



flood risk assessment

PROJECT
Crabbet Park (Unit 5), Mid Sussex

REFERENCE
CCE/ZG181/FRA-01

DATE
June 2025

FOR
Peacock 5 Ltd

Document Review Sheet:

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Reference	Date	Author	Checked
CCE/ZG181/FRA-01	June 2025	DL	

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Topographical survey
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Proposed layout
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Summary Table

Site location	Crabbet Park Equestrian Centre, Turners Hill Road, Turners Hill, Crawley Grid reference – 530518, 137359
Existing site	Brownfield
Application site area	Approximately 0.038 ha
Proposed development	Demolition of existing site office and construction of a single dwelling and associated works.
Flooding from rivers and sea	None.
Reservoir Inundation Zone	None
Other sources of flooding	Areas of high, medium and low risk surface water flooding.
Surface water management	Drainage sized to manage the 1 in 100 annual probability storm plus climate change and creep allowances.

1.0 Introduction

- 1.1 This Flood Risk Assessment (FRA) has been prepared on behalf of Peacock 5 Ltd to support a full planning application for the demolition of existing site office and construction of a single dwelling and associated works.
- 1.2 This assessment takes account of the National Planning Policy Framework (NPPF) and the definitions of sources of flooding within the Flood and Water Management Act (FWMA) 2010.
- 1.3 The site lies on the eastern edge of Crawley and is approximately centred on Ordnance Survey grid reference 530518, 137359. The site is bounded by the M23 to the west, rural land to the north and west, and commercial buildings to the south.
- 1.4 The site extends to approximately 0.038 ha. The total existing impermeable area is circa 0.015 ha.
- 1.5 The dominant downward slope direction of the site is eastwards. Existing ground levels range from approximately 85.34 m AOD along the western boundary to approximately 84.75 m AOD along the eastern boundary. Refer to the topographical survey in Appendix A.
- 1.6 The nearest mapped watercourse is Burleys Brook some 380 m to the north of the site. There is also a lake 250m to the east of the site.
- 1.7 Geological mapping shows that the site is underlain by Upper Tunbridge Wells Sand - Sandstone and siltstone (bedrock).

2.0 Forms of Flooding

Watercourses

- 2.1 The site is not shown to be affected by flooding from a watercourse.

Surface Water

- 2.2 The surface water flood map for the site shows areas of surface water flooding in the east, south and west of the site. These areas are associated with topographical levels and are likely the result of relatively localised runoff generated from the land to the south flowing northeast towards the existing lake.
- 2.3 Images 2.1 to 2.3 overleaf show extracts from the 2040-2060 depth of surface water flooding maps. The extracts are from the 200 mm depth and 300mm depth data set. It is worth noting that this is labelled as the “up to 200 mm” depth data set on the web-based mapping but from context (and discussion with the JBA Consulting flood modelling team) it actually shows the likelihood of depths of 200 mm or more occurring. The images overleaf show that only small areas of the site are expected to experience flood depths of more than 200 mm, and none more than 300mm.
- 2.4 It is worth noting that the surface water flooding will be managed through a two stage approach. The floor level of the proposed dwelling should be a minimum of 300mm higher than the existing ground at the site’s southern boundary. The proposed green space at the site’s southern boundary should mimic the existing ground levels so not to impede the flood route.
- 2.5 Based on the location, extent, depth, and likelihood of the predicted surface water flooding, the risk posed by surface water flooding to the proposed development is not significant.

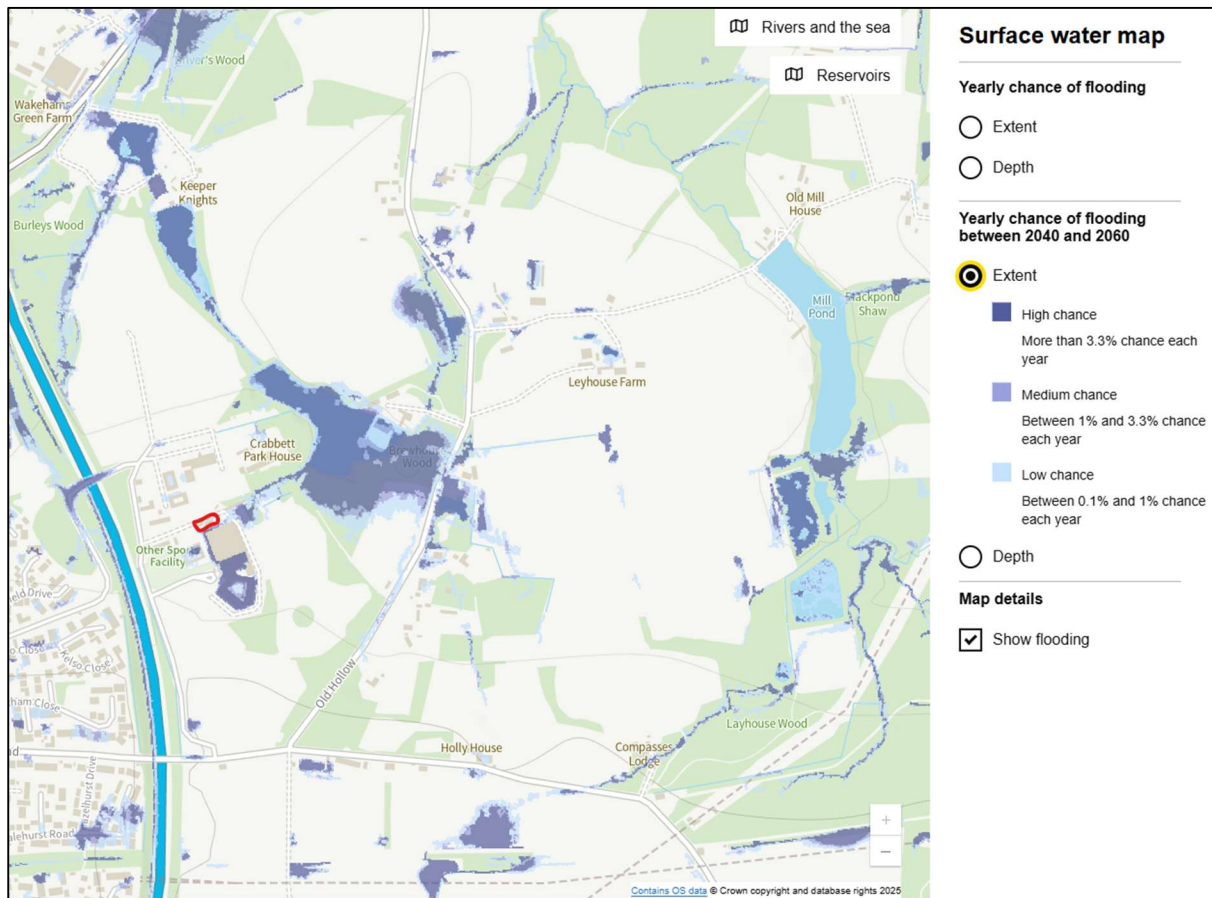


Image 2.1 extent of flooding 2040-2060, taken from the long term flood risk maps (February 2025) © Crown copyright and database rights 2025 Ordnance Survey 100047325

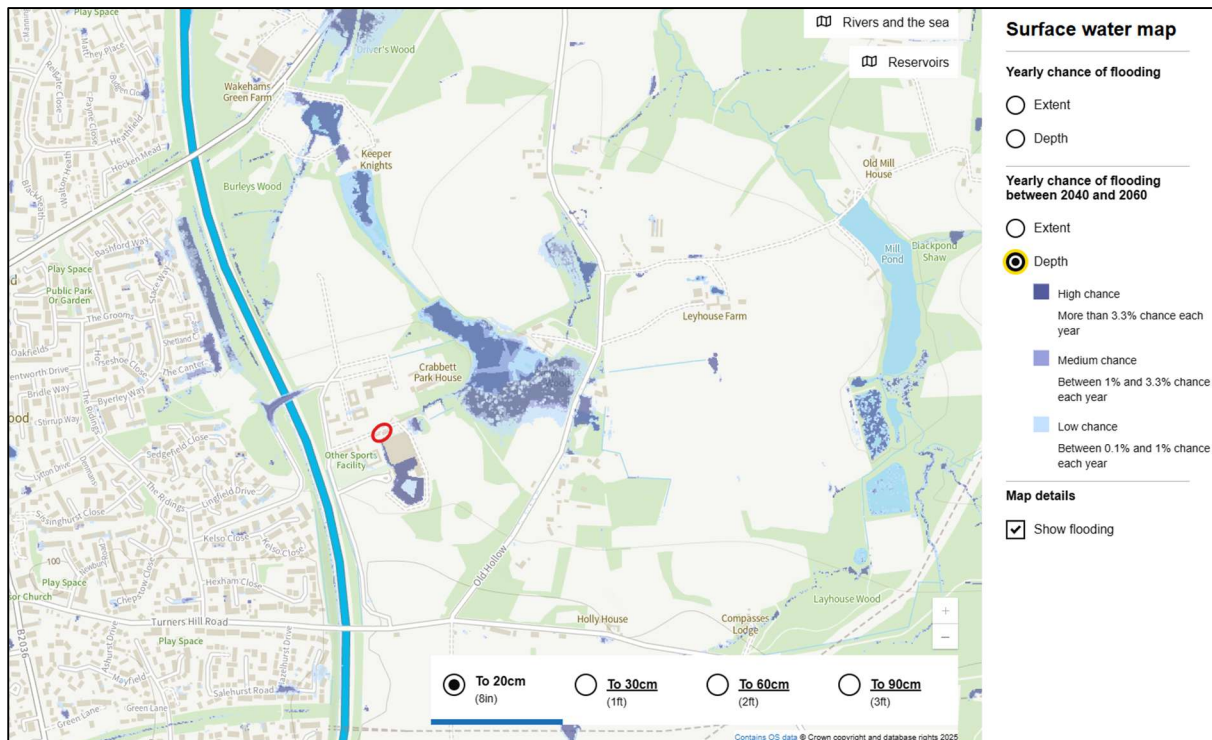


Image 2.2 chance of flooding (up to 200 mm) mm 2040-2060, taken from the long term flood risk maps (February 2025) © Crown copyright and database rights 2025 Ordnance Survey 100047325

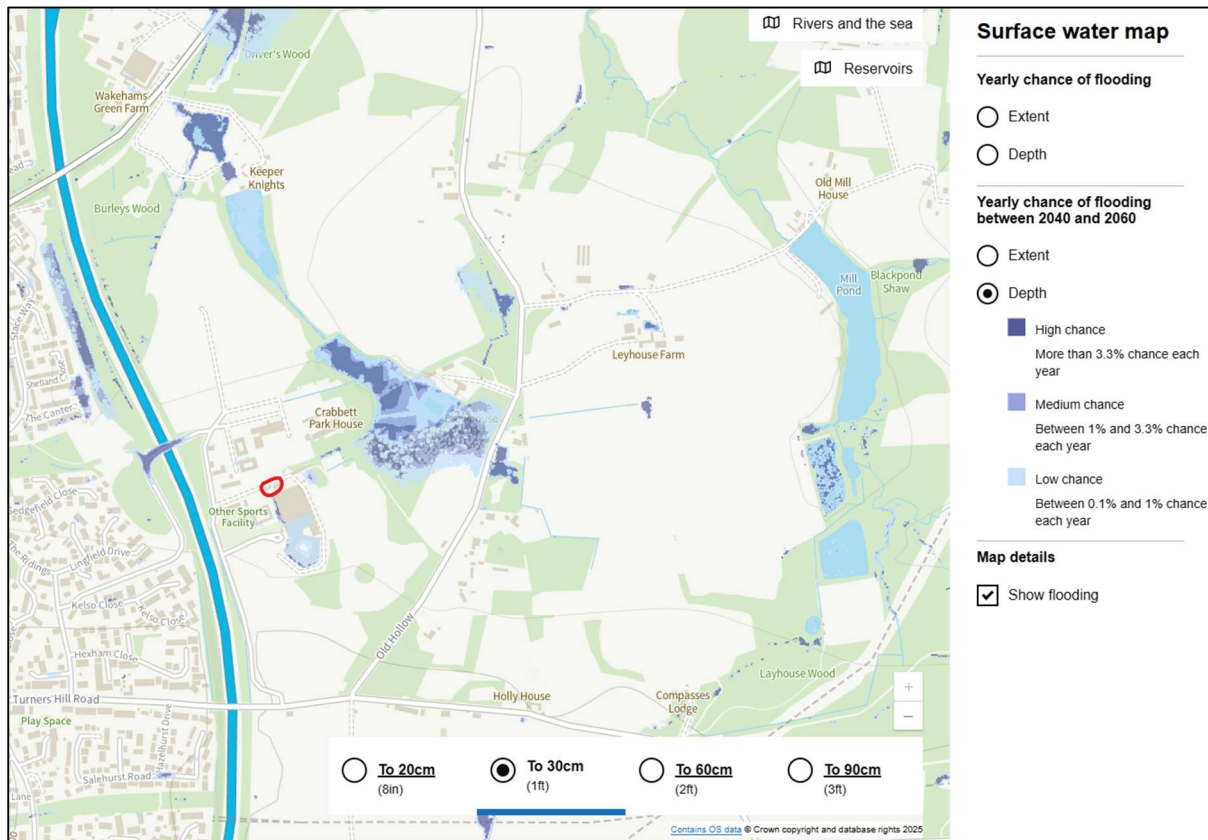


Image 2.3 chance of flooding (up to 300 mm) mm 2040-2060, taken from the long term flood risk maps (February 2025) © Crown copyright and database rights 2025 Ordnance Survey 100047325

Existing Sewers

- 2.6 A CCTV Survey prepared by Express Solutions Group shows existing foul and surface water assets within the area, with a surface water pipe crossing through the southern section of the site.
- 2.7 These do not present a realistic flood risk to the proposed development (or the site) as levels dictate that any floodwater arising from the source would flow away from and past the site, rather than spilling onto the proposed development.

