

***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

CONTENTS

1	INTRODUCTION.....	1
2	DRAINAGE STRATEGY.....	1
2.1	FOUL WATER	1
2.2	SURFACE WATER.....	1
3	VERIFICATION INSPECTION	2
3.1	INSPECTION	2
3.2	SURFACE WATER SYSTEM	2
4	CONCLUSION	3
5	INSPECTION & MAINTENANCE.....	3

APPENDIX A – Inspection Report 26.02.25

APPENDIX B – Inspection and Maintenance Strategy

APPENDIX C – As built drawings

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

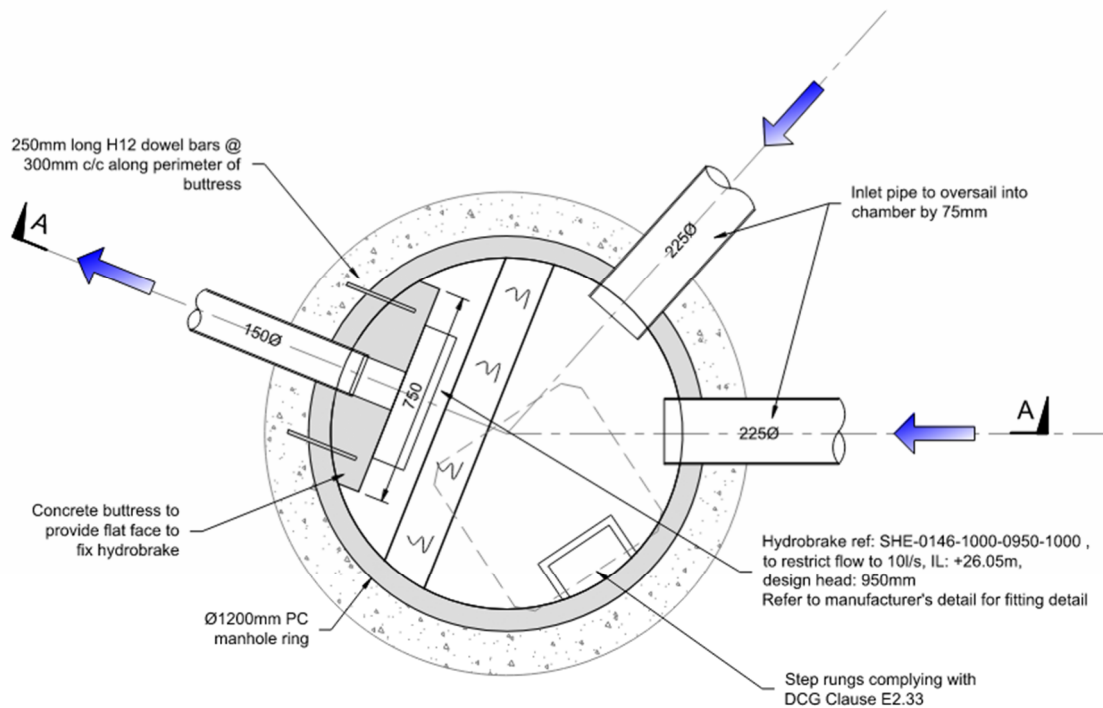
All the pipework has been installed and is of UPVC construction.

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.