



RIDGE

CRABBET PARK, OFFICE TO RESIDENTIAL

RESPONSE TO PLANNING CONDITION 3

MARCH 2026

CRABBET PARK, OFFICE TO RESIDENTIAL

5033004-RDG-XX-XX-T-C-300001

Prepared for

Steel Frame Systems Ltd
Crabbet Park,
Turners Hill Road
Crawley
RH10 4ST

Prepared by

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VERSION CONTROL

[illegible]

1. AIM

The purpose of this statement is to provide information to enable the discharge of Planning Condition 3 contained within decision notice granted 10th November 2025 against planning application DM/25/1023.

2. PLANNING CONDITION 3

The development hereby permitted shall not commence, with the exception of demolition of the existing building, unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The building shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Council Plan 2014-2031 and the requirements of the NPPF.

3. RIDGE RESPONSE

The proposed surface water and foul drainage details have been developed in line with the information submitted with the planning application produced by Cannon Consulting Engineers referenced CCE/ZG181/FRA-02 for the demolition of the existing site office and construction of a single dwelling and associated works.

The general approach is to collect surface and foul water via two separate below ground drainage systems as outlined in the following sections of the report.

3.1. Proposed Surface Water Drainage

The surface water scheme has been designed in accordance with the surface water hierarchy.

1. Discharge to ground
2. Discharge to watercourse
3. Discharge to surface water sewer
4. Discharge to combined water sewer

Discharge of surface water via infiltration was explored but testing undertaken (in accordance with BRE365) showed all tests to failed – refer to Appendix A. There is no watercourse near to the proposed house, however there is an existing surface water drain within the proposed garden.

Even though the scheme is a minor development, Sustainable Drainage (SuDS) are proposed to be incorporated as per the scheme submitted with the planning application. Rainwater will be collected from the proposed building via a series of rainwater downpipes to the northern and southern elevation of the building. The downpipes for the northern elevation of the building will connect into two filter trench drains which will run east to south-west and discharge into an existing chamber (EX_S7) via a 25mm orifice plate outlet. The southern elevation drains into a separate filter trench drain which connect back onto the proposed surface water drainage network. Proposed external hardstanding and parking areas are also to drain via the proposed filter trench drains and connect into the main drainage network.

The proposed drained area breakdown can be summarised in Table 1 and shown Figure 1.

Table 1 – Proposed Area Breakdown

CONTRIBUTING AREA	AREA (M ²)
Building roof (yellow)	77
Filter Trench Drains (green/brown)	32
Parking & hardstanding areas (orange)	71
Total Area	180

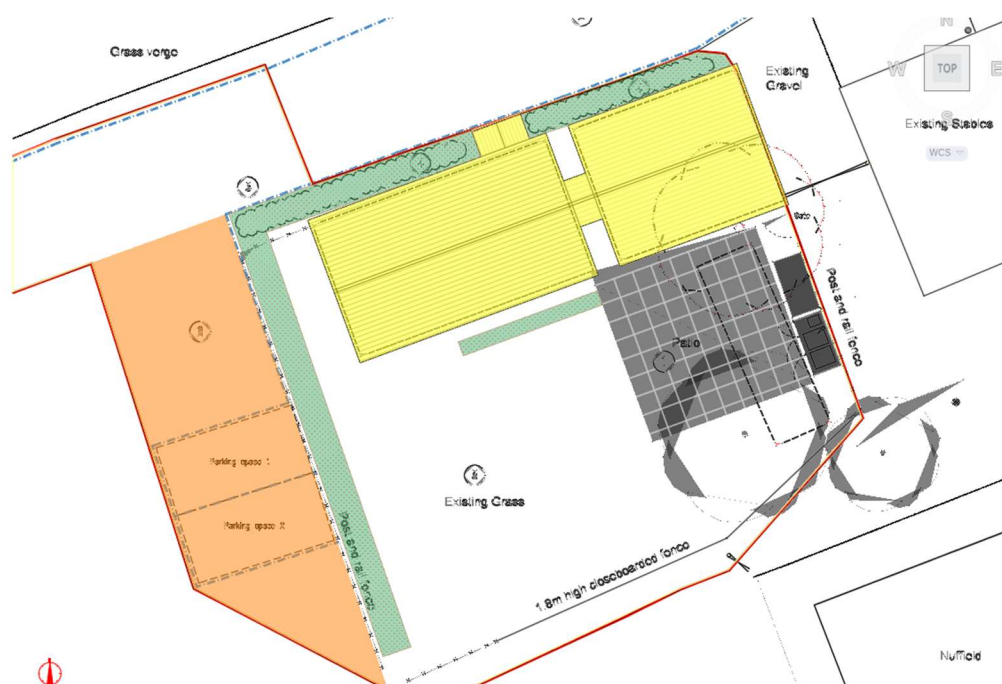


Figure 1 – Proposed Catchment Area Plan

The proposed surface water strategy has been modelled using InfoDrainage utilising the latest FEH rainfall data. Surface water calculations have been designed to not flood for the 1 in 2 year, 1 in 30 year, with sensitivity check for the 1 in 100 year + 40% climate change events. For full details of the surface water calculations – refer to Appendix B.

The proposed surface water drainage network will comprise of the following structures:

- 3 no. filter trench drains with dimensions specified in the proposed drainage strategy drawing and surface water calculations
- 3 no. 150mmDIA perforated underdrains
- 150mmDIA piped connections from filter trench drains
- Discharge into existing surface water network via chamber EX_S7

3.2. Proposed Foul Water Drainage

Foul water drainage from the new single dwelling is proposed to be collected below ground in a northern direction and connect onto an existing foul water chamber (EX_MH6). Refer to the proposed drainage strategy and installation details in Appendix C.

4. CONCLUSION

The below ground drainage specified above has followed the principles as outlined in the flood risk and drainage strategy produced by Cannon Consulting Engineers dated August 2025. Surface water is designed to discharge via SuDS into an existing surface water drain to the south of the house and foul water is designed to discharge into the foul drain to the north of the house.

APPENDIX A – INFILTRATION TEST RESULTS

Our Ref: 9942,SK,Ltr01,TA,JK,V1

Peacock 5 Ltd
314 Hayling Road
South Oxhey
WD19 7QB

15 December 2025

By Email

INFILTRATION TESTING AT CRABET PARK EQUESTRIAN CENTRE, CRAWLEY, RH10 4SW

1. INTRODUCTION

This letter report has been prepared on behalf of DHA Planning for the client Peacock 5 Ltd.