Artificial Water Bodies

- 2.8 There is an existing lake to the east of the site. This does not present a flood risk.

3.0 Surface and Foul Water Management

- 3.1 Due to the location of the surface water flooding on the site, infiltration drainage has not been considered.
- 3.2 The appended calculations have been run for the 1 in 2, 1 in 30, and 1 in 100 annual probability storms. Climate change of 35 % and 40 % has been applied to the 1 in 30 and 1 in 100 annual probability storms respectively. The calculations assume a runoff coefficient of 1.0 (i.e. no losses from the system). 10% urban creep has been allowed for.

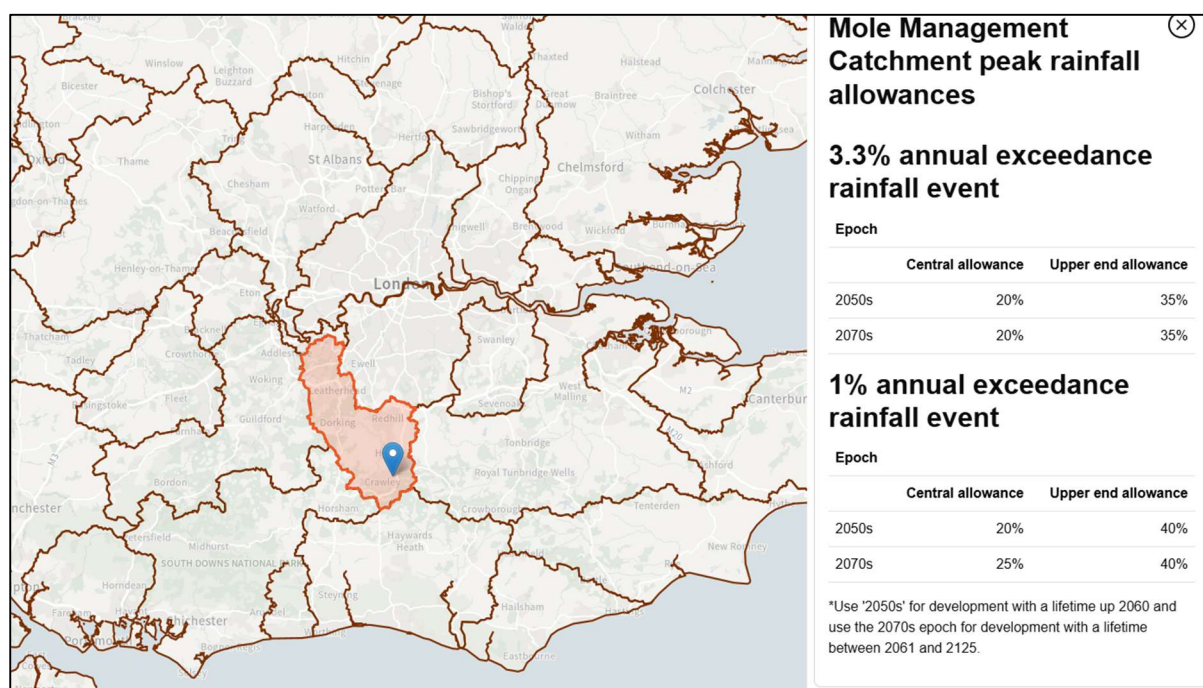


Image 3.1 – extract from the climate change allowances mapping. © Crown copyright and database rights 2025
Ordnance Survey 100047325

- 3.3 Runoff from the site will be conveyed to a series of SuDS features (as shown in Appendix B) and connect to the existing surface water asset to the south of the site at a restricted rate of 0.8l/s. Currently the SuDS features proposed are a combination of SuDS planters and filter trenches.

Treatment

- 3.4 The highest pollution hazard level for the site (from Table 26.2 in The SuDS Manual, C753) is Low.
- 3.5 The pollution scores for the Low hazard category (Table 26.2) are 0.5, 0.4, and 0.4 (for suspended solids, metals and hydrocarbons respectively).

3.6 Treatment scores from Table 26.3 are relevant to the SuDS techniques upstream of the outfall. Treatment scores from Table 26.4 are relevant for the SuDS planters and filter strips. Scores are summarised below.

- Filter strip – 0.4, 0.4, 0.5
- SuDS planter with a minimum of 400 mm of 'SuDS soil' – 0.4, 0.3, 0.3

3.7 Treatment scores for the proposed combination of SuDS techniques are all greater than the respective pollution scores:

- Filter strip + SuDS planter = 0.6 + 0.55 + 0.65

Maintenance

3.8 All proposals are subject to detailed design and the approval of relevant parties.

3.9 Maintenance of private on-plot features would be the responsibility of the respective homeowners. This responsibility would be included in the home buyers pack.

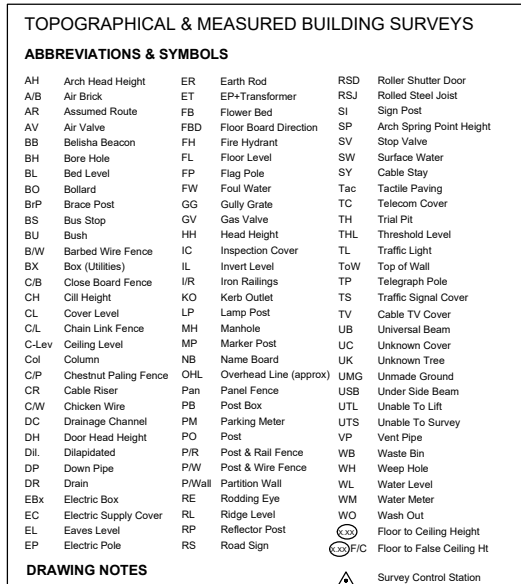
Foul Water

3.10 Foul water will utilise the existing connections serving the site.

4.0 Conclusions

- 4.1 The site is not at risk of flooding from a watercourse and is not considered to be at a significant or unmanageable risk of flooding from any of the other sources listed in the Flood and Water Management Act.
- 4.2 Surface water runoff will be treated and discharged to a existing piped network via a number of SuDS components. The features are sized to manage the 1 in 100 annual probability storm inclusive of 40 % climate change allowance and urban creep.

Appendix A Existing Site
Topographical survey
CCTV Survey



1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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NOTTINGHAM VILVIA

PROJECT TITLE CRABET PARK LIVERY SERVICES TURNER HILL ROAD, CRAWLEY, RH10 4ST				
DRAWING DETAIL TOPOGRAPHICAL SURVEY Sheet 1 of 2				
CLIENT STEEL FRAMES SYSTEMS				SCALE 1:200
SURVEYOR JG / FC	SURVEY DATE 2007/2023	CHECKED BY GB	APPROVED BY MB	DWG STATUS FINAL
DRAWING NUMBER 51404BWLS-01			REVISION A	ISSUE DATE 28/07/2023





EXPRESS SOLUTIONS GROUP

CCTV Survey
Report





EXPRESS SOLUTIONS GROUP

Express Solutions Group

152-154 Commercial Road, Staines-upon-Thames,
Surrey, TW18 2QW
0208 979 5444

surveys@expresssolutions.group
www.expresssolutions.group

Ref: DP-SD-2351

Steel Frame Systems
314 Hayling Road
Watford
Hertfordshire
WD19 7QBG

Express Solutions Group
152-154 Commercial Road
Staines-Upon-Thames
Surrey
TW18 2QW

21 October 2024

Dear Ash Gorecia

Re: Fully Comprehensive CCTV Survey:

Stables Cottage, Crabbet Park, Turners Hill Road, Crawley, West Sussex, RH10 4ST

Express Solutions Group is a national, quality-assured and safety-accredited company with broad-ranging expertise specialising in all aspects of facility management, drainage and building work. All of our drainage works are carried out by our own fully qualified operatives to the highest standards.

As agreed, we carried out an investigative CCTV Survey to establish the condition of your drainage system. During this survey defects have been identified. The following have been included within the full survey report:

- An abbreviated condition summary index with recommendations and associated costings,
- A detailed and full condition report with still images,
- CCTV footage,
- A site plan showing the location of your Inspection Chambers and Drain Runs (*please note that the plan is for interpretation purposes only and not to scale*).

We aim to always offer the right solutions for your needs. We pride ourselves on our customer service and understand the need to work expediently so please do not hesitate to contact us should you require clarity on your report or wish to schedule the recommended work.

Once again, thank you for the opportunity and your interest in using the services of Express Solutions Group.

Kind regards,

Bradley Smith
CCTV Analyst



Reg Address: As Above | Comp Reg No. 08845834 | VAT No. 178 610 783 | Trading name of Express Solutions Group Ltd



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CCTV Summary Index

Recommendation Scale

- 1 No Further Action
- 2 Advisories
- 3 Works Required



Job Reference: SD-2351

Address: Stables Cottage, Crabbet Park, Turners Hill Road, Crawley, West Sussex, RH10 4ST

Sheet	Drainage section	Abbreviated Recommendations	Structural (S) or Serviceability/ Maintenance Defect (M)	Recommendation Scale (1-3)	Costs
A1:	Inspection Chamber MH1	No Recommendations.	-	-	-
A2:	Inspection Chamber MH2	Please Contact The Office if You Require Quotation To Survey Manhole Using AP2 Entry	-	-	-
A3:	Inspection Chamber MH3	No recommendations.	-	-	-
A4:	Inspection Chamber MH4	No Recommendations.	-	-	-
A5:	Inspection Chamber MH5	No Recommendations.	-	-	-
A6:	Inspection Chamber MH6	No Recommendations.	-	-	-
1:	MH1 Downstream	No Recommendations.	-	-	-
2:	MH4 Downstream	1. High pressure water jet and extraction using a combination tanker unit to remove any scale/residual debris.	M	3	£180.00 + VAT
3:	MH4 Lateral 1 Upstream	1. High pressure water jet and extraction using a combination tanker unit to remove any scale/residual debris.	M	3	£180.00 + VAT
4:	MH4 Upstream	1. High pressure water jet and extraction using a combination tanker unit to remove any scale/residual debris.	M	3	£180.00 + VAT
5:	MH5 Lateral 1 Upstream	1. High pressure water jet and Roots cutting using a combination tanker unit to remove any roots/scale/residual debris. 2. Re-CCTV to establish the true condition of the remaining drainage run (with intention to reline, any further works will be quoted accordingly)	S/M	3	£375.00 + VAT

