



Flood Risk Assessment

Furlong House, Pitt Lane, Furlong House, Pitt Lane,
Hurstpierpoint BN6 9QA

Client

Simon Yates

Furlong House, Pitt Lane,
Hurstpierpoint, BN6 9QA

Ref: 10517

Date: September 2026

Consulting Engineers

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Issue	Issue date	Compiled	Checked
First Draft Issue	15/07/2026	DT	GSD
Second Issue	17/09/2026	DT	GSD

1 Introduction

- 1.1 The full planning application is submitted on behalf of Simon Yates to Mid Sussex District Council for the development of Furlong House, Pitt Lane at Furlong House, Pitt Lane, Hurstpierpoint BN6 9QA.
- 1.2 The proposed development at Furlong House, Pitt Lane, Hurstpierpoint BN6 9QA, comprises the construction of a new dwelling, and associated external hardstanding area.
- 1.3 GTA Civils & Transport Ltd was appointed by Simon Yates to provide an FRA to support the planning application to Mid Sussex District Council as described above. No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.4 This FRA has been prepared in accordance with the National Planning Policy Framework (NPPF) (2025) and relevant planning practice guidance, in particular "Flood risk and coastal change" (PPG ID7, updated September 2025).
- 1.5 This Second issue of the report includes the CCTV survey of the existing network around the site, and it is included in Appendix B. Proposed Foul Water updated accordingly, refer to Drainage Drawing in Appendix F.

2 Policy Context

Legislative Context

- 2.1 The Flood and Water Management Act 2010 (FWMA) updated legislation to ensure better protection from flooding, manage water more sustainably, improve public services and secure water resources during periods of drought. The FWMA helps reduce flood risk by:
- clarifying who is responsible for managing all sources of flood risk;
 - encouraging more sustainable forms of drainage in new developments; and
 - making it easier to resolve misconnections to sewers.
- 2.2 The FWMA established the creation of the Lead Local Flood Authority (LLFA) at county or unitary level to manage local flood risk. Each LLFA is required to prepare a Local Flood Risk Management Strategy which considers all sources of flood risk and identifies objectives to manage local flood risk to local communities.
- 2.3 The LLFA relevant to the Development is West Sussex County Council.
- 2.4 The FWMA also laid the groundwork for national Sustainable Drainage Systems (SuDS) standards to be created. Defra published the “National standards for sustainable drainage systems (SuDS)” on 19 June 2025 which provide the technical guidance that developers are expected to follow and which LLFAs will use to assess submissions.
- 2.5 The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 tie the UK into the EU Water Framework Directive (WFD) which sets environmental objectives for water bodies. The Regulations set out how the Environment Agency (EA) monitors the ecological and chemical status of surface water bodies and the chemical and quantitative status of groundwater. The EA has published River Basin Management Plans (RBMP) to coordinate the WFD objectives in each river basin district.
- 2.6 The Water Industry Act 1991 establishes the duties of sewerage undertakers to provide, maintain, and operate an effective sewerage system, including ensuring that public sewers and treatment works are capable of handling current and future demands. The Act places a general duty on undertakers to assess and plan investment to ensure sufficient capacity in sewers and treatment works to accommodate growth while upholding environmental and operational standards.

3 Existing Site & Current Flood Risk

Site Location

- 2.7 The site comprises approximately 0.102ha of agricultural land, including one existing farm storage room at the southern edge of the site boundary. It is bounded to the north by Pitt Lane, east and west by residential areas, and south by agricultural land.
- 2.8 A location plan is in Appendix A.

Topography

- 2.9 The site falls abruptly from north to south (at approximate 1:14), with levels ranging from between approximately 55.81m Above Ordnance Datum at Pitt Lane, to 51.11m AOD in the southwest corner. The levels then continue falling to the north.
- 2.10 Survey data is in Appendix B.

Hydrology

- 2.11 Based on Topographical Survey, CCTV Survey and EA maps, there is an existing ditch parallel to the western site boundary leading existing surface water to the watercourses to the south.

Geology

- 2.12 The published bedrock geology for the site comprises Lower Greensand Group-Silty sandstone. There is no information regarding Superficial Deposits of the site.
- 2.13 The Soilscape classification is "Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils".
- 2.14 The site is located in an area of medium-high groundwater vulnerability. It is not located within a Source Protection Zone.
- 2.15 An intrusive Ground Investigation has not yet been undertaken however, results from nearby British Geological Survey (BGS) historic boreholes identify the following:
- Borehole TQ21NE5/A (located 760m south of the site boundary) identifies 29m rock and clay, on top of clay. Soil data are available up to 80m. No groundwater was encountered.

- Borehole TQ21NE16 (located 1000m southeast of the site boundary) identifies 1.8m topsoil, on top of fine running sand 4.2m. No groundwater was encountered.

2.16 Further to the BRE365 test undertaken onsite, the results confirmed that the ground is unsuitable for infiltration.

2.17 Relevant extracts from the BRE365 Tests and BGS Data are included in Appendix C.

Flood Zone

2.18 The EA's Flood Map for Planning shows the Site lies within Zone 1 – Low Probability, having less than a 1 in 1,000 (0.1%) annual exceedance probability (AEP) of river flooding.

2.19 The EA's "Flood Map for Planning" is in Appendix D.

Surface Water Flood Risk

2.20 Surface water flooding occurs when excess rainwater does not infiltrate into the ground, or is not intercepted by urban drainage systems, and instead flows across the surface.

2.21 The EA's Risk of Flooding from Surface Water (RoFSW) map extracts are included in Appendix D. These show areas of risk for the 1 in 30, 1 in 100, and 1 in 1000 AEP events (High, Medium, and Low Risk respectively).

2.22 Therefore, the existing site is at low risk of surface water flooding.

Reservoir Flood Risk

2.23 There are no impounded water features in the vicinity and the Site is not close to any reservoir flood risk area shown on the EA's mapping.

2.24 The EA's "Flood Risk Map from Reservoirs" is in Appendix D.

Groundwater Flood Risk

2.25 Groundwater flooding can occur when groundwater rises up from the underlying aquifer to flood subsurface infrastructure or to emerge at the ground surface.

2.26 The EA's mapping shows the application site is in an area with risk of high groundwater emergence. Significant groundwater flooding has not been recorded at the site. Although the potential may exist for groundwater emergence in the lowest parts of the site, the topography dictates that water would flow gently down the slope, leading water

to existing watercourse and greenfield area to the south. The topography of the site is reasonably uniform which will reduce the likelihood of any flow accumulation.

- 2.27 Following a review of BGS boreholes data at section 2.15, no groundwater being observed.
- 2.28 Based on these findings, it is believed that the site is at low risk of groundwater flooding.
- 2.29 Detailed BGS data can be found in Appendix C.

Climate Change

- 2.30 The site lies within the Adur Upper Management Catchment.
- 2.31 Climate Change (2040s to 2060s) layer was added to the Flood Map for Planning by the EA. This dataset is intended to show how the combined Extent of Flood Zones 2 and 3 could increase with climate change over the next century, ignoring benefits of any existing flood defences and assuming no changes to the flood defences or land-use during that time. The difference between the Present Extent and the Climate Change Extent is minimal, and there is no encroachment into the site.
- 2.32 The applicable peak rainfall allowances for the site, which will be used to inform the drainage design calculations, is 45% for the 1 in 100 year storm event.

Historical Flooding

- 2.33 A review of the available data and documents has not identified any records of flooding incidents at or close to the site.

Existing Sewers

- 2.34 There is a Southern Water Foul Water Sewer within West Furlong Lane. The closest manhole is EXFMHF08b which is 520m away to the west side from the site boundary. EXFMHF08b CL 51.99 and IL 51.39 (as per CCTV Survey). The Existing sewer is 150mm diameter, and it leads water to the north High Street.
- 2.35 There is also a Southern Water Foul Water Sewer within the Pit Lane, leading foul water to the north High Street. The foul water sewer is located approximately 51m away to the east side from the site boundary. Due to topography levels, the sewer IL is higher than the ground levels of the site.
- 2.36 The sewer records are included in Appendix E.

- 2.37 The SFRA mapping does not identify any sewer flooding incidents in the vicinity of the site.

Existing Drainage Characteristics

- 2.38 There are no existing public sewers in the vicinity of the site.
- 2.39 The existing impermeable hard surfacing at the site measures 0.023 ha. This is around 22.8% of the red line area (0.102 ha). The existing impermeable area includes the existing storage structure and the tarmac site access.
- 2.40 Greenfield runoff rates per hectare have been calculated using FEH22 data. The results are shown below and calculations included in Appendix G.

1 in 1 AEP	4.8 litres per second per hectare (l/s/ha)
1 in 2 AEP	5.0 l/s/ha
1 in 30 AEP	13.0 l/s/ha
1 in 100 AEP	18.0 l/s/ha

3 Proposed Flood Risk Mitigation

- 3.1 The proposed Drainage Strategy plan is included in Appendix F. The Strategy plan includes the flood extents to allow comparison with the proposed development layout.

Fluvial

- 3.2 The Site lies entirely within Flood Zone 1. All types of development are appropriate within this Zone in terms of flood risk according to the NPPF and planning practice guidance.

Surface Water

- 3.3 Any existing localised pockets of potential surface water flood risk will be mitigated through the re-design of levels in those areas and the introduction of a SuDS scheme at the development.

Reservoirs

- 3.4 There are no impounded water features in the vicinity and the Site is not close to any reservoir flood risk area shown on the EA's mapping.

Groundwater

- 3.5 The risk from groundwater emergence is low considering that the built development will be located on the higher sloping terrain at the Site. Water would be directed downslope to the existing watercourse or existing greenfield areas by the topography with no depressions or valley formations.
- 3.6 Localised risk will be managed by ensuring building threshold levels are set at least 150mm above surrounding finished ground levels and that there are sufficient gaps between and around buildings to allow excess water to escape safely downhill. This will be dealt with at detailed stage.

Sequential Test

- 3.7 The proposed development follows the sequential approach outlined in the NPPF as it will be located on land with least flood risk. No further specific flood risk mitigation measures are required beyond the management of development runoff. This is discussed in the next section.

4 Proposed Surface Water Strategy

- 4.1 Defra published the National standards for SuDS ("NSS") on 19 June 2025. The key principles underpinning the NSS include a natural approach to managing water and an early and integrated design. The proposed SuDS strategy is illustrated in Appendix F and has been prepared in accordance with these key principles. There are 7 core standards set out in the NSS and these are discussed in turn as follows:

Standard 1: runoff destinations.

- 4.2 The NSS hierarchy sets the priority as collecting runoff for non-potable use. Rainwater harvesting (RwH) tank is considered to serve the dwelling, and hence will be designed at detailed stage. Water butts will be included as a minimum. Unless supersized storage tanks are provided in excess of the demand sizing, it must be assumed that any RwH systems are full and quickly overflowing at the time of an extreme storm event. Onward discharge must therefore be considered.
- 4.3 The published ground conditions indicate that the use of infiltration SuDS at the site is unlikely to be effective due to the impermeable soils. It is evident that infiltration SuDS will not provide a complete surface water management solution and an off-site discharge will be needed.
- 4.4 The 3rd priority is to discharge runoff to an above ground surface water body. The strategy for the development is therefore to discharge runoff to the existing watercourse at the west side of the site boundary. The outfall location is illustrated on the Strategy plan in Appendix F.

Standard 2: management of everyday rainfall (interception)

- 4.5 The NSS outlines which interception mechanisms can be assumed to achieve zero runoff from the first 5mm of rainfall for the 80% of events during the summer and 50% in winter. This has been used to develop an integrated SuDS strategy which meets the requirements of Standard 2. Interception Calculations are included in Appendix G.
- 4.6 The proposed drainage strategy for the scheme includes several components that will contribute to interception on this scheme. Rainwater harvesting tank is shown in Appendix F and it will be provided at the detailed stage.
- 4.7 The proposed swale will provide treatment for surface water before discharge to existing ditch. Refer to Appendix F for details.

- 4.8 Hardstanding areas will be permeably paved (type C) where appropriate. These areas will be left unlined or lined, with an outfall to the drainage system.

Standard 3: management of extreme rainfall and flooding

- 4.9 The NSS guidance sets out that the peak allowable discharge rate from the development to the watercourses should be limited to the 1 in 2 (50%) AEP greenfield runoff rate, or 3 l/s/ha, whichever is the greater. As shown in Section 3 above, the 1 in 2 AEP greenfield runoff rate for the site is 5.0 l/s/ha (see Appendix G). The total catchment area is 0.022ha, so in this instance, the discharge rate will be 0.11 l/s. As the discharge rate is very low, the discharge rate will be set to 1.0 l/s to avoid blockages.
- 4.10 Hydraulic Calculations are included in Appendix G based on FEH rainfall data and using a CV value of 1.
- 4.11 Proposed permeable pavement shall be provided beneath the hardstanding. All runoff from the proposed buildings and associated external hardstanding will be attenuated and controlled to 1.0 l/s for all events, up to and including the 1 in 100 AEP + 45% climate change events, with no flooding.
- 4.12 Exceedance: Overland flow in the event of extreme storm events or failure of the drainage system will flow towards the existing ditch.

Standard 4: water quality

- 4.13 The proposed SuDS strategy includes a multi-stage treatment train to protect water quality in the receiving water environment.
- 4.14 Based on the Simple Index Approach described in CIRIA C753 (The SuDS Manual) the development's pollution hazard indices are outlined in Table 5-1 below along with the relevant SuDS mitigation indices for the proposed SuDS components.

Pollutant type	TSS	Metals	Hydrocarbons
Pollution hazard indices			
Residential roofs – Very low	0.2	0.2	0.05
Vehicular areas – Low	0.5	0.4	0.4
SuDS mitigation indices			
Permeable pavement	0.7	0.6	0.7

Table 4-1: Runoff Treatment - Simple Index Approach

- 4.15 Table 5-1 demonstrates that the proposed SuDS treatment train will sufficiently protect the water environment.

Standard 5: amenity

- 4.16 The use of permeable pavement ensures that the SuDS features have been integrated into the landscape proposals to ensure amenity potential is realised, within the constraints of the site.

Standard 6: biodiversity

- 4.17 The opportunity of Biodiversity gain from SuDS is limited in this case due to space constraints and requirements.

Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity

- 4.18 Construction and Phasing: Limited information is available at this stage regarding the proposed phasing of the development. These topics are typically addressed by condition with Phasing Plans and Construction Environmental Management Plans (CEMP). Construction of the surface water drainage scheme will be carried out in line with best practice methods and controls.
- 4.19 Ownership and maintenance: A draft Drainage Maintenance Plan (DMP) outlining ownership and maintenance responsibilities is included in Appendix H. This is a draft version based on the information currently available at this stage; the DMP will be updated as the design of each phase is developed and will remain a live document over the duration of the project.

5 Foul Drainage Strategy

- 5.1 All proposed foul water flows from the development will fully gravitate to existing Southern Water Foul Water Manhole ref F08b. The new connection shall be subject to a S106 application, to be applied for in due course. The off-site drainage route within the public highways shall be offered for adoption under a S104 application.
- 5.2 Southern Water will undertake a capacity assessment as part of its consultation response to the planning application. Where capacity is not available for consented development, Southern Water will provide network reinforcements subject to the new connections charging rules. Based on the scale of Proposed Development and the local sewer records, it has been assumed that existing sewer capacity will be available or sufficient improvements will be able to be delivered by Southern Water prior to first occupation.
- 5.3 If required, the nature of any off-site upgrades is to be determined following modelling work which will take place following planning consent being granted. Southern Water will deliver the off-site upgrades, which are funded by the Infrastructure Charges payable by all developers for new connections.

6 Conclusions

- 6.1 The site lies entirely within Flood zone 1 remote from any fluvial risk area. The development is appropriate in terms of flood risk.
- 6.2 The proposed surface water strategy intends to discharge to the existing ditch on the western boundary at 1.0 l/s. Attenuation shall be provided through a combination of attenuation storage tank and permeable paving.
- 6.3 The proposed SuDS components will capture pollutants to protect water quality in the receiving water environment. In particular, the proposed permeable pavements will protect the groundwater SPZ beneath the site.
- 6.4 The development complies with the NPPF and relevant planning practice guidance in terms of flood risk.

Appendix A

Location Plan



Aerial Photo



Appendix B

Site Survey

Important Information:

We advise that an arborologist be appointed to correctly determine the species and condition of all trees surveyed prior to any design work.

