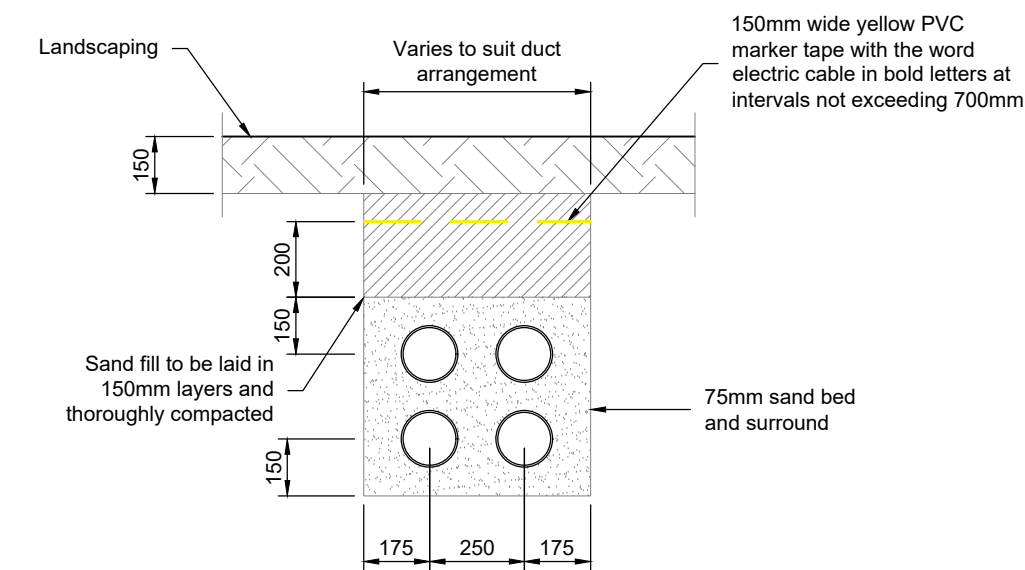
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PROJECT: UNIT A, CONSORT WAY BURGESS HILL	
DRAWING: PROPOSED FOUL AND SURFACE WATER DRAINAGE MAINTENANCE PLAN	
PROJECT ENGINEER: E. PARRY	DRAWN: N. HARDY
CHECKED: P. MONAGHAN	APPROVED: E. PARRY
DATE: 16.09.2025	SCALE: AS SHOWN
DOCUMENT REFERENCE NUMBER: SL08556-HBPW-00-ZZ-D-C-05006	SUITABILITY: CR REVISION: C02