CCTV Summary Index

Recommendation Scale

1

No Further Action

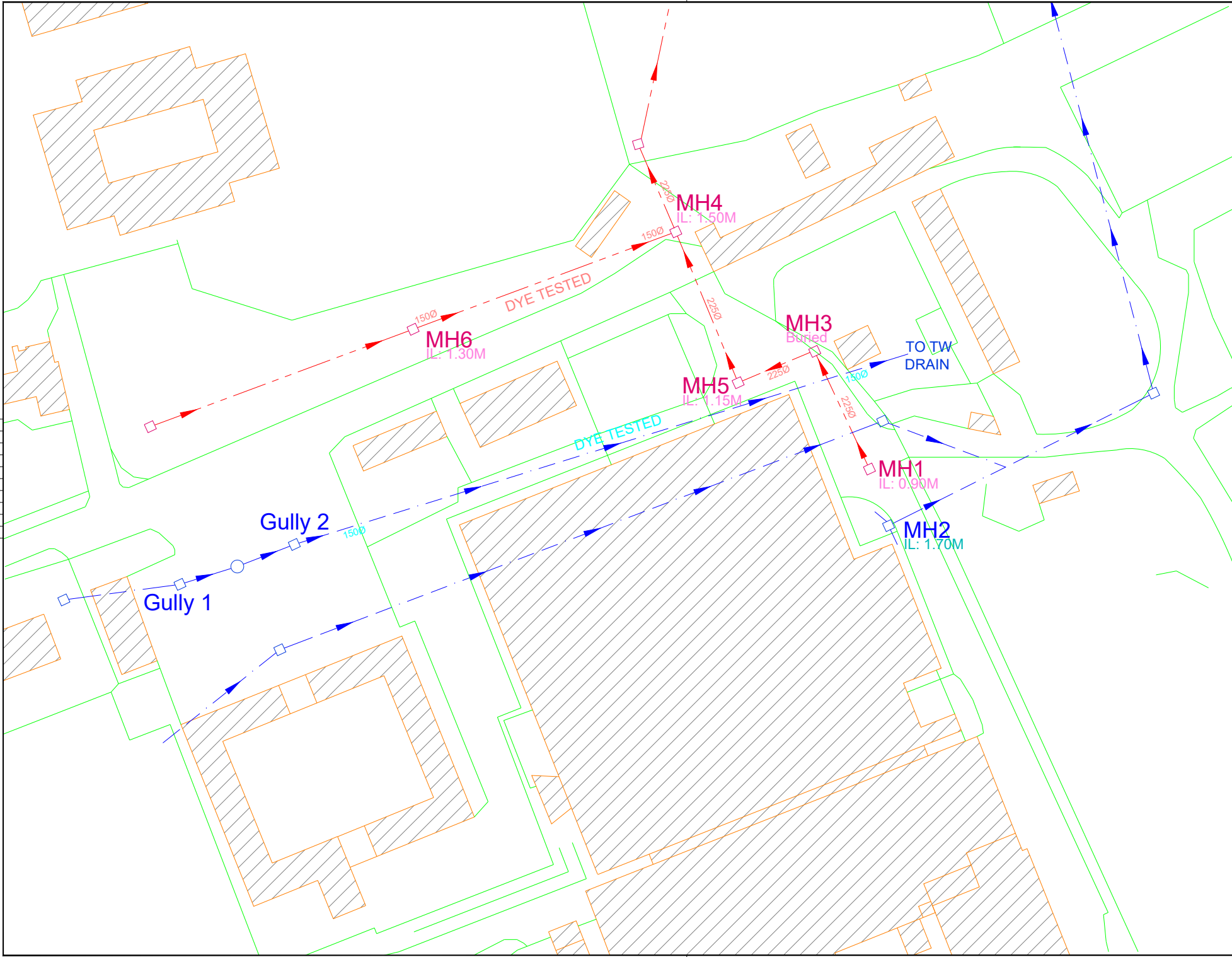
2

Advisories

3

Works Required

Sheet	Drainage section	Abbreviated Recommendations	Structural (S) or Serviceability/ Maintenance Defect (M)	Recommendation Scale (1-3)	Costs
6:	MH6 Downstream	1. High pressure water jet and extraction using a combination tanker unit to remove any scale/residual debris.	M	3	£180.00 + VAT
7:	Gully 1 Downstream	1. High pressure water jet and extraction using a combination tanker unit to remove any scale/residual debris.	M	3	£180.00 + VAT
8:	Gully 2 Downstream	1. High pressure water jet and extraction using a combination tanker unit to remove any scale/residual debris.	M	3	£180.00 + VAT
TOTAL PRICE:				£1455.00 + VAT £155.00 + VAT, Per Tonne Extracted Please note should Individual works be undertaken additional cost may apply.	



JOB No. SD-2351

LEGEND

FW MH/IC

SW MH/IC

INTERCEPTOR

FW GULLY

SW GULLY

ST/VP:STACK

RWP

SW: SURFACE WATER

SURFACE WATER ROUTE

FW: FOUL WATER

FOUL WATER ROUTE

BUILDING OUTLINE

OVERHEAD BUILDING LINE

BOUNDARY LINE

ROAD

PROPOSED

BANK

BANK SYMBOL

UTS: Unable to Survey

UTL: Unable to Lift

EOT: End of Trace

TREE

NOT TO SCALE

Drawing Notes

Rev.	Date	Description	By

 EXPRESS SOLUTIONS GROUP

Head Office:
152-154 Commercial Road
Staines-Upon-Thames
Surrey
TW18 2QW
Tel 020 8979 5444
VAT 851970604
Company No 04935559

Client	Steel Frame Systems
Site Address	Stables Cottage Crabbet Park Turners Hill Road RH10 4ST
Drawing title	Plan
Scales	NOT TO SCALE
Surveyor	DP743
Drawn By	BS
Date	21/10/2024

JOB No. SD-2351



Inspection Chamber condition report

Sheet A1		Photo			
Job number	SD-2351				
Inspection Chamber	MH1				
Invert level (mm)	900mm				
Cover Size (mm)	600 x 600				
Chamber Size (mm)	900 Ø				
Condition	Good			☒	
	Fair			☐	
	Poor			☐	
Material	Brick			☒	
	Concrete			☐	
	UPVC	☐			
	Rendered Walls	☐			
Defects Yes ☐ No ☒		Covering frame seized	☐	Missing Covering Lid	☐
		Cracked benching	☐	Deteriorated Covering Lid	☐
		Root Ingress	☐	Scale/rubble/debris	☐
		Location unknown	☐	Blocked interceptor	☐
Details		No recommendations			
Recommendations		No recommendations			
Works Guarantee		N/A			
Are there any Health & Safety issues		N/A			
Risk & Method Statement supplied		N/A			
Any Special Site Requirements or Conditions		N/A			
Specialist Plant Requirement		N/A			



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Inspection Chamber condition report

Sheet A2		Photo			
Job number	SD-2351				
Inspection Chamber	MH2				
Invert level (mm)	1700mm				
Cover Size (mm)	600 x 600				
Chamber Size (mm)	1200 x				
Condition	Good ☒ Fair ☐ Poor ☐				
Material	Brick ☒ Concrete ☐ UPVC ☐ Rendered Walls ☐				
Defects Yes ☐ No ☒		Covering frame seized	☐	Missing Covering Lid	☐
		Cracked benching	☐	Deteriorated Covering Lid	☐
		Root Ingress	☐	Scale/rubble/debris	☐
		Location unknown	☐	Blocked interceptor	☐
Details		Please Contact The Office if You Require Quotation To Survey Manhole Using AP2 Entry			
Recommendations		No recommendations			
Works Guarantee		N/A			
Are there any Health & Safety issues		N/A			
Risk & Method Statement supplied		N/A			
Any Special Site Requirements or Conditions		N/A			
Specialist Plant Requirement		N/A			





Inspection Chamber condition report

Sheet A3		Photo			
Job number	SD-2351				
Inspection Chamber	MH3				
Invert level (mm)	950mm				
Cover Size (mm)	600 x 600				
Chamber Size (mm)	900 Ø				
Condition	Good	☐			
	Fair	☒			
	Poor	☐			
Material	Brick	☒			
	Concrete	☐			
	UPVC	☐			
	Rendered Walls	☐			
Defects Yes ☐ No ☐		Covering frame seized	☐	Missing Covering Lid	☐
		Cracked benching	☐	Deteriorated Covering Lid	☐
		Root Ingress	☐	Scale/rubble/debris	☐
		Location unknown	☐	Blocked interceptor	☐
Details		No recommendations			
Recommendations		No recommendations			
Works Guarantee		N/A			
Are there any Health & Safety issues		N/A			
Risk & Method Statement supplied		N/A			
Any Special Site Requirements or Conditions		N/A			
Specialist Plant Requirement		N/A			





Inspection Chamber condition report

Sheet A4		Photo			
Job number	SD-2351				
Inspection Chamber	MH4				
Invert level (mm)	1500mm				
Cover Size (mm)	600 x 600				
Chamber Size (mm)	1200 x				
Condition	Good			☒	
	Fair	☐			
	Poor	☐			
Material	Brick	☒			
	Concrete	☐			
	UPVC	☐			
	Rendered Walls	☐			
Defects Yes ☐ No ☒		Covering frame seized	☐	Missing Covering Lid	☐
		Cracked benching	☐	Deteriorated Covering Lid	☐
		Root Ingress	☐	Scale/rubble/debris	☐
		Location unknown	☐	Blocked interceptor	☐
Details		No recommendations			
Recommendations		No recommendations			
Works Guarantee		N/A			
Are there any Health & Safety issues		N/A			
Risk & Method Statement supplied		N/A			
Any Special Site Requirements or Conditions		N/A			
Specialist Plant Requirement		N/A			



Reg Address: As Above | Comp Reg No. 08845834 | VAT No. 178 610 783 | Trading name of Express Solutions Group Ltd





Inspection Chamber condition report

Sheet A5		Photo			
Job number	SD-2351				
Inspection Chamber	MH5				
Invert level (mm)	1150mm				
Cover Size (mm)	600 x 600				
Chamber Size (mm)	1200 x				
Condition	Good	☒			
	Fair	☐			
	Poor	☐			
Material	Brick	☐			
	Concrete	☒			
	UPVC	☐			
	Rendered Walls	☐			
Defects Yes ☐ No ☒		Covering frame seized	☐	Missing Covering Lid	☐
		Cracked benching	☐	Deteriorated Covering Lid	☐
		Root Ingress	☐	Scale/rubble/debris	☐
		Location unknown	☐	Blocked interceptor	☐
Details		No recommendations			
Recommendations		No recommendations			
Works Guarantee		N/A			
Are there any Health & Safety issues		N/A			
Risk & Method Statement supplied		N/A			
Any Special Site Requirements or Conditions		N/A			
Specialist Plant Requirement		N/A			





Inspection Chamber condition report

Sheet A6		Photo	
Job number	SD-2351		
Inspection Chamber	MH6		
Invert level (mm)	1300mm		
Cover Size (mm)	600 × 600		
Chamber Size (mm)	1200 Ø		
Condition	Good	☒	
	Fair	☐	
	Poor	☐	
Material	Brick	☐	
	Concrete	☒	
	UPVC	☐	
	Rendered Walls	☐	
Defects Yes ☐ No ☒		Covering frame seized	☐ Missing Covering Lid ☐
		Cracked benching	☐ Deteriorated Covering Lid ☐
		Root Ingress	☐ Scale/rubble/debris ☐
		Location unknown	☐ Blocked interceptor ☐
Details		No recommendations	
Recommendations		No recommendations	
Works Guarantee		N/A	
Are there any Health & Safety issues		N/A	
Risk & Method Statement supplied		N/A	
Any Special Site Requirements or Conditions		N/A	
Specialist Plant Requirement		N/A	





Section Inspection - MH1X

Item No. 1	Insp. No. 1	Date 21/10/24	Time 8:49	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned Not Specified	PLR MH1X
Operator DP743		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Crawley	Inspection Direction:	Downstream	Upstream Node:	MH1
Road:	Turners Hill Road	Inspected Length:	19.02 m	Upstream Pipe Depth:	0.900 m
Location:	Property or buildings	Total Length:	19.02 m	Downstream Node:	DOWNSTREAM
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	225 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:	1:165	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 0.90 m MH1							
		0.00	MH	Start node, manhole, reference: MH1	00:00:00	1	
		0.00	WL	Water level, 5% of the vertical dimension	00:00:08	2	
		19.02	MHF	Finish node, manhole, reference: MH3: Buried	00:00:51	3	
Downstream Depth: m							

Construction Features

Structural Defects

Miscellaneous Features

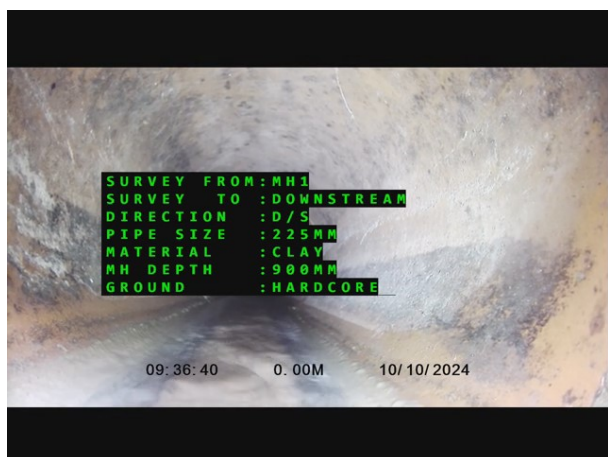
Service & Operational Observations

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 - MH1X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
1	Downstream	MH1X		



1, 00:00:00, 0.00 m
Start node, manhole, reference: MH1



2, 00:00:08, 0.00 m
Water level, 5% of the vertical dimension



3, 00:00:51, 19.02 m
Finish node, manhole, reference: MH3, Buried



Section Inspection - MH4X

Item No. 2	Insp. No. 1	Date 21/10/24	Time 8:03	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned Not Specified	PLR MH4X
Operator DP743		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Crawley	Inspection Direction:	Downstream	Upstream Node:	MH4
Road:	Turners Hill Road	Inspected Length:	8.07 m	Upstream Pipe Depth:	1.500 m
Location:	Property or buildings	Total Length:	8.07 m	Downstream Node:	DOWNSTREAM
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	225 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:	1:70	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 1.50 m MH4							
	0.00	MH		Start node, manhole, reference: MH4	00:00:00	1	
	0.00	WL		Water level, 5% of the vertical dimension	00:00:04	2	
	0.40	S01	DEE	Attached deposits, encrustation from 4 o'clock to 8 o'clock, 5% cross-sectional area loss, start	00:00:07	3	
	2.34	WL		Water level, 15% of the vertical dimension	00:00:14	4	
	8.06	F01	DEE	Attached deposits, encrustation from 4 o'clock to 8 o'clock, 10% cross-sectional area loss, finish	00:00:50		3
	8.07	MHF		Finish node, manhole, reference: Off Boundary Manhole	00:00:50	5	
Downstream Depth: 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	1	2.0	2.0	16.0	3.0