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Survey Legend

[illegible][illegible]

Grid:	OS GPS
levelling:	OS GPS

rawing Title:

Topographical Survey

Site Address: Furlong House
Apple Tree Cottage
Pit Lane, Hurstpierpoint

Simon Yates

Surveyor	MM	Drawn By	CMT	Verified By	AME	Date	OS
M.A.N.			Date				

Scale:	1:200m @ A0	Date:	April 2016
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	Cadmatic Ltd 67 Mansfield Road
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Project**Project Name:** Furlong House**Project Description:** CCTV survey, trace and plot.**Project Status:** Complete**Project Date:** 21/08/2026**Inspection Standard:** MSCC5 Sewers & Drainage GB (SRM5 Scoring)

EYES ON DRAINAGE

CCTV-Trace-Plot-Map-Repair

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Furlong House

Project Number

Project Date
21/08/2026

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Project Information**Project Name**
Furlong House**Project Number****Project Date**
21/08/2026**Client**

Company: gta Civils & Transport
Department: Maple House
Street: 192-198 London Road
Town or City: Burgess Hill
County: West Sussex
Post Code: RH15 9RD
Phone: 01444 871444

**Site**

Department: Furlong House
Street: Pitt Lane
Town or City: Hurstpierpoint
County: West Sussex
Post Code: BN6 9QA

Contractor

Company: Eyes On Drainage Services Ltd
Department: Merrion House
Street: Bines Green
Town or City: Horsham
County: West Sussex
Post Code: RH13 8EH
Phone: 01403 710971
Mobile: 077111 84951
Email: info@eyesondrainage.co.uk





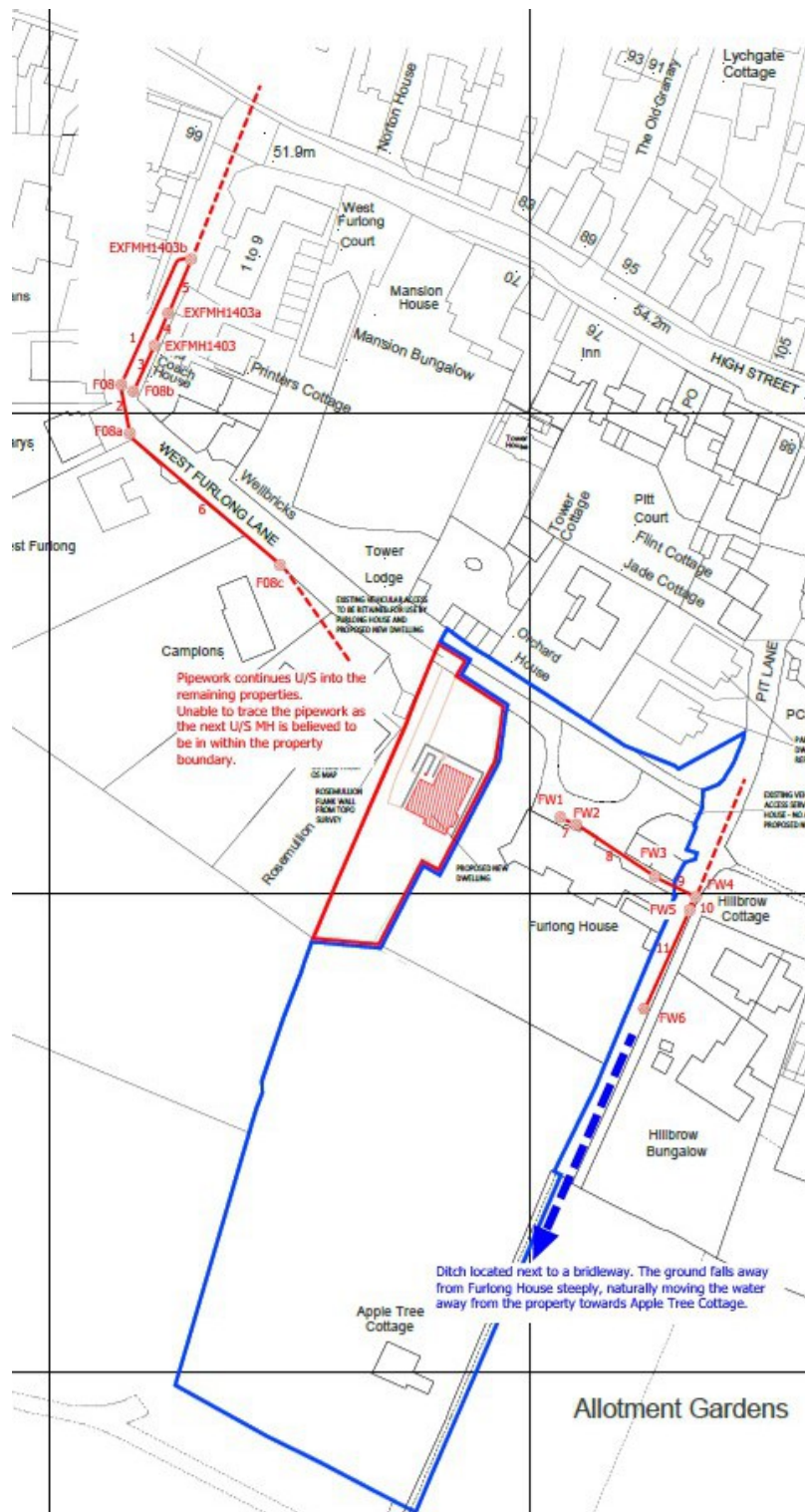
Project Information

Project Name
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Project Drawing, Page 'Furlong House'



Scoring Summary

Project Name
Furlong House

Project Number

Project Date
21/08/2026

Structural Defects

Grade 3: Best practice suggests consideration should be given to repairs in the medium term.

Grade 4: Best practice suggests consideration should be given to repairs to avoid a potential collapse.

Grade 5: Best practice suggests that this pipe is at risk of collapse at any time. Urgent consideration should be given to repairs to avoid total failure.

Section	PLR	Grade	Description
1	F08X	4	Hole in drain or sewer from 11 o'clock to 1 o'clock
5	EXFMH1403aX	4	Multiple defects
11	FW6X	4	Hole in drain or sewer at 11 o'clock

Service / Operational Condition

Grade 3: Best practice suggests consideration should be given to maintenance activities in the medium term.

Grade 4: Best practice suggests consideration should be given to maintenance activity to avoid potential blockages.

Grade 5: Best practice suggests that this pipe is at a high risk of backing up or causing flooding.

Section	PLR	Grade	Description
1	F08X	5	Other obstacles, brick or masonry in invert at 5 o'clock, 5% cross-sectional area loss
5	EXFMH1403aX	2	Multiple defects
8	FW2X	3	Attached deposits, encrustation at joint from 4 o'clock to 8 o'clock, 5% cross-sectional area loss
9	FW3X	5	Attached deposits, grease from 8 o'clock to 4 o'clock, 70% cross-sectional area loss, finish

Abandoned Surveys

Section	PLR	Description
All inspections complete, none are abandoned.		

Information

These scoring summaries are based on the SRM grading from the WRc.

Project Pictures

Project Name
Furlong House

Project Number

Project Date
21/08/2026



Ditch 1



Ditch 2



Ditch 3



Ditch



EXFMH1403



EXFMH1403a

Project Pictures

Project Name
Furlong House

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21/08/2026



EXFMH1403b - Overview



EXFMH1403b



F0B



F08 - Overview



F08a



F08b - Overview



Project Pictures

Project Name
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21/08/2026



F08b



F08c - Overview



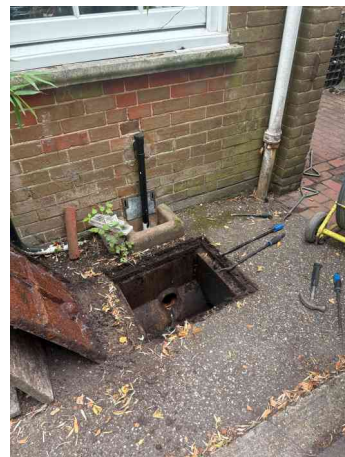
F08c



FW1 - Overview



FW1



FW2 - Overview

Project Pictures

Project Name
Furlong House

Project Number

Project Date
21/08/2026



FW2



FW4 - Overview



FW4



FW5 - Overview



FW5



FW6 - Overview



Project Pictures

Project Name
Furlong House

Project Number

Project Date
21/08/2026



FW6

Section Profile

Project Name
Furlong House

Project Number

Project Date
21/08/2026

Circular, 100 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Material	Total Length	Inspected Length
1	F08	EXFMH1403b	17/08/2026	Pitt Lane	Vitrified clay	30.00 m	30.00 m
2	F08a	F08	17/08/2026	Pitt Lane	Vitrified clay	8.34 m	8.34 m
6	F08c	F08a	17/08/2026	Pitt Lane	Vitrified clay	36.55 m	36.55 m
10	FW5	FW4	17/08/2026	Pitt Lane	Vitrified clay	0.76 m	0.76 m
11	FW6	FW5	17/08/2026	Pitt Lane	Vitrified clay	20.00 m	20.00 m

Total: 5 Inspections x Circular 100 mm, 0 mm = 95.65 m Total Length and 95.65 m Inspected Length

Circular, 150 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Material	Total Length	Inspected Length
3	F08b	EXFMH1403	17/08/2026	Pitt Lane	Vitrified clay	13.00 m	13.00 m
4	EXFMH1403	EXFMH1403a	17/08/2026	Pitt Lane	Vitrified clay	6.30 m	6.30 m
5	EXFMH1403a	EXFMH1403b	17/08/2026	Pitt Lane	Vitrified clay	9.35 m	9.35 m
7	FW1	FW2	17/08/2026	Pitt Lane	Vitrified clay	2.00 m	2.00 m
8	FW2	FW3	17/08/2026	Pitt Lane	Vitrified clay	7.65 m	7.65 m
9	FW3	FW4	17/08/2026	Pitt Lane	Vitrified clay	14.00 m	14.00 m

Total: 6 Inspections x Circular 150 mm, 0 mm = 52.30 m Total Length and 52.30 m Inspected Length

Total: 11 Inspections = 147.95 m Total Length and 147.95 m Inspected Length

Section Summary

Project Name Furlong House	Project Number	Project Date 21/08/2026
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Number of sections	11
Total length of sections	147.95 m
Total length of inspected sections	147.95 m
Total length of not inspected sections	0.00 m
Number of abandoned inspections	0
Number of section inspection photos	58
Number of section inspection videos	11
Number of section inspection scans	0
Number of section inclination measurements	0

PLR:	F08X	Upstream Node:	F08
Inspection Direction:	Downstream	Downstream Node:	EXFMH1403b
Inspected Length:	30.00 m	Dia/Height:	100 mm
Total Length:	30.00 m	Material:	Vitrified clay

No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: F08
2	0.00	WL	Water level, 0% of the vertical dimension
3	10.00	WL	Water level, 15% of the vertical dimension
4	12.00	WL	Water level, 5% of the vertical dimension
5	18.60	OBB	Other obstacles, brick or masonry in invert at 5 o'clock, 5% cross-sectional area loss
6	21.20	H	Hole in drain or sewer from 11 o'clock to 1 o'clock
7	22.69	WL	Water level, 15% of the vertical dimension
8	28.77	WL	Water level, 5% of the vertical dimension
9	30.00	MHF	Finish node, manhole, reference: EXFMH1403b

PLR:	F08aX	Upstream Node:	F08a
Inspection Direction:	Upstream	Downstream Node:	F08
Inspected Length:	8.34 m	Dia/Height:	100 mm
Total Length:	8.34 m	Material:	Vitrified clay

No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: F08
2	0.00	WL	Water level, 5% of the vertical dimension
3	8.34	MHF	Finish node, manhole, reference: F08a

PLR:	F08bX	Upstream Node:	F08b
Inspection Direction:	Downstream	Downstream Node:	EXFMH1403
Inspected Length:	13.00 m	Dia/Height:	150 mm
Total Length:	13.00 m	Material:	Vitrified clay

Section Summary

Project Name Furlong House	Project Number	Project Date 21/08/2026
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No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: F08b
2	0.00	WL	Water level, 0% of the vertical dimension
3	9.30	CN	Connection other than junction at 10 o'clock, 100mm dia
4	13.00	MHF	Finish node, manhole, reference: EXFMH1403

PLR: EXFMH1403X

Inspection Direction: Downstream

Inspected Length: 6.30 m

Total Length: 6.30 m

Upstream Node: EXFMH1403

Downstream Node: EXFMH1403a

Dia/Height: 150 mm

Material: Vitrified clay

No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: EXFMH1403
2	0.00	WL	Water level, 0% of the vertical dimension
3	6.30	MHF	Finish node, manhole, reference: EXFMH1403a

PLR: EXFMH1403aX

Inspection Direction: Downstream

Inspected Length: 9.35 m

Total Length: 9.35 m

Upstream Node: EXFMH1403a

Downstream Node: EXFMH1403b

Dia/Height: 150 mm

Material: Vitrified clay

No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: EXFMH1403a
2	0.00	WL	Water level, 0% of the vertical dimension
3	0.60	FC	Fracture, circumferential from 7 o'clock to 12 o'clock
4	0.60	BJ	Broken pipe at joint from 11 o'clock to 12 o'clock
5	4.24	WL	Water level, 10% of the vertical dimension
6	5.05	WL	Water level, 5% of the vertical dimension
7	6.10	FCJ	Fracture, circumferential at joint from 9 o'clock to 1 o'clock
8	6.10	FLJ	Fracture, longitudinal at joint at 9 o'clock
9	6.10	BJ	Broken pipe at joint from 9 o'clock to 12 o'clock
10	6.10	H	Hole in drain or sewer from 12 o'clock to 1 o'clock
11	7.85	H	Hole in drain or sewer from 4 o'clock to 5 o'clock
12	9.35	MHF	Finish node, manhole, reference: EXFMH1403b

PLR: F08cX

Inspection Direction: Downstream

Inspected Length: 36.55 m

Total Length: 36.55 m

Upstream Node: F08c

Downstream Node: F08a

Dia/Height: 100 mm

Material: Vitrified clay

No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: F08c
2	0.00	WL	Water level, 0% of the vertical dimension
3	36.55	MHF	Finish node, manhole, reference: F08a

PLR: FW1X

Inspection Direction: Downstream

Inspected Length: 2.00 m

Total Length: 2.00 m

Upstream Node: FW1

Downstream Node: FW2

Dia/Height: 150 mm

Material: Vitrified clay

Section Summary

Project Name Furlong House	Project Number	Project Date 21/08/2026
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No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: FW1
2	0.00	WL	Water level, 0% of the vertical dimension
3	2.00	MHF	Finish node, manhole, reference: FW2

PLR:	FW2X	Upstream Node:	FW2
Inspection Direction:	Downstream	Downstream Node:	FW3
Inspected Length:	7.65 m	Dia/Height:	150 mm
Total Length:	7.65 m	Material:	Vitrified clay

No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: FW2
2	0.00	WL	Water level, 0% of the vertical dimension
3	4.00	DEEJ	Attached deposits, encrustation at joint from 4 o'clock to 8 o'clock, 5% cross-sectional area loss
4	4.00	WL	Water level, 20% of the vertical dimension
5	4.40	WL	Water level, 0% of the vertical dimension
6	4.70	CN	Connection other than junction at 12 o'clock, 100mm dia
7	7.65	MHF	Finish node, manhole, reference: FW3

PLR:	FW3X	Upstream Node:	FW3
Inspection Direction:	Downstream	Downstream Node:	FW4
Inspected Length:	14.00 m	Dia/Height:	150 mm
Total Length:	14.00 m	Material:	Vitrified clay

No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: FW3
2	0.00	WL	Water level, 0% of the vertical dimension
3	6.37	DEG	Attached deposits, grease at 9 o'clock, 5% cross-sectional area loss, start
4	6.37	DEG	Attached deposits, grease at 3 o'clock, 5% cross-sectional area loss, start
5	9.47	DEG	Attached deposits, grease at 9 o'clock, 5% cross-sectional area loss, finish
6	9.47	DEG	Attached deposits, grease at 3 o'clock, 5% cross-sectional area loss, finish
7	9.47	DEG	Attached deposits, grease from 9 o'clock to 3 o'clock, 10% cross-sectional area loss, start
8	10.96	DEG	Attached deposits, grease from 9 o'clock to 3 o'clock, 10% cross-sectional area loss, finish
9	10.96	DEG	Attached deposits, grease from 8 o'clock to 4 o'clock, 70% cross-sectional area loss, start
10	12.00	DEG	Attached deposits, grease from 8 o'clock to 4 o'clock, 70% cross-sectional area loss, finish
11	12.00	DEG	Attached deposits, grease from 11 o'clock to 1 o'clock, 5% cross-sectional area loss, start
12	14.00	DEG	Attached deposits, grease from 11 o'clock to 1 o'clock, 5% cross-sectional area loss, finish
13	14.00	MHF	Finish node, manhole, reference: FW4

PLR:	FW5X	Upstream Node:	FW5
Inspection Direction:	Downstream	Downstream Node:	FW4
Inspected Length:	0.76 m	Dia/Height:	100 mm
Total Length:	0.76 m	Material:	Vitrified clay

No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: FW5
2	0.00	WL	Water level, 0% of the vertical dimension
3	0.54	LR	Line deviates right
4	0.76	MHF	Finish node, manhole, reference: FW4