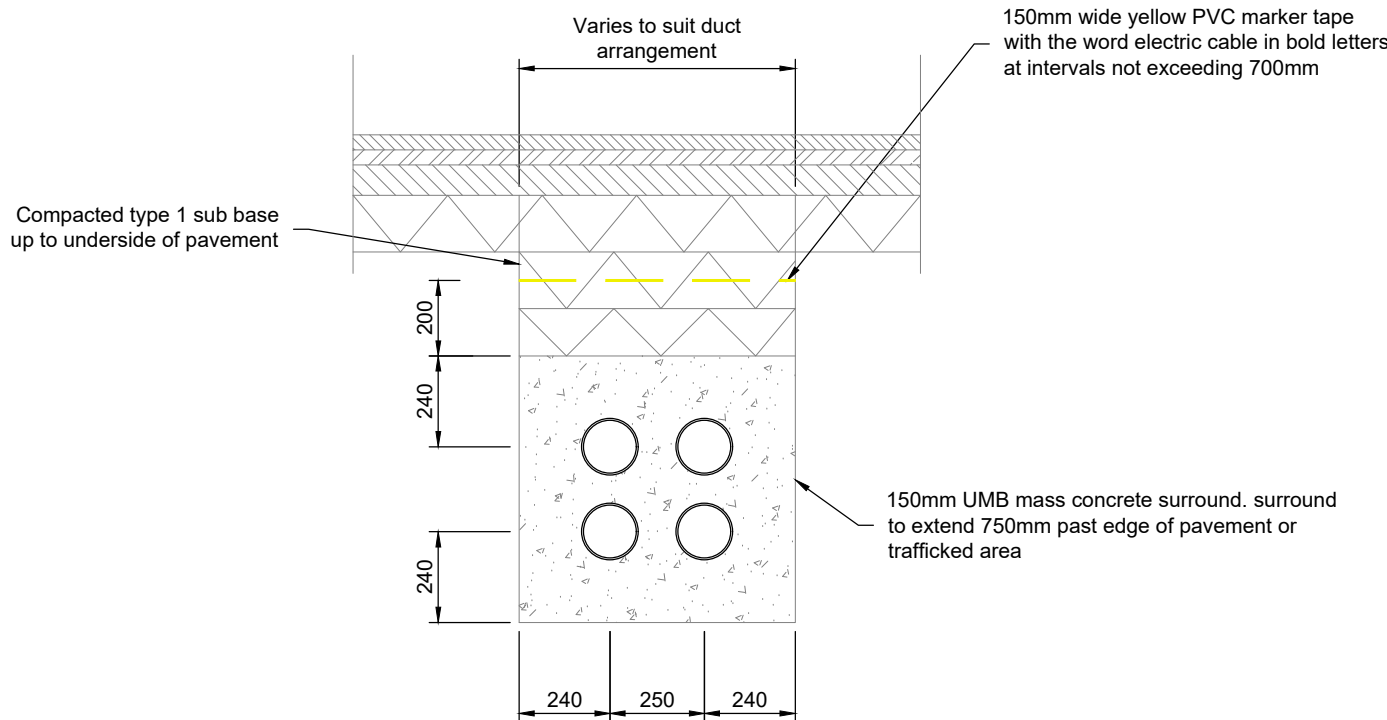
PLAN
Scale 1:150



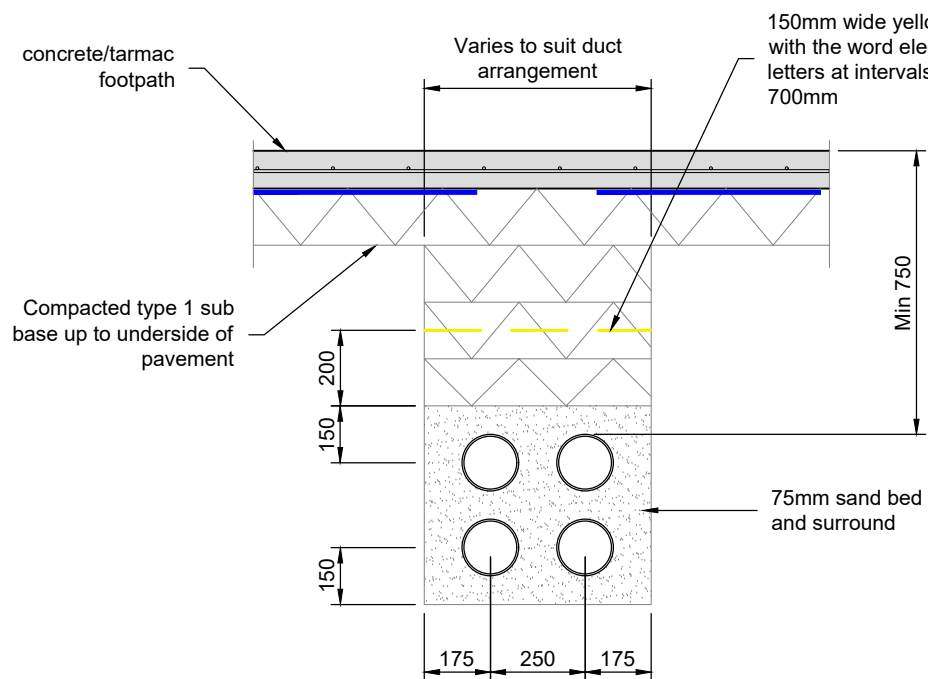
TYPICAL SECTION THROUGH
DRAWPIT CHAMBER
Scale 1:20