Section Pictures - MH4X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
2	Downstream	MH4X		



1, 00:00:00, 0.00 m
Start node, manhole, reference: MH4



2, 00:00:04, 0.00 m
Water level, 5% of the vertical dimension



3, 00:00:07, 0.40 m
Attached deposits, encrustation from 4 o'clock to 8 o'clock, 5% cross-sectional area loss, start



4, 00:00:14, 2.34 m
Water level, 15% of the vertical dimension



5, 00:00:50, 8.07 m
Finish node, manhole, reference: Off Boundary Manhole



Section Inspection - Lateral 1X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
3	1	21/10/24	8:05	Not Specified	No Rain Or Snow	Not Specified	LATERAL 1X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
DP743		Not Specified		Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Crawley	Inspection Direction:	Upstream	Upstream Node:	LATERAL 1
Road:	Turners Hill Road	Inspected Length:	26.51 m	Upstream Pipe Depth:	
Location:	Property or buildings	Total Length:	35.00 m	Downstream Node:	MH4
Surface Type:		Joint Length:		Downstream Pipe Depth:	1.500 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:	1:304	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 1.50 m MH4							
	0.00	MH		Start node, manhole, reference: MH4	00:00:00	1	
	0.00	WL		Water level, 5% of the vertical dimension	00:00:06	2	
	22.86	S01	DEE	Attached deposits, encrustation from 4 o'clock to 8 o'clock, 10% cross-sectional area loss, start	00:02:06	3	
	23.84	F01	DEE	Attached deposits, encrustation from 4 o'clock to 8 o'clock, 10% cross-sectional area loss, finish	00:02:40	4	3
	26.51	SA		Survey abandoned: Unable To Push Furhter (Overlap With MH6 Downstream)	00:03:50	5	
	35.00			End of pipe			
Lateral 1 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	1	2.0	0.1	2.0	3.0



Section Pictures - Lateral 1X

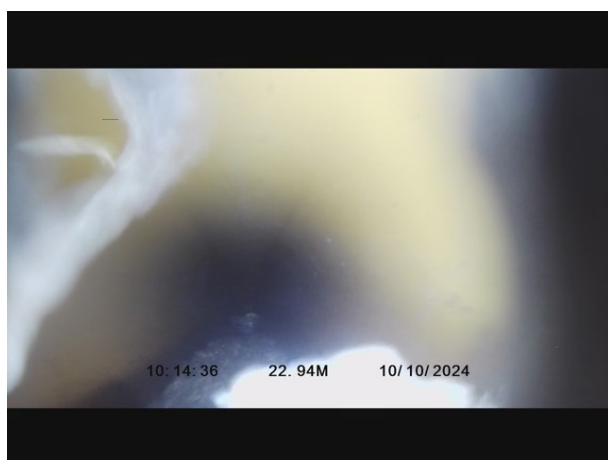
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
3	Upstream	LATERAL 1X		



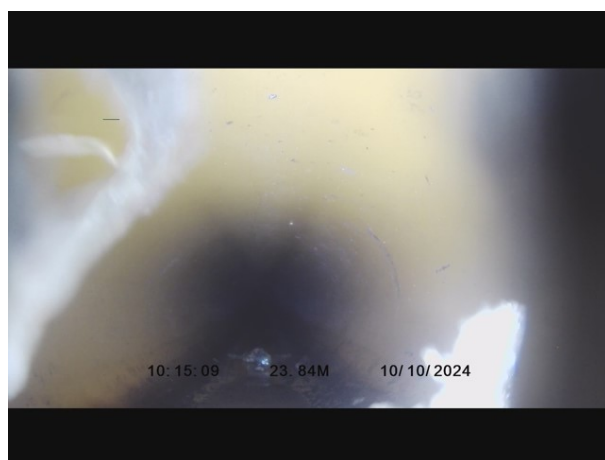
1, 00:00:00, 0.00 m
Start node, manhole, reference: MH4



2, 00:00:06, 0.00 m
Water level, 5% of the vertical dimension



3, 00:02:06, 22.86 m
Attached deposits, encrustation from 4 o'clock to 8 o'clock,
10% cross-sectional area loss, start



4, 00:02:40, 23.84 m
Attached deposits, encrustation from 4 o'clock to 8 o'clock,
10% cross-sectional area loss, finish



5, 00:03:50, 26.51 m
Survey abandoned, Unable To Push Further (Overlap With
MH6 Downstream)



Section Inspection - UpstreamX

Item No. 4	Insp. No. 1	Date 21/10/24	Time 8:01	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned Not Specified	PLR UPSTREAMX
Operator DP743		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Crawley	Inspection Direction:	Upstream	Upstream Node:	UPSTREAM
Road:	Turners Hill Road	Inspected Length:	21.72 m	Upstream Pipe Depth:	
Location:	Property or buildings	Total Length:	21.72 m	Downstream Node:	MH4
Surface Type:		Joint Length:		Downstream Pipe Depth:	1.500 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	225 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:	1:189	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 1.50 m MH4							
		0.00	MH	Start node, manhole, reference: MH4	00:00:00	1	
		0.00	WL	Water level, 10% of the vertical dimension	00:00:06	2	
		20.92	WL	Water level, 5% of the vertical dimension	00:01:05	3	
		21.72	MHF	Finish node, manhole, reference: MH5	00:01:13	4	
Upstream Depth: 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

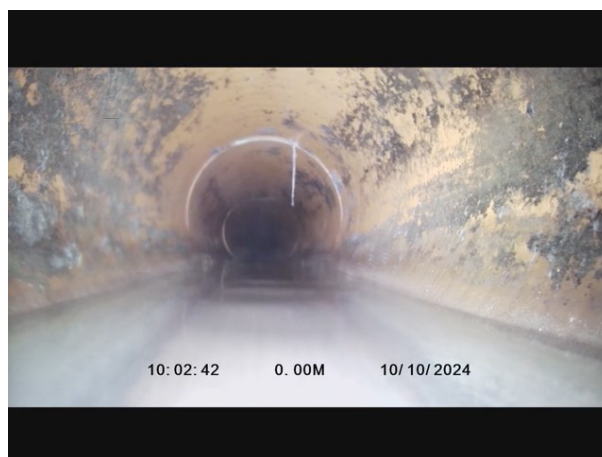


Section Pictures - UpstreamX

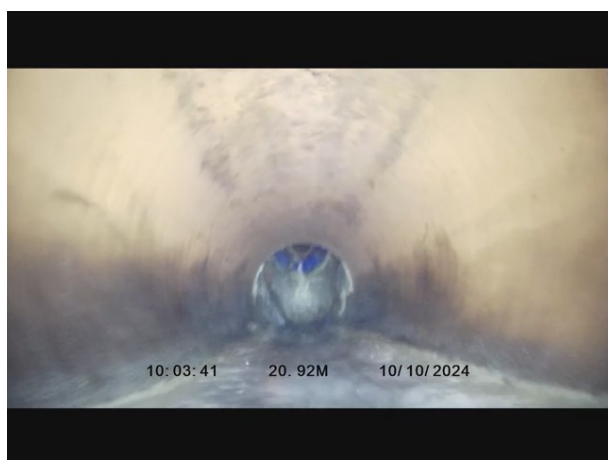
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
4	Upstream	UPSTREAMX		



1, 00:00:00, 0.00 m
Start node, manhole, reference: MH4



2, 00:00:06, 0.00 m
Water level, 10% of the vertical dimension



3, 00:01:05, 20.92 m
Water level, 5% of the vertical dimension



4, 00:01:13, 21.72 m
Finish node, manhole, reference: MH5



Section Inspection - Lateral 1X

Item No. 5	Insp. No. 1	Date 21/10/24	Time 8:07	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned Not Specified	PLR LATERAL 1X
Operator DP743		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Crawley	Inspection Direction:	Upstream	Upstream Node:	LATERAL 1
Road:	Turners Hill Road	Inspected Length:	11.01 m	Upstream Pipe Depth:	
Location:	Property or buildings	Total Length:	11.01 m	Downstream Node:	MH5
Surface Type:		Joint Length:		Downstream Pipe Depth:	1.150 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	225 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:	1:96	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 1.15 m MH5							
		0.00	MH	Start node, manhole, reference: MH5	00:00:00	1	
		0.00	WL	Water level, 5% of the vertical dimension	00:00:03	2	
		10.93	RM	Roots, mass, 80% cross-sectional area loss	00:00:53	3	5
		11.01	MHF	Finish node, manhole, reference: MH3: Buried	00:01:00	4	
Lateral 1 Depth: 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	1	20.0	1.8	20.0	5.0



Section Pictures - Lateral 1X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
5	Upstream	LATERAL 1X		



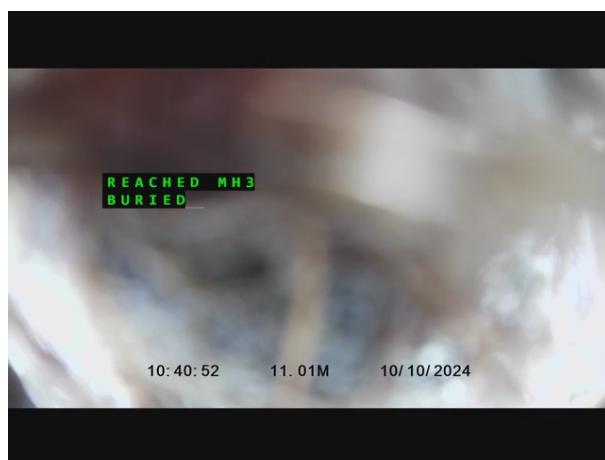
1, 00:00:00, 0.00 m
Start node, manhole, reference: MH5



2, 00:00:03, 0.00 m
Water level, 5% of the vertical dimension



3, 00:00:53, 10.93 m
Roots, mass, 80% cross-sectional area loss



4, 00:01:00, 11.01 m
Finish node, manhole, reference: MH3, Buried



Section Inspection - MH6X

Item No. 6	Insp. No. 1	Date 21/10/24	Time 8:06	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned Not Specified	PLR MH6X
Operator DP743		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Crawley	Inspection Direction:	Downstream	Upstream Node:	MH6
Road:	Turners Hill Road	Inspected Length:	18.24 m	Upstream Pipe Depth:	1.300 m
Location:	Property or buildings	Total Length:	35.00 m	Downstream Node:	DOWNSTREAM
Surface Type:		Joint Length:		Downstream Pipe Depth:	1.500 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:

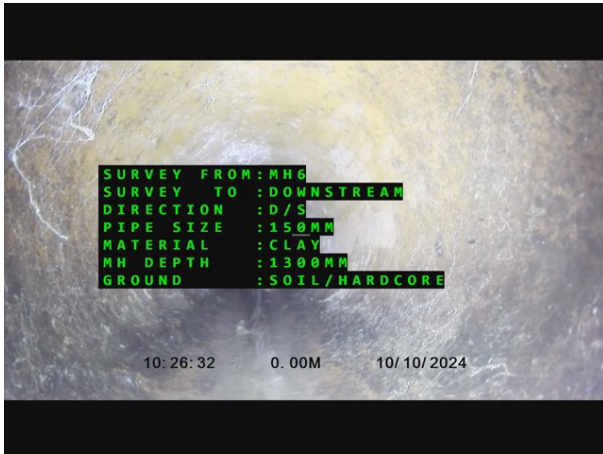
Scale: 1:304	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 1.30 m MH6						
	0.00	MH	Start node, manhole, reference: MH6	00:00:00	1	
	0.00	WL	Water level, 5% of the vertical dimension	00:00:04	2	
	18.24	SA	Survey abandoned: Overlap of MH4 Lateral 1 Completed	00:01:15	3	
	35.00		End of pipe			
Downstream Depth: 1.50 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 - MH6X

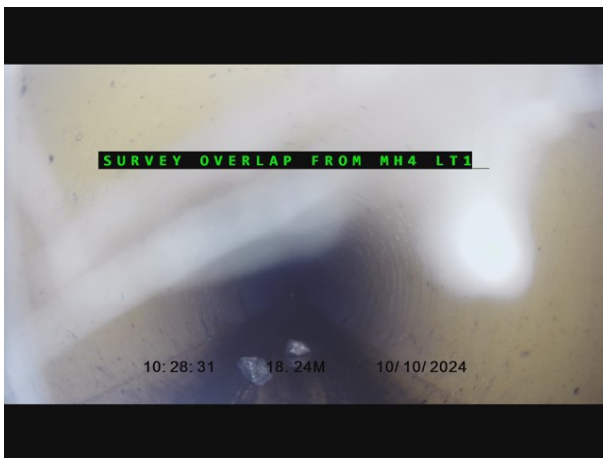
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
6	Downstream	MH6X		