Section Summary

Project Name Furlong House	Project Number	Project Date 21/08/2026
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PLR:	FW6X	Upstream Node:	FW6
Inspection Direction:	Upstream	Downstream Node:	FW5
Inspected Length:	20.00 m	Dia/Height:	100 mm
Total Length:	20.00 m	Material:	Vitrified clay

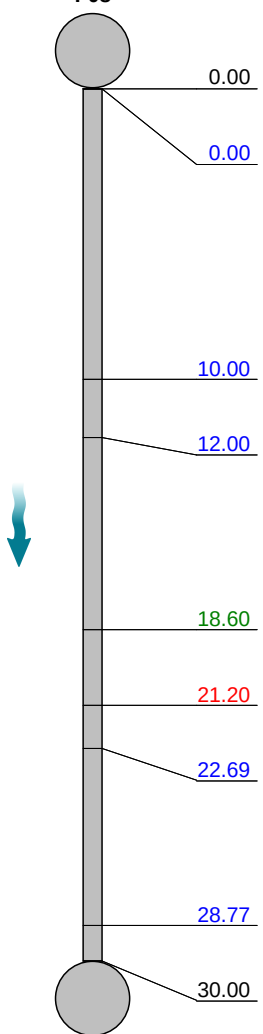
No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: FW5
2	0.00	WL	Water level, 5% of the vertical dimension
3	1.20	WL	Water level, 0% of the vertical dimension
4	6.15	RFJ	Roots, fine at joint
5	12.30	H	Hole in drain or sewer at 11 o'clock
6	12.30	FC	Fracture, circumferential from 6 o'clock to 12 o'clock
7	14.15	FCJ	Fracture, circumferential at joint from 9 o'clock to 3 o'clock
8	20.00	MHF	Finish node, manhole, reference: FW6

Section Inspection - 17/08/2026 - F08X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
1	1	17/08/26	8:35	Not Specified	No Rain Or Snow	No	F08X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
DR		HT71 WVX		P540	Not Specified	Not Specified	Not Specified

Town or Village:	Hurstpierpoint	Inspection Direction:	Downstream	Upstream Node:	F08
Road:	Pitt Lane	Inspected Length:	30.00 m	Upstream Pipe Depth:	1.200 m
Location:	Property or buildings	Total Length:	30.00 m	Downstream Node:	EXFMH1403B
Surface Type:	Various	Joint Length:		Downstream Pipe Depth:	2.060 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	100 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample condition survey	Lining Material:	No Lining		

Comments:
Recommendations:

Scale:	1:260	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 1.20 m F08 							
		0.00	MH	Start node, manhole, reference: F08	00:00:00		
		0.00	WL	Water level, 0% of the vertical dimension	00:00:00	1	
		10.00	WL	Water level, 15% of the vertical dimension	00:01:48	2	
		12.00	WL	Water level, 5% of the vertical dimension	00:02:11	3	
		18.60	OBB	Other obstacles, brick or masonry in invert at 5 o'clock, 5% cross-sectional area loss	00:03:19	4	5
		21.20	H	Hole in drain or sewer from 11 o'clock to 1 o'clock	00:03:57	5	4
		22.69	WL	Water level, 15% of the vertical dimension	00:04:12	6	
		28.77	WL	Water level, 5% of the vertical dimension	00:05:24	7	
		30.00	MHF	Finish node, manhole, reference: EXFMH1403b	00:05:34	8	
EXFMH1403b Depth: 2.06 m							

Construction Features
Structural Defects
Miscellaneous Features
Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
1	80.0	2.7	80.0	4.0	1	10.0	0.3	10.0	5.0



Section Pictures - 17/08/2026 - F08X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
1	Downstream	F08X		



1, 00:00:00, 0.00 m
Water level, 0% of the vertical dimension



2, 00:01:48, 10.00 m
Water level, 15% of the vertical dimension



3, 00:02:11, 12.00 m
Water level, 5% of the vertical dimension



4, 00:03:19, 18.60 m
Other obstacles, brick or masonry in invert at 5 o'clock, 5% cross-sectional area loss



5, 00:03:57, 21.20 m
Hole in drain or sewer from 11 o'clock to 1 o'clock



6, 00:04:12, 22.69 m
Water level, 15% of the vertical dimension



Section Pictures - 17/08/2026 - F08X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
1	Downstream	F08X		



7, 00:05:24, 28.77 m
Water level, 5% of the vertical dimension



8, 00:05:34, 30.00 m
Finish node, manhole, reference: EXFMH1403b

Section Inspection - 17/08/2026 - F08aX

Item No. 2	Insp. No. 1	Date 17/08/26	Time 8:48	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned No	PLR F08AX
Operator DR		Vehicle HT71 WVX		Camera P540	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Hurstpierpoint	Inspection Direction:	Upstream	Upstream Node:	F08A
Road:	Pitt Lane	Inspected Length:	8.34 m	Upstream Pipe Depth:	1.360 m
Location:	Property or buildings	Total Length:	8.34 m	Downstream Node:	F08
Surface Type:	Various	Joint Length:		Downstream Pipe Depth:	1.200 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	100 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample condition survey	Lining Material:	No Lining		

Comments:
Recommendations:

Scale:	1:73	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 1.20 m F08 0.00 0.00							

Construction Features

Structural Defects

Miscellaneous Features

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



Section Pictures - 17/08/2026 - F08aX

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
2	Upstream	F08AX		



1, 00:00:01, 0.00 m
Water level, 5% of the vertical dimension



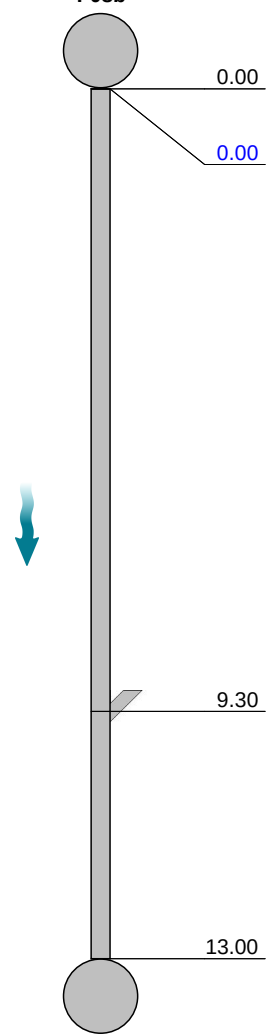
2, 00:01:36, 8.34 m
Finish node, manhole, reference: F08a

Section Inspection - 17/08/2026 - F08bX

Item No. 3	Insp. No. 1	Date 17/08/26	Time 9:30	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned No	PLR F08BX
Operator DR		Vehicle HT71 WVX		Camera P540	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Hurstpierpoint	Inspection Direction:	Downstream	Upstream Node:	F08B
Road:	Pitt Lane	Inspected Length:	13.00 m	Upstream Pipe Depth:	0.600 m
Location:	Property or buildings	Total Length:	13.00 m	Downstream Node:	EXFMH1403
Surface Type:	Various	Joint Length:		Downstream Pipe Depth:	
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	150 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample condition survey	Lining Material:	No Lining		

Comments:
Recommendations:

Scale: 1:113	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 0.60 m F08b						
						
	0.00	MH	Start node, manhole, reference: F08b	00:00:00		
	0.00	WL	Water level, 0% of the vertical dimension	00:00:01	1	
	9.30	CN	Connection other than junction at 10 o'clock, 100mm dia	00:01:08	2	
	13.00	MHF	Finish node, manhole, reference: EXFMH1403	00:01:43	3	
EXFMH1403 Depth: m						

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



Section Pictures - 17/08/2026 - F08bX

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
3	Downstream	F08BX		



1, 00:00:01, 0.00 m
Water level, 0% of the vertical dimension



2, 00:01:08, 9.30 m
Connection other than junction at 10 o'clock, 100mm dia



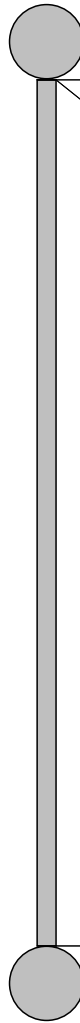
3, 00:01:43, 13.00 m
Finish node, manhole, reference: EXFMH1403

Section Inspection - 17/08/2026 - EXFMH1403X

Item No. 4	Insp. No. 1	Date 17/08/26	Time 9:31	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned No	PLR EXFMH1403X
Operator DR		Vehicle HT71 WVX		Camera P540	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Hurstpierpoint	Inspection Direction:	Downstream	Upstream Node:	EXFMH1403
Road:	Pitt Lane	Inspected Length:	6.30 m	Upstream Pipe Depth:	
Location:	Property or buildings	Total Length:	6.30 m	Downstream Node:	EXFMH1403A
Surface Type:	Various	Joint Length:		Downstream Pipe Depth:	
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	150 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample condition survey	Lining Material:	No Lining		

Comments:
Recommendations:

Scale:	1:55	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: m EXFMH1403  0.00 MH Start node, manhole, reference: EXFMH1403 00:00:00 0.00 WL Water level, 0% of the vertical dimension 00:00:00 1 6.30 MHF Finish node, manhole, reference: EXFMH1403a 00:00:50 2 EXFMH1403a Depth: m							

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



Section Pictures - 17/08/2026 - EXFMH1403X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
4	Downstream	EXFMH1403X		



1, 00:00:00, 0.00 m
Water level, 0% of the vertical dimension



2, 00:00:50, 6.30 m
Finish node, manhole, reference: EXFMH1403a

Section Inspection - 17/08/2026 - EXFMH1403aX

Item No. 5	Insp. No. 1	Date 17/08/26	Time 9:33	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned No	PLR EXFMH1403AX
Operator DR		Vehicle HT71 WVX		Camera P540	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Hurstpierpoint	Inspection Direction:	Downstream	Upstream Node:	EXFMH1403A
Road:	Pitt Lane	Inspected Length:	9.35 m	Upstream Pipe Depth:	
Location:	Property or buildings	Total Length:	9.35 m	Downstream Node:	EXFMH1403B
Surface Type:	Various	Joint Length:		Downstream Pipe Depth:	2.060 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	150 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample condition survey	Lining Material:	No Lining		

Comments:
Recommendations:

Scale:	1:81	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: m EXFMH1403a 0.00 0.00 0.60 0.60 4.24 5.05 6.10 6.10 6.10 6.10 7.85 9.35 EXFMH1403b Depth: 2.06 m MH Start node, manhole, reference: EXFMH1403a 00:00:00 WL Water level, 0% of the vertical dimension 00:00:01 1 FC Fracture, circumferential from 7 o'clock to 12 o'clock 00:00:12 2 3 / 2 BJ Broken pipe at joint from 11 o'clock to 12 o'clock 00:00:12 3 4 WL Water level, 10% of the vertical dimension 00:00:43 4 WL Water level, 5% of the vertical dimension 00:00:51 5 FCJ Fracture, circumferential at joint from 9 o'clock to 1 o'clock 00:00:57 6 3 / 2 FLJ Fracture, longitudinal at joint at 9 o'clock 00:00:57 7 3 / 2 BJ Broken pipe at joint from 9 o'clock to 12 o'clock 00:00:57 8 4 H Hole in drain or sewer from 12 o'clock to 1 o'clock 00:00:57 9 4 H Hole in drain or sewer from 4 o'clock to 5 o'clock 00:01:21 10 4 MHF Finish node, manhole, reference: EXFMH1403b 00:01:59 11							

Construction Features
Structural Defects
Miscellaneous Features
Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
7	240.0	47.1	440.0	4.0	3	2.0	0.3	3.0	3.0



Section Pictures - 17/08/2026 - EXFMH1403aX

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
5	Downstream	EXFMH1403AX		



1, 00:00:01, 0.00 m
Water level, 0% of the vertical dimension



2, 00:00:12, 0.60 m
Fracture, circumferential from 7 o'clock to 12 o'clock



3, 00:00:12, 0.60 m
Broken pipe at joint from 11 o'clock to 12 o'clock



4, 00:00:43, 4.24 m
Water level, 10% of the vertical dimension



5, 00:00:51, 5.05 m
Water level, 5% of the vertical dimension



6, 00:00:57, 6.10 m
Fracture, circumferential at joint from 9 o'clock to 1 o'clock



Section Pictures - 17/08/2026 - EXFMH1403aX

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
5	Downstream	EXFMH1403AX		



7, 00:00:57, 6.10 m
Fracture, longitudinal at joint at 9 o'clock



8, 00:00:57, 6.10 m
Broken pipe at joint from 9 o'clock to 12 o'clock



9, 00:00:57, 6.10 m
Hole in drain or sewer from 12 o'clock to 1 o'clock



10, 00:01:21, 7.85 m
Hole in drain or sewer from 4 o'clock to 5 o'clock



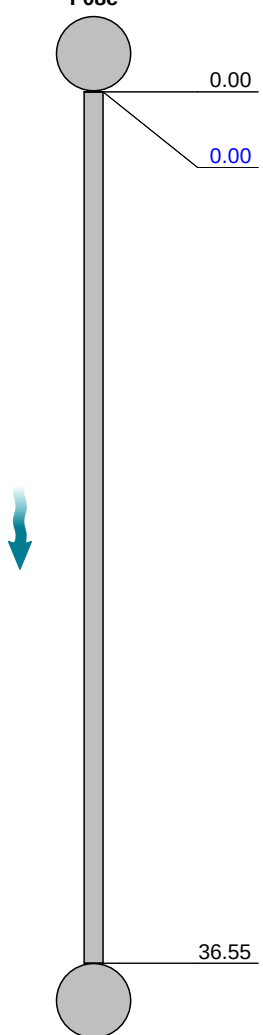
11, 00:01:59, 9.35 m
Finish node, manhole, reference: EXFMH1403b

Section Inspection - 17/08/2026 - F08cX

Item No. 6	Insp. No. 1	Date 17/08/26	Time 10:43	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned No	PLR F08CX
Operator DR		Vehicle HT71 WVX		Camera P540	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Hurstpierpoint	Inspection Direction:	Downstream	Upstream Node:	F08C
Road:	Pitt Lane	Inspected Length:	36.55 m	Upstream Pipe Depth:	1.260 m
Location:	Property or buildings	Total Length:	36.55 m	Downstream Node:	F08A
Surface Type:	Various	Joint Length:		Downstream Pipe Depth:	1.360 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	100 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample condition survey	Lining Material:	No Lining		

Comments:
Recommendations:

Scale: 1:317	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 1.26 m F08c  0.00 MH Start node, manhole, reference: F08c 00:00:00 0.00 WL Water level, 0% of the vertical dimension 00:00:00 1 36.55 MHF Finish node, manhole, reference: F08a 00:04:44 2 F08a Depth: 1.36 m						

Construction Features
Structural Defects
Miscellaneous Features
Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



Section Pictures - 17/08/2026 - F08cX

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
6	Downstream	F08CX		



1, 00:00:00, 0.00 m
Water level, 0% of the vertical dimension



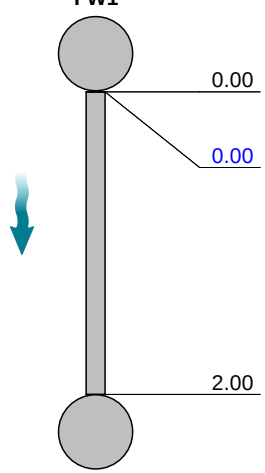
2, 00:04:44, 36.55 m
Finish node, manhole, reference: F08a

Section Inspection - 17/08/2026 - FW1X

Item No. 7	Insp. No. 1	Date 17/08/26	Time 11:51	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned No	PLR FW1X
Operator DR		Vehicle HT71 WVX		Camera P540	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Hurstpierpoint	Inspection Direction:	Downstream	Upstream Node:	FW1
Road:	Pitt Lane	Inspected Length:	2.00 m	Upstream Pipe Depth:	0.450 m
Location:	Property or buildings	Total Length:	2.00 m	Downstream Node:	FW2
Surface Type:	Various	Joint Length:		Downstream Pipe Depth:	0.530 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	150 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample condition survey	Lining Material:	No Lining		

Comments:
Recommendations:

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade																		
Depth: 0.45 m FW1  Depth: 0.53 m FW2 <table><tr><td>0.00</td><td>MH</td><td>Start node, manhole, reference: FW1</td><td>00:00:00</td><td></td><td></td></tr><tr><td>0.00</td><td>WL</td><td>Water level, 0% of the vertical dimension</td><td>00:00:00</td><td>1</td><td></td></tr><tr><td>2.00</td><td>MHF</td><td>Finish node, manhole, reference: FW2</td><td>00:00:16</td><td>2</td><td></td></tr></table>								0.00	MH	Start node, manhole, reference: FW1	00:00:00			0.00	WL	Water level, 0% of the vertical dimension	00:00:00	1		2.00	MHF	Finish node, manhole, reference: FW2	00:00:16	2	
0.00	MH	Start node, manhole, reference: FW1	00:00:00																						
0.00	WL	Water level, 0% of the vertical dimension	00:00:00	1																					
2.00	MHF	Finish node, manhole, reference: FW2	00:00:16	2																					