The primary objective of this ground investigation was to assess the infiltration potential of the natural soils beneath the site.

This was achieved by:

- Excavating a number of machine-dug trial pits across the site.
- Undertaking soakage testing in line with BRE Digest 365 guidance.
- Undertaking infiltration calculations to allow for an assessment of the suitability of soakaways or infiltration techniques for the future development of the site.

It is understood that the proposed development will comprise a residential housing development.

The purpose of this letter report is to provide factual data only.

GEOSPHERE ENVIRONMENTAL LTD

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2. SITE WORKS

2.1 Methodology

This ground investigation was carried out on the basis of the practices set out in BRE Digest 365, 'Soakaway Design'. 2016, which requires, in summary, a total of three infiltration tests to be undertaken in succession over a 24-hour period or tests to be undertaken on consecutive days.

The exploratory holes were positioned at Client supplied locations.

In general, where a test location showed limited or no infiltration, it was allowed to continue for circa 24 hours, the data obtained, and the test ceased. Where a test exhibited appreciable infiltration and the "75%" infiltration level was achieved, a further infiltration "run", or more was undertaken.

2.2 Scope

Site works were carried out on 27 October 2025, and comprised the following:

- Excavation of four machine excavated trial pits, (TP1 to TP4), all to a depth of 2.00m below ground level (bgl).
- Undertaking infiltration testing in line with BRE Digest 365 guidance.
- Undertaking infiltration calculations to allow for an assessment of the suitability of soakaways for the future development of the site.

A Site Plan, Drawing ref. 9942,SK,001,Rev0, detailing the exploratory hole locations is presented at the end of this letter report in Appendix 4.

2.3 Ground Conditions Encountered

The sequence of the strata encountered during the investigation generally disagrees with the anticipated geology as interpreted from geological mapping.

The sequence and indicative thickness of strata are summarised in Table 1 overleaf, with the Exploratory Hole Logs provided in Appendix 2.

Table 1 – Ground Conditions

Strata	Depth Encountered (mbgl)		Strata Thickness (m)	Location and Composition
	From	To		
Made Gound	0.00	0.10 - 0.40	0.10 - 0.40	TP01: Greyish brown sandy gravelly clay. Gravel of flint, chert, brick, glass, plastics and fabric. TP02, TP03, & TP04: Granular fill.
Granular Soils	0.20	0.40	0.20	TP01: Dark brown gravelly fine sand. Gravel of flint and chert.
Cohesive Soils	0.10 – 0.40	1.90 - 2.00	Unproven	All exploratory holes: Orange mottled brown / grey slightly silty clay.

2.4 Groundwater

Water was observed seeping into TP01 at 1.60mbg and TP02 and TP04 at 1.90mbgl. No water was encountered at TP03. Based on the ground conditions across the site, it has been inferred that the majority, if not all, of these water strikes were in pockets of perched water within the predominantly cohesive underlying soils.

2.5 Infiltration Testing Results

Soil infiltration testing was undertaken in accordance with BRE 365, 2016. The results are summarised in Table 2 below and are provided in full in Appendix 3, presented at the end of this letter report:

Table 2 – Summary of Soil Infiltration Results

Location	Test 1 (m/s)	Test 2 (m/s)	Test 3 (m/s)	Notes
SK1	Failed	n/a	n/a	After 24hrs of testing, infiltration did not reach 75%. Testing ceased at this point under prior agreement with Client.
SK2	Failed	n/a	n/a	After 24hrs of testing, infiltration did not reach 75%. Testing ceased at this point under prior agreement with Client.
SK3	Failed	n/a	n/a	After 24hrs of testing, infiltration did not reach 75%. Testing ceased at this point under prior agreement with Client.
SK4	Failed	n/a	n/a	After 24hrs of testing, infiltration did not reach 75%. Testing ceased at this point under prior agreement with Client.

We trust the above is clear and acceptable. If you have any questions, please do not hesitate to contact us.

Yours sincerely

Tilly Aldis

Graduate Consultant

Geosphere Environmental Ltd

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Checked By:

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Authorised By:

Paul Davies

Director

Geosphere Environmental Ltd

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Enclosures:

Appendix 1 – Report Limitations and Conditions

Appendix 2 – Exploratory Hole Logs

Appendix 3 – Infiltration Test Results

Appendix 4 – Drawings

APPENDICES

Appendix 1 – Report Limitations and Conditions

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

This report has been prepared for the sole use of the Client for the purposes described and no extended duty of care to any third party is implied or offered. Third parties using any information contained within this report do so at their own risk.

This report is prepared and written for the use stated herein; it should not be used for any other purposes without reference to Geosphere Environmental Limited. The report has been prepared in relation to the proposed end-use, should another end-use be intended, a further re-assessment may be required. It is likely that over time practises will improve and the relevant guidance and legislation be amended or superseded, which may necessitate a re-assessment of the site.

The accuracy of any map extracts cannot be guaranteed. It is possible that different conditions existed on site, between and subsequent to the various map surveys appended.

Whilst the report may express an opinion on possible configurations of strata between or beyond exploratory holes discussed or on the possible presence of features based on visual, verbal or published evidence, this is for guidance only and no liability can be accepted for its accuracy.

Appendix 2 – Exploratory Hole Logs

Trial Pit Logs
(TP1 – TP4)



27/10/2025

TP ID: TP1

Sheet 1 of 2

[illegible]

Groundwater		Trialpit Information (m)		Backfill / Standpipe Details	
Time Struck:	00:00	Pit Length (m):	1.70	#1: 0.63mm pipe to 2m (2m slotted)	
Depth Struck:	1.60	Pit Depth (m):	1.95		
Inflow Rate:	Slow	Pit Width (m):	0.35	No Cover	
Depth after 5 mins:		Continued/complete at:		Backfill (top to bottom): Arisings/Spoil (1.30m), Gravel (0.65m)	
Depth after 10 mins:		Pit sides:	Stable		
Depth after 15 mins:		Slight instability in/at:		Personnel Details	
Depth after 20 mins:		Collapsed completely in/at:		Operative:	Tilly Aldis

CSCS:

Site Engineer:

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Geosphere Environmental Ltd

Daily Trialpit Record

Location: Crabbet Park, Crawley

Project ID: 9942_SK

TP ID: TP1



9942_SK-TP01

27/10/2025

Sheet 2 of 2

Height of Standpipe #1
above GL: 1.00m

Arisings/Spoil
(0.00m - 1.30m)

Gravel
(1.30m - 1.95m)