1, 00:00:00, 0.00 m
Start node, manhole, reference: MH6



2, 00:00:04, 0.00 m
Water level, 5% of the vertical dimension



3, 00:01:15, 18.24 m
Survey abandoned, Overlap of MH4 Lateral 1 Completed



Section Inspection - Gully 1X

Item No. 7	Insp. No. 1	Date 21/10/24	Time 8:08	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned Not Specified	PLR GULLY 1X
Operator DP743		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Crawley	Inspection Direction:	Downstream	Upstream Node:	GULLY 1
Road:	Turners Hill Road	Inspected Length:	9.55 m	Upstream Pipe Depth:	
Location:	Property or buildings	Total Length:	9.55 m	Downstream Node:	DOWNSTREAM
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface water	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:	1:83	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: m Gully 1							
		0.00	GY	Start node, gully, reference: Gully 1	00:00:00	1	
		0.00	WL	Water level, 0% of the vertical dimension	00:00:06	2	
		3.99	RM	Roots, mass, 70% cross-sectional area loss	00:00:19	3	5
		4.74	WL	Water level, 80% of the vertical dimension	00:00:44	4	
		9.55	SA	Survey abandoned: Unable To Pass Unknown Obstruction	00:01:08	5	

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	15.0	1.6	15.0	5.0



Section Pictures - Gully 1X

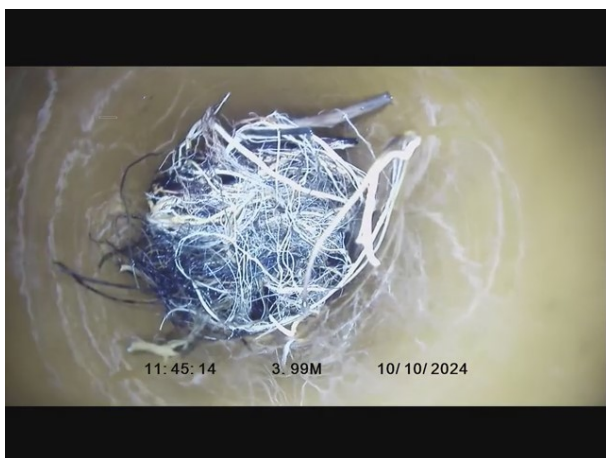
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
7	Downstream	GULLY 1X		



1, 00:00:00, 0.00 m
Start node, gully, reference: Gully 1



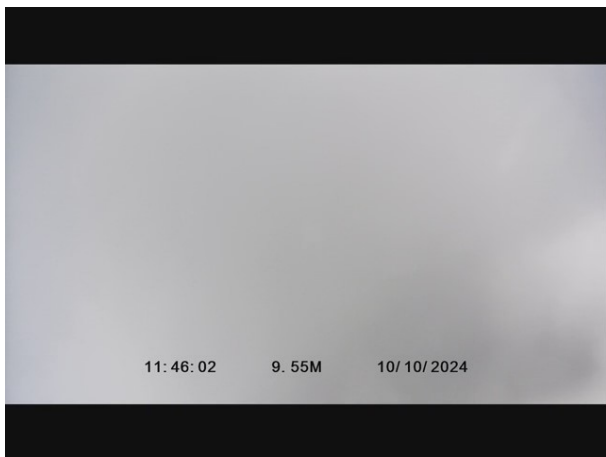
2, 00:00:06, 0.00 m
Water level, 0% of the vertical dimension



3, 00:00:19, 3.99 m
Roots, mass, 70% cross-sectional area loss



4, 00:00:44, 4.74 m
Water level, 80% of the vertical dimension



5, 00:01:08, 9.55 m
Survey abandoned, Unable To Pass Unknown Obstruction



Section Inspection - Gully 2X

Item No. 8	Insp. No. 1	Date 21/10/24	Time 8:09	Client's Job Ref Not Specified	Weather No Rain Or Snow	Pre Cleaned Not Specified	PLR GULLY 2X
Operator DP743		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified

Town or Village:	Crawley	Inspection Direction:	Downstream	Upstream Node:	GULLY 2
Road:	Turners Hill Road	Inspected Length:	10.00 m	Upstream Pipe Depth:	
Location:	Property or buildings	Total Length:	10.00 m	Downstream Node:	DOWNSTREAM
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface water	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:	1:87	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: m Gully 2							
		0.00	GY	Start node, gully, reference: Gully 2	00:00:00	1	
		0.00	WL	Water level, 10% of the vertical dimension	00:00:07	2	
		0.01	S01	DES	Settled deposits, fine, 35% cross-sectional area loss, start	00:00:07	3
		5.10	SA	Survey abandoned: Unable To Push Further	00:01:46	4	
		10.00	F01	DES	Settled deposits, fine, 35% cross-sectional area loss, finish	00:01:46	4
		10.00		End of pipe			

Construction Features

Structural Defects

Miscellaneous Features

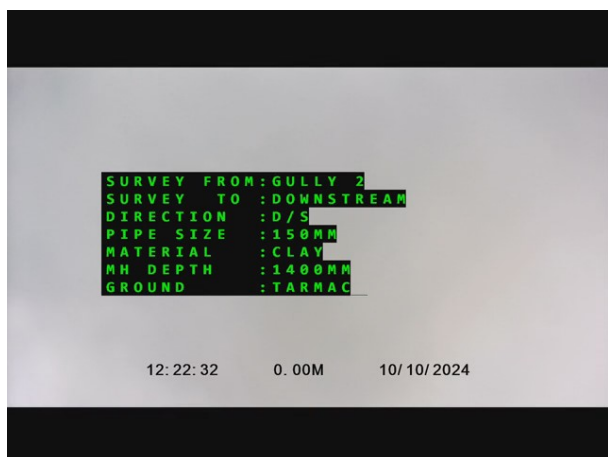
Service & Operational Observations

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	5.0	5.0	50.0	5.0



Section Pictures - Gully 2X

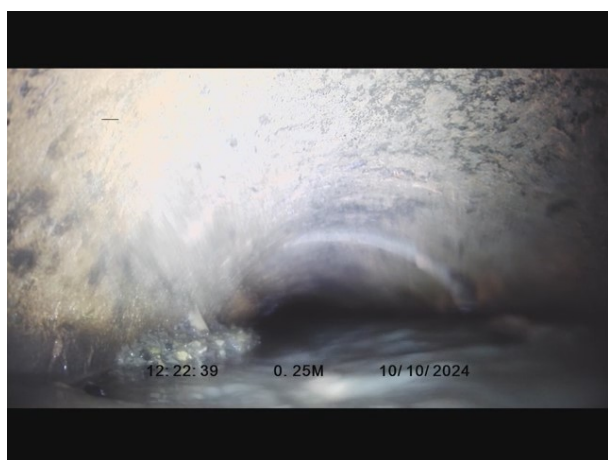
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
8	Downstream	GULLY 2X		



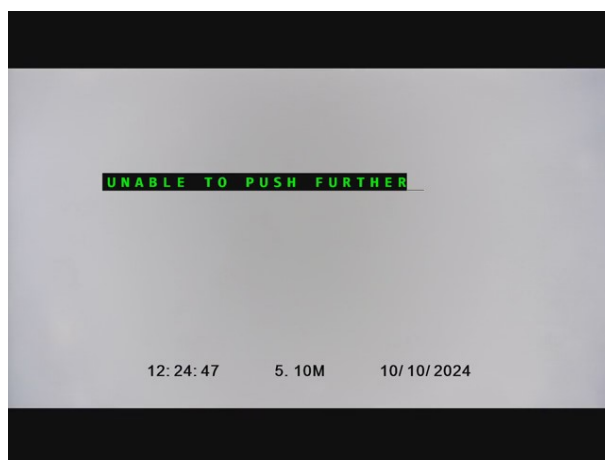
1, 00:00:00, 0.00 m
Start node, gully, reference: Gully 2



2, 00:00:07, 0.00 m
Water level, 10% of the vertical dimension



3, 00:00:07, 0.01 m
Settled deposits, fine, 35% cross-sectional area loss, start



4, 00:01:46, 5.10 m
Survey abandoned, Unable To Push Further



Terms and Conditions

1. Definitions and Interpretation

The following definitions apply in these terms and conditions:

"Conditions" these terms and conditions. "Confirmation" is our Confirmation of your order attached to these Conditions.

"Contract" is the Confirmation together with Conditions. "Customer" is the person or firm or company that purchases work from the supplier.

"Supplier" Express Drainage Solutions. "Work" is the work and services to be provided by the Supplier under the Contract as set out in the Suppliers Confirmation or, (Where a Confirmation has not been provided) the Quotation.

2. Limitations of the Report

2.1 It should be noted that the exact layout of the system cannot be confirmed without the exposure of inaccessible branches, connections and all other inaccessible sections.

2.2 A CCTV Survey alone should not be a guarantee of water tightness,

2.3 The Report is not a structural survey and must not be construed as such

2.4 The Views expressed in this report are based entirely upon a visual examination of the drainage, supported by information from a drainage CCTV inspection and/or a water pressure test.

2.5 The drawing contained within or accompanying the report is not a scaled drawing and is for reference purposes only.

3. Rights of Originator

3.1 The report is for the sole use of the customer

3.1.1 It must not be reproduced or transferred to any other third party without the express written consent of the supplier.

3.2 This is a condition report of the drain/sewer at the time and date of the survey being carried out only.

3.3 We reserve the right to amend our opinions in the event of additional information being made available at a future date

4. Customer's Obligations

4.1 It is the Customer's responsibility to provide the Supplier, in sufficient time, with any information and instructions relating to the Work that is, or are, necessary to enable the supplier to provide the work in accordance with the contract.

4.2 The Customer shall inform the Supplier in writing in good time of any dangerous materials or hazards that may be present on the premises and which could constitute a danger to any person.

4.3 If the Customer fails to provide the information required in clause 4.2 above, or provides the Supplier with incomplete, incorrect or inaccurate information or instructions, the Supplier may:

4.3.1 Make an additional charge of a reasonable sum to cover any extra work that is required; or

4.3.2 Cancel the Contract by giving written notice to the Customer

5. Access

5.1 The Customer shall provide clear access to all drains, sewers, inspection covers and Inspection Chambers to enable the Supplier to carry out the Work.

5.2 Where the Customer's drains are shared with third parties, the Supplier will request written permission from the relevant third party (ies). If permission cannot be obtained, the Supplier will have the right to cancel the Contract and shall have no liability to the Customer in respect of any such cancellation.

5.3 The Customer shall obtain permission for the Supplier to proceed over the property belonging to third parties and/or to carry out work on property belonging to third parties where this is necessary for the proper execution of the Work.

6. Water and Power

6.1 The Customer shall provide all necessary power and a clean water supply from the mains or fire hydrant.

6.2 Where it is necessary for the Supplier to use a metered hydrant and supply controlled by the water authorities, the Supplier will invoice all charges made by that authority to the Customer and the Customer shall pay such charges within 7 days of receipt of the Supplier's invoice.

7. Work Guarantee

7.1 Subject to the following provisions of this Condition 7, The Supplier guarantees completed unblock and survey Work for a period of 28 days from the date of completion.

7.2 The Customer shall inspect the Work as far as it is reasonably possible immediately upon completion of it and shall as far as reasonably practicable notify the supplier of any reason for believing that the work carried out by the Supplier is not in accordance with the Contract within seven days of completion.

7.3 If the Customer fails to give such notice the Work shall conclusively be presumed free from any defects which would be apparent upon reasonable examination of the Work.

7.4 The Supplier reserves the right not to carry out Work requested under the guarantee until the Supplier has been paid. The Supplier also reserves the right to delay or withhold performance of the guarantee where the Supplier has advised the Customer that, although clear, the drains need further work or have a possible fault.

8. Limitation of Liability – The Customer's Attention is particularly drawn to the provisions of this condition.

8.1 The Supplier warrants to the Customer that the Work will be provided using reasonable care and skill and, unless the Supplier is prevented by circumstances beyond its reasonable control, in accordance with the Confirmation

8.2 The Supplier shall have no liability to the Customer for any loss, damage costs, expenses or other claims for compensation arising from:

8.2.1 Any information or instructions supplied by the Customer which is or are incomplete, incorrect or inaccurate; or

8.2.2 Any failure by the Customer to obtain proper access over any property of any third party required in accordance with clause 5: or

8.2.3 Any damage or defect caused by any third party.

8.3 The Supplier shall have no liability to the Customer for any loss, damage costs, expenses or other claims for compensation arising from any indirect or consequential loss, damage or expenses.