Construction Features
Structural Defects
Miscellaneous Features
Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



Section Pictures - 17/08/2026 - FW1X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
7	Downstream	FW1X		



1, 00:00:00, 0.00 m
Water level, 0% of the vertical dimension



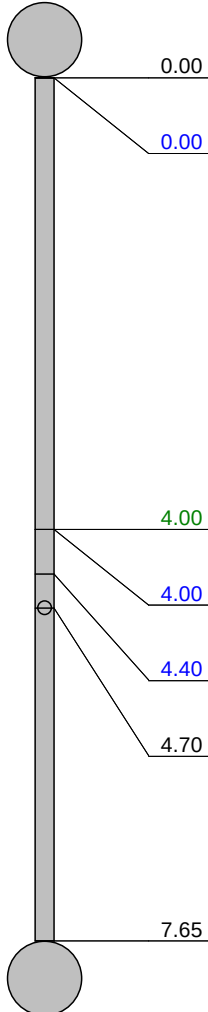
2, 00:00:16, 2.00 m
Finish node, manhole, reference: FW2

Section Inspection - 17/08/2026 - FW2X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
8	1	17/08/26	11:52	Not Specified	No Rain Or Snow	No	FW2X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
DR		HT71 WVX		P540	Not Specified	Not Specified	Not Specified

Town or Village:	Hurstpierpoint	Inspection Direction:	Downstream	Upstream Node:	FW2
Road:	Pitt Lane	Inspected Length:	7.65 m	Upstream Pipe Depth:	0.530 m
Location:	Property or buildings	Total Length:	7.65 m	Downstream Node:	FW3
Surface Type:	Various	Joint Length:		Downstream Pipe Depth:	
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	150 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample condition survey	Lining Material:	No Lining		

Comments:
Recommendations:

Scale:	1:67	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 0.53 m FW2 							
		0.00	MH	Start node, manhole, reference: FW2	00:00:00		
		0.00	WL	Water level, 0% of the vertical dimension	00:00:01	1	
		4.00	DEEJ	Attached deposits, encrustation at joint from 4 o'clock to 8 o'clock, 5% cross-sectional area loss	00:00:41	2	3
		4.00	WL	Water level, 20% of the vertical dimension	00:00:41	3	
		4.40	WL	Water level, 0% of the vertical dimension	00:00:49	4	
		4.70	CN	Connection other than junction at 12 o'clock, 100mm dia	00:00:52	5	
		7.65	MHF	Finish node, manhole, reference: FW3	00:01:19	6	

Construction Features
Structural Defects
Miscellaneous Features
Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	2.0	0.3	2.0	3.0



Section Pictures - 17/08/2026 - FW2X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
8	Downstream	FW2X		



1, 00:00:01, 0.00 m
Water level, 0% of the vertical dimension



2, 00:00:41, 4.00 m
Attached deposits, encrustation at joint from 4 o'clock to 8 o'clock, 5% cross-sectional area loss



3, 00:00:41, 4.00 m
Water level, 20% of the vertical dimension



4, 00:00:49, 4.40 m
Water level, 0% of the vertical dimension



5, 00:00:52, 4.70 m
Connection other than junction at 12 o'clock, 100mm dia



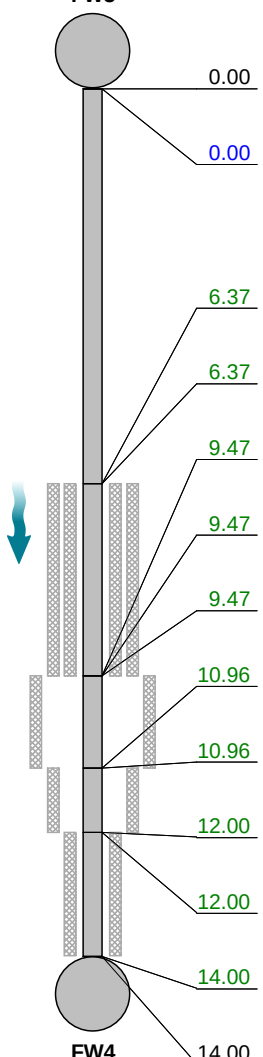
6, 00:01:19, 7.65 m
Finish node, manhole, reference: FW3

Section Inspection - 17/08/2026 - FW3X

Item No. 9	Insp. No. 1	Date 17/08/26	Time 11:55	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned No	PLR FW3X
Operator DR		Vehicle HT71 WVX		Camera P540	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Hurstpierpoint	Inspection Direction:	Downstream	Upstream Node:	FW3
Road:	Pitt Lane	Inspected Length:	14.00 m	Upstream Pipe Depth:	
Location:	Property or buildings	Total Length:	14.00 m	Downstream Node:	FW4
Surface Type:	Various	Joint Length:		Downstream Pipe Depth:	1.600 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	150 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample condition survey	Lining Material:	No Lining		

Comments:
Recommendations:

Scale: 1:122	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: m FW3  FW4 Depth: 1.60 m						
	0.00	MH	Start node, manhole, reference: FW3	00:00:00		
	0.00	WL	Water level, 0% of the vertical dimension	00:00:00	1	
	6.37	S01	DEG Attached deposits, grease at 9 o'clock, 5% cross-sectional area loss, start	00:00:50	2	
	6.37	S02	DEG Attached deposits, grease at 3 o'clock, 5% cross-sectional area loss, start	00:00:50	3	
	9.47	F01	DEG Attached deposits, grease at 9 o'clock, 5% cross-sectional area loss, finish	00:01:13	4	3
	9.47	F02	DEG Attached deposits, grease at 3 o'clock, 5% cross-sectional area loss, finish	00:01:13	5	3
	9.47	S03	DEG Attached deposits, grease from 9 o'clock to 3 o'clock, 10% cross-sectional area loss, start	00:01:13	6	
	10.96	F03	DEG Attached deposits, grease from 9 o'clock to 3 o'clock, 10% cross-sectional area loss, finish	00:01:30	7	3
	10.96	S04	DEG Attached deposits, grease from 8 o'clock to 4 o'clock, 70% cross-sectional area loss, start	00:01:30	8	
	12.00	F04	DEG Attached deposits, grease from 8 o'clock to 4 o'clock, 70% cross-sectional area loss, finish	00:01:42	9	5
	12.00	S05	DEG Attached deposits, grease from 11 o'clock to 1 o'clock, 5% cross-sectional area loss, start	00:01:42	10	
	14.00	F05	DEG Attached deposits, grease from 11 o'clock to 1 o'clock, 5% cross-sectional area loss, finish	00:01:57	11	3
	14.00	MHF	Finish node, manhole, reference: FW4	00:01:57	12	

Construction Features

Structural Defects

Miscellaneous Features

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	5	23.0	5.6	78.0	5.0



Section Pictures - 17/08/2026 - FW3X

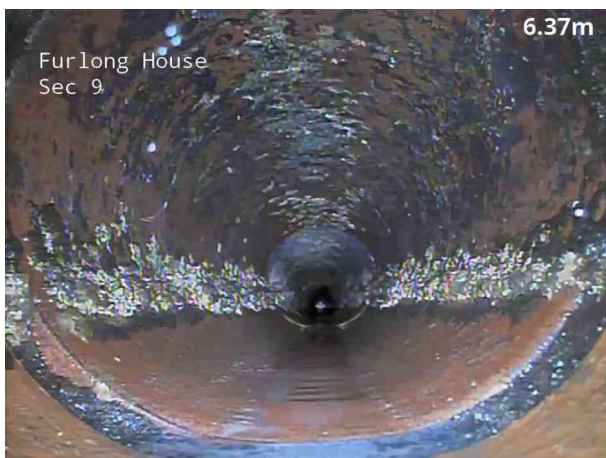
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
9	Downstream	FW3X		



1, 00:00:00, 0.00 m
Water level, 0% of the vertical dimension



2, 00:00:50, 6.37 m
Attached deposits, grease at 9 o'clock, 5% cross-sectional area loss, start



3, 00:00:50, 6.37 m
Attached deposits, grease at 3 o'clock, 5% cross-sectional area loss, start



4, 00:01:13, 9.47 m
Attached deposits, grease at 9 o'clock, 5% cross-sectional area loss, finish



5, 00:01:13, 9.47 m
Attached deposits, grease at 3 o'clock, 5% cross-sectional area loss, finish



6, 00:01:13, 9.47 m
Attached deposits, grease from 9 o'clock to 3 o'clock, 10% cross-sectional area loss, start



Section Pictures - 17/08/2026 - FW3X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
9	Downstream	FW3X		



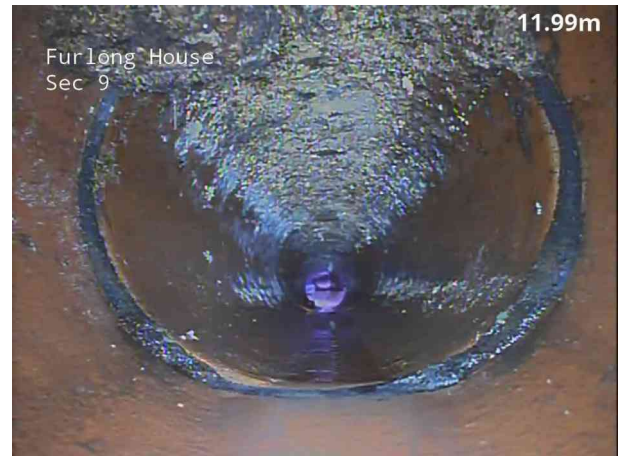
7, 00:01:30, 10.96 m
Attached deposits, grease from 9 o'clock to 3 o'clock, 10%
cross-sectional area loss, finish



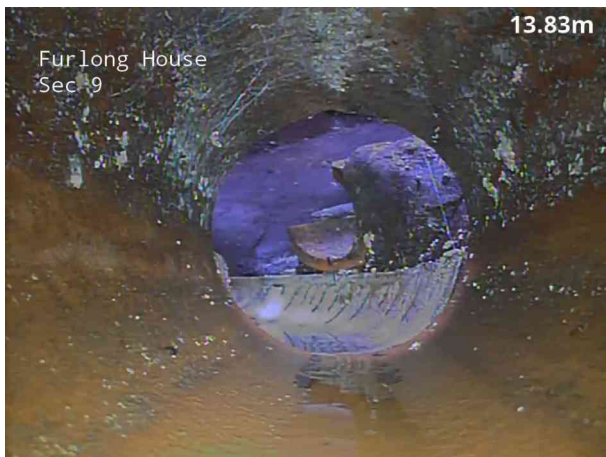
8, 00:01:30, 10.96 m
Attached deposits, grease from 8 o'clock to 4 o'clock, 70%
cross-sectional area loss, start



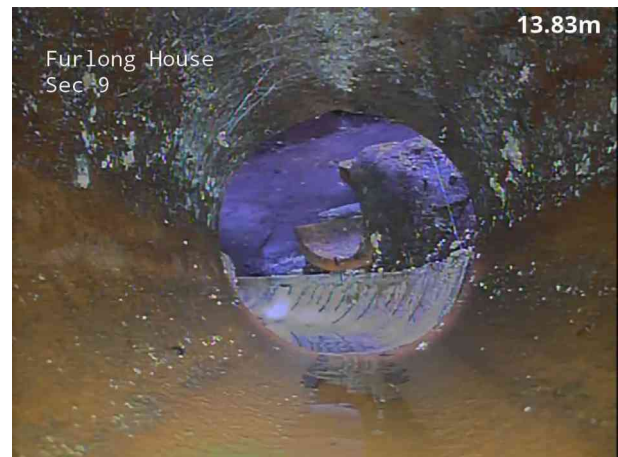
9, 00:01:42, 12.00 m
Attached deposits, grease from 8 o'clock to 4 o'clock, 70%
cross-sectional area loss, finish



10, 00:01:42, 12.00 m
Attached deposits, grease from 11 o'clock to 1 o'clock, 5%
cross-sectional area loss, start



11, 00:01:57, 14.00 m
Attached deposits, grease from 11 o'clock to 1 o'clock, 5%
cross-sectional area loss, finish



12, 00:01:57, 14.00 m
Finish node, manhole, reference: FW4

Section Inspection - 17/08/2026 - FW5X

Item No. 10	Insp. No. 1	Date 17/08/26	Time 12:26	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned No	PLR FW5X
Operator DR		Vehicle HT71 WVX		Camera P540	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Hurstpierpoint	Inspection Direction:	Downstream	Upstream Node:	FW5
Road:	Pitt Lane	Inspected Length:	0.76 m	Upstream Pipe Depth:	1.380 m
Location:	Property or buildings	Total Length:	0.76 m	Downstream Node:	FW4
Surface Type:	Various	Joint Length:		Downstream Pipe Depth:	1.600 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	100 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample condition survey	Lining Material:	No Lining		

Comments:

Recommendations:

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade																								
Depth: 1.38 m FW5 Depth: 1.60 m FW4 <table><tr><td>0.00</td><td>MH</td><td>Start node, manhole, reference: FW5</td><td>00:00:00</td><td></td><td></td></tr><tr><td>0.00</td><td>WL</td><td>Water level, 0% of the vertical dimension</td><td>00:00:01</td><td>1</td><td></td></tr><tr><td>0.54</td><td>LR</td><td>Line deviates right</td><td>00:00:13</td><td>2</td><td></td></tr><tr><td>0.76</td><td>MHF</td><td>Finish node, manhole, reference: FW4</td><td>00:00:17</td><td>3</td><td></td></tr></table>								0.00	MH	Start node, manhole, reference: FW5	00:00:00			0.00	WL	Water level, 0% of the vertical dimension	00:00:01	1		0.54	LR	Line deviates right	00:00:13	2		0.76	MHF	Finish node, manhole, reference: FW4	00:00:17	3	
0.00	MH	Start node, manhole, reference: FW5	00:00:00																												
0.00	WL	Water level, 0% of the vertical dimension	00:00:01	1																											
0.54	LR	Line deviates right	00:00:13	2																											
0.76	MHF	Finish node, manhole, reference: FW4	00:00:17	3																											

Construction Features

Structural Defects

Miscellaneous Features

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Pictures - 17/08/2026 - FW5X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
10	Downstream	FW5X		



1, 00:00:01, 0.00 m
Water level, 0% of the vertical dimension



2, 00:00:13, 0.54 m
Line deviates right



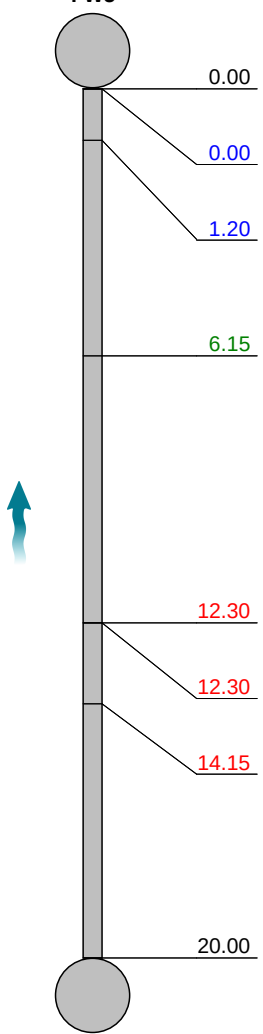
3, 00:00:17, 0.76 m
Finish node, manhole, reference: FW4

Section Inspection - 17/08/2026 - FW6X

Item No. 11	Insp. No. 1	Date 17/08/26	Time 12:37	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned No	PLR FW6X
Operator DR		Vehicle HT71 WVX		Camera P540	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Hurstpierpoint	Inspection Direction:	Upstream	Upstream Node:	FW6
Road:	Pitt Lane	Inspected Length:	20.00 m	Upstream Pipe Depth:	0.300 m
Location:	Property or buildings	Total Length:	20.00 m	Downstream Node:	FW5
Surface Type:	Various	Joint Length:		Downstream Pipe Depth:	1.380 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	100 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample condition survey	Lining Material:	No Lining		

Comments:
Recommendations:

Scale: 1:174	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 1.38 m FW5						
						
0.00	MH	Start node, manhole, reference: FW5	00:00:00			
0.00	WL	Water level, 5% of the vertical dimension	00:00:02	1		
1.20	WL	Water level, 0% of the vertical dimension	00:00:18	2		
6.15	RFJ	Roots, fine at joint	00:00:47	3		2
12.30	H	Hole in drain or sewer at 11 o'clock	00:01:31	4		4
12.30	FC	Fracture, circumferential from 6 o'clock to 12 o'clock	00:01:31	5		3 / 2
14.15	FCJ	Fracture, circumferential at joint from 9 o'clock to 3 o'clock	00:01:44	6		3 / 2
20.00	MHF	Finish node, manhole, reference: FW6	00:02:29	7		
FW6 Depth: 0.30 m						

Construction Features
Structural Defects
Miscellaneous Features
Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
3	120.0	8.0	160.0	4.0	3	1.0	0.2	3.0	2.0



Section Pictures - 17/08/2026 - FW6X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
11	Upstream	FW6X		



1, 00:00:02, 0.00 m
Water level, 5% of the vertical dimension



2, 00:00:18, 1.20 m
Water level, 0% of the vertical dimension



3, 00:00:47, 6.15 m
Roots, fine at joint



4, 00:01:31, 12.30 m
Hole in drain or sewer at 11 o'clock



5, 00:01:31, 12.30 m
Fracture, circumferential from 6 o'clock to 12 o'clock



6, 00:01:44, 14.15 m
Fracture, circumferential at joint from 9 o'clock to 3 o'clock



Section Pictures - 17/08/2026 - FW6X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
11	Upstream	FW6X		



7, 00:02:29, 20.00 m
Finish node, manhole, reference: FW6

Disclaimer

Although every effort has been made to produce a thorough and precise report, Eyes On Drainage Services Ltd cannot be held liable for any discrepancies or omissions.

