



45 The Broadway, Haywards Heath, RH16 3AS
Drainage Strategy

Revision	Status	Description	Issued by	Checked	Date
P01	S2 – For Information	First issue	R White	C Blagbrough	04/08/2025
P02	S2 – For Information	FEH22 and 45% used	R White	A Griffiths	25/06/2026
P03	S2 – For Information	Southern Water references added	R White	A Griffiths	13/08/2026

Prepared by:	Signed:	Date
R White		04/08/2025

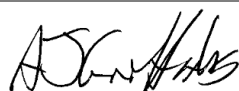
Approved by:	Signed:	Date
A Griffiths		04/08/2025

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1 Drainage Strategy		
Item	Details	Reference /comment
Method of Foul Water Discharge	Foul water flows are to drain to the existing foul water connection, noted as 3.8m deep in the site CCTV survey.	The existing connection remains to serve the new flats
Foul Water Discharge Volumes	British Water "Flows and load 4" estimates the flows per person to be 150 litres/person/day (higher than the water usage in a new dwelling of 125 litres/person/day required by Building Regulations Part G. For groups of small 1 and 2-bedroom flats, allow 3 people for a flat with 1 bedroom and 4 people for a flat with 2 bedrooms. So, for 4 one-bedroom flats and 5 two-bedroom flats: $(1 \times 3) + (3 \times 4) = 15 \text{ People}$ 15 domestic residents can be expected to generate a flow of 2,250 litres per day at 150 l per person (British Water Flows and Loads 4) Building regulations require 110 litres per person per day, reducing this to 1,650 l/day	
Method of Surface Water Discharge	The surface water drainage design proposed for the new dwellings is to follow the drainage hierarchy to ensure the site reflects the natural flows from the site as closely as possible: 1. Rainwater reuse Water butts are provided where landscaping is likely to need irrigation. Internal rainwater recycling is being utilised where practical. However, this cannot be the only surface water solution, as we cannot guarantee that harvested water will be reused. 2. Infiltration There is no space further than >5m from a habitable dwelling, as required by the Soil investigation (see appendix B). 3. Discharge to Surface Water or a Watercourse There are no watercourses close to the site 4. Discharge to a Surface Water sewer or a Highway Drain – Existing surface water connections to the foul system will be broken out, and redirected to the surface water system at a reduced rate of 0.6l/s (as close as is practical to a greenfield rate. 5. Discharge to a Combined Sewer There are no combined sewers within the locality 6. Discharge to a Foul Sewer Connections to the foul are being removed as part of the works. Surface water falling onto the roof and hardstanding areas are to be drained to a new flow control chamber in the site entrance.	The new connection will be subject to S106 and S104 connection consent from Southern Water.

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	Flows will be conveyed via a piped network and restricted to 0.6 l/s by a 20mm orifice plate flow control. Both attenuation tanks and permeable surfaces will be utilised for storage. The on-site system will be privately maintained by the freehold owners or their representatives in accordance with the guidance to the rear of this document. Due to limitations of the FLOW software used for the calculations, the Surface Water being pumped is shown at a higher elevation than the downstream pipework, with a limited discharge set to the pump rate.	
Local Ground Conditions	A Site Investigation Report (Ref: LS8293, Dated 26TH FEBRUARY 2025) has been undertaken on site by Land Science and found the site to be underlain by made ground to depth. This is unsuitable for infiltration, as it could impact the stability of the building and surroundings.	
Infiltration Rate	No infiltration testing has been carried out, as there is insufficient space greater than 5m from the building.	Infiltration was not used for this design.
Greenfield Rates	The peak allowable discharge rate from the development to surface waters or sewers for the 50% AEP event shall be limited to the equivalent 50% AEP greenfield runoff rate, or 3 l/s/ha, whichever is the greater. 0.03x3 l/s = 0.09 l/s 1 in 1 year = 0.1 l/s 1 in 2 year = 0.2 l/s 1 in 30 year = 0.4 l/s 1 in 100 year = 0.6 l/s These cannot practically be reached without significant risk of blockage. The lowest achievable rate is 0.6 l/s National standards for SUDS state "For previously developed sites a 'relaxation factor' shall be applied to the target 50% and 1% AEP greenfield runoff rates where evidence is provided that demonstrates why greenfield runoff or 3l/s/ha rates cannot be achieved and this is agreed with the approving body, This relaxation factor shall be no greater than 5 times the greenfield runoff rate." A rate of 0.6 l/s is 3 times the 50% rate and should be acceptable given the previous usage, and removal of surface water from the foul system.	
Surface Water Calculations	The surface water drainage system has been designed for a 1 in 100-year event, plus an allowance of 40% for climate change.	The total impermeable