8.4 The Supplier's Liability in respect of any other loss or damage shall be limited to the price paid by the Customer.

8.5 The Supplier shall not be liable to the Customer because of any delay in performing, or any failure to perform, any of its obligations in relation to the Work if the delay or failure was due to:

8.5.1 Any act of God, war, terrorism, power failure, or any other cause beyond the Supplier's reasonable control; or

8.5.2 Any risk to health and safety or the environment, however, the Supplier will try to minimise any such problems where reasonably practicable.

8.6 The Supplier will not be liable for any fractured or frozen pipes and cannot guarantee to clear blockages occurring in a frozen pipe or drain.

8.7 Nothing in these Conditions affects any liability for death or personal injury caused by the Supplier's negligence or for fraudulent misrepresentation, or the Customer's statutory rights as a consumer.

9. Data Protection

9.1 The Supplier will use personal information provided by the Customer for the purposes of:

9.1.1 Providing the Work:

9.1.2 Carrying out marketing and statistical analysis and we may disclose your information to our service providers for these purposes;

9.1.3 Informing the Customer by post or telephone about similar products and services provided by the Supplier and/or its related companies.

9.2 The Customer acknowledges and agrees that the details of the Customer's name, Address and payment records may be submitted to a credit reference agency.

9.3 The Customer can correct any information or ask for information about the Customer to be deleted or opt-out from receiving any marketing information by post or by telephone by giving written notice to the Supplier at the address, fax number or email address shown on the Confirmation and/or any customer satisfaction questionnaire provided.

10. General

10.1 If any provision (or part of a provision) of this contract is found by any court or administrative body of competent jurisdiction to be invalid unenforceable or illegal, the other provisions will remain in force.

10.2 If any invalid, unenforceable or illegal provision of this Contract would be valid, enforceable or legal if some part of it were changed, or deleted, that provision will apply with whatever changes are necessary to make the relevant provision valid, enforceable and legal.

10.3 A delay by either party in acting on a breach of this Contract will not prevent the other party from taking action in respect of that breach or any subsequent breach of this contract.



Reg Address: As Above | Comp Reg No. 08845834 | VAT No. 178 610 783 | Trading name of Express Solutions Group Ltd



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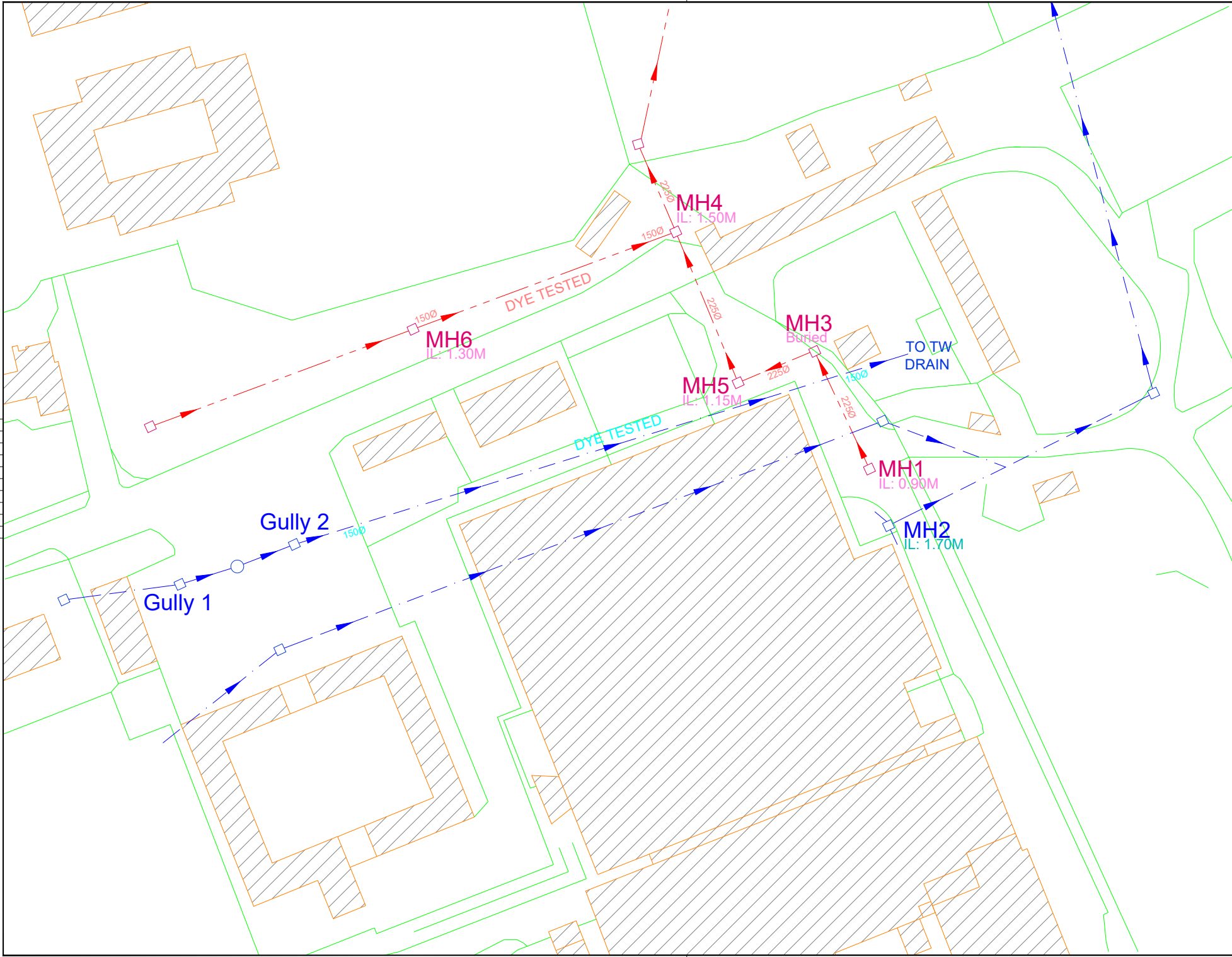
Contact Us

0208 979 5444

info@expresssolutions.group

www.expresssolutions.group

152-154 Commercial Road, Staines-Upon-Thames, Surrey, TW18 2QW



JOB No. SD-2351

LEGEND

FW MH/IC

SW MH/IC

INTERCEPTOR

FW GULLY

SW GULLY

ST/VP: STACK

RWP

SW: SURFACE WATER

SURFACE WATER ROUTE

FW: FOUL WATER

FOUL WATER ROUTE

BUILDING OUTLINE

OVERHEAD BUILDING LINE

BOUNDARY LINE

ROAD

PROPOSED

BANK

BANK SYMBOL

UTS: Unable to Survey

UTL: Unable to Lift

EOT: End of Trace

TREE

NOT TO SCALE

Drawing Notes

Rev.	Date	Description	By

EXPRESS SOLUTIONS GROUP

Head Office:
152-154 Commercial Road
Staines-Upon-Thames
Surrey
TW18 2QW
Tel 020 8979 5444
VAT 851970604
Company No 04935559

Client	Steel Frame Systems
Site Address	Stables Cottage Crabbet Park Turners Hill Road RH10 4ST
Drawing title	Plan
Scales	NOT TO SCALE
Surveyor	DP743
Drawn By	BS
Date	21/10/2024

JOB No. SD-2351

Appendix B Proposed site full element

Proposed layout

Surface water Drainage Dstrategy

Catchment plan

Causeway Flow calculations



Landscaping Specification	
1.	60x60cm Marshalls Yorkstone external paving
2.	Proposed hoggin road surface
3.	Stone sett border edging
4.	Proposed hedgerow native species mix: Buxus Sempervirens Lavandula angustifolia 'Hidcote' Eonymus fortunei 'Emerald Gaiety'
5.	Proposed grass