Furthermore Eyes On Drainage Services Ltd cannot be held responsible for any actions taken based on the information supplied within this report.

Appendix C

BGS Data and BRE365 Test Results



ADDITIONAL INFORMATION SHEET

Date of completion
of well catalogue

Date of publication

14'21 NE / 5a+b
Licence No.

318/132. *

Additional Sheet No.

DATE	*	ADDITIONAL INFORMATION	INIT.
24/1/78	A	Revised classification :- Lower Greensand (Undivided) to c 210' Weald Clay to 260'	
	B	Lower Greensand (undivided) to 232' The thickness of L.G.S. in A seems rather low but has to be fixed at that level in view of the sketchy lithological descriptions in the original log. It It would be better to indicate this was uncertainty by giving depth to base of L.G.S. in A as c 210'. In reality some of the 'clays' below 210' may be part of the L.G.S. rather than Weald Clay. Afterfield Clay is absent here	B.Y.
FILMED	* INSERT WELL REFERENCE LETTER, IF MORE THAN ONE WELL AT SITE		P.T.O.
Section 6	Pumping test	Observ. well	Recorder
			E.R. log

GEOLOGICAL SURVEY,
WATER DEPARTMENT
SOUTH KENSINGTON,
LONDON, S.W.7.

(4130) W1.34984/T.S.127 5m 9/63 G.W.B.Ltd. Gp.863



318/132 Mid-Sussex Water Co., Randolph's Pumping Station,
Hurstpierpoint

TQ21NE5a+B
a 2788.1563
b 2788.1561

(a) (Sealed). Surface +149%. Lining tubes: 108% x 8 in from surface. Water struck at +79% and +4%. R.W.L. +107. P.W.L. +77. Suction +49%. Yield 5,000 g.p.h. (test). Dando, 1933.

Hardness: P. 83, T. 36. Anal. Oct. 1934. R.W.L. +115%. P.W.L. +82%. Yield 4,000 g.p.h. Jan. 1935. R.W.L. +103%. Yield 4,000 g.p.h., 16 h.p.d. 1944. R.W.L. +56%. P.W.L. +46%. Yield 117,000 g.p.d. Feb. R.W.L. +27%. P.W.L. +16%. Yield 103,700 g.p.d. Nov. 1947.

(b) Surface +149%. Bore 232. Lining tubes: 52% x 15 in from surface; 94 x 12 in from 3% down; 141 x 10 in from 91 down (perforated). Water struck at +11%. R.W.L. +104%. P.W.L. -13. Recovered to +85 in 6% h. Suction -45%. Yield 5,160 g.p.h. (14 d. test). Dando, Mar. 1946.

Hardness: P. 49, T. 137. Anal. Nov. 1947. P.W.L. -4%. Yield 4,000 g.p.h. Oct. 1949. P.W.L. +24%. Yield 5,000 g.p.h. Oct. 1953. R.W.L. +100%. P.W.L. +74%. Yield 4,400 g.p.h. Sept. 1958. P.W.L. +12%. Yield 3,958 g.p.h. Sept. 1959. R.W.L. +61%. P.W.L. +31%. Yield 3,277 g.p.h. Sept. 1961. P.W.L. +32. Yield 3,800 g.p.h. Sept. 1962.

(a) and (b) Hardness: P. 49, T. 137. Anal. Aug. 1948.

(a) SaB	...	...	96	96
H)	...	...	164	260
WC)	...	...		

(a) SaB	Dark sand clay	96	96 29.26
96			
H)	Rock & clay beds	114	210 64.01
WC)	Clay	40	250 76.20
164	Clay	10	260 79.248



DEPTH
Feet Ins.
P.S. B.

2 ADDITIONAL INFORMATION SHEET

Date of completion
of well catalogue

Date of publication

21 1421 NE 5a B
Licence No.

318

132



Additional Sheet No.

DATE	*	ADDITIONAL INFORMATION	INIT.		
			Feet	Ins.	Feet
27/11/72	B	If measurements start below ground surface, e.g., from bottom of an existing shaft, state how far			
		Sandy clay	14	0	14
		Hard Green clay	1	0	15
		Dark Blue clay	5	0	20
		Sandy clay	4	0	24
	5a B	Grey clay	7	0	31
		Blue clay	8	0	37
	77'	Blue sandy clay	13	0	50
		Blue clay	7	0	57
		Grey clay	9	0	
		Grey clay & Rock	11	0	77
		Rock	17	0	94
	H.B	Clay & Rock	23	0	117
		Rock	8	0	125
	1	Rock shale	25	0	150
	119	Rock & clay	46	0	196
		Grey clay	18	0	214
	W.C	Blue clay	18	0	232
	36'				
		DATA Bank			114
FILMED	* INSERT WELL REFERENCE LETTER, IF MORE THAN ONE WELL AT SITE				P.T.O.
Section 6	Pumping test	Observ. well	Recorder	E.R. log	GEOLOGICAL SURVEY, WATER DEPARTMENT SOUTH KENSINGTON, LONDON, S.W.7.

(4130) W.14984/T.S.127 5m 9/83 G.W.B.Ltd. Gp.863



318/132 Mid-Sussex Water Co., Randolph's Pumping Station,
Hurstpierpoint

A TQ 2771563
B TQ 27811580

TQ21/5
A+B

(a) (Sealed). Surface +149%. Lining tubes: 108" x 8 in from surface. Water struck at +79% and +4%. R.W.L. +107. P.W.L. +77. Suction +49%. Yield 5,000 g.p.h. (test). Dando, 1933.

Hardness: P. 83, T. 36. Anal. Oct. 1934. R.W.L. +115%. P.W.L. +82%. Yield 4,000 g.p.h. Jan. 1935. R.W.L. +103%. Yield 4,000 g.p.h., 16 h.p.d. 1944. R.W.L. +56%. P.W.L. +46%. Yield 117,000 g.p.d. Feb. R.W.L. +27%. P.W.L. +16%. Yield 103,700 g.p.d. Nov. 1947.

(b) Surface +149%. Bore 232. Lining tubes: 52" x 15 in from surface; 94 x 12 in from 3/4 down; 141 x 10 in from 91 down (perforated). Water struck at +11%. R.W.L. +104%. P.W.L. -13. Recovered to +85 in 6 1/2 h. Suction -45%. Yield 5,160 g.p.h. (14 d. test). Dando, Mar. 1946.

Hardness: P. 49, T. 137. Anal. Nov. 1947. P.W.L. -4%. Yield 4,000 g.p.h. Oct. 1949. P.W.L. +24%. Yield 5,000 g.p.h. Oct. 1953. R.W.L. +100%. P.W.L. +74%. Yield 4,400 g.p.h. Sept. 1958. P.W.L. +12%. Yield 3,958 g.p.h. Sept. 1959. R.W.L. +61%. P.W.L. +31%. Yield 3,277 g.p.h. Sept. 1961. P.W.L. +32. Yield 3,800 g.p.h. Sept. 1962.

(a) and (b) Hardness: P. 49, T. 137. Anal. Aug. 1948.

(a) SaB	...	...	96	96
H)	...	...	164	260
WC)				

(a) SaB	Dark sand clay	96	96
96			
H)	Rock & clay beds	114	210
WC)	Clay	40	250
164	Clay	10	260

RECORD of WELL or BORING

at (house or farm) *Rain of 15th Hussar Barr.*
Town, Village, &c. *Hurstpurport* County *Surrey* Six-inch map *38 SE*
Exact site (unless a tracing from a map is supplied, give distance and direction from parish church, cross-roads, or other object shown on maps). *1/2 mile S. of Hurstpurport - Church of L. Maddenwood Cross*
Surface level of ground *120* ft. above Ordnance Datum. Well or Bore commenced at *260* ft. below surface level of ground.
Sunk *—* ft., diameter *—* ft. Bored *260* ft.; diameter of boring: at top *8* in., at bottom *8* in.
Details of lining tubes (internal diameters preferred) *8" tubes 6 108 2 1/2"*
TQ 2789 1563
Water struck at depths of (feet) *70' (Case 98)* *145' 2' below*
Rest-level of water *above* top of well or bore *42 1/2* ft. Pumping level *72 1/2* ft. Time of recovery *—* hours.
Suction at *100* ft. depth. Yield: (i) on test *5000* galls. per *hr*, (ii) normal *—* galls. per *—*
Quality (attach copy of analysis if available) *Slight trace of free ammonia. bacteriologically pure.*
Made by *Dro.* for Mr. *Bayen (Hethwall)* Date of boring *1933*
Information from *Dro.*

(For Survey use only).
GEOLOGICAL
CLASSIFICATION

Specimens:

NATURE OF STRATA.
(and any additional remarks)

THICKNESS

Feet	Inches
------	--------

DEPTH.

Feet.	Inches.
-------	---------

~~Sandgate
Hwy 12
at the junction
of
Vero~~

Dark sandy clay
Rock clay beds
Clay
Clay

Sandgate Beds
Hylthe Beds
and
Weald clay

2

7

114

56

40

24

78

No

250

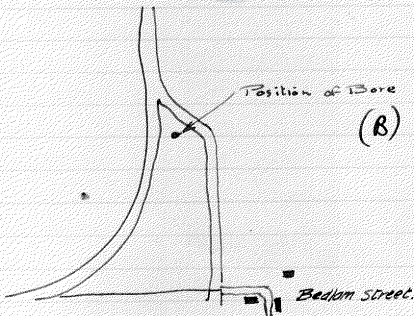
250

Lower Greensand
912 7/1/55.

S.C.H.
24.12.40.

(A) Inf. from Gen. Manager 20-6-58
Grid. Ref. TQ 2790/1560
③. + 149.4
Base disused and top.
sealed.

(B) Pumping station used in winter 11 h.p.d. Used rarely in summer.



yield	64,000	g. p. d.	1944	
for	16 h. p. d.		R.W.L. 46' down	1944.
1947	R.W.L.	122'	below engine	have floor (E.H.F)
	P.W.L.	133'	" "	" "
15.11.47	yield	103,700	g. p. d.	
	R.W.L.	93'	below	E.H.F.
32.47	P.W.L.	103'	" "	" "
	yield	117,000	g. p. d.	

Inf. from Sec Bangers Hill water Co.
24-11-47 MS
on Newhaven Seaford & Ouse Valley Water Co. (see sr)

GEOLOGICAL SURVEY AND MUSEUM,
SOUTH KENSINGTON,
LONDON, S.W.7.

Date received.	G.S.M.	M. of H. notified.	Site marked on 1" map.
1934	6004		7146

(11969B) Wt 10256/0175 2,500 9/32
H, J, R & L, Ld Gp 616



318 TQ21/5A
132
A

1

(B) UNDERGROUND WATER—(WELLS AND BORINGS).

(In each case please state whether a well and/or boring is in question.)

I. GENERAL.

Burgen Hill Water Co.
Temporary Borehole
Randolph's Farm,
Harstapierpoint

1. Exact site of well or boring ...
(A map or sketch showing position would be useful.)
2. Surface level of ground above Ordnance Datum ... 120 ft.
3. Date of construction Autumn 1933 ... Commenced pumping 1934

WELLS.

4. Depth of well from surface level of ground (i.e., 2 above). If top of well is below the surface level of the ground (i.e., 2 above) state how much ... ft.
5. Depth of floor of galleries at site of well: also dimension and direction of galleries ... ft.

BORINGS.

6. Depth of boring from surface level of ground (i.e., 2 above). If boring is in bottom of well, state depth of well ... 250 ft.
7. (a) Diameter of top of boring ... 10 in.
(b) Diameter of bottom of boring ... 8 in.
8. Tubed from top of boring to ... 106 ft.
9. Lining tubes perforated at depths of ... ft.
10. Water struck during boring at depths of ... 106 - 180 ft.
11. What was rest level on completion of boring? ... 34 ft. from L.H.F.

WELLS AND BORINGS.

12. Is the water raised by pump or air lift? ... Pump
13. Depth from top of well or boring to bottom of suction pipe ... 15.5 ft. 6"

Date 1958

CONFIDENTIAL

BOREHOLE No. 7

TQ 21NB/16

Land at HASSOCKS SAND PIT

Water Struck at _____ metres. Rest Water Level _____ metres. after _____ hours.

Ordnance Datum Level _____

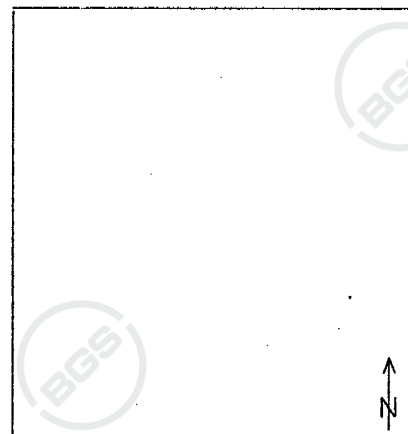
[illegible]

REMARKS:

Samples taken at

(1) _____ metres (2) _____ metres (3) _____ metres

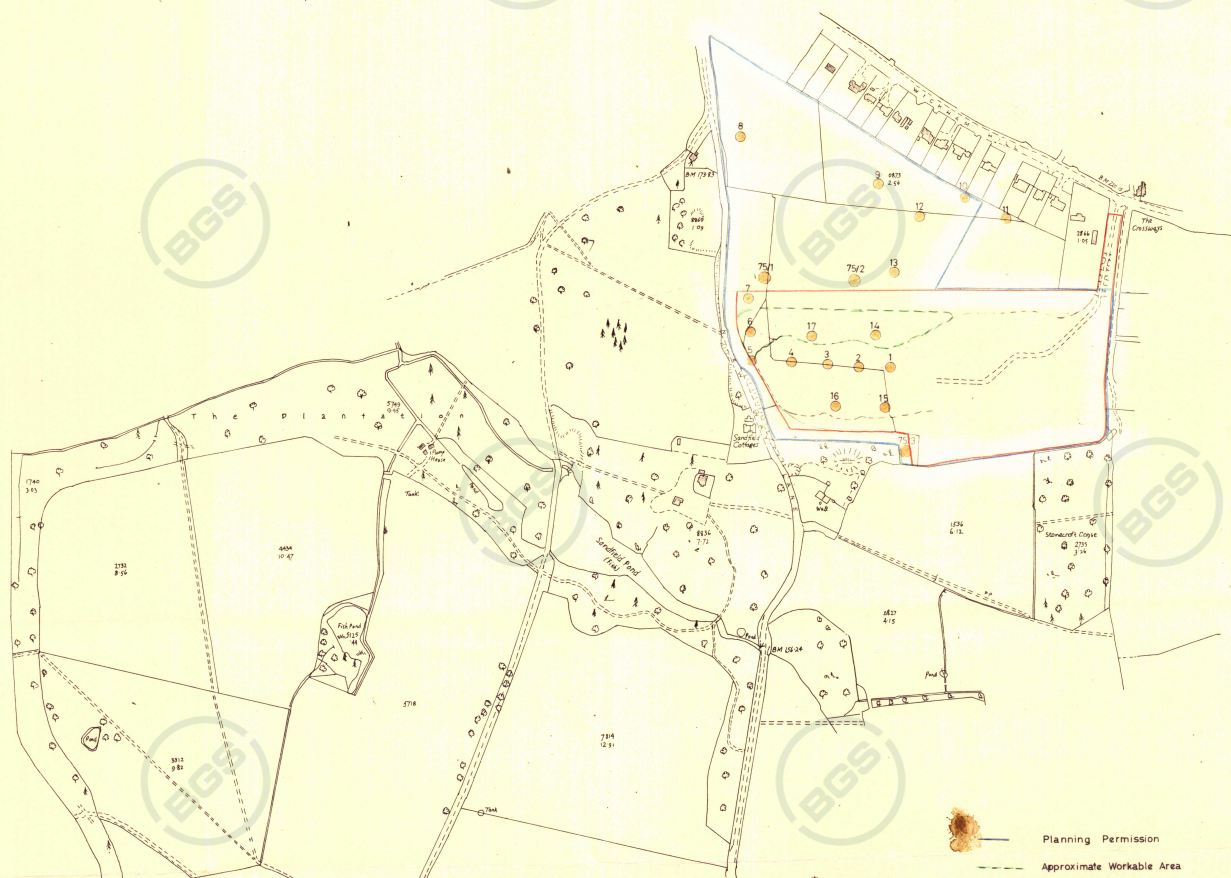
(4) _____ metres (5) _____ metres (6) _____ metres



Sketch Plan



CONFIDENTIAL TQ 21 NE/7-26



Reference: TQ 21

Scale 1:2500

Hassocks Sand Pit.