Base of Slotted Pipe

1.95m

Installation Details

Standpipe #1

Standpipe diameter: 0.63mm

Height above GL: 1.00m

Standpipe solid: 0.00m

Standpipe slotted: 2.00m

Standpipe slotted zone: 0.00m - 2.00m

Geosock: No

Gas Tap: No

Cover

Cover Type: No Cover

Cover Size:



27/10/2025

TP ID: TP2

Sheet 1 of 2

[illegible]

Groundwater		Trialpit Information (m)		Backfill / Standpipe Details	
Time Struck:	00:00	Pit Length (m):	1.70	#1: 0.63mm pipe to 2m (1m solid & 1m slotted)	
Depth Struck:	1.90	Pit Depth (m):	1.90		
Inflow Rate:	Slow	Pit Width (m):	0.35	No Cover	
Depth after 5 mins:		Continued/complete at:		Backfill (top to bottom): Arisings/Spoil (1.45m), Gravel (0.45m)	
Depth after 10 mins:		Pit sides:	Stable		
Depth after 15 mins:		Slight instability in/at:			
Depth after 20 mins:		Collapsed completely in/at:			
				Personnel Details	
				Operative:	Tilly Aldis

Personnel Details

CSCS:

Site Engineer:

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Total Dayworks:



Geosphere Environmental Ltd

Daily Trialpit Record

Location: Crabbet Park, Crawley

Project ID: 9942_SK

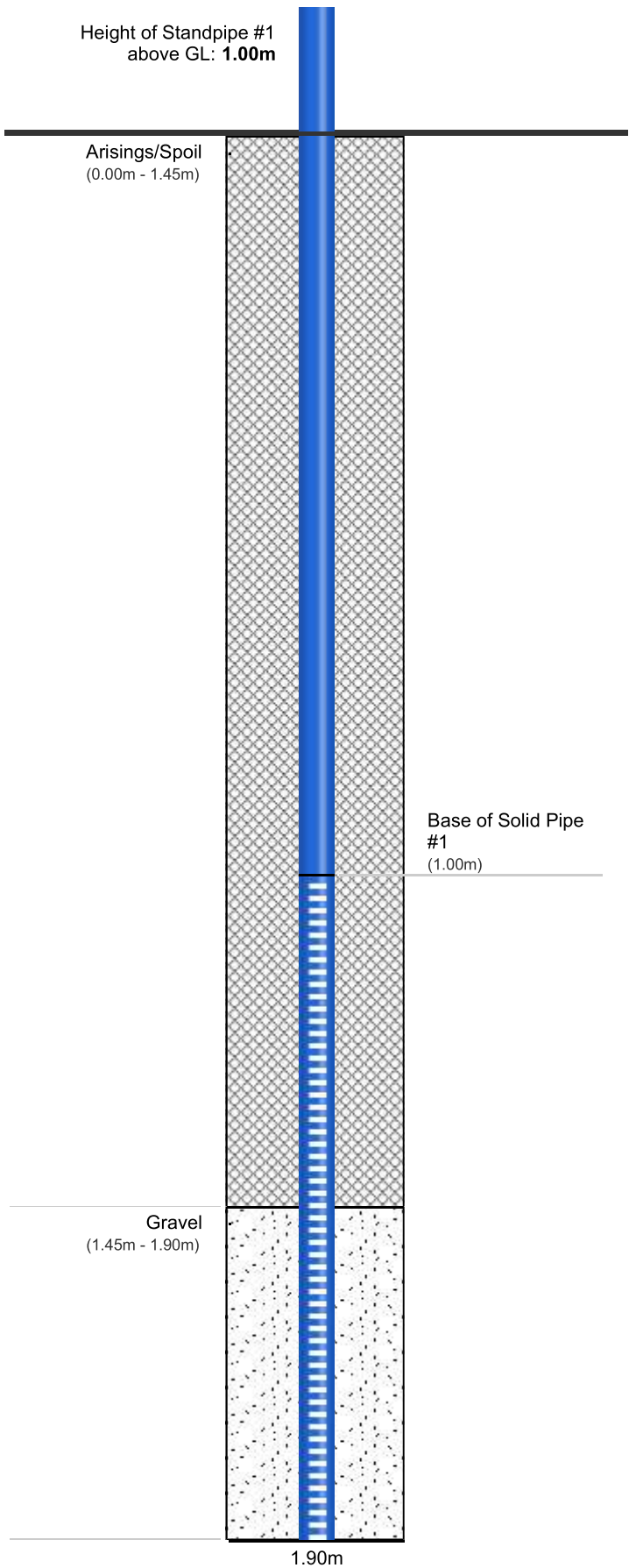
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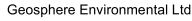
9942_SK-TP2

27/10/2025

Sheet 2 of 2



Installation Details	
Standpipe #1	
Standpipe diameter:	0.63mm
Height above GL:	1.00m
Standpipe solid:	1.00m
Standpipe slotted:	1.00m
Standpipe slotted zone:	1.00m - 2.00m
Geosock:	No
Gas Tap:	No
Cover	
Cover Type:	No Cover
Cover Size:	



27/10/2025

TP ID: TP3

Sheet 1 of 2

[illegible]

	Geosphere Environmental Ltd Brightwell Barns, Ipswich Road, Brightwell, Suffolk, United Kingdom, IP10 0BJ. Telephone: 01473 353 519 :: Email: info@geosphere-environmental.co.uk	CREATED WITH  DRILLIT LOGS DRILLITLOGS.COM
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Total Dayworks:

CREATED WITH
DRILLIT LOGS
DRILLITLOGS.COM



Geosphere Environmental Ltd

Daily Trialpit Record

Location: Crabbet Park, Crawley

Project ID: 9942_SK

TP ID: TP3



9942_SK-TP3

27/10/2025

Sheet 2 of 2

Height of Standpipe #1
above GL: 1.00m

Arisings/Spoil
(0.00m - 1.50m)

Base of Solid Pipe
#1
(1.00m)

Gravel
(1.50m - 2.00m)

Base of Slotted Pipe
#1
(2.00m)

2.00m

Installation Details

Standpipe #1

Standpipe diameter: 0.63mm

Height above GL: 1.00m

Standpipe solid: 1.00m

Standpipe slotted: 1.00m

Standpipe slotted zone: 1.00m - 2.00m

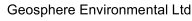
Geosock: No

Gas Tap: No

Cover

Cover Type: No Cover

Cover Size:



Location: Crabbet Park, Crawley

27/10/2025

Project ID: 9942_SK

TP ID: TP4

Sheet 1 of 2

[illegible]