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	Impermeable areas have had an additional 10% added for urban creep in line with CIRIA C753. Contributing Areas Roof Areas = 160 m² Footpath Area = 120 m² Total Area = 280 m² Urban creep not applied due to a 100% impermeable area.	area for the site is 0.028 ha
Groundwater	The site investigation report confirmed that the natural water table was not encountered during the intrusive works.	
Water Quality	Where flows from the site are exclusively from pedestrian surfaces and roofs. Silt traps will provide sufficient improvements to the water quality in line with guidance in CIRIA C753. The parking area should be permeable paving to allow sufficient treatment.	
Exceedance Flows	It is proposed that finished floor levels will be raised 150mm above the average ground level to mitigate against the risk of any surface water flooding. Exceedance flows will match the existing flow at a surface level towards the rear. The proposed surface water drainage measures will be designed to contain the peak storm event that can be expected for a 1 in 100-year situation. A 40% allowance has already been applied to the site to account for future climate change, making on-site flooding unlikely.	
Timetable for implementation	Works are due to start on site within 1-2 months of planning being approved. Works are anticipated to take 6 months.	
Permissions from drainage undertaker	Sectional approval for the S106 and S104 has been sought from Southern Water. Southern Water reference is DSA000056651 A response is expected shortly. On the basis that the surface water flow rates are reduced as a result of the works and are being removed from the foul, foul flows are routed to the foul sewer, approval is considered extremely likely in the coming weeks.	
Fluvial Flood Risk/ Environment Agency Flood Mapping	The Environment Agency flood map for the development site suggests that the site wholly falls within Flood zone 1, which is defined as land assessed as having a less than 1 in 1000 annual probability of river flooding in any one year. The surface water flooding maps indicate a medium risk of flooding predevelopment. However, the attenuation provided for events up	

	to and including the 1 in 100 year plus climate chance reduces this to low.	
SuDS Maintenance	During construction, the SuDS systems will be maintained by the contractor. Upon practical completion, the SuDS drainage system, inclusive of paving, bio retention and silt traps, is to be maintained by the owner of the freehold or their appointed representative(s).	Refer to Appendix A for the suggested SuDS Maintenance schedule