RMC

June, 1975.

OSBORNE PLACE Ltd
3 College Place
Brighton
BN2 1HN
Mobile:07462 175091

For the attention of:
Gavin-Shannon Downes EngTech; MCIHT
Principal Civil Engineer
GTA Civils
Office: 01444 871 444
Direct: 01444 220 296

Please find the results of the infiltration testing to BRE 365 on site:

Reference	DM/26/0743	Land to the west of Furlong House, Pitt Lane, Hurstpierpoint, BN6 9QA
-----------	------------	---

- Contents:
- 1. Site: Furlong House, Pitt Lane, Hurstpierpoint, BN6 9QA
 - 2. Site Plan ref above showing Pit Location
 - 3. Method
 - 4. Results Tables 1,2,3 showing measurements of water levels from G/L
 - 5. date of measurements 20-22.6.26
 - 6. Photographic Appendix

Method:
The Pit was excavated date 19.6.26
Dimensions:
150 cms deep x 130cm long x 70cms wide
Turf, topsoil with sandy clay beneath.
Filled by IBC 1m3

TEST 1 20.6.26				
	TIME	ELAPSED TIME (min)	WATER DIP	DEPTH OF WATER
	10.00	0	0	150
	10.05	5	3	147
	10.10	5	8	142
	10.20	10	12	138
	10.30	10	16	134
	10.40	10	20	130
	10.50	10	23	127
	11.00	10	26	124
	11.15	15	28	122
	11.30	15	29	121
	11.45	15	31	119
	12.00	15	34	116
	12.15	15	36	114
	12.30	15	37	113
	12.45	15	38	112
	13.00	15	38	112
	14.00	60	40	110
	15.00	60	41	109
	16.00	60	42	108
*groundwater noted in base of pit.				

TEST 2 date 21.6.26				
Test 2	TIME	ELAPSED TIME (min)	WATER DIP	DEPTH OF WATER
	10.00	0	0	150
	10.05	5	4	146
	10.10	5	8	142
	10.20	10	11	139
	10.30	10	15	135
	10.40	10	19	131
	10.50	10	24	126
	11.00	10	27	123
	11.15	15	29	121
	11.30	15	30	120
	11.45	15	31	119
	12.00	15	32	118
	12.15	15	32	118
	12.30	15	34	116
	12.45	15	35	115
	13.00	15	37	113
	14.00	60	42	108
	15.00	60	43	107
	16.00	60	43	107

TEST 3 date 22.6.26				
Test 3	TIME	ELAPSED TIME (min)	WATER DIP from GL	DEPTH OF WATER
	10.00	0	0	150
	10.05	5	3	147
	10.10	5	7	143
	10.20	10	9	141
	10.30	10	11	139
	10.40	10	14	136
	10.50	10	17	133
	11.00	10	19	131
	11.15	15	23	127
	11.30	15	25	125
	11.45	15	28	122
	12.00	15	31	119
	12.15	15	32	118
	12.30	15	33	117
	12.45	15	34	116
	13.00	15	36	114
	14.00	60	40	110
	15.00	60	42	108
	16.00	60	42	108

Appendix

Photos
 Full
 Empty
 Dimensions plan
 Dimensions Depth









Appendix D

Flood Maps

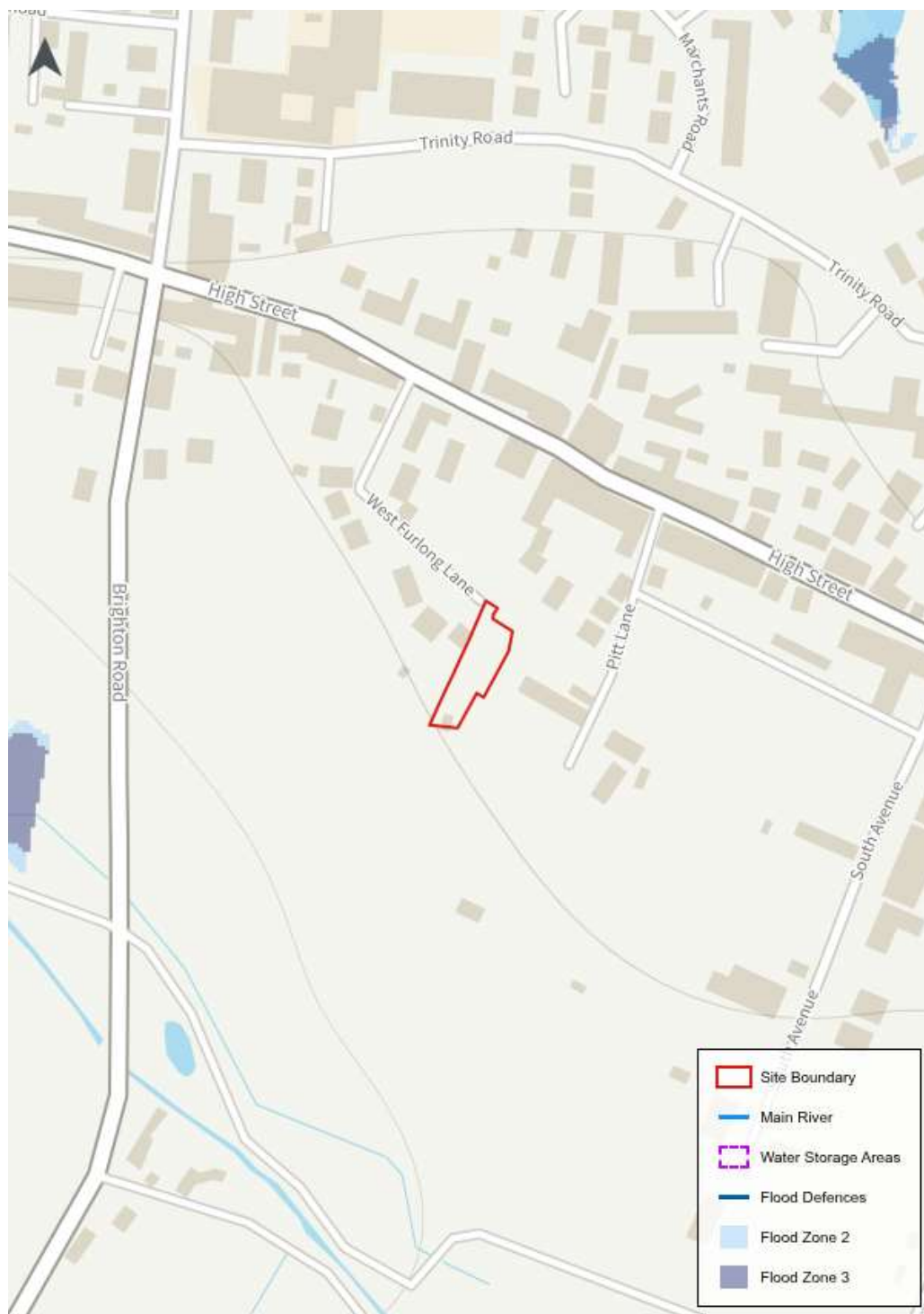


Environment Agency Main Rivers Map

Contains OS data © Crown copyright and database rights 2026

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Flood Risk Assessment: Furlong House, Pitt Lane



Environment Agency Flood Map for Planning

The site is located in Flood Zone 1.

Contains OS data © Crown copyright and database rights 2026

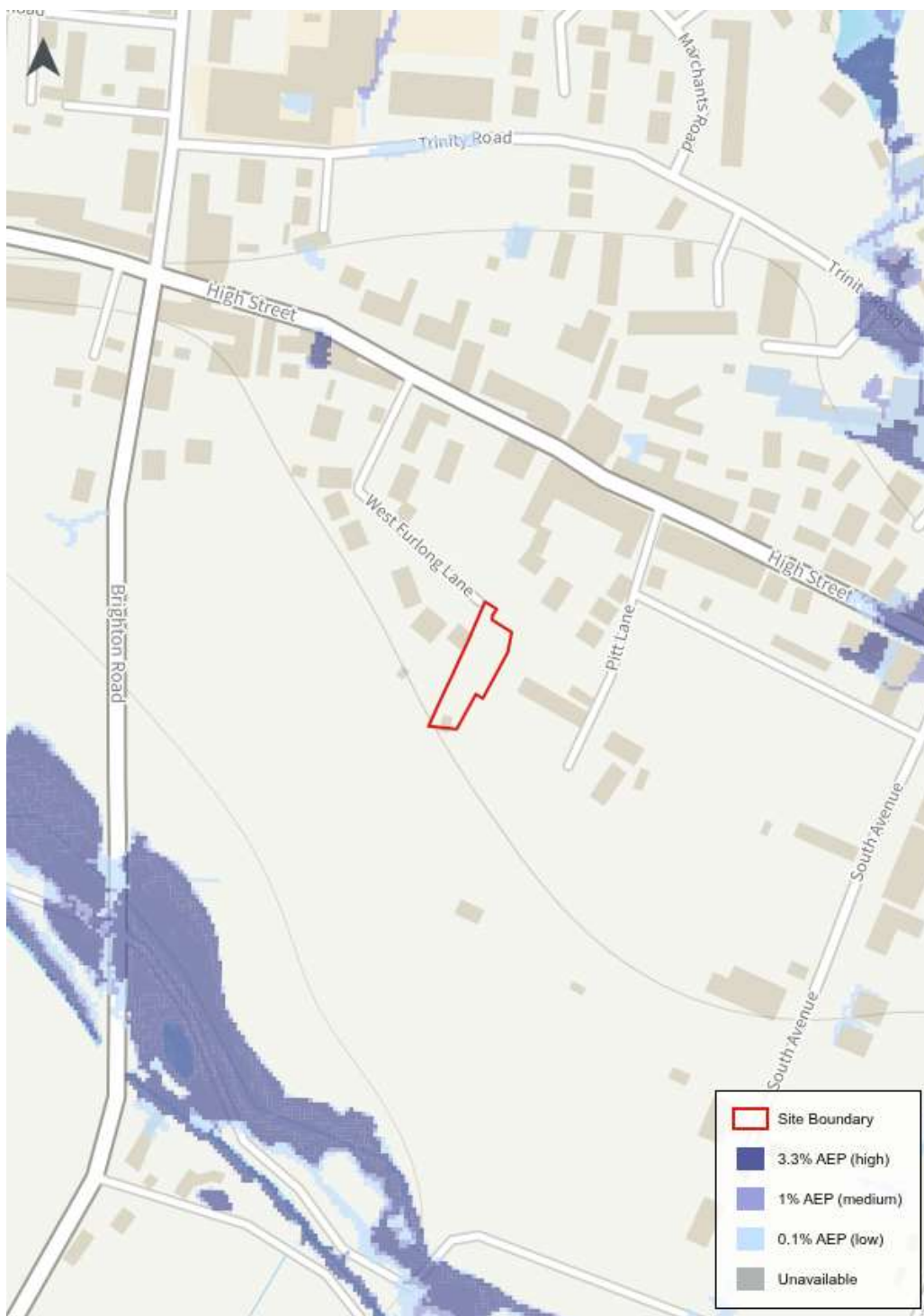
© Environment Agency copyright and/or database right 2025. All rights reserved



Environment Agency Flood Map for Planning – Rivers & Sea with Defences – 1 in 30 yr

Contains OS data © Crown copyright and database rights 2026

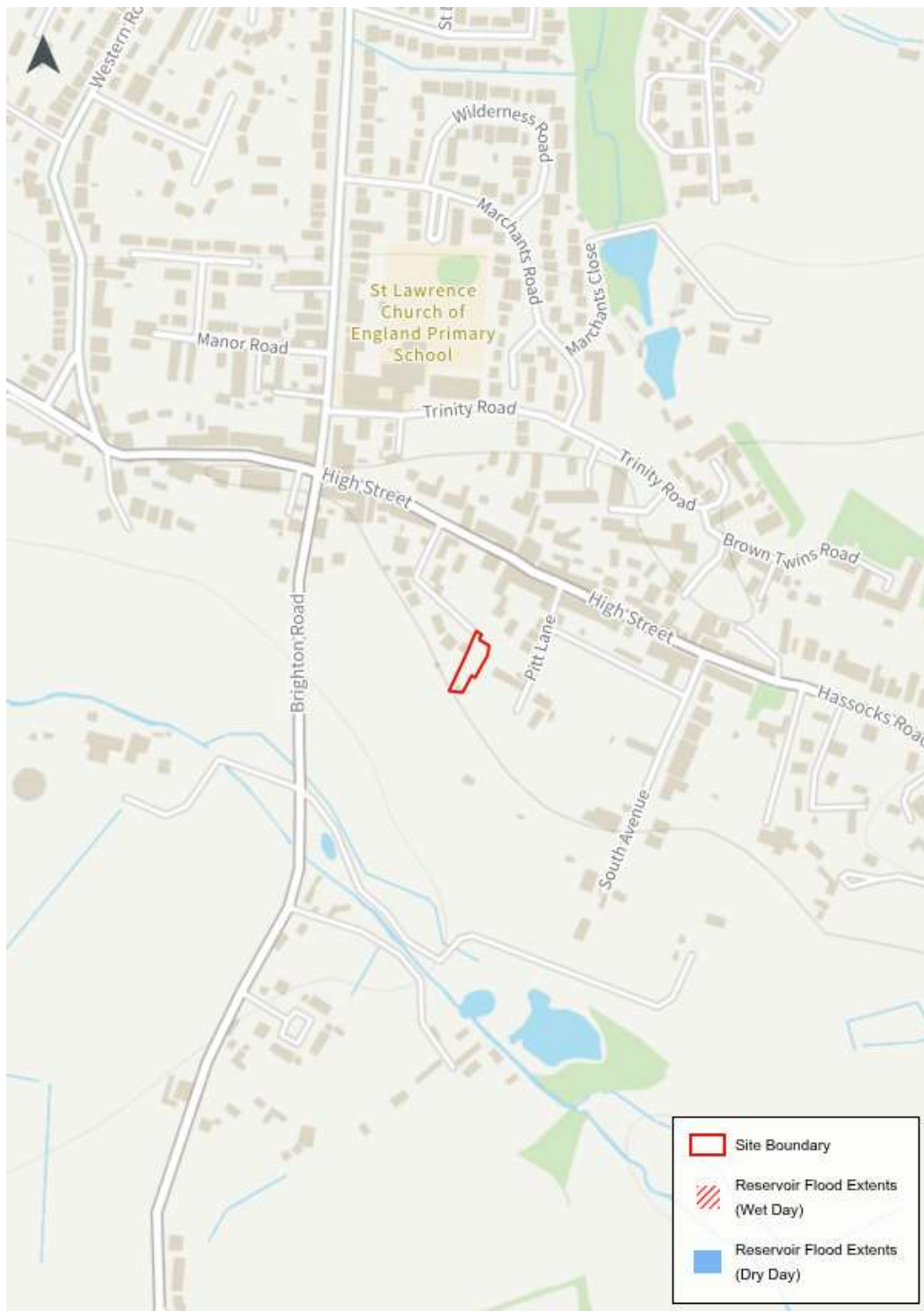
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Environment Agency Surface Water Flood Extents Map

Contains OS data © Crown copyright and database rights 2026

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Environment Agency Flood Risk from Reservoirs

The site is clear from the risk of flooding from this source.