Groundwater		Trialpit Information (m)		Backfill / Standpipe Details	
Time Struck:	00:00	Pit Length (m):	1.50	#1: 0.63mm pipe to 2m (1m solid & 1m slotted)	
Depth Struck:	1.90	Pit Depth (m):	1.90		
Inflow Rate:	Slow	Pit Width (m):	0.35		
Depth after 5 mins:		Continued/complete at:		Backfill (top to bottom):	
Depth after 10 mins:		Pit sides:	Stable		
Depth after 15 mins:		Slight instability in/at:		Personnel Details	
Depth after 20 mins:		Collapsed completely in/at:		Operative:	Tilly Aldis

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Total Standing Time:

Total Dayworks:

Geosphere Environmental Ltd
Brightwell Barns, Ipswich Road, Brightwell, Suffolk, United Kingdom, IP10
0BJ.
Telephone: 01473 353 519 :: Email: info@geosphere-environmental.co.uk





Geosphere Environmental Ltd

Daily Trialpit Record



9942_SK-TP4

Location: Crabbet Park, Crawley

Project ID: 9942_SK

TP ID: TP4

27/10/2025

Sheet 2 of 2

Height of Standpipe #1
above GL: 1.00m

Base of Solid Pipe
#1
(1.00m)

1.90m

Installation Details

Standpipe #1

Standpipe diameter: 0.63mm

Height above GL: 1.00m

Standpipe solid: 1.00m

Standpipe slotted: 1.00m

Standpipe slotted zone: 1.00m - 2.00m

Geosock: No

Gas Tap: No

Cover

Cover Type: No Cover

Cover Size:

Appendix 3 – Infiltration Test Results



Geosphere Environmental Ltd

Soakaway Record

Location: Crabbet Park, Crawley

27/10/2025

Project ID: 9942_SK

SA ID: SK1

Sheet 1 of 1



Pit Details

Length of pit (m):	1.70	Depth of pit (mbgl):	1.95	Depth of standpipe (mbgl):	2.00	Gravel Backfill?	Yes
Width of pit (m):	0.35	Height of standpipe (m):	1.15	Weather Conditions:	Mostly Sunny & Dry		

RUN 1

Start Time:

27/10/2025 13:05:34

#	Time (hh:mm:ss)	Depth (m)	#	Time (hh:mm:ss)	Depth (m)
1	00:00:00	1.400	16		
2	00:01:08	1.400	17		
3	00:02:02	1.400	18		
4	00:03:01	1.400	19		
5	00:04:06	1.400	20		
6	00:05:10	1.400	21		
7	00:10:03	1.400	22		
8	00:21:04	1.380	23		
9	00:54:25	1.350	24		
10	20:15:34	0.850	25		
11	24:00:00	0.850	26		
12			27		
13			28		
14			29		
15			30		

RUN 2

Start Time:

...

#	Time (hh:mm:ss)	Depth (m)	#	Time (hh:mm:ss)	Depth (m)
1			16		
2			17		
3			18		
4			19		
5			20		
6			21		
7			22		
8			23		
9			24		
10			25		
11			26		
12			27		
13			28		
14			29		
15			30		

RUN 3

Start Time:

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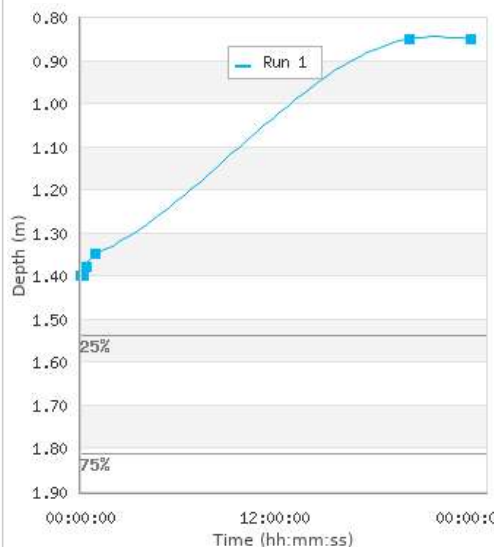
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2			17		
3			18		
4			19		
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6			21		
7			22		
8			23		
9			24		
10			25		
11			26		
12			27		
13			28		
14			29		
15			30		

h₇₅ (m): 1.813h₂₅ (m): 1.538Active zone (m): h₇₅ - h₂₅ 0.275t₇₅ (s):t₂₅ (s):Active zone time (s): t₇₅ - t₂₅Effective volume (m³): v₇₅ - v₂₅ 0.049Effective area (m²): aP₅₀ 1.723

Insufficient data to calculate

No Data

No Data



Comments / Standing Time / Dayworks

Personnel Details

Operative: Tilly Aldis

CSCS:

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Brightwell Barns, Ipswich Road, Brightwell, Suffolk, United Kingdom, IP10 0BJ.
Telephone: 01473 353 519 :: Email: info@geosphere-environmental.co.uk



Total Standing Time:

Total Dayworks:

Soakaway Record



Location: Crabbet Park, Crawley

27/10/2025

Project ID: 9942 SK

SA ID: SK2

Sheet 1 of 1

Pit Details

Length of pit (m): 1.70

Depth of pit (mbgl): 1.90

Depth of standpipe (mbgl): 2.00

Gravel Backfill?	Yes
------------------	-----

Width of pit (m): 0.35

Height of standpipe (m): 1.17

Weather Conditions:

Mostly Sunny & Dry

RUN 1

Start Time:

27/10/2025 12:24:39

#	Time (hh:mm:ss)	Depth (m)	#	Time (hh:mm:ss)	Depth (m)
1	00:00:00	1.300	16		
2	00:01:32	1.240	17		
3	00:02:22	1.230	18		
4	00:03:07	1.220	19		
5	00:04:05	1.220	20		
6	00:05:16	1.210	21		
7	00:09:52	1.200	22		
8	00:30:43	1.190	23		
9	00:52:34	1.170	24		
10	01:05:38	1.170	25		
11	01:33:54	1.150	26		
12	20:51:30	0.990	27		
13	24:00:00	0.990	28		
14			29		
15			30		

RUN 2

Start Time:

...