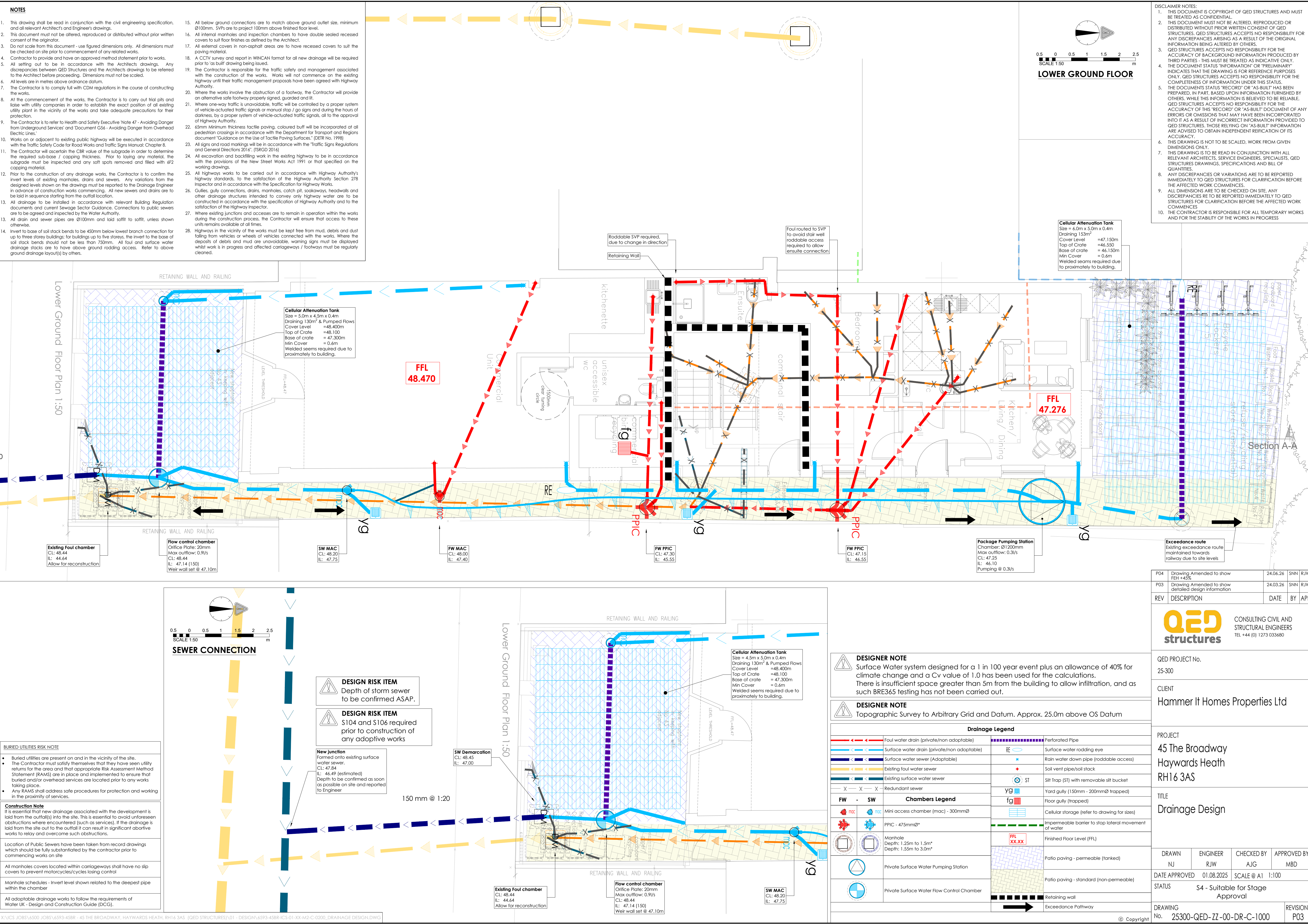
Table 1 Drainage Strategy

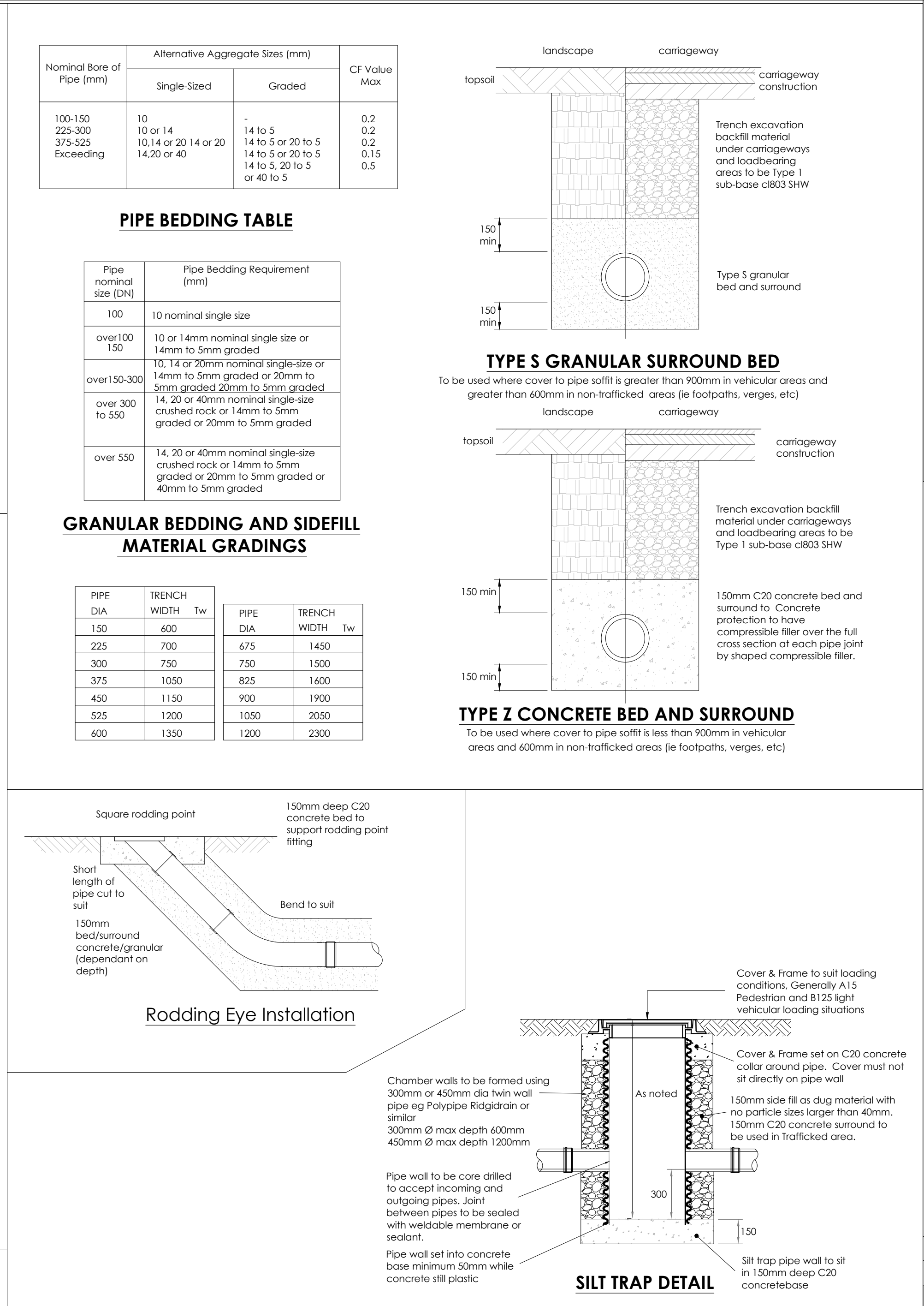
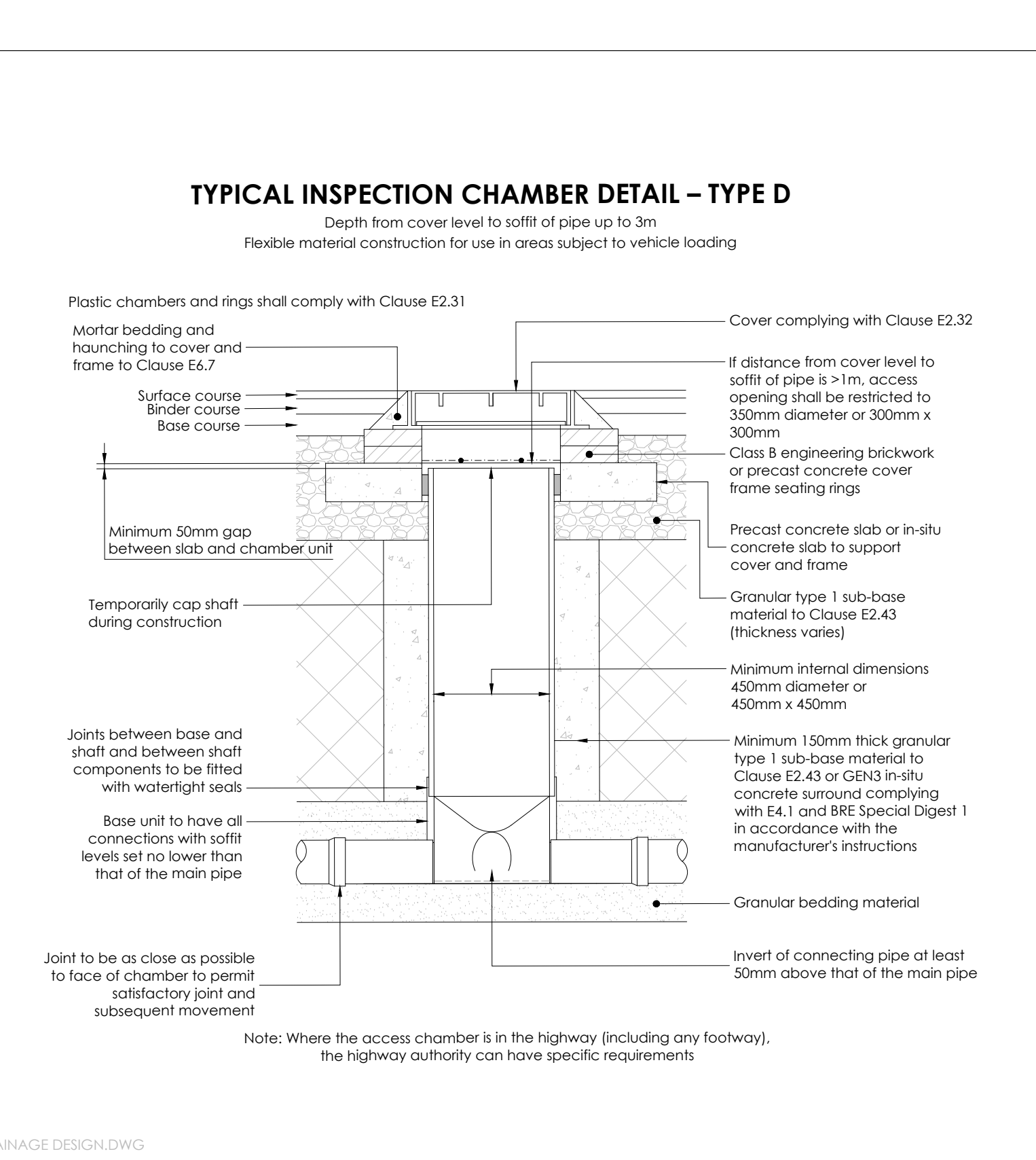
