

Construction Method Statement: V1.0

11089 – Proposed Surface Water Drainage for Highfield, West Hill, East Grinstead, RH19 4DL

1. Purpose of Statement

This Construction Method Statement (CMS) is submitted in response to Condition 1 of the LLFA response dated 27 November 2025. It defines the construction methodology, sequencing, standards and materials to be adopted for the surface water and foul drainage works.

This CMS shall be read in conjunction with the approved design drawings and the NBS Specification R12 – Below Ground Drainage (Foul and Surface Water). Together, these documents form the approved construction reference set.

2. Controlled Document Set (Incorporated by Reference)

The following documents are formally incorporated into this Construction Method Statement and are to be complied with in full:

2.1 Approved Drawings

11089-500P – Proposed Surface Water Drainage Strategy Layout

11089-501P – Surface Water Drainage Construction Details

11089-503P-B – Location of Proposed Off-Site Sewer Connections

Associated levels, sections and detail call-outs contained within the above drawings

No construction shall proceed unless it accords fully with these drawings.

2.2 Specification

NBS Specification R12 – Below Ground Drainage (Foul and Surface Water)

Prepared by NJP Consulting Engineers Ref: RN/10889 V1.0

The R12 specification governs:

materials

workmanship

installation standards

testing and commissioning

and is mandatory for all drainage works.

3. Overview of the Drainage System (as Constructed)

Approx. 3,700 m² roof and paved areas drain by gravity to lined cellular attenuation.

Approx. 500 m² of access road drains to a BRE 365 soakaway system.

Any soakaway exceedance flows are routed to a pumping chamber and conveyed via a rising main to the main attenuation system.

Combined discharge restricted to 2.9 l/s via Hydro-Brake® flow control to the Southern Water combined sewer.

4. Construction Standards (NBS Integration)

All below-ground drainage works shall be constructed strictly in accordance with NBS R12, including but not limited to the following key requirements:

4.1 Pipes and Fittings

Structured wall or solid wall plastics to BS EN 13476 / BS EN 1401-1, as applicable.

Pipes laid on prepared granular bedding or concrete surround as detailed.

Jointing to be watertight with flexible seals.

(R12 clauses 329, 344, 346, 683–685)

4.2 Trenches and Bedding

Trenches excavated to minimum widths.

Bedding thicknesses to NBS class S or class Z as shown on drawings.

Excavations inspected prior to pipe laying.

(R12 clauses 623–635, 667–680)

4.3 Manholes and Inspection Chambers

Precast concrete manholes to BS EN 1917 / BS 5911.

Plastic inspection chambers to BS EN 13598-1.

Covers and frames to BS EN 124, loading class as per location.

(R12 clauses 401, 407, 471, 743)

4.4 Attenuation System

Modular cellular units installed bonded horizontally and vertically.
Minimum void ratio 95%.
Fully encapsulated in impermeable geomembrane with welded joints.
Protective geotextile to all faces.
(R12 clauses 464, 492, 494)

5. Soakaway Construction (Access Road)

Soakaway to be constructed in accordance with BRE Digest 365 and the approved Soakaway Design Calculations.
Granular fill free from fines to surround units.
Perforated distribution pipes wrapped in geotextile.
Base set approximately 2.1 m below lowest gully inlet.
Soakaway protected from silt ingress during construction.

6. Pumped Exceedance System

Any exceedance from the soakaway intercepted by downstream chamber.
Flows pumped via rising main to gravity attenuation system.
Duty / standby pumps provided.
Pump chamber constructed to details on 11089-501P.
System designed to operate during pump failure scenarios.

7. Flow Control Installation

Hydro-Brake® flow controls installed in dedicated chambers.
Final discharge limited to 2.9 l/s.
Flow control chambers configured with bypass doors and access covers directly above.
(R12 clauses 464, manufacturer requirements)

8. Connection to Southern Water Sewer

Surface water connection formed in accordance with 11089-503P-B.
Connection to Southern Water manhole Ref 0851 (OS Grid Ref 539002, 137880).
All connections subject to Southern Water approval and inspection.
(R12 clause 699)

9. Testing, Commissioning and Verification

Testing shall be undertaken fully in accordance with NBS R12, including:

Air testing and visual inspection of pipelines.

Water testing of manholes and chambers.

CCTV inspection prior to handover.

(R12 clauses 705, 921, 941, 971)

No part of the drainage system shall be brought into permanent operation until all testing is successfully completed.

10. As-Built Records and Compliance

Independent as-built survey provided post-construction.

Confirmation that works comply with drawings and NBS R12.

Any remedial works completed prior to first occupation.

11. Compliance Statement

This Construction Method Statement, together with the drawings and the NBS R12 specification, defines the approved method of construction for the drainage system. No deviation shall occur without written approval from the Local Planning Authority.