#	Time (hh:mm:ss)	Depth (m)	#	Time (hh:mm:ss)	Depth (m)
1			16		
2			17		
3			18		
4			19		
5			20		
6			21		
7			22		
8			23		
9			24		
10			25		
11			26		
12			27		
13			28		
14			29		
15			30		

RUN 3

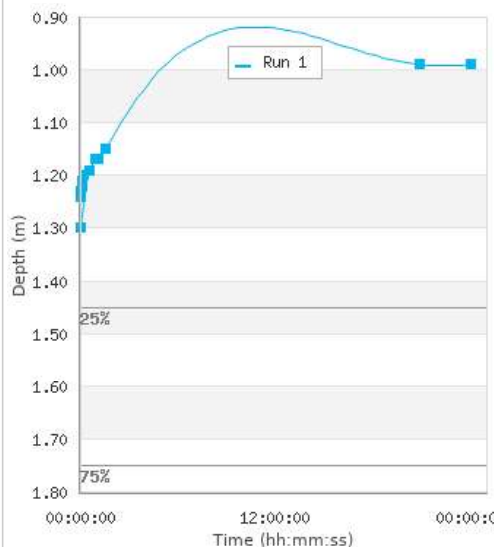
Start Time:

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#	Time (hh:mm:ss)	Depth (m)	#	Time (hh:mm:ss)	Depth (m)
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2			17		
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4			19		
5			20		
6			21		
7			22		
8			23		
9			24		
10			25		
11			26		
12			27		
13			28		
14			29		
15			30		

h_{75} (m):	1.750	h_{25} (m):	1.450
Active zone (m):		$h_{75} - h_{25}$	0.300
t_{75} (s):		t_{25} (s):	
Active zone time (s):		$t_{75} - t_{25}$	
Effective volume (m ³):		$v_{75} - v_{25}$	0.054
Effective area (m ²):		a_{P50}	1.825

Insufficient data to calculate



No Data

No Data

Comments / Standing Time / Dayworks

Personnel Details

Operative: Tilly Aldis

CSCS:

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Telephone: 01473 353 519 :: Email: info@geosphere-environmental.co.uk

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Total Standing Time:

Total Dayworks:

Soakaway Record

Location: Crabbet Park, Crawley

27/10/2025

Project ID: 9942_SK

SA ID: SK3

Sheet 1 of 1



Pit Details

Length of pit (m):	1.50	Depth of pit (mbgl):	2.00	Depth of standpipe (mbgl):	2.00	Gravel Backfill?	Yes
Width of pit (m):	0.35	Height of standpipe (m):	1.00	Weather Conditions:	Mostly Sunny & Dry		

RUN 1

Start Time:
28/10/2025 12:51:16

#	Time (hh:mm:ss)	Depth (m)	#	Time (hh:mm:ss)	Depth (m)
1	00:00:00	1.390	16		
2	00:01:00	1.380	17		
3	00:02:00	1.350	18		
4	00:03:00	1.340	19		
5	00:04:00	1.330	20		
6	00:05:00	1.320	21		
7	00:10:00	1.300	22		
8	00:25:00	1.300	23		
9	01:00:00	1.280	24		
10	01:30:00	1.280	25		
11	02:15:00	1.290	26		
12	02:36:00	1.290	27		
13	22:05:00	1.310	28		
14	24:00:00	1.315	29		
15			30		

RUN 2

Start Time:
...

#	Time (hh:mm:ss)	Depth (m)	#	Time (hh:mm:ss)	Depth (m)
1			16		
2			17		
3			18		
4			19		
5			20		
6			21		
7			22		
8			23		
9			24		
10			25		
11			26		
12			27		
13			28		
14			29		
15			30		

RUN 3

Start Time:
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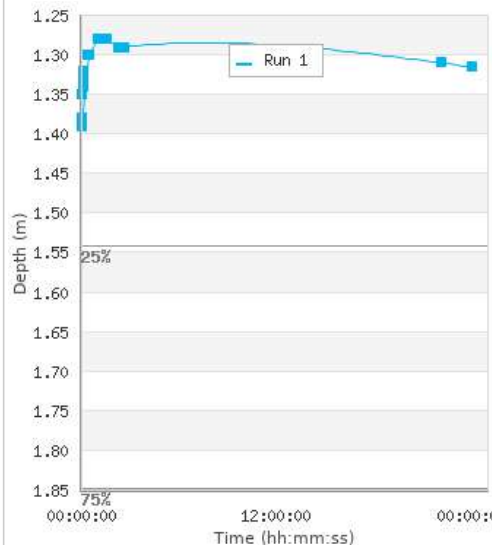
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2			17		
3			18		
4			19		
5			20		
6			21		
7			22		
8			23		
9			24		
10			25		
11			26		
12			27		
13			28		
14			29		
15			30		

h ₇₅ (m):	1.848	h ₂₅ (m):	1.543
Active zone (m):	h ₇₅ - h ₂₅		0.305
t ₇₅ (s):		t ₂₅ (s):	
Active zone time (s):	t ₇₅ - t ₂₅		
Effective volume (m ³):	V ₇₅ - V ₂₅		0.048
Effective area (m ²):	aP ₅₀		1.654

Insufficient data to calculate

No Data

No Data



Comments / Standing Time / Dayworks

Personnel Details

Operative: Tilly Aldis

CSCS:

Geosphere Environmental Ltd
Brightwell Barns, Ipswich Road, Brightwell, Suffolk, United Kingdom, IP10 0BJ.
Telephone: 01473 353 519 :: Email: info@geosphere-environmental.co.uk



Total Standing Time:

Total Dayworks:

Soakaway Record

Location: Crabbet Park, Crawley

27/10/2025

Project ID: 9942_SK

SA ID: SK4

Sheet 1 of 1



Pit Details

Length of pit (m):	1.50	Depth of pit (mbgl):	1.90	Depth of standpipe (mbgl):	2.00	Gravel Backfill?	Yes
Width of pit (m):	0.35	Height of standpipe (m):	1.00	Weather Conditions:	Mostly Sunny & Dry		

RUN 1

Start Time:
27/10/2025 11:21:43

#	Time (hh:mm:ss)	Depth (m)	#	Time (hh:mm:ss)	Depth (m)
1	00:00:00	1.420	16	24:00:00	1.730
2	00:01:15	1.420	17		
3	00:02:08	1.430	18		
4	00:03:09	1.430	19		
5	00:04:04	1.430	20		
6	00:05:01	1.430	21		
7	00:10:42	1.440	22		
8	00:15:13	1.440	23		
9	00:21:24	1.460	24		
10	00:48:58	1.500	25		
11	01:15:31	1.540	26		
12	01:57:39	1.580	27		
13	02:28:35	1.610	28		
14	02:42:46	1.610	29		
15	21:50:27	1.730	30		

RUN 2

Start Time:
...