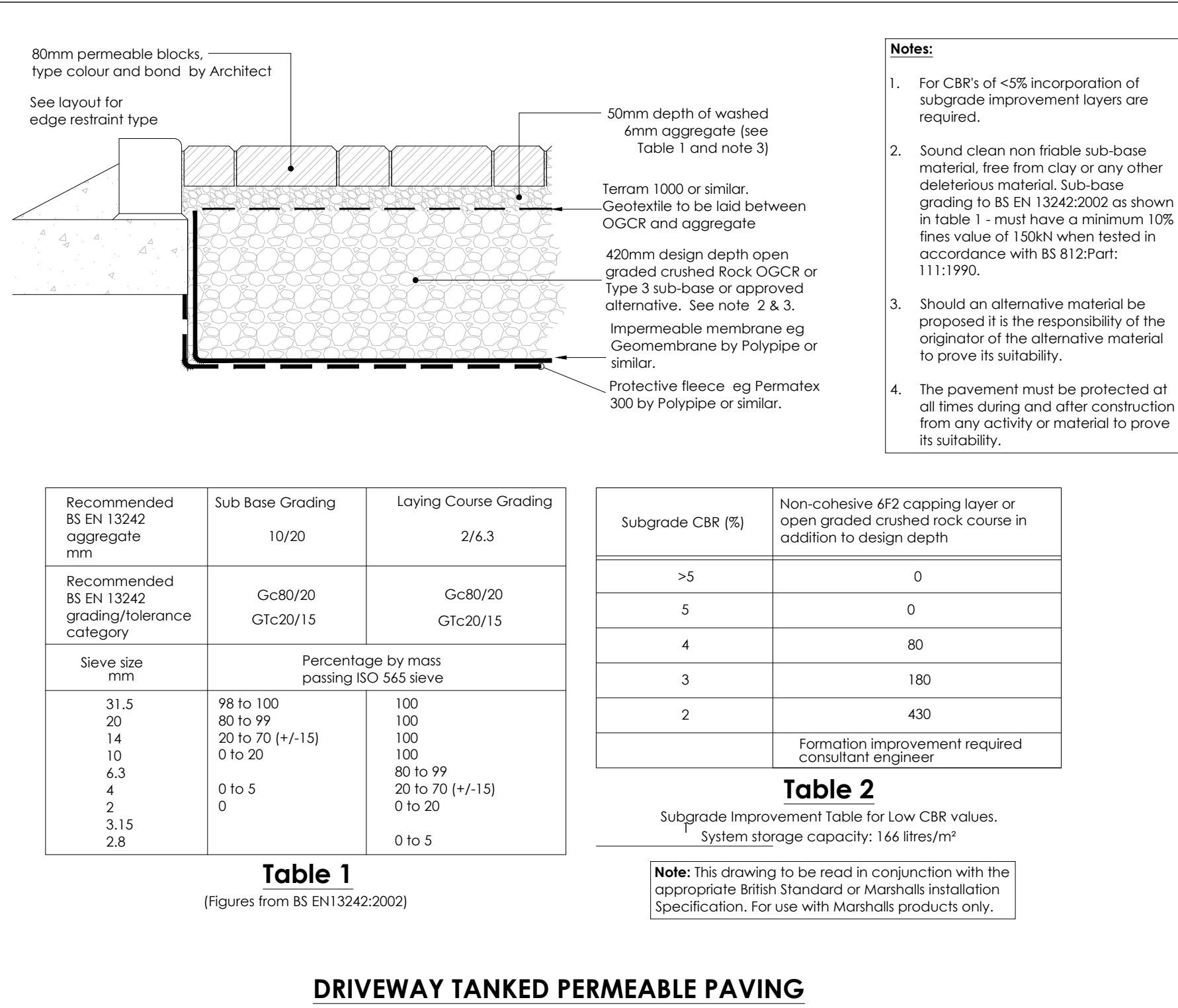
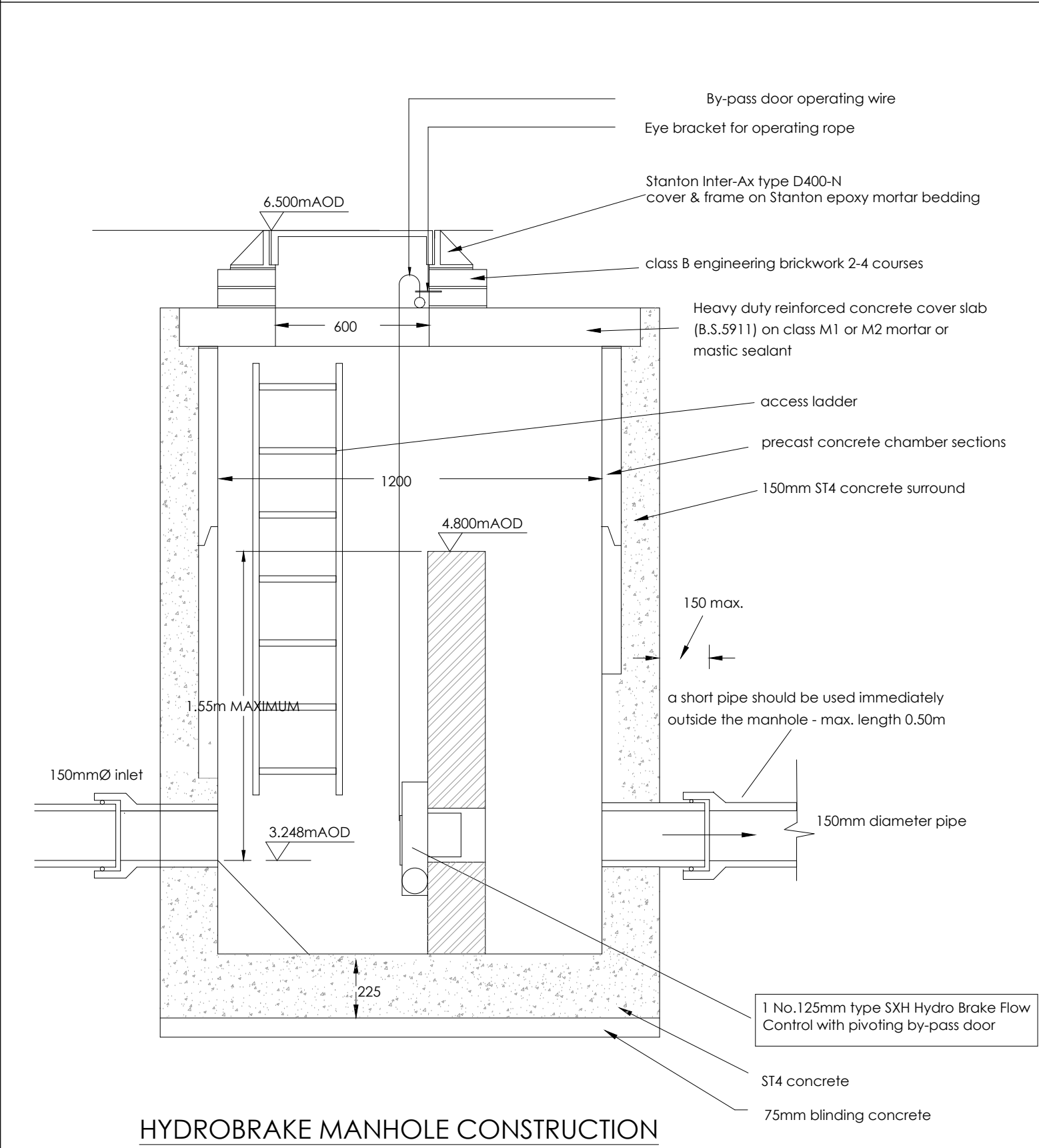
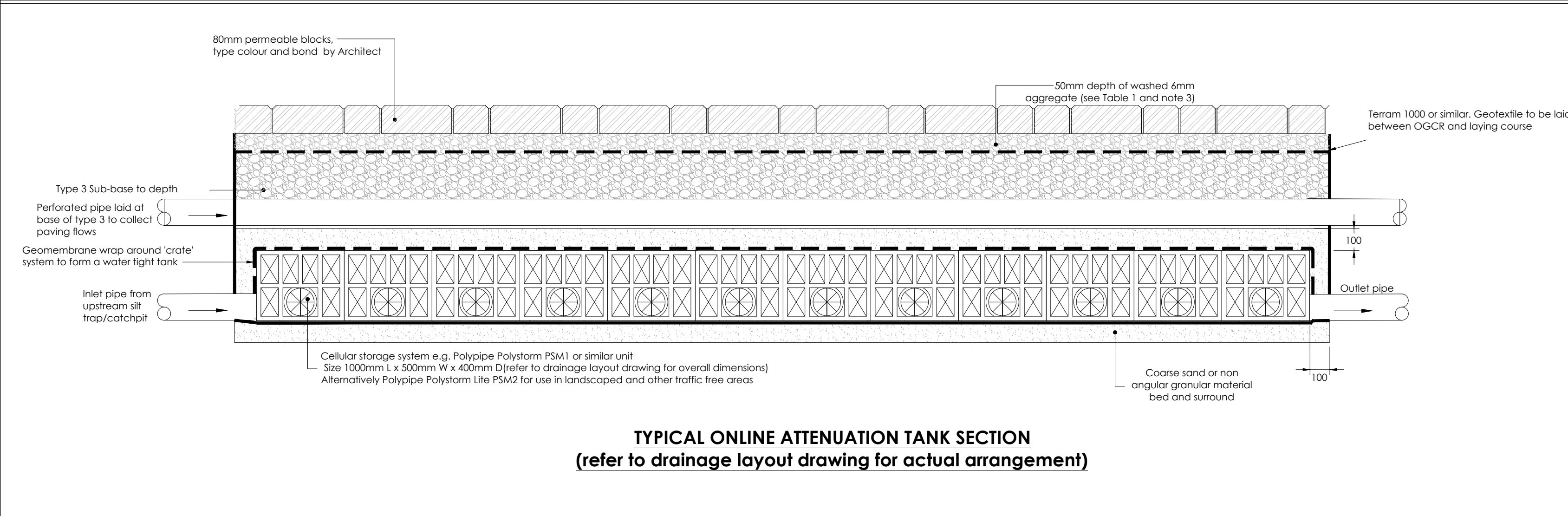
2 Appendix A – Maintenance manual