Rev	Date
-----	------



Gavin Jones Architecture

Project Details

Site Office Building
Crabbet Park
RH10 4SW

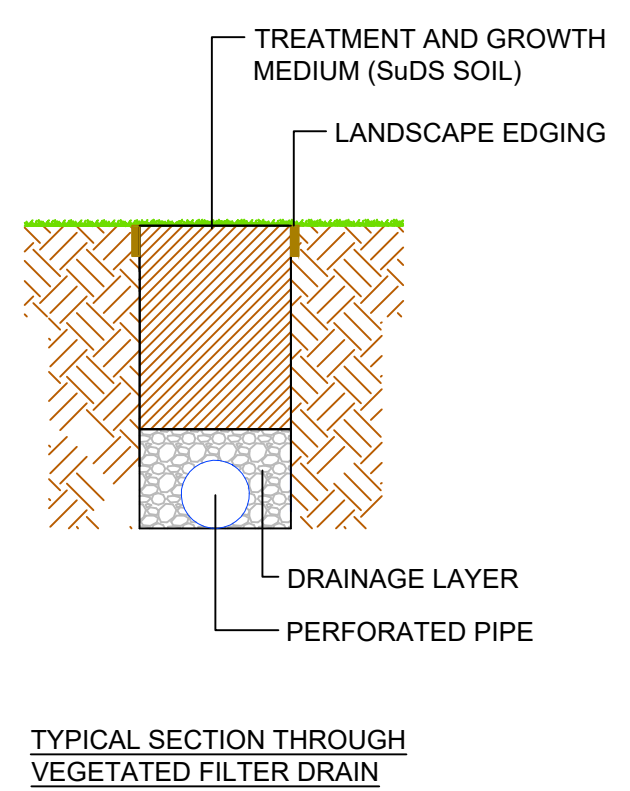
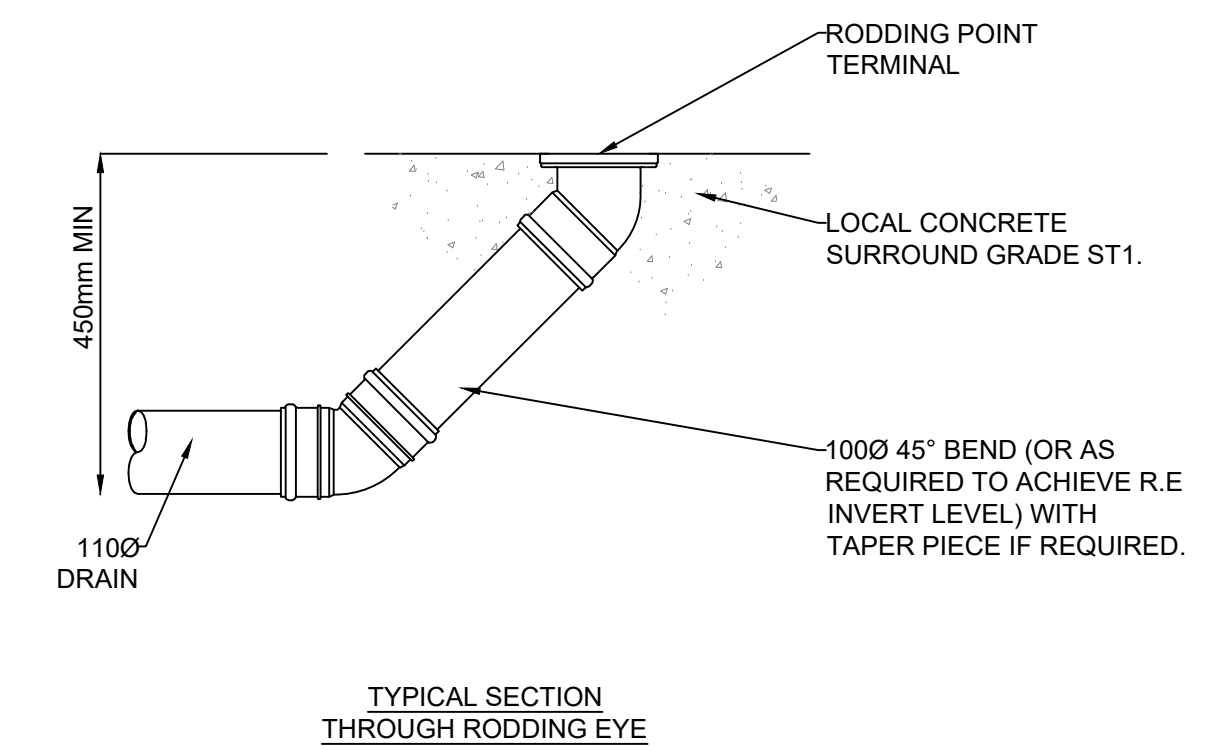
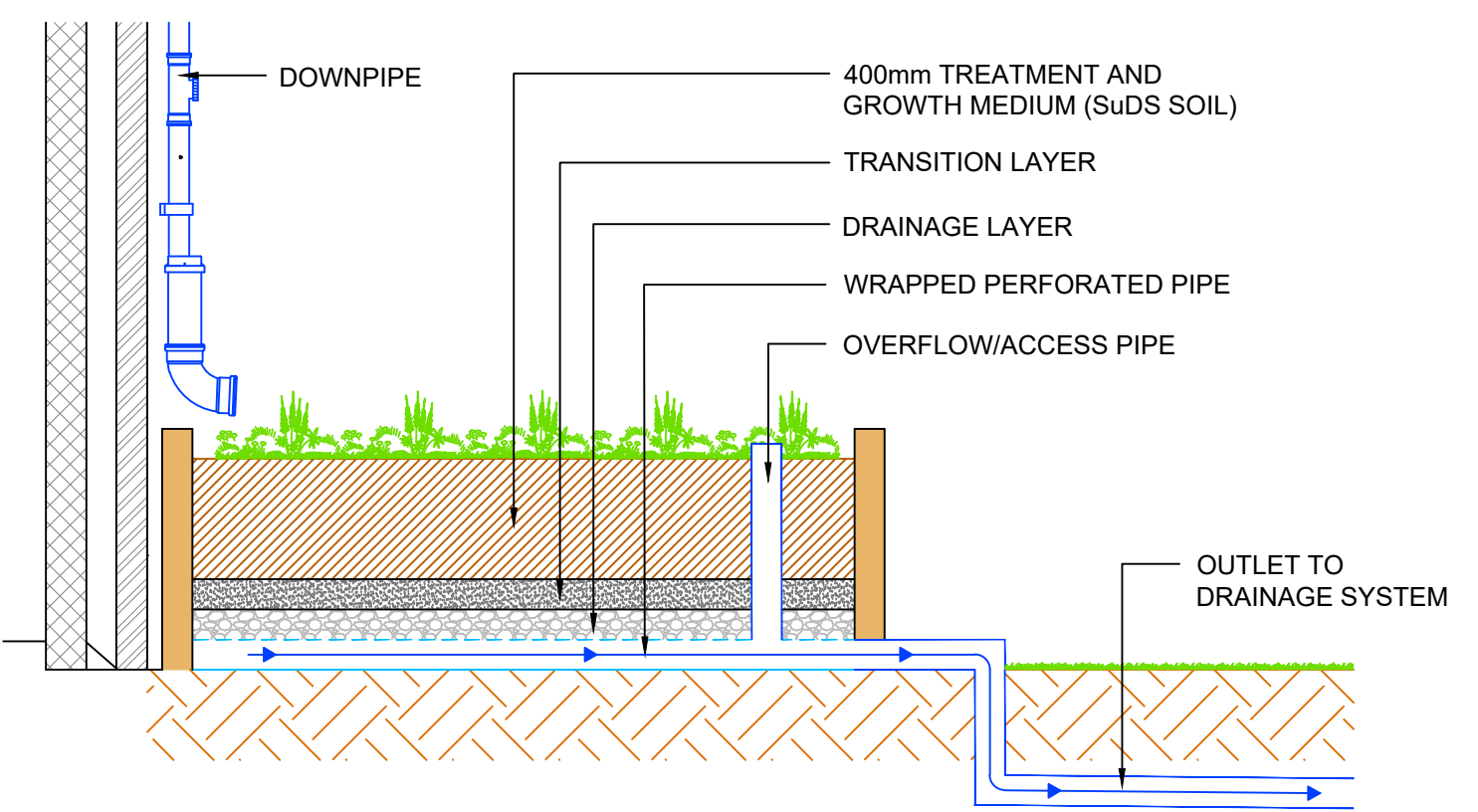
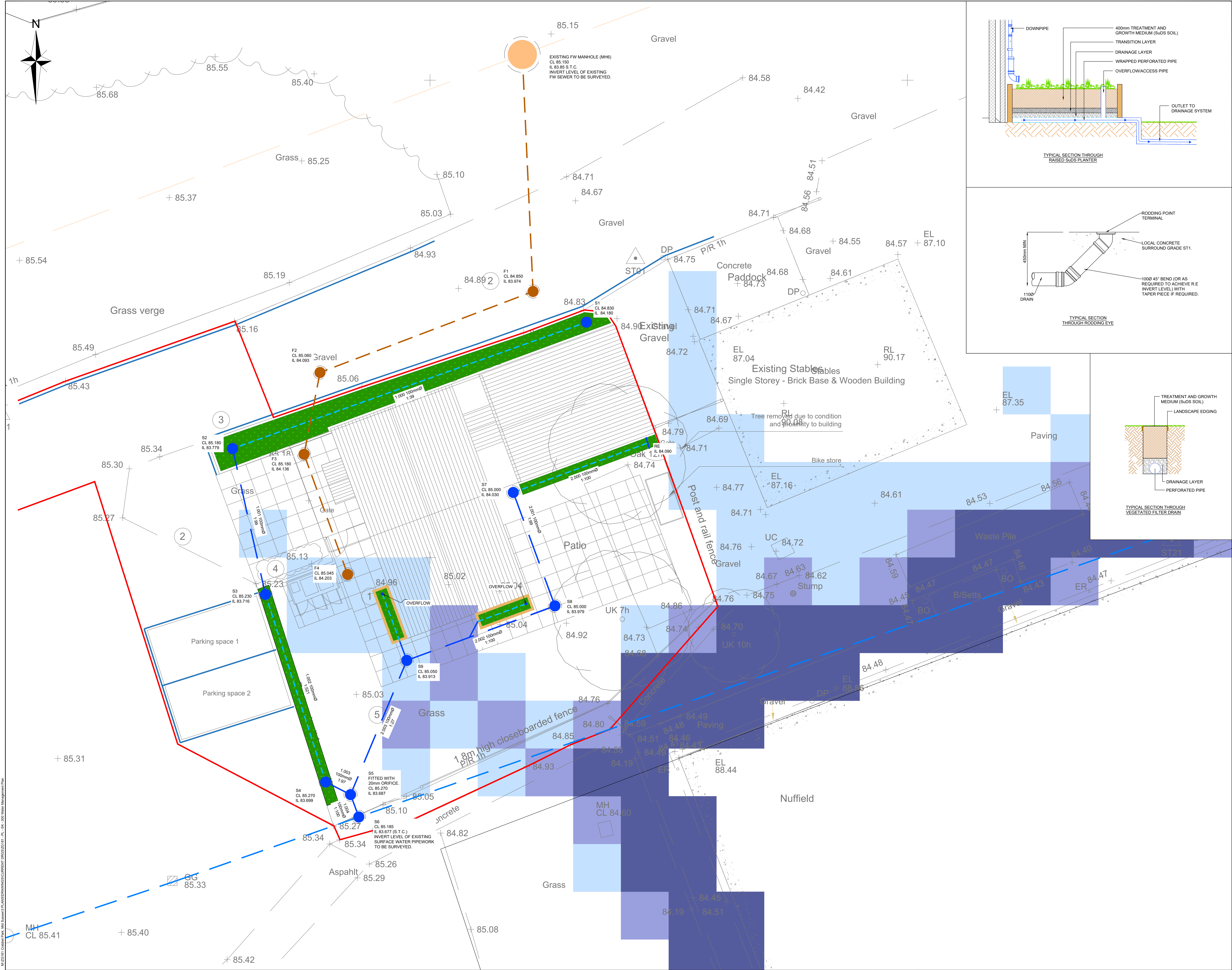
Drawing Details

Title:
Proposed Site Plan

Job no. 038	Drawing no. 005
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Scale: 1:100 @ A3	Date: Feb '25
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Status: Planning	Rev: PL00
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KEY	
	EXISTING FW DRAINAGE (LOCATION APPROXIMATE)
	EXISTING SW DRAINAGE (LOCATION APPROXIMATE)
	PERFORATED PIPE
	SURFACE WATER PIPE
	FOUL WATER PIPE
	SURFACE WATER INSPECTION CHAMBER
	FOUL WATER INSPECTION CHAMBER
	RODDING EYE
	FILTER DRAIN
	RAISED (SuDS) PLANTER
	SURFACE WATER FLOODING EXTENTS (HIGH CHANCE)
	SURFACE WATER FLOODING EXTENTS (MEDIUM CHANCE)
	SURFACE WATER FLOODING EXTENTS (LOW CHANCE)

NOTES

REV	DESCRIPTION	DE	DR	CH	DATE
DESIGNED BY	DRAWN BY	CHECKED BY			
-	A.H.	-			
SCALE @ A0 SIZE		DATE			
D.N.S.		JUNE 2025			
PROJECT TITLE					
CRABBET PARK, CRAWLEY, MID SUSSEX					
DRAWING TITLE					
WATER MANAGEMENT PLAN					
CLIENT					
PEACOCK 5 Ltd					
 Cambridge House, Lonsdale Business Park, Kerford, Newmarket, CB8 7PN Tel 01938 555007 www.cannonco.co.uk info@cannonco.co.uk					
DRAWING NUMBER					REV.
ZG18 - PL - SK - 300					-



**Design Settings**

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	2	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	1.000	Preferred Cover Depth (m)	1.200
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	x
Maximum Rainfall (mm/hr)	500.0		

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Depth (m)
S1	0.004	5.00	84.830	1200	0.650
S2			85.180	1200	1.401
S3	0.007	5.00	85.230	1200	1.514
S4			85.270	1200	1.571
S5	0.000		85.270	1200	1.583
S6 (Outfall)			85.185	1200	1.508
S7			85.000	1200	0.970
S8	0.001	5.00	85.000	1200	1.021
S9	0.001	5.00	85.050	1200	1.137
RE	0.001	5.00	84.700	1200	0.610

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	S1	S2	15.744	0.600	84.180	83.779	0.401	39.3	100	5.21	54.1
1.001	S2	S3	6.263	0.600	83.779	83.716	0.063	99.4	100	5.35	53.6
1.002	S3	S4	8.868	0.600	83.716	83.699	0.017	521.6	100	5.80	51.9
1.003	S4	S5	1.168	0.600	83.699	83.687	0.012	97.3	100	5.82	51.8
1.004	S5	S6 (Outfall)	1.000	0.600	83.687	83.677	0.010	100.0	100	5.84	51.7
2.000	RE	S7	5.999	0.600	84.090	84.030	0.060	100.0	100	5.13	54.5
2.001	S7	S8	5.059	0.600	84.030	83.979	0.051	99.2	100	5.24	54.0
2.002	S8	S9	6.613	0.600	83.979	83.913	0.066	100.2	100	5.38	53.5
2.003	S9	S5	6.098	0.600	83.913	83.687	0.226	27.0	100	5.45	53.2

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	1.234	9.7	0.8	0.550	1.301	0.004	0.0	19	0.735
1.001	0.771	6.1	0.8	1.301	1.414	0.004	0.0	25	0.533
1.002	0.330	2.6	2.1	1.414	1.471	0.011	0.0	68	0.367
1.003	0.779	6.1	2.1	1.471	1.483	0.011	0.0	40	0.705
1.004	0.769	6.0	2.6	1.483	1.408	0.014	0.0	46	0.739
2.000	0.769	6.0	0.2	0.510	0.870	0.001	0.0	13	0.354
2.001	0.772	6.1	0.2	0.870	0.921	0.001	0.0	12	0.340
2.002	0.768	6.0	0.4	0.921	1.037	0.002	0.0	18	0.432
2.003	1.491	11.7	0.6	1.037	1.483	0.003	0.0	15	0.770

**Pipeline Schedule**

Link	Length (m)	Slope (1:X)	Dia (mm)	Link Type	US CL (m)	US IL (m)	US Depth (m)	DS CL (m)	DS IL (m)	DS Depth (m)
1.000	15.744	39.3	100	Circular	84.830	84.180	0.550	85.180	83.779	1.301
1.001	6.263	99.4	100	Circular	85.180	83.779	1.301	85.230	83.716	1.414
1.002	8.868	521.6	100	Circular	85.230	83.716	1.414	85.270	83.699	1.471
1.003	1.168	97.3	100	Circular	85.270	83.699	1.471	85.270	83.687	1.483
1.004	1.000	100.0	100	Circular	85.270	83.687	1.483	85.185	83.677	1.408
2.000	5.999	100.0	100	Circular	84.700	84.090	0.510	85.000	84.030	0.870
2.001	5.059	99.2	100	Circular	85.000	84.030	0.870	85.000	83.979	0.921
2.002	6.613	100.2	100	Circular	85.000	83.979	0.921	85.050	83.913	1.037
2.003	6.098	27.0	100	Circular	85.050	83.913	1.037	85.270	83.687	1.483

Link	US Node	Dia (mm)	Node Type	MH Type	DS Node	Dia (mm)	Node Type	MH Type
1.000	S1	1200	Manhole	Adoptable	S2	1200	Manhole	Adoptable
1.001	S2	1200	Manhole	Adoptable	S3	1200	Manhole	Adoptable
1.002	S3	1200	Manhole	Adoptable	S4	1200	Manhole	Adoptable
1.003	S4	1200	Manhole	Adoptable	S5	1200	Manhole	Adoptable
1.004	S5	1200	Manhole	Adoptable	S6 (Outfall)	1200	Manhole	Adoptable
2.000	RE	1200	Manhole	Adoptable	S7	1200	Manhole	Adoptable
2.001	S7	1200	Manhole	Adoptable	S8	1200	Manhole	Adoptable
2.002	S8	1200	Manhole	Adoptable	S9	1200	Manhole	Adoptable
2.003	S9	1200	Manhole	Adoptable	S5	1200	Manhole	Adoptable