#	Time (hh:mm:ss)	Depth (m)	#	Time (hh:mm:ss)	Depth (m)
1			16		
2			17		
3			18		
4			19		
5			20		
6			21		
7			22		
8			23		
9			24		
10			25		
11			26		
12			27		
13			28		
14			29		
15			30		

RUN 3

Start Time:
...

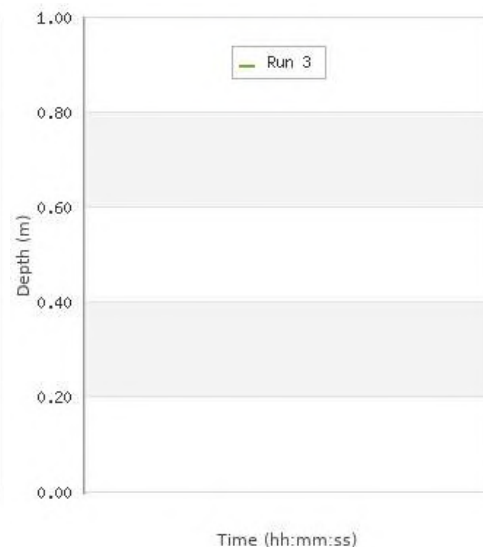
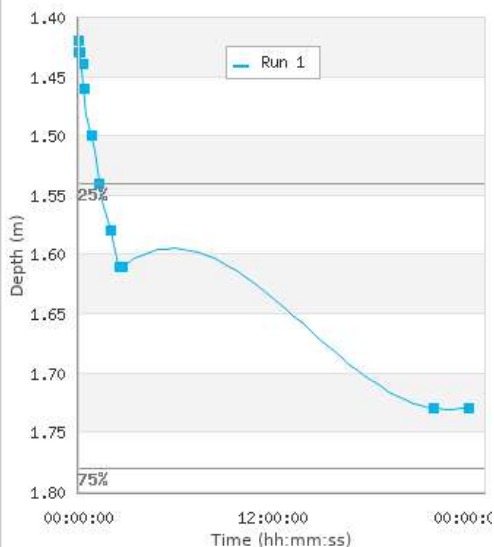
#	Time (hh:mm:ss)	Depth (m)	#	Time (hh:mm:ss)	Depth (m)
1			16		
2			17		
3			18		
4			19		
5			20		
6			21		
7			22		
8			23		
9			24		
10			25		
11			26		
12			27		
13			28		
14			29		
15			30		

h ₇₅ (m):	1.780	h ₂₅ (m):	1.540
Active zone (m):	h ₇₅ - h ₂₅		0.240
t ₇₅ (s):		t ₂₅ (s):	4531
Active zone time (s):	t ₇₅ - t ₂₅		
Effective volume (m ³):	V ₇₅ - V ₂₅		0.038
Effective area (m ²):	aP ₅₀		1.413

Insufficient data to calculate

No Data

No Data



Comments / Standing Time / Dayworks

Personnel Details

Operative: Tilly Aldis

CSCS:

Geosphere Environmental Ltd
Brightwell Barns, Ipswich Road, Brightwell, Suffolk, United Kingdom, IP10 0BJ.
Telephone: 01473 353 519 :: Email: info@geosphere-environmental.co.uk



Total Standing Time:

Total Dayworks:

Appendix 4 – Drawings

Site Plan – Drawing ref. 9942,SK,001,Rev0



Legend

- Site Boundary
- Infiltration Test Locations



GEOSPHERE ENVIRONMENTAL

Project

Crabbet Park Equestrian Centre, Crawley,
RH10 4SW

Drawing Title

Site Plan

Drawing Number

9942,SK,001,Rev0

Date

27/11/25

Author / Checked By

TA / JK

Source

Map data ©2025 Imagery ©2025 Airbus, Maxar
Technologies

APPENDIX B – PROPOSED SURFACE WATER CALCULATIONS

Project: 5033004 - SFS - Crabbet Park, Office to Resi		Date: 23/03/2026			
		Designed by: TW	Checked by: PCh		Approved By: PCh
Report Details: Type: Inflows Storm Phase: 5033044 - Proposed SW		Company Address: 3 Valentines Place, SE1 8QH			



Catchment Area (1)

Type : Catchment Area

Area (ha)	0.001
-----------	-------

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Catchment Area (2)

Type : Catchment Area

Area (ha)	0.001
-----------	-------

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Catchment Area (3)

Type : Catchment Area

Area (ha)	0.003
-----------	-------

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Catchment Area (7)

Type : Catchment Area

Area (ha)	0.002
-----------	-------

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100

Project: 5033004 - SFS - Crabbet Park, Office to Resi		Date: 23/03/2026			
		Designed by: TW	Checked by: PCh		Approved By: PCh
Report Details: Type: Inflows Storm Phase: 5033044 - Proposed SW		Company Address: 3 Valentines Place, SE1 8QH			



Catchment Area (5)

Type : Catchment Area

Area (ha)	0.001
-----------	-------

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Catchment Area

Type : Catchment Area

Area (ha)	0.004
-----------	-------

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Catchment Area (4)

Type : Catchment Area

Area (ha)	0.002
-----------	-------

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Catchment Area (8)

Type : Catchment Area

Area (ha)	0.002
-----------	-------

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026			
	Designed by: TW	Checked by: PCh	Approved By: PCh	
Report Details: Type: Inflows Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH			



Catchment Area (9)

Type : Catchment Area

Area (ha)	0.002
-----------	-------

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026		
	Designed by: TW	Checked by: PCh	Approved By: PCh
Report Details: Type: Stormwater Controls Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH		





Filter Trench Drain

Type : Infiltration Trench

Dimensions

Exceedance Level (m)	85.021
Depth (m)	0.801
Base Level (m)	84.220
Freeboard (mm)	191
Porosity (%)	30
Length (m)	7.367
Long. Slope (1:X)	500.00
Width (m)	0.800
Total Volume (m³)	1.170

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Manning's n
n	0.015

Outlets

Outlet

Outgoing Connection	1.000
Outlet Type	Under Drain

Advanced

Conductivity (m/hr)	50.0
---------------------	------

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026		
	Designed by: TW	Checked by: PCh	Approved By: PCh
Report Details: Type: Stormwater Controls Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH		





Filter Trench Drain (1)