Item	Required Maintenance	Frequency
Pipe and chambers	CCTV camera survey, flush, descale, repair as necessary	5 Years or upon poor performance
Rainwater gardens	Litter and debris removal.	Monthly (or as required).
	Grass cutting – to retain grass height within specified design range.	Monthly (during growing season), or as required.
	Manage other vegetation and remove nuisance plants.	Monthly (at start, then as required).
	Check for poor vegetation growth due to lack of sunlight or dropping of leaf litter and cut back adjacent vegetation where possible.	Annually.
	Re-seed areas of poor vegetation growth. Alter plant types to better suit conditions, if required.	Annually, or if bare soil is exposed over 10 % or more of the swale treatment area.
	Repair erosion or other damage by re-turfing or reseeding.	As required.
	Re-level uneven surfaces and reinstate design levels.	As required.
	Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface.	As required.
	Remove build-up of sediment on upstream gravel trench, flow spreader or at top of filter strip.	As required.
	Remove and dispose of oils or petrol residues using safe standard practices.	As required.
	Inspect inlets, outlets and overflows for blockages, and clear if required.	Monthly.
	Inspect infiltration surfaces for ponding, compaction, silt accumulation. Record areas where water is ponding for > 48 hours.	Monthly, or when required.
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies	Half yearly.
Silt traps and catchpits	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then six monthly
	Debris removal from catchment surface (where may cause risks to performance)	Monthly
	Inspection of silt traps and catch pits to assess silt accumulation	Monthly (and after large storms)
	Removal of accumulated silt from silt trap and catch pit sumps	Annually, or as required
	Repair/rehabilitation of inlets, outlet, overflows and vents	As required
	Inspect/check all inlets, outlets, and overflows to ensure that they are in good condition and operating as designed	Annually and after large storms
Attenuation Storage Tanks	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 blockage 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, outlet, overflows and vents	As required
	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
Flow control chambers and devices	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then six monthly
	Debris removal from catchment surface (where may cause risks to performance)	Monthly
	Inspection of flow control chamber to assess if system is draining down correctly and that the orifice or flow control device is not blocked. Assess if there are any silt accumulations in the chamber sump.	Monthly (and after large storms)
	Removal of accumulated silt from silt trap and catchpit sumps	Annually, or as required
	Repair/rehabilitation of inlets, outlet, overflows and vents	As required
	Inspect/check all inlets, outlets, and overflows to ensure that they are in good condition and operating as designed	Annually and after large storms