CABLE DUCTS IN VERGE
Scale 1:20



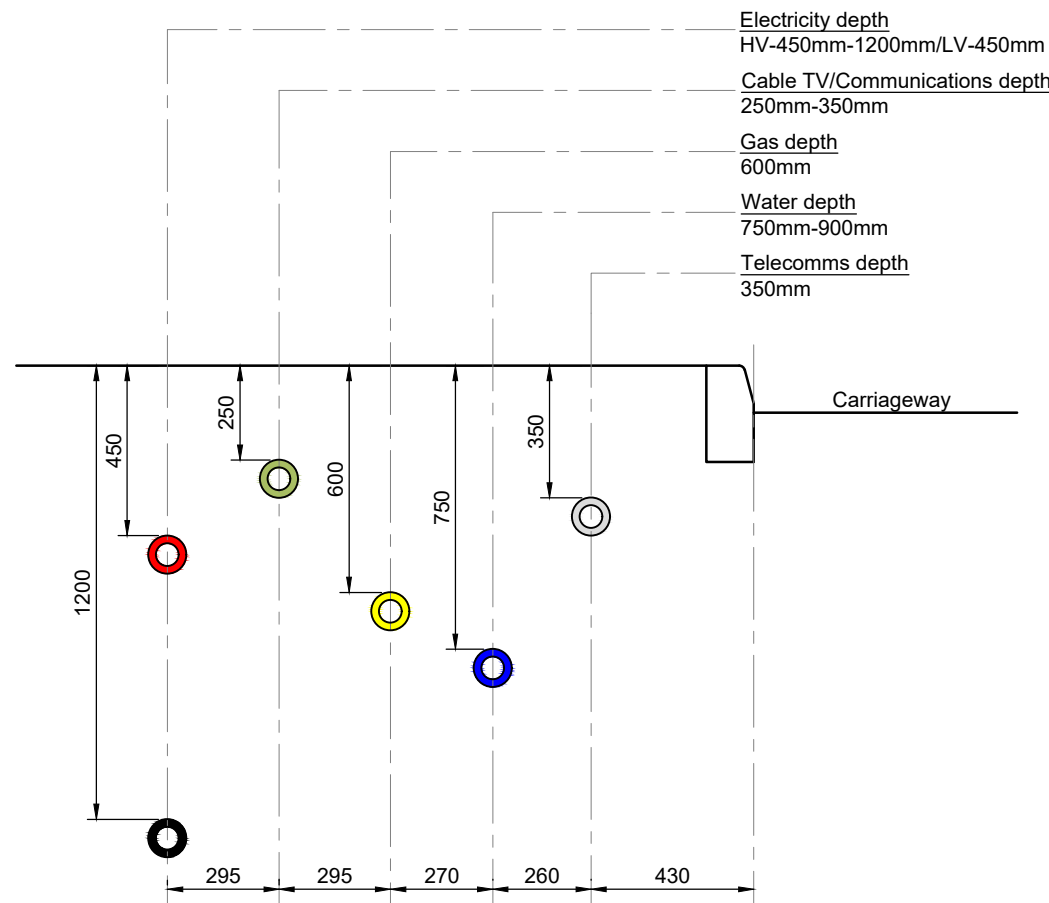
CABLE DUCTS UNDER ROAD
Scale 1:20



CABLE DUCTS UNDER FOOTPATH
Scale 1:20

Notes

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POSITIONING OF UTILITY APPARATUS
Scale 1:20

AS BUILT

C1	AS BUILT ISSUE	NH	EP	EP	27.02.28
P1	FIRST ISSUE	NH	EP	EP	14.11.28
REV	DESCRIPTION	BY	CHK	APP	DATE

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HBPW
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DN22 7UX
TEL: (01777) 869896
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CLIENT: **NATIONWIDE ENGINEERING**

HBPW PROJECT NUMBER:
SL08556

PROJECT:
**UNIT A, CONSORT WAY
BURGESS HILL**

DRAWING:
Services Site Plan Layout & Details

PROJECT ENGINEER: E. PARRY	DRAWN: N.HARDY
CHECKED: E. PARRY	APPROVED: E. PARRY
DATE: 14.11.25	SCALE: AS SHOWN
SUITABILITY: A1	REVISION: CR C01
DOCUMENT REFERENCE NUMBER: SL08556-HBPW-00-ZZ-D-C-06000	