Type : Infiltration Trench

Dimensions

Exceedance Level (m)	85.230
Depth (m)	1.230
Base Level (m)	84.000
Freeboard (mm)	214
Porosity (%)	30
Length (m)	18.115
Long. Slope (1:X)	500.00
Width (m)	1.000
Total Volume (m³)	5.746

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Manning's n
n	0.015

Outlets

Outlet (1)

Outgoing Connection	1.001
Outlet Type	Orifice
Diameter (m)	0.025
Coefficient of Discharge	0.600
Invert Level (m)	84.000

Advanced

Conductivity (m/hr)	50.0
---------------------	------

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026		
	Designed by: TW	Checked by: PCh	Approved By: PCh
Report Details: Type: Stormwater Controls Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH		





Filter Trench Drain (2)

Type : Infiltration Trench

Dimensions

Exceedance Level (m)	85.100
Depth (m)	0.970
Base Level (m)	84.130
Freeboard (mm)	100
Porosity (%)	30
Length (m)	5.000
Long. Slope (1:X)	400.00
Width (m)	0.600
Total Volume (m³)	0.845

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Manning's n
n	0.015

Outlets

Outlet

Outgoing Connection	2.001
Outlet Type	Free Discharge

Advanced

Conductivity (m/hr)	50.0
---------------------	------

Project: 5033004 - SFS - Crabbet Park, Office to Resi		Date: 23/03/2026			
		Designed by: TW	Checked by: PCh		Approved By: PCh
Report Details: Type: Connections Storm Phase: 5033044 - Proposed SW		Company Address: 3 Valentines Place, SE1 8QH			

Name	From	To	Length (m)	Connection Type	Slope (1:X)	Manning's n	Colebrook-White Roughness (mm)	Diameter / Base Width (mm)
2.002	S1	Filter Trench Drain (1)	1.801	Pipe	42.886		0.6	150
1.000	Filter Trench Drain	Filter Trench Drain (1)	2.419	Pipe	13.162		0.6	150
1.001	Filter Trench Drain (1)	EX_S7	1.325	Pipe	66.273		0.6	150
2.001	Filter Trench Drain (2)	S1	2.292	Pipe	60.318		0.6	150
2.000	S2	Filter Trench Drain (2)	1.063	Pipe	5.122		0.6	150

Name	Upstream Cover Level (m)	Upstream Invert Level (m)	Downstream Cover Level (m)	Downstream Invert Level (m)	Part Family	Lock	Flow Restriction (L/s)	Velocity (m/s)
2.002	85.130	84.092	85.266	84.050		Levels		
1.000	85.036	84.220	85.266	84.036		None	0.0	
1.001	85.266	84.000	85.270	83.980		Levels	1.3	
2.001	85.113	84.130	85.130	84.092		None		
2.000	85.100	84.350	85.113	84.143		None		

Name	Culvert Type	Culvert Entrance	Wall Thickness (mm)	Material	Trench Width (mm)	Bedding Material	Surrounding Material
2.002	(None)	(None)	0		0		
1.000	(None)	(None)	0		0		
1.001	(None)	(None)	0		0		
2.001	(None)	(None)	0		0		
2.000	(None)	(None)	0		0		

Project: 5033004 - SFS - Crabbet Park, Office to Resi		Date: 23/03/2026			
		Designed by: TW	Checked by: PCh		Approved By: PCh
Report Details: Type: Inflow Summary Storm Phase: 5033044 - Proposed SW		Company Address: 3 Valentines Place, SE1 8QH			

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Filter Trench Drain (1)		Time of Concentration	0.004	100	0	100	0.004
Catchment Area (1)	Filter Trench Drain (1)		Time of Concentration	0.001	100	0	100	0.001
Catchment Area (2)	Filter Trench Drain (1)		Time of Concentration	0.001	100	0	100	0.001
Catchment Area (3)	Filter Trench Drain (1)		Time of Concentration	0.003	100	0	100	0.003
Catchment Area (4)	Filter Trench Drain (1)		Time of Concentration	0.002	100	0	100	0.002
Catchment Area (5)	S1		Time of Concentration	0.001	100	0	100	0.001
Catchment Area (7)	S2		Time of Concentration	0.002	100	0	100	0.002
Catchment Area (8)	Filter Trench Drain		Time of Concentration	0.002	100	0	100	0.002
Catchment Area (9)	S2		Time of Concentration	0.002	100	0	100	0.002
TOTAL		0.0		0.018				0.018

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026			
	Designed by: TW	Checked by: PCh	Approved By: PCh	
Report Details: Type: Outfall Details Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH			

Outfalls

Outfall	Outfall Type	Gated	Fixed Surcharged Level (m)	Level Curve
EX_S7	Free Discharge			

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026		
	Designed by: TW	Checked by: PCh	Approved By: PCh
Report Details: Type: Junctions Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH		





FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
EX_S7	FEH: 2 years: +0 %: 120 mins: Summer	85.270	83.670	83.670	0.000	0.6	0.000	0.000	0.6	3.734	OK
S1	FEH: 2 years: +0 %: 60 mins: Winter	85.130	84.092	84.241	0.149	0.4	0.024	0.000	0.3	0.634	OK
S2	FEH: 2 years: +0 %: 15 mins: Summer	85.100	84.350	84.360	0.010	0.7	0.002	0.000	0.7	0.290	OK

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026		
	Designed by: TW	Checked by: PCh	Approved By: PCh
Report Details: Type: Junctions Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH		





FEH: 30 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
EX_S7	FEH: 30 years: +0 %: 60 mins: Winter	85.270	83.670	83.670	0.000	0.9	0.000	0.000	0.9	5.002	OK
S1	FEH: 30 years: +0 %: 360 mins: Summer	85.130	84.092	84.431	0.339	0.4	0.054	0.000	0.5	2.724	Surcharged
S2	FEH: 30 years: +0 %: 15 mins: Summer	85.100	84.350	84.398	0.048	1.5	0.008	0.000	1.5	0.626	OK

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026		
	Designed by: TW	Checked by: PCh	Approved By: PCh
Report Details: Type: Junctions Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH		





FEH: 100 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
EX_S7	FEH: 100 years: +0 %: 60 mins: Winter	85.270	83.670	83.670	0.000	1.0	0.000	0.000	1.0	5.602	OK
S1	FEH: 100 years: +0 %: 15 mins: Summer	85.130	84.092	84.471	0.379	1.6	0.060	0.000	0.6	0.380	Surcharged
S2	FEH: 100 years: +0 %: 15 mins: Summer	85.100	84.350	84.472	0.122	1.9	0.019	0.000	1.8	0.719	OK