Table 2 SuDS Maintenance





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P02	Flow control updated to PCC ring	01/08/25	AA	RJW
P01	Issued for information	01/08/25	AA	RJW
REV	DESCRIPTION	DATE	BY	APP

CONSULTING CIVIL AND STRUCTURAL ENGINEERS
TEL +44 (0) 1273 033680

QED PROJECT No.
25-300

CLIENT
Hammer It Homes Properties Ltd

PROJECT
45 The Broadway
Haywards Heath
RH16 3AS

TITLE
Construction Details

DRAWN NJ	ENGINEER RJW	CHECKED BY AJG	APPROVED BY MBD
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DATE APPROVED 01.08.2025 SCALE @ A1 1:20

STATUS S2 - Suitable for Information

DRAWING No. 25300-QED-ZZ-00-DR-C-1001	REVISION P02
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Infrastruct CS Ltd

File: 6593-45BR-FLOW.pfd

Network: Storm Network

Richard White

25/06/2026

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Design Settings

Rainfall Methodology

FSR

Return Period (years)

100

Additional Flow (%)

40

FSR Region

England and Wales

M5-60 (mm)

20.000

Ratio-R

0.335

CV

1.000

Time of Entry (mins)

5.00

Maximum Time of Concentration (mins)

30.00

Maximum Rainfall (mm/hr)

50.0

Minimum Velocity (m/s)

1.00

Connection Type

Level Soffits

Minimum Backdrop Height (m)

0.200

Preferred Cover Depth (m)

0.500

Include Intermediate Ground

✓

Enforce best practice design rules

✓

Links

Name

US Node

DS Node

Length (m)

ks (mm) / n

US IL (m)

DS IL (m)

Fall (m)

Slope (1:X)

Dia (mm)

T of C (mins)

Rain (mm/hr)