Contains OS data © Crown copyright and database rights 2026

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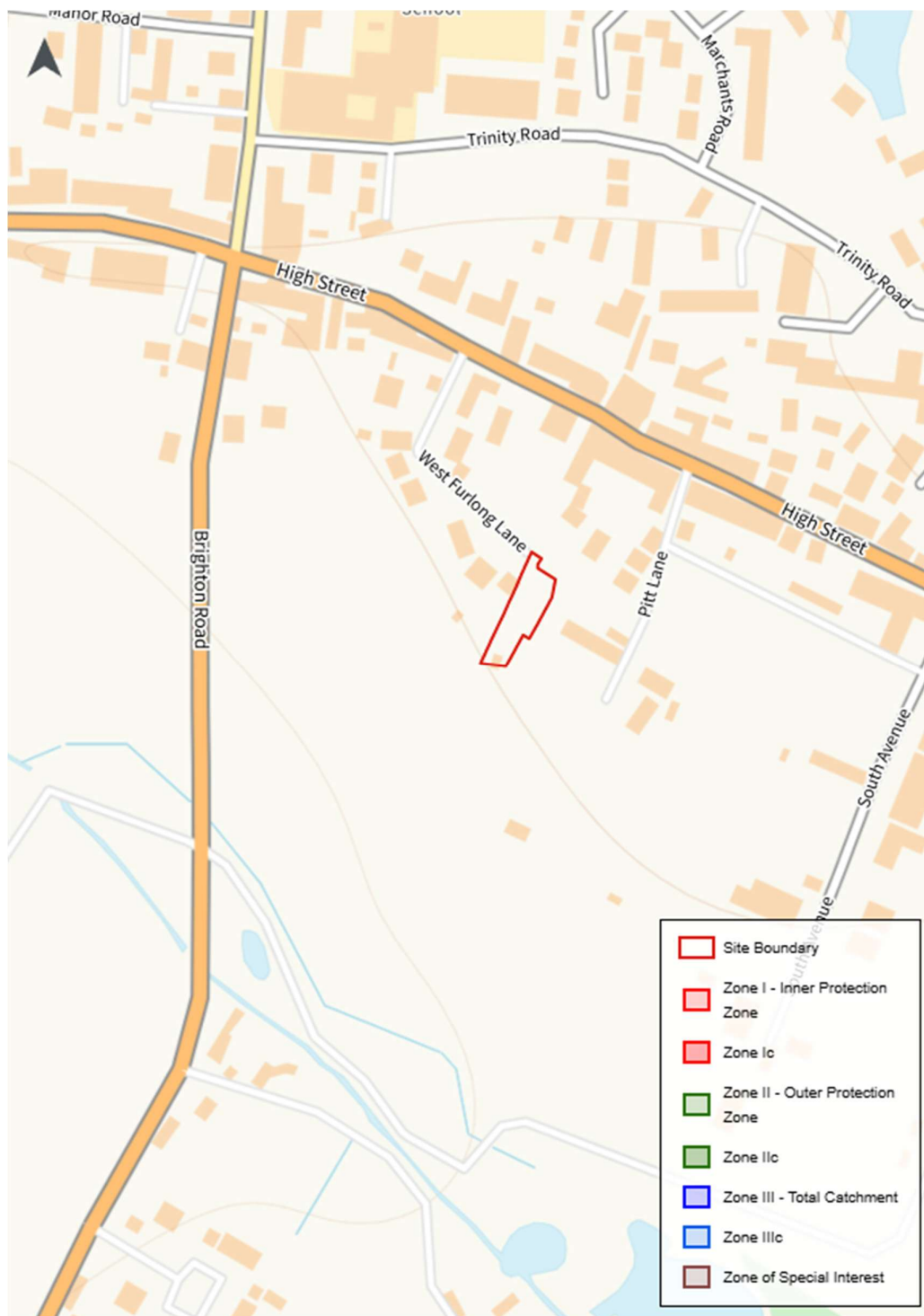


DEFRA Historical Flooding Map

Neither this site nor anywhere in the vicinity has been affected by flooding in the past.

Contains OS data © Crown copyright and database rights 2026

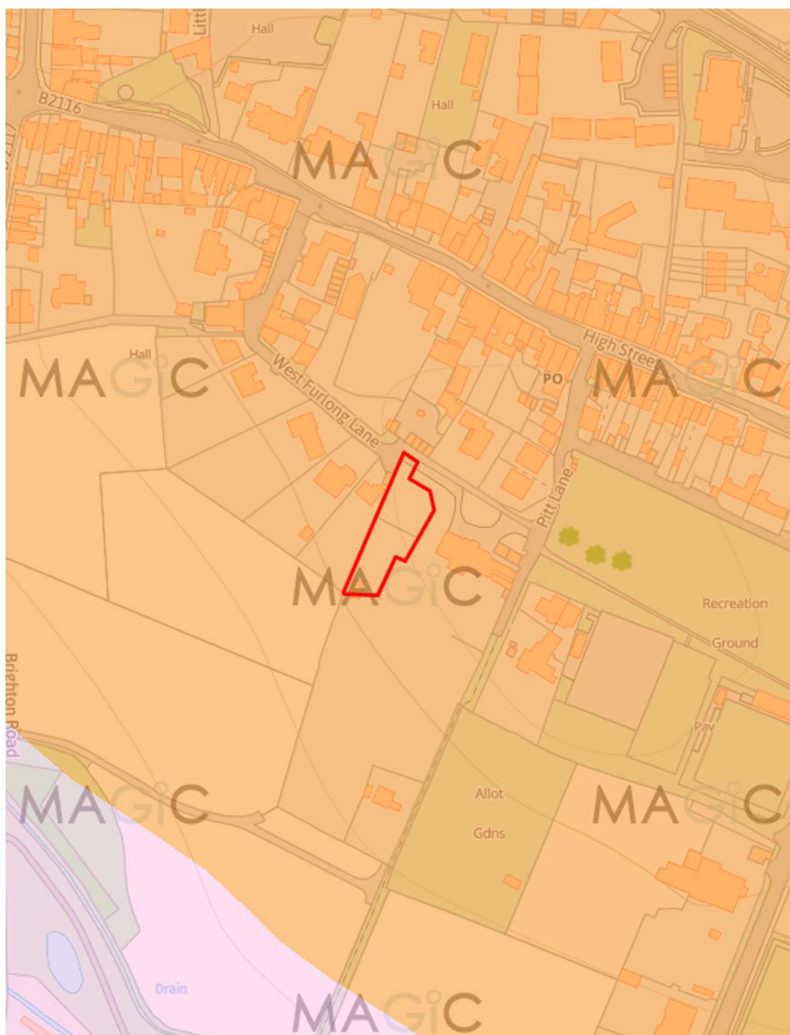
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Environment Agency Groundwater Source Protection Zones Map

Contains OS data © Crown copyright and database rights 2026

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Landscape

Geology and Soils

Groundwater Vulnerability Map (England)

CLASS

-  Local Information
-  Soluble Rock Risk
-  High
-  Medium - High
-  Medium
-  Medium - Low
-  Low
-  Unproductive

Environment Agency Online Groundwater Vulnerability Zones Map

Contains OS data © Crown copyright and database rights 2026

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Appendix E

Sewer Records



(c) Crown copyright and database rights 2026 Ordnance Survey AC0000808122
Data updated: 19/06/26

Scale: 1:1250
Map Centre: 528150,116302

Date: 02/07/26
Our Ref: 2162523 - 1

Wastewater Plan A3
Powered by digdat

cfagan@gtacivils.co.uk

10517A Furlong



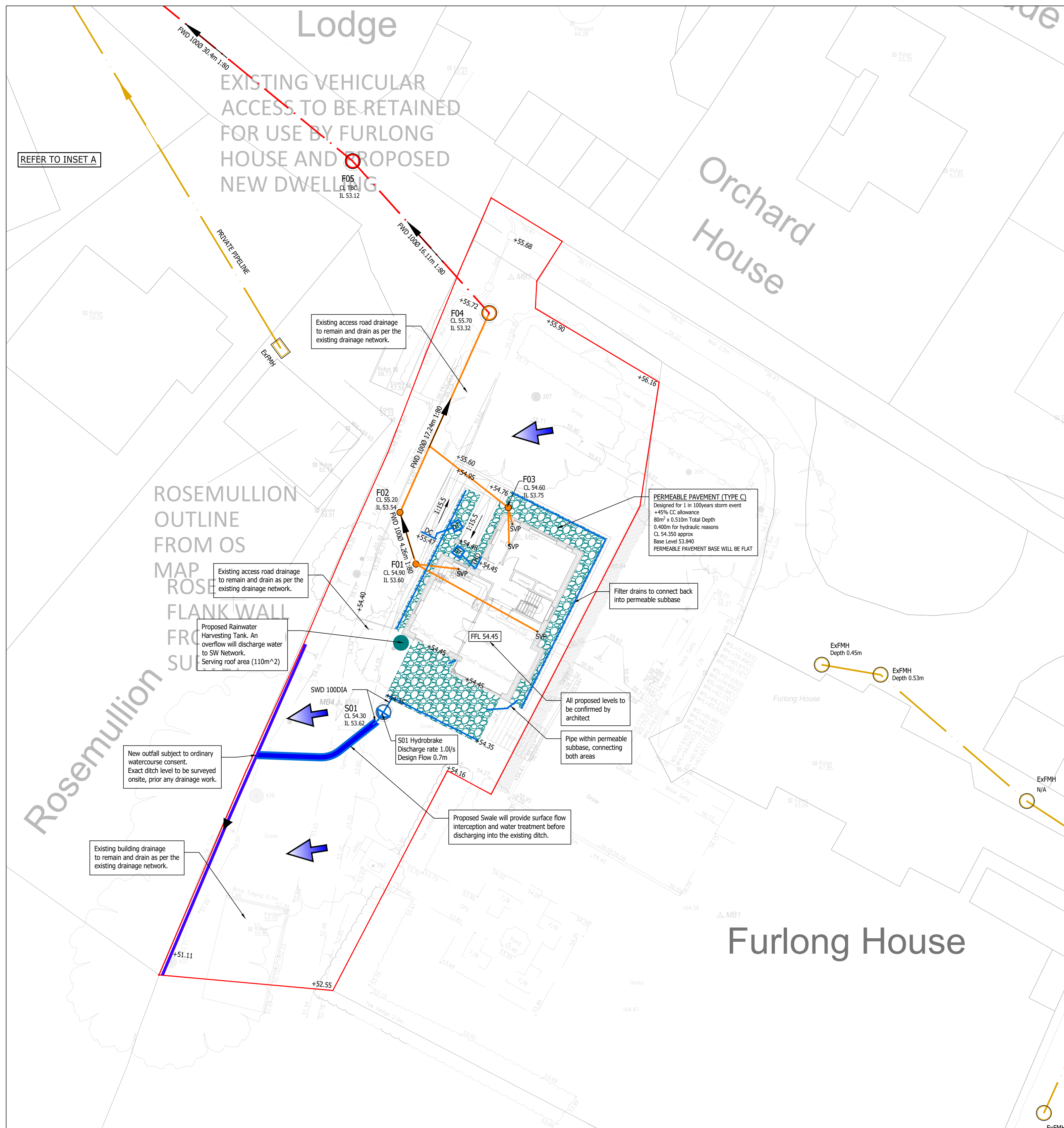
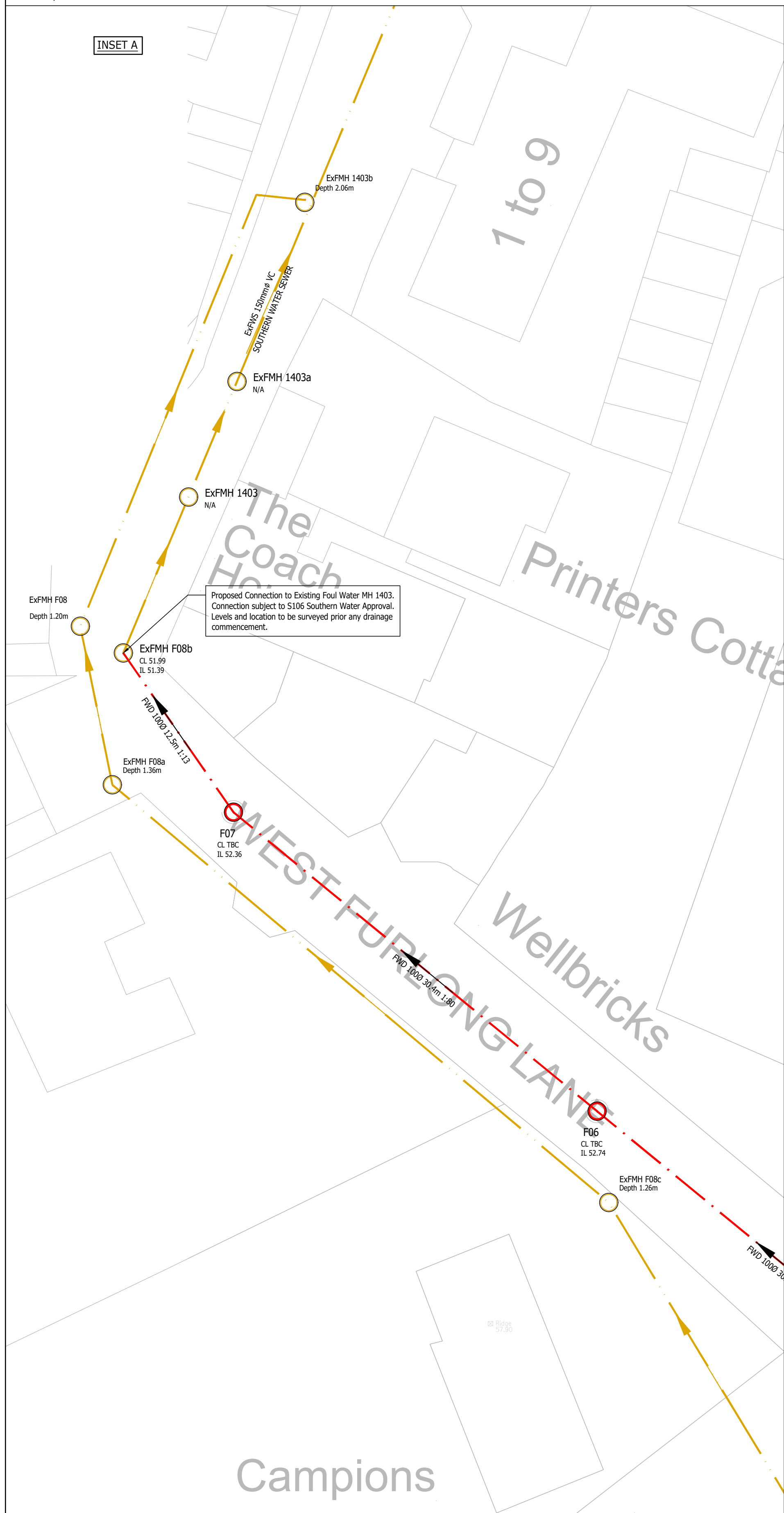
The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2026 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

Appendix F

Drawings



1. STORAGE DESIGN BASED ON 1 IN 100 YR STORM + 45 %.
2. DRAIN POINTS AND LOCATIONS TO BE CONFIRMED BY ARCHITECT.
3. CONTRACTOR TO ESTABLISH LOCATIONS OF ALL EXISTING SERVICES PRIOR TO COMMENCING.
4. EXISTING TREES TO BE PROTECTED WHERE EXCAVATIONS RUN CLOSE. ANY DRAIN ROUTE THROUGH ROOT PROTECTION AREAS TO BE INSTALLED IN ACCORDANCE WITH ARBORICULTURAL SPECIALIST REQUIREMENTS.
5. APPROVAL TO BE GAINED FROM SOUTHERN WATER FOR CONNECTION TO FOUL WATER SEWER.
6. APPROVAL TO BE GAINED TO DISCHARGE SURFACE WATER TO EXISTING WATERCOURSE 1.0 L/S DISCHARGE RATE.
7. CONTRACTOR TO ALLOW FOR NEW FOUL WATER CONNECTION INTO EXISTING MHF08b (CCTV Survey).

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations, record drawings or the like. The contractor shall satisfy themselves that the location, size, depth or quantities prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. any discrepancies shall be notified to gta prior to works commencing.
2. Tender or billing drawings shall not be used for construction or the ordering of materials.
3. Do not scale. All dimensions and levels to be state confirmed.
4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements.
5. Copyright : This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.
6. All Local Authorities and recommendations made by gta by gta to drawing specifications and other relevant Statutory authorities for approval. Any services or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Clients risk, gta hold no responsibility for resulting abortive works or costs.
7. If viewing this drawing as an Autocad file (.dwg) in digital format then it is to be done so with this Disclaimer due to the fact that it can be altered and manipulated following its issue by GTA Civils & Transport and therefore any alteration or modification of DWG data files provided by GTA Civils & Transport, by you or a third party, without gta Civils and Transport's express written approval is the sole entirely at gta Civils risk. Modification of the file is not limited to turning layers on and off, unfreezing layers and reloading, turning on and off print functions and unloading xrefs.
8. Your attention is also drawn to the fact that the information contained within this file may be subject to alteration at any time, pending technical approval from an approving authority or at the client's instruction. It is therefore strongly recommended that multiple and regular cross checks are made against the current contract drawings.
9. It is the responsibility to ensure that the correct issue or revision of the DWG data file is being used and requests for updated information made accordingly.
10. Should any apparent discrepancies between the data contained within the DWG file and the current contract drawings become evident, it must be reported back to GTA Civils & Transport as soon as reasonably practicable. Provided that it has been given to the current contract drawings (PDF) unless advised otherwise.

Figure 1: Typical cross-section of a drainage system.

The diagram illustrates the vertical arrangement of various drainage components. From top to bottom, the elements are:

- Site Boundary**: Indicated by a red rectangle at the top.
- Existing Surface water drain**: A blue line.
- Existing Foul water**: A yellow circle.
- Adoptable Foul water**: A red circle with a minus sign.
- Private Foul drain**: An orange circle.
- Private Surface Water Manhole**: A blue circle.
- Filter Drainage channel**: A blue line.
- FIC (Foul Plastic Inspection Chamber - D202.6)**: A brown circle.
- SIC (Surface Water Plastic Inspection Chamber - D202.6)**: A blue circle.
- DPI (Distribution/ collection tank in permeable paving sub-base)**: A blue rectangle.
- Proposed Permeable sub-base storage Type C**: A green hatched area.
- Proposed Attenuation tank**: A blue hatched area.
- DC (Flood Flow exceedance route)**: A blue arrow pointing upwards.
- Drainage Channel**: A blue line.
- THD (Threshold Channel Slot Drain)**: A blue line at the bottom.