Manhole Schedule

Node	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)	
S1	84.830	0.650	1200		0	1.000	84.180	100
S2	85.180	1.401	1200		1	1.000	83.779	100
S3	85.230	1.514	1200		0	1.001	83.779	100
S3	85.230	1.514	1200		1	1.001	83.716	100
S4	85.270	1.571	1200		0	1.002	83.716	100
S4	85.270	1.571	1200		1	1.002	83.699	100
S5	85.270	1.583	1200		0	1.003	83.699	100
S5	85.270	1.583	1200		1	2.003	83.687	100
S5	85.270	1.583	1200		2	1.003	83.687	100
S5	85.270	1.583	1200		0	1.004	83.687	100
S6 (Outfall)	85.185	1.508	1200		1	1.004	83.677	100
S7	85.000	0.970	1200		1	2.000	84.030	100
S7	85.000	0.970	1200		0	2.001	84.030	100
S8	85.000	1.021	1200		1	2.001	83.979	100
S8	85.000	1.021	1200		0	2.002	83.979	100

**Manhole Schedule**

Node	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)
S9	85.050	1.137	1200	1	2.002	83.913	100
				0	2.003	83.913	100
RE	84.700	0.610	1200	0	2.000	84.090	100

Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Normal	Starting Level (m)	
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	x
Summer CV	1.000	Drain Down Time (mins)	10080	Check Discharge Volume	x
Winter CV	1.000	Additional Storage (m ³ /ha)	0.0		

Storm Durations

15	60	180	360	600	960	2160	4320	7200	10080
30	120	240	480	720	1440	2880	5760	8640	

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	30	35	0	0
10	0	0	0	100	0	0	0
30	0	0	0	100	40	5	0

Node S5 Online Orifice Control

Flap Valve	x	Design Depth (m)	0.911	Discharge Coefficient	0.600
Replaces Downstream Link	x	Design Flow (l/s)			
Invert Level (m)	83.687	Diameter (m)	0.020		



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
15 minute summer	S1	11	84.198	0.018	0.7	0.0206	0.0000	OK
120 minute summer	S2	78	83.923	0.144	0.4	0.1624	0.0000	SURCHARGED
120 minute summer	S3	78	83.923	0.207	0.7	0.2336	0.0000	SURCHARGED
120 minute summer	S4	78	83.922	0.223	0.5	0.2525	0.0000	SURCHARGED
120 minute summer	S5	78	83.922	0.235	0.5	0.2660	0.0000	SURCHARGED
120 minute summer	S6 (Outfall)	78	83.694	0.017	0.4	0.0000	0.0000	OK
15 minute summer	S7	12	84.042	0.012	0.2	0.0135	0.0000	OK
15 minute summer	S8	11	83.996	0.017	0.4	0.0187	0.0000	OK
15 minute winter	S9	11	83.927	0.014	0.5	0.0161	0.0000	OK
15 minute winter	RE	11	84.103	0.013	0.2	0.0146	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)
15 minute summer	S1	1.000	S2	0.7	0.631	0.072	0.0582	
120 minute summer	S2	1.001	S3	0.2	0.151	0.039	0.0490	
120 minute summer	S3	1.002	S4	0.5	0.241	0.174	0.0694	
120 minute summer	S4	1.003	S5	0.4	0.350	0.063	0.0091	
120 minute summer	S5	1.004	S6 (Outfall)	0.4	0.408	0.064	0.0010	2.3
15 minute summer	S7	2.001	S8	0.2	0.271	0.030	0.0034	
15 minute summer	S8	2.002	S9	0.3	0.444	0.055	0.0050	
15 minute winter	S9	2.003	S5	0.5	0.158	0.043	0.0259	
15 minute winter	RE	2.000	S7	0.2	0.400	0.033	0.0033	

**Results for 10 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
15 minute summer	S1	11	84.206	0.026	1.4	0.0291	0.0000	OK
120 minute summer	S2	82	84.083	0.304	0.6	0.3433	0.0000	SURCHARGED
120 minute summer	S3	82	84.082	0.366	1.4	0.4143	0.0000	SURCHARGED
120 minute summer	S4	82	84.082	0.383	1.1	0.4327	0.0000	SURCHARGED
120 minute summer	S5	82	84.081	0.394	0.8	0.4461	0.0000	SURCHARGED
120 minute summer	S6 (Outfall)	82	83.697	0.020	0.5	0.0000	0.0000	OK
120 minute summer	S7	82	84.081	0.051	0.2	0.0581	0.0000	OK
120 minute summer	S8	82	84.081	0.102	0.4	0.1158	0.0000	SURCHARGED
120 minute summer	S9	82	84.081	0.168	0.6	0.1906	0.0000	SURCHARGED
15 minute summer	RE	10	84.107	0.017	0.4	0.0192	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)
15 minute summer	S1	1.000	S2	1.4	0.732	0.144	0.0741	
120 minute summer	S2	1.001	S3	0.3	0.154	0.054	0.0490	
120 minute summer	S3	1.002	S4	1.1	0.241	0.439	0.0694	
120 minute summer	S4	1.003	S5	0.8	0.352	0.133	0.0091	
120 minute summer	S5	1.004	S6 (Outfall)	0.5	0.439	0.084	0.0012	4.2
120 minute summer	S7	2.001	S8	0.2	0.270	0.031	0.0300	
120 minute summer	S8	2.002	S9	0.4	0.378	0.062	0.0517	
120 minute summer	S9	2.003	S5	0.3	0.061	0.026	0.0477	
15 minute summer	RE	2.000	S7	0.4	0.431	0.058	0.0050	

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
15 minute summer	S1	10	84.210	0.030	1.9	0.0338	0.0000	OK
60 minute winter	S2	50	84.181	0.402	0.9	0.4544	0.0000	SURCHARGED
60 minute winter	S3	50	84.180	0.464	2.0	0.5253	0.0000	SURCHARGED
60 minute winter	S4	50	84.180	0.481	1.8	0.5435	0.0000	SURCHARGED
60 minute winter	S5	50	84.179	0.492	1.5	0.5568	0.0000	SURCHARGED
60 minute winter	S6 (Outfall)	50	83.698	0.021	0.6	0.0000	0.0000	OK
60 minute winter	S7	51	84.179	0.149	0.5	0.1684	0.0000	SURCHARGED
60 minute winter	S8	51	84.179	0.200	0.8	0.2260	0.0000	SURCHARGED
60 minute winter	S9	50	84.179	0.266	0.9	0.3009	0.0000	SURCHARGED
60 minute winter	RE	51	84.179	0.089	0.4	0.1007	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)
15 minute summer	S1	1.000	S2	1.9	0.783	0.193	0.0770	
60 minute winter	S2	1.001	S3	0.5	0.166	0.089	0.0490	
60 minute winter	S3	1.002	S4	1.8	0.299	0.677	0.0694	
60 minute winter	S4	1.003	S5	1.5	0.449	0.242	0.0091	
60 minute winter	S5	1.004	S6 (Outfall)	0.6	0.453	0.095	0.0013	4.7
60 minute winter	S7	2.001	S8	-0.4	0.273	-0.069	0.0396	
60 minute winter	S8	2.002	S9	-0.6	0.458	-0.098	0.0517	
60 minute winter	S9	2.003	S5	-0.7	0.112	-0.060	0.0477	
60 minute winter	RE	2.000	S7	0.2	0.386	0.033	0.0455	

**Results for 30 year +35% 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	S1	59	84.330	0.150	1.3	0.1695	0.0000	SURCHARGED
60 minute winter	S2	59	84.329	0.550	1.3	0.6226	0.0000	SURCHARGED
60 minute winter	S3	59	84.329	0.613	2.9	0.6936	0.0000	SURCHARGED
60 minute winter	S4	59	84.328	0.629	2.5	0.7117	0.0000	SURCHARGED
60 minute winter	S5	59	84.328	0.641	2.0	0.7250	0.0000	SURCHARGED
60 minute winter	S6 (Outfall)	59	83.699	0.022	0.7	0.0000	0.0000	OK
60 minute winter	S7	58	84.328	0.298	0.8	0.3369	0.0000	SURCHARGED
60 minute winter	S8	58	84.328	0.349	1.2	0.3945	0.0000	SURCHARGED
60 minute winter	S9	59	84.328	0.415	1.3	0.4692	0.0000	SURCHARGED
60 minute winter	RE	58	84.328	0.238	0.7	0.2690	0.0000	SURCHARGED

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	S1	1.000	S2	1.3	0.520	0.134	0.1232	
60 minute winter	S2	1.001	S3	0.7	0.148	0.117	0.0490	
60 minute winter	S3	1.002	S4	2.5	0.326	0.961	0.0694	
60 minute winter	S4	1.003	S5	2.0	0.496	0.335	0.0091	
60 minute winter	S5	1.004	S6 (Outfall)	0.7	0.470	0.109	0.0014	6.5
60 minute winter	S7	2.001	S8	-0.8	0.273	-0.127	0.0396	
60 minute winter	S8	2.002	S9	-0.9	0.448	-0.149	0.0517	
60 minute winter	S9	2.003	S5	-1.0	0.137	-0.090	0.0477	
60 minute winter	RE	2.000	S7	-0.4	0.405	-0.064	0.0469	

**Results for 100 year Critical Storm Duration. Lowest mass balance: 100.00%**

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
60 minute winter	S1	58	84.309	0.129	1.2	0.1454	0.0000	SURCHARGED
60 minute winter	S2	58	84.308	0.529	1.2	0.5986	0.0000	SURCHARGED
60 minute winter	S3	58	84.308	0.592	2.7	0.6695	0.0000	SURCHARGED
60 minute winter	S4	58	84.307	0.608	2.3	0.6877	0.0000	SURCHARGED
60 minute winter	S5	58	84.307	0.620	1.9	0.7010	0.0000	SURCHARGED
60 minute winter	S6 (Outfall)	58	83.699	0.022	0.6	0.0000	0.0000	OK
60 minute winter	S7	57	84.307	0.277	0.8	0.3128	0.0000	SURCHARGED
60 minute winter	S8	57	84.307	0.328	1.3	0.3705	0.0000	SURCHARGED
60 minute winter	S9	58	84.307	0.394	1.4	0.4452	0.0000	SURCHARGED
60 minute winter	RE	57	84.307	0.217	0.5	0.2449	0.0000	SURCHARGED

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	S1	1.000	S2	1.2	0.520	0.124	0.1232	
60 minute winter	S2	1.001	S3	0.6	0.150	0.107	0.0490	
60 minute winter	S3	1.002	S4	2.3	0.321	0.881	0.0694	
60 minute winter	S4	1.003	S5	1.9	0.489	0.317	0.0091	
60 minute winter	S5	1.004	S6 (Outfall)	0.6	0.468	0.107	0.0014	6.3
60 minute winter	S7	2.001	S8	-0.8	0.273	-0.132	0.0396	
60 minute winter	S8	2.002	S9	-1.0	0.448	-0.159	0.0517	
60 minute winter	S9	2.003	S5	-1.1	-0.137	-0.091	0.0477	
60 minute winter	RE	2.000	S7	0.3	0.405	0.051	0.0469	

**Results for 100 year +40% CC +5% A 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
120 minute summer	S1	96	84.555	0.375	1.5	0.4237	0.0000	FLOOD RISK
120 minute summer	S2	96	84.554	0.775	1.4	0.8770	0.0000	SURCHARGED
120 minute summer	S3	96	84.554	0.838	3.1	0.9482	0.0000	SURCHARGED
120 minute summer	S4	96	84.553	0.854	2.6	0.9664	0.0000	SURCHARGED
120 minute summer	S5	96	84.553	0.866	2.0	0.9797	0.0000	SURCHARGED
120 minute summer	S6 (Outfall)	96	83.701	0.024	0.8	0.0000	0.0000	OK
120 minute summer	S7	96	84.553	0.523	0.8	0.5920	0.0000	SURCHARGED
120 minute summer	S8	96	84.553	0.574	1.3	0.6497	0.0000	SURCHARGED
120 minute summer	S9	96	84.553	0.640	1.3	0.7243	0.0000	SURCHARGED
120 minute summer	RE	96	84.553	0.463	0.6	0.5242	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)
120 minute summer	S1	1.000	S2	1.4	0.485	0.141	0.1232	
120 minute summer	S2	1.001	S3	0.6	0.160	0.103	0.0490	
120 minute summer	S3	1.002	S4	2.6	0.327	0.985	0.0694	
120 minute summer	S4	1.003	S5	2.0	0.438	0.332	0.0091	
120 minute summer	S5	1.004	S6 (Outfall)	0.8	0.490	0.127	0.0016	10.6
120 minute summer	S7	2.001	S8	-0.8	0.232	-0.125	0.0396	
120 minute summer	S8	2.002	S9	-0.9	0.378	-0.141	0.0517	
120 minute summer	S9	2.003	S5	-0.9	-0.121	-0.081	0.0477	
120 minute summer	RE	2.000	S7	-0.3	0.372	-0.054	0.0469	