1

PPS

MAC

21.000

0.600

48.150

47.800

0.350

60.0

100

5.35

50.0

2

MAC

HydroBrake

6.000

0.600

47.750

47.140

0.610

9.8

150

5.38

50.0

3

HydroBrake

Sewer

8.000

0.600

47.140

44.640

2.500

3.2

150

5.41

50.0

Name

Vel (m/s)

Cap (l/s)

Flow (l/s)

US Depth (m)

DS Depth (m)

Σ Area (ha)

Σ Add Inflow (l/s)

Pro Depth (mm)

Pro Velocity (m/s)

1

0.996

7.8

3.8

0.900

0.300

0.015

0.0

49

0.986

2

3.231

57.1

5.3

0.300

1.150

0.021

0.0

31

2.030

3

5.675

100.3

7.1

1.150

3.210

0.028

0.0

27

3.275

Pipeline Schedule

Link

Length (m)

Slope (1:X)

Dia (mm)

Link Type

US CL (m)

US IL (m)

US Depth (m)

DS CL (m)

DS IL (m)

DS Depth (m)

1

21.000

60.0

100

Circular_Default Sewer Type

49.150

48.150

0.900

48.200

47.800

0.300

2

6.000

9.8

150

Circular_Default Sewer Type

48.200

47.750

0.300

48.440

47.140

1.150

3

8.000

3.2

150

Circular_Default Sewer Type

48.440

47.140

1.150

48.000

44.640

3.210

Link

US Node

Dia (mm)

Node Type

MH Type

DS Node

Dia (mm)

Node Type

MH Type

1

PPS

1200

Manhole

Private

MAC

450

Manhole

Private

2

MAC

450

Manhole

Private

HydroBrake

1000

Manhole

Private

3

HydroBrake

1000

Manhole

Private

Sewer

150

Manhole

Private

Manhole Schedule

Node

CL (m)

Depth (m)

Dia (mm)

Connections

Link

IL (m)

Dia (mm)

PPS

49.150

1.000

1200

0

1

48.150

100

MAC

48.200

0.450

450

1

1

47.800

100

HydroBrake

48.440

1.300

1000

0

1

47.750

150

2

47.140

150

Sewer

48.000

3.360

150

0

1

47.140

150

3

44.640

150

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Simulation Settings

Rainfall Methodology	FEH-22	Summer CV	1.000	Analysis Speed	Normal	Drain Down Time (mins)	240	Starting Level (m)		Check Discharge Volume	x
Rainfall Events	Singular	Winter CV	1.000	Skip Steady State	x	Additional Storage (m³/ha)	20.0	Check Discharge Rate(s)	x		

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440
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Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)	Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)	Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
1	0	0	0	30	0	0	0	100	45	0	0
2	0	0	0	100	0	0	0				

Node PPS Online Pump Control

Flap Valve	x	Replaces Downstream Link	✓	Invert Level (m)	48.150	Switch on depth (m)	0.200	Switch off depth (m)	0.001
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Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.010	0.300	0.500	0.300	1.000	0.300

Node HydroBrake Online Orifice Control

Flap Valve	x	Replaces Downstream Link	x	Invert Level (m)	47.140	Diameter (m)	0.020	Discharge Coefficient	0.600
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Node PPS Soakaway Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	48.150	Pit Width (m)	5.000	Depth (m)	0.400	Number Required	1
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)		Pit Length (m)	6.000	Inf Depth (m)			

Node HydroBrake Soakaway Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	47.140	Pit Width (m)	5.000	Depth (m)	0.400	Number Required	1
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)		Pit Length (m)	4.500	Inf Depth (m)			

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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
480 minute winter	PPS	464	48.282	0.132	0.3	3.9360	0.0000	SURCHARGED
15 minute summer	MAC	9	47.762	0.012	0.7	0.0052	0.0000	OK
360 minute summer	HydroBrake	240	47.196	0.056	0.5	1.2447	0.0000	OK
360 minute summer	Sewer	240	44.645	0.005	0.2	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
480 minute winter	PPS	Pump	MAC	0.0				
15 minute summer	MAC	2	HydroBrake	0.7	1.258	0.012	0.0071	
360 minute summer	HydroBrake	3	Sewer	0.2	1.094	0.002	0.0013	2.1

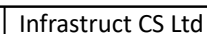
Results for 2 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
720 minute winter	PPS	690	48.330	0.180	0.3	5.3999	0.0000	SURCHARGED
15 minute summer	MAC	10	47.764	0.014	1.1	0.0062	0.0000	OK
240 minute summer	HydroBrake	156	47.220	0.080	0.8	1.7720	0.0000	OK
240 minute summer	Sewer	156	44.645	0.005	0.2	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
720 minute winter	PPS	Pump	MAC	0.0				
15 minute summer	MAC	2	HydroBrake	1.1	1.318	0.019	0.0123	
240 minute summer	HydroBrake	3	Sewer	0.2	1.164	0.002	0.0015	2.8

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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		PPS	585	48.378	0.228	0.7	6.8105	0.0000	SURCHARGED
15 minute summer		MAC	10	47.773	0.023	2.8	0.0096	0.0000	OK
360 minute summer		HydroBrake	360	47.374	0.234	1.3	5.2083	0.0000	SURCHARGED
360 minute summer		Sewer	360	44.647	0.007	0.4	0.0000	0.0000	OK
Link Event (Upstream Depth)		US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
960 minute summer		PPS	Pump	MAC	0.3				
15 minute summer		MAC	2	HydroBrake	2.8	1.338	0.049	0.0419	
360 minute summer		HydroBrake	3	Sewer	0.4	1.373	0.004	0.0023	10.4