P2	FW UPDATED AS PER CCTV SURVEY			04/09/26	DT
P1	INITIAL ISSUE			15/07/26	DT
Rev	Amendments			Date	Dsn
Status					
PRELIMINARY					
Client					
MR SIMON YATES					
Architect					
gould baxter					
Project					
FURLONG HOUSE, PIT LANE HURSTPIERPOINT BN6 9QA					
Title					
DRAINAGE STRATEGY					
Date	JULY 2026		Scale @ A1	1:200	
Clients Ref.			Project Ref.	10517	
 Maple House, 192-198 London Road, Burgess Hill, West Sussex, RH15 9RD Tel 01444 671444 Web: www.gtacivils.co.uk					
Drawing Number				Rev.	
10517/1101					P2



7. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations , record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. any discrepancies shall be notified to gta prior to works commencing.

4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements.

approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Clients risk. gta hold no responsibility for resulting abortive works or costs.

3. Your attention is also drawn to the fact that the information contained within this file may be subject to alteration at any time, pending technical approval from an approving authority or at the client's instruction. It is therefore strongly recommended that multiple and regular cross checks are made against the current contract drawings.

It is your responsibility to ensure that the correct issue or revision of the DWG data file is being used and requests for updated information made accordingly.

Appendix G

Calculations



Greenfield runoff rate estimation tool

www.uksuds.com | Greenfield runoff rate estimation tool (<https://www.uksuds.com/>)

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	08/07/2026
Calculated by	DT
Reference	10517
Model version	2.2.3

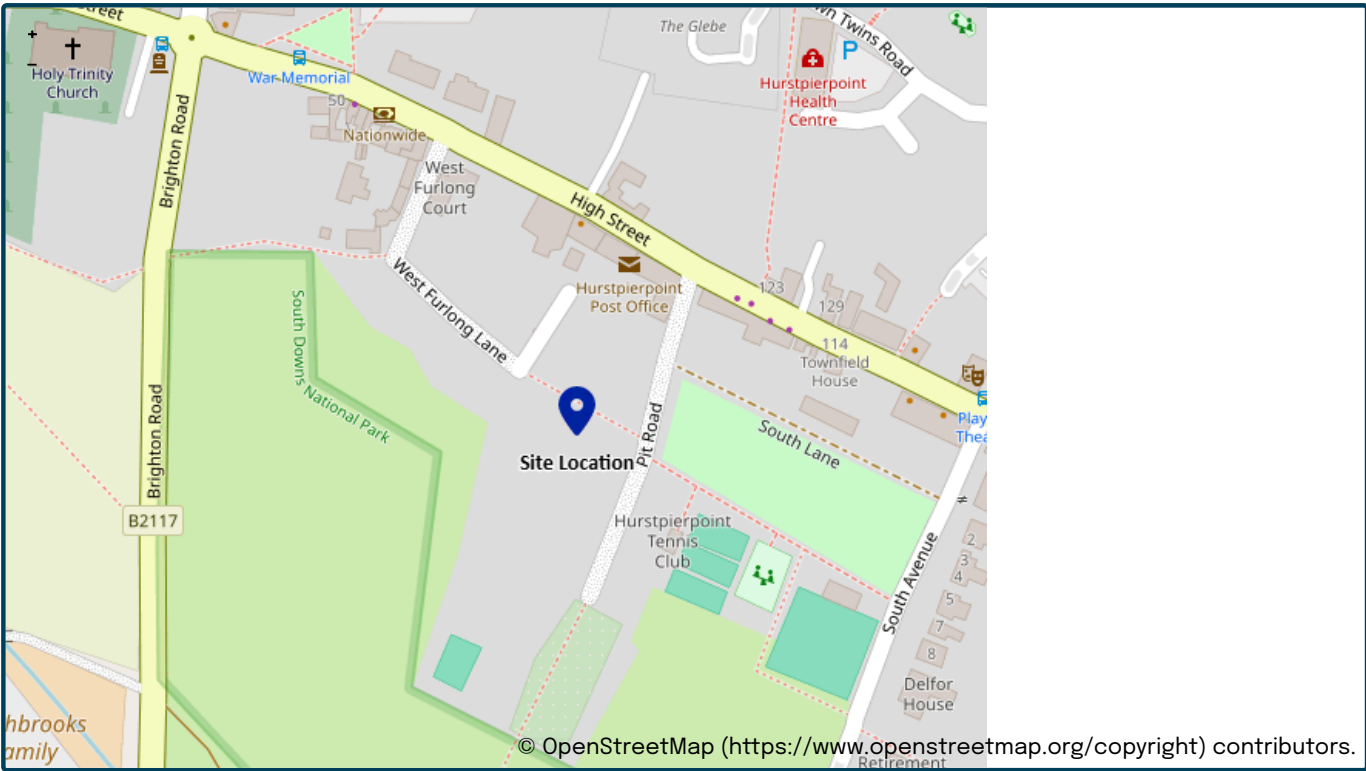
Location

Site name

Furlong House

Site location

Pitt Lane Hurstpierpoint



Site easting (British National Grid)

528210

Site northing (British National Grid)

116306

Site details

Total site area (ha)

1

ha

Greenfield runoff

Method

Method

FEH statistical (2025)

FEH statistical (2025)

	<u>My value</u>	<u>Map value</u>
SAAR9120 (mm)	859	mm
BFIHOST19scaled	0.456	
QMed-QBar conversion	1.136	1.136
QMed (l/s)	5 l/s	
QBar (FEH statistical 2025) (l/s)	5.6 l/s	

Growth curve factors

	<u>My value</u>	<u>Map value</u>
Hydrological region	7	7
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

Method	FEH statistical (2025)	
Flow rate 1 year (l/s)	4.8	l/s
Flow rate 2 year (l/s)	5.0	l/s
Flow rate 10 years (l/s)	9.1	l/s
Flow rate 30 years (l/s)	13.0	l/s
Flow rate 100 years (l/s)	18.0	l/s
Flow rate 200 years (l/s)	21.1	l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent 'zero' figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.3) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at [uksuds.com/terms-conditions](https://www.uksuds.com/terms-conditions) (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Design Settings

Rainfall Methodology	FEH-22	Maximum Time of Concentration (mins)	30.00	Preferred Cover Depth (m)	1.200
Return Period (years)	2	Maximum Rainfall (mm/hr)	50.0	Include Intermediate Ground	✓
Additional Flow (%)	45	Minimum Velocity (m/s)	1.00	Enforce best practice design rules	✓
CV	1.000	Connection Type	Level Soffits		
Time of Entry (mins)	5.00	Minimum Backdrop Height (m)	0.200		

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)	Invert Level (m)
S01			54.300	1200	528171.843	116311.174	0.500	53.800
Permeable Pav	0.022	5.00	54.350	1	528172.672	116312.280	0.400	53.950

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)
1.000	Permeable Pav	S01	1.382	0.600	53.950	53.800	0.150	9.2	100	5.01	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)
1.000	2.561	20.1	5.8	0.300	0.400	0.022	0.0	31	1.499

Simulation Settings

Rainfall Methodology	FEH-22	Winter CV	0.840	Drain Down Time (mins)	240	Check Discharge Rate(s)	x
Rainfall Events	Singular	Analysis Speed	Normal	Additional Storage (m³/ha)	20.0	Check Discharge Volume	x
Summer CV	0.750	Skip Steady State	x	Starting Level (m)			

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440
----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	------

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)	Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
2	0	0	0	100	45	0	0
30	0	0	0				

Node S01 Online Hydro-Brake® Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	x	Sump Available	✓
Invert Level (m)	53.800	Product Number	CTL-SHE-0051-1000-0700-1000
Design Depth (m)	0.700	Min Outlet Diameter (m)	0.075
Design Flow (l/s)	1.0	Min Node Diameter (mm)	1200

Node Permeable Pav Carpark Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Porosity	0.30	Width (m)	2.000	Depth (m)	0.400
Side Inf Coefficient (m/hr)	0.00000	Invert Level (m)	53.950	Length (m)	40.000	Inf Depth (m)	
Safety Factor	2.0	Time to half empty (mins)	131	Slope (1:X)	1000.0		

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
30 minute winter	S01	24	54.005	0.205	3.2	0.2317	0.0000	OK
15 minute winter	Permeable Pav	15	53.993	0.043	3.2	0.5974	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)
30 minute winter	S01	Hydro-Brake®		1.0				1.9
15 minute winter	Permeable Pav	1.000	S01	3.2	0.878	0.161	0.0076	

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
30 minute winter	S01	30	54.090	0.290	3.0	0.3283	0.0000	OK
30 minute winter	Permeable Pav	30	54.091	0.141	6.3	3.0635	0.0000	FLOOD RISK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
30 minute winter	S01	Hydro-Brake®		1.0				5.0
30 minute winter	Permeable Pav	1.000	S01	3.0	0.906	0.152	0.0108	

Results for 100 year +45% CC 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
60 minute winter	S01	60	54.285	0.485	3.3	0.5482	0.0000	OK
60 minute winter	Permeable Pav	60	54.285	0.335	7.9	7.9381	0.0000	FLOOD RISK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
60 minute winter	S01	Hydro-Brake®		1.0				11.6
60 minute winter	Permeable Pav	1.000	S01	3.3	0.917	0.163	0.0108	

10517 FURLONG HOUSE

Interception Compliance Calculations

V1 - 14.07.2026



Phase 1			
	Permeable Paving (m2)	Rainwater harvesting	TOTAL
Area Available	80	N/A	
Max. imp area allowed to be applied in order to be compliant *	160	N/A	
Impermeable area actually applied	110	110	220
Compliant?	☒	☒	

Based on infiltration rate < 1x10-6m/s, referring to CIRIA SuDS Manual Table 24.6, compliance criteria below for each interception mechanism:

Permeable Paving: Up to 2 **times** the permeable pavement area can be added as extra contributing area

Appendix H

Drainage Maintenance Plan

Furlong House, Pitt Lane, Hurstpierpoint Drainage Maintenance Plan

Contents

1	Introduction	2
2	Ownership & Maintenance Responsibilities	3
3	Health and Safety	4
4	Schedule A – Sewers, Manholes & Gullies	5
5	Schedule B – Permeable Pavement	7
6	Contamination or Dilution of Spillage	8

Issue	Issue date	Compiled	Checked
First Draft Issue	15.07.26	DT	GSD
Second Issue	17.09.26	DT	GSD

1 Introduction

- 1.1 This report has been prepared by GTA Civils & Transport Ltd for Simon Yates in relation to the proposed development at Furlong House at Pitt Lane, Hurstpierpoint BN6 9QA. No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.

This Drainage Maintenance Plan (DMP) has been prepared for inclusion as an Appendix to the Flood Risk Assessment (FRA) submitted to Hurstpierpoint Parish Council in order to support the planning application.

The DMP sets out the framework for the management of the proposed sustainable drainage systems (SuDS) within the development. The DMP remains a draft version during the design stage; it will be updated with final construction information prior to Handover and will remain a live document over the duration of the project. At this stage, what is set out herein is intended to be sufficient to demonstrate the viability of the proposed SuDS maintenance regime for planning purposes.

2 Ownership & Maintenance Responsibilities

2.1 A summary of the ownership and maintenance responsibilities for the development is as follows:

- The private drainage will be cared for by a Management Company.
- The developer will be responsible for maintaining completed SuDS components in advance of transfer to / adoption by the relevant party.

2.2 The DMP is intended to comprise a useful handbook for the Management Company to assist with arranging regular and appropriate maintenance activities for the assets under its control. Hence, the DMP only includes the maintenance activities for which the Management Company will be responsible.

The following sections set out schedules detailing the maintenance requirements for each of the main drainage items used within the scheme. The Management Company will undertake the inspections and maintenance activities in accordance with these schedules. Public bodies will maintain adopted features in line with their established procedures.

The Management Company will seek financial contributions (in the form of service charges), at regular intervals, from the leaseholders/owners of the development to include for the regular costs of the maintenance of the site drainage.

Additional reference should be made to currently established best practice and guidance documents such as The SuDS Manual (CIRIA C753, 2015) and other resources available at the susdrain website (www.susdrain.org).

This DMP should be considered a live document. The frequency of maintenance intervals may need to be increased or decreased based on the observed performance of the drainage systems over time. Changes should be agreed with the drainage authority and recorded and dated in the DMP.

Important safety information is set out in the next section.

3 Health and Safety

3.1 All those responsible for and involved in the maintenance of the site drainage systems should be safety-conscious and comply with the relevant health and safety legislation.

This includes:

- The Health and Safety at Work etc Act 1974
- The Management of Health and Safety at Work Regulations 1999
- The Workplace (Health, Safety and Welfare) Regulations 1992

The Building Management Company is responsible for suitable risk assessment and management to ensure safe working conditions and practices. Measures to protect potential visitors also need to be considered.

Specialist contractors used should work to industry guidelines and be able to demonstrate safe working practices.

Employers have a duty to employees to inform them about the risks of their work environment and to decrease the risk as far as reasonably practicable. Appropriate personal protective equipment (PPE) should be provided and policies implemented based on risk assessment.

Operatives should be trained for working near water. Risks of contaminated water should be considered. Checking for open cuts and using nitrile gloves, waterproof plasters etc is advised.

Entry of pipes, chambers, tanks and culverts should be avoided. Work should be carried out from the surface using appropriate equipment. In the event that entry cannot be avoided to perform a critical task, the required safety training, protection measures and precautions must be implemented prior to entry. Lone working should never be attempted.

For further information refer to Section 36 of The SuDS Manual (CIRIA C753).

4 Schedule A – Sewers, Manholes & Gullies

- 4.1 Regular inspection and maintenance is required to ensure the effective long-term operation of private drains, manholes, gullies & channel drains.

Prior to construction: a CCTV survey to be carried out on all receiving existing public sewer systems prior to connection with adopted sewers.

Post Completion: a CCTV survey to be carried out on all new and retained existing drainage systems and any downstream receiving systems, prior to connection with adopted sewers.

The report will be used to prove the integrity of the as-built drainage system prior to issue of practical completion certificate and will be handed over to the Client & Management Company for future reference.

Other private gullies and drainage marked on the layouts to be maintained by the Building Management Company. Operation and maintenance requirements for all sewers, manholes and gullies are described in the following table:

Schedule	Action	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	6 Monthly intervals.
	Common yard & car park & other hard standing areas to be swept clear of debris, to prevent possibility of blockages to the receiving drainage systems.	Monthly.
	Debris removal from gullies (where may cause risks to performance).	6 Monthly intervals, after autumn leaf fall, or as required based on specific observations.
	Lift and inspect receiving manholes to check	Monthly.

	for any blockages.	
Remedial Actions	Repair any damaged gully gratings.	As required.
Monitoring	Carry out full CCTV survey to confirm ongoing integrity of all drains. Inspect all gullies and silt pits during the survey.	10-yearly intervals.

Where appropriate refer also to specialist drainage manufacturer's information and maintenance requirements.

In all instances, inspection and cleaning should be carried out only by a specialist contractor and in accordance with the guidelines given in 'Safe Working in Sewers and at Sewage Works' published by National Joint Health and Safety Committee for the Water Services.

Further information on safety is set out in Section 3.

5 Schedule B – Permeable Pavement

5.1 Inspection Frequency and Maintenance Requirements: as per table below.

Schedule	Action	Frequency
Regular Maintenance	Machine sweeper (push- or scarab-type).	Annually after autumn leaf fall
Occasional Maintenance	Weed removal	Annually
Remedial Actions	Remediate adjacent landscaping to original levels	As required
	Paving repairs including replenishment of lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required if infiltration is reduced by clogging
Monitoring	Initial inspection	Monthly for first three months
	Inspection for evidence of poor operation and/or weed growth	Quarterly, 48 hrs after large storms in first six months
	Inspection for silt accumulation to establish sweeping frequencies	Annually
	Monitor inspection chambers	Annually

Further information on safety is set out in Section 3.

6 Contamination or Dilution of Spillage

- 6.1 In the event of a spillage it is the responsibility of the landowner to clear up any spillage before it enters the drainage system. The primary method of dealing with any spillage of hydrocarbons should be using sand to soak up the leak and prevent any hydrocarbons entering the drainage system. Once sand has been contaminated it should not be washed into the drainage system but disposed of by a Licensed Contractor.

Environment Agency – Emergency Contact Number

In the event of a spillage the Environment Agency should be contacted to notify the event and seek advice. The Environment Agency Incident Hotline is **0800 80 70 60** (Freephone 24hrs).



Civil Engineering - Transport Planning - Flood Risk

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