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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
960 minute summer	PPS	615	48.434	0.284	0.9	8.5021	0.0000	SURCHARGED
15 minute summer	MAC	10	47.775	0.025	3.5	0.0107	0.0000	OK
480 minute summer	HydroBrake	480	47.436	0.296	1.4	6.5840	0.0000	SURCHARGED
480 minute summer	Sewer	480	44.647	0.007	0.4	0.0000	0.0000	OK
Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
960 minute summer	PPS	Pump	MAC	0.3				
15 minute summer	MAC	2	HydroBrake	3.5	1.443	0.061	0.0518	
480 minute summer	HydroBrake	3	Sewer	0.4	1.420	0.004	0.0025	13.8

Results for 100 year +45% CC Critical Storm Duration. Lowest mass balance: 99.81%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
720 minute summer	PPS	510	48.862	0.712	1.5	12.4332	0.0000	FLOOD RISK
15 minute summer	MAC	10	47.780	0.030	5.1	0.0129	0.0000	OK
240 minute winter	HydroBrake	228	47.705	0.565	2.3	9.0649	0.0000	SURCHARGED
240 minute winter	Sewer	228	44.648	0.008	0.6	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
720 minute summer	PPS	Pump	MAC	0.3				
15 minute summer	MAC	2	HydroBrake	5.1	1.525	0.089	0.0593	
240 minute winter	HydroBrake	3	Sewer	0.6	1.566	0.006	0.0032	11.7

6 APPENDIX E - Mid-Sussex Checklist

Requirement	Summary of Expectation	Reference (Drawing / Report Section)
Greenfield runoff rate (Qbar)	FEH method or similar approved; based on pre-development catchment	25300-QED-ZZ-00-RP-C-1000-P01 - DRAINAGE STRATEGY
On-site infiltration testing	BRE365-compliant tests at SuDS location/depth; safety factor applied	NA. No Space >5m
Groundwater monitoring (if relevant)	Demonstrates seasonal high water table is >1m below base	Tanks protected from Groundwater
Catchment and drainage areas	Plans show areas drained and contributing catchments for each SuDS feature	25300-QED-ZZ-00-DR-C-1000-S4-P04_Drainage Design
Climate change allowances	EA guidance applied to rainfall intensity	FEH and 45% used
Urban creep allowance	10% additional impermeable area unless justified	Full site area drained
Design rainfall	Latest FEH data; FSR not accepted without justification	FEH used
Cv value	1.0 applied to all impermeable surfaces	1.0 used
Hydraulic calculations	1 in 1, 1 in 30, 1 in 30 + CC, and 1 in 100 + CC critical storm durations; no flooding	No flooding shown in calculations
Flow control structures	Head-discharge curve, outlet sizing, orifice protection from blockage	Refer to Calculations
SuDS layout plan	Full drainage layout with invert levels, cover levels, flow directions, and labels	25300-QED-ZZ-00-DR-C-1000-S4-P04_Drainage Design
Longitudinal and cross sections	For basins, pipes, flow controls, below-ground structures	25300-QED-ZZ-00-DR-C-1001-S2-P03_Construction Details
Exceedance flow routing	Plans show how exceedance flows are managed/safely routed	25300-QED-ZZ-00-DR-C-1000-S4-P04_Drainage Design. Existing maintained due to site levels
Finished floor levels	FFLs at least 150mm above surrounding ground/exceedance routes	FFL above surrounding ground by 150mm
Water quality treatment	Simple Index Approach; mitigation index >= hazard index	25300-QED-ZZ-00-RP-C-1000-P01 - DRAINAGE STRATEGY
Proprietary systems (if used)	Certification, design basis, and O&M provided	Appendix A
SuDS details	Type, size, function, inlet/outlet, invert and cover levels, safety features	25300-QED-ZZ-00-DR-C-1000-S4-P04_Drainage Design
Maintenance plan	Asset register and inspection/maintenance schedule; CIRIA Table 32.1 referenced	Appendix A
Maintenance party and mechanism	Legal body named; landowner, management company or adoption route clear	Owner of freehold or appointed representative
Soakaway or infiltration design	Sizing for 6-hour 1 in 100+CC storm; half-drain time <24h	25300-QED-ZZ-00-RP-C-1000-P01 - DRAINAGE STRATEGY
Discharge to watercourse	Restricted to Qbar; outfall location and construction details provided	25300-QED-ZZ-00-RP-C-1000-P01 - DRAINAGE STRATEGY
Attenuation sizing	Demonstrates storage for 1 in 100+CC event without flooding	25300-QED-ZZ-00-RP-C-1000-P01 - DRAINAGE STRATEGY
Discharge to sewer	Qbar max unless the sewerage undertaker agrees higher rate	Southern Water to confirm
Sewer connection approval	Undertaker correspondence confirming acceptability of rate and location; S106 not required	Southern Water to confirm

Foul drainage layout	Inverts, pipe sizes, gradients, connection points	25300-QED-ZZ-00-DR-C-1000-S4-P04_Drainage Design
System type	Gravity or pumped; pump design and calculations if applicable	25300-QED-ZZ-00-DR-C-1000-S4-P04_Drainage Design - Pumped
Peak flow rate	Based on occupancy and discharge volume	A peak rate for 15 people is 1.45 l/s
Public sewer connection	Location confirmed; manhole ID and route to sewer	25300-QED-ZZ-00-DR-C-1000-S4-P04_Drainage Design
Undertaker correspondence	Email or letter showing awareness of proposal and preliminary approval	See emails