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026		
	Designed by: TW	Checked by: PCh	Approved By: PCh
Report Details: Type: Junctions Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH		





FEH: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
EX_S7	FEH: 100 years: +40 %: 60 mins: Summer	85.270	83.670	83.670	0.000	1.2	0.000	0.000	1.2	6.559	OK
S1	FEH: 100 years: +40 %: 15 mins: Winter	85.130	84.092	84.623	0.531	1.3	0.084	0.000	0.8	0.389	Surcharged
S2	FEH: 100 years: +40 %: 30 mins: Summer	85.100	84.350	84.760	0.410	1.8	0.065	0.000	1.7	1.201	Surcharged

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026		
	Designed by: TW	Checked by: PCh	Approved By: PCh
Report Details: Type: Stormwater Controls Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH		





FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Flooded Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Filter Trench Drain	FEH: 2 years: +0 %: 15 mins: Summer	84.255	84.237	0.020	0.017	0.5	0.033	0.000	0.000	0.4	0.197		97.185
Filter Trench Drain (1)	FEH: 2 years: +0 %: 15 mins: Summer	84.212	84.211	0.175	0.211	3.1	1.050	0.000	0.000	0.6	0.741		81.728
Filter Trench Drain (2)	FEH: 2 years: +0 %: 15 mins: Summer	84.211	84.211	0.068	0.081	0.7	0.067	0.000	0.000	0.7	0.264		92.022

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026			
	Designed by: TW	Checked by: PCh	Approved By: PCh	
Report Details: Type: Stormwater Controls Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH			

Status
OK
OK
OK

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026		
	Designed by: TW	Checked by: PCh	Approved By: PCh
Report Details: Type: Stormwater Controls Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH		





FEH: 30 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Flooded Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Filter Trench Drain	FEH: 30 years: +0 %: 15 mins: Summer	84.397	84.397	0.162	0.177	1.0	0.300	0.000	0.000	2.0	0.559		74.337
Filter Trench Drain (1)	FEH: 30 years: +0 %: 15 mins: Summer	84.398	84.397	0.362	0.397	5.6	2.062	0.000	0.000	0.8	1.251		64.104
Filter Trench Drain (2)	FEH: 30 years: +0 %: 15 mins: Summer	84.398	84.398	0.255	0.268	1.5	0.236	0.000	0.000	0.7	0.432		72.107

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026			
	Designed by: TW	Checked by: PCh	Approved By: PCh	
Report Details: Type: Stormwater Controls Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH			

Status
OK
OK
OK

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026		
	Designed by: TW	Checked by: PCh	Approved By: PCh
Report Details: Type: Stormwater Controls Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH		





FEH: 100 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max.
Flooded Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Filter Trench Drain	FEH: 100 years: +0 %: 15 mins: Summer	84.471	84.471	0.236	0.251	1.5	0.431	0.000	0.000	0.6	0.476		63.139
Filter Trench Drain (1)	FEH: 100 years: +0 %: 15 mins: Summer	84.471	84.470	0.435	0.470	7.6	2.460	0.000	0.000	0.9	1.464		57.193
Filter Trench Drain (2)	FEH: 100 years: +0 %: 15 mins: Summer	84.471	84.471	0.329	0.341	1.8	0.302	0.000	0.000	1.0	0.469		64.306

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026			
	Designed by: TW	Checked by: PCh	Approved By: PCh	
Report Details: Type: Stormwater Controls Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH			

Status
OK
OK
OK

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026		
	Designed by: TW	Checked by: PCh	Approved By: PCh
Report Details: Type: Stormwater Controls Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH		





FEH: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max.
Flooded Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Filter Trench Drain	FEH: 100 years: +40 %: 15 mins: Summer	84.618	84.619	0.384	0.399	1.9	0.692	0.000	0.000	0.5	0.515		40.830
Filter Trench Drain (1)	FEH: 100 years: +40 %: 15 mins: Summer	84.619	84.618	0.583	0.618	9.8	3.263	0.000	0.000	1.0	1.842		43.204
Filter Trench Drain (2)	FEH: 100 years: +40 %: 15 mins: Summer	84.619	84.619	0.476	0.489	1.2	0.434	0.000	0.000	0.5	0.488	0	48.579

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026			
	Designed by: TW	Checked by: PCh	Approved By: PCh	
Report Details: Type: Stormwater Controls Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH			

Status
OK
OK
OK

Project: 5033004 - SFS - Crabbet Park, Office to Resi		Date: 23/03/2026			
		Designed by: TW	Checked by: PCh		Approved By: PCh
Report Details: Type: Connections Summary Storm Phase: 5033044 - Proposed SW		Company Address: 3 Valentines Place, SE1 8QH			



FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Flow

Connection	Storm Event	Connection Type	From	To	Upstream Cover Level (m)	Max. US Water Level (m)	Max. Flow Depth (m)	Discharge Volume (m³)	Max. Velocity (m/s)	Flow / Capacity	Max. Flow (L/s)	Status
2.002	FEH: 2 years: +0 %: 60 mins: Winter	Pipe	S1	Filter Trench Drain (1)	85.130	84.241	0.150	0.634	0.3	0.01	0.3	OK
1.000	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Filter Trench Drain	Filter Trench Drain (1)	85.036	84.239	0.091	0.194	0.1	0.01	0.4	OK
1.001	FEH: 2 years: +0 %: 120 mins: Summer	Pipe	Filter Trench Drain (1)	EX_S7	85.266	84.235	0.018	3.734	0.5	0.03	0.6	Surcharged
2.001	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Filter Trench Drain (2)	S1	85.113	84.205	0.100	0.264	0.3	0.03	0.7	OK
2.000	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	S2	Filter Trench Drain (2)	85.100	84.360	0.037	0.290	0.5	0.01	0.7	OK

Project: 5033004 - SFS - Crabbet Park, Office to Resi		Date: 23/03/2026			
		Designed by: TW	Checked by: PCh		Approved By: PCh
Report Details: Type: Connections Summary Storm Phase: 5033044 - Proposed SW		Company Address: 3 Valentines Place, SE1 8QH			



FEH: 30 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Flow

Connection	Storm Event	Connection Type	From	To	Upstream Cover Level (m)	Max. US Water Level (m)	Max. Flow Depth (m)	Discharge Volume (m³)	Max. Velocity (m/s)	Flow / Capacity	Max. Flow (L/s)	Status
2.002	FEH: 30 years: +0 %: 360 mins: Summer	Pipe	S1	Filter Trench Drain (1)	85.130	84.431	0.150	2.118	0.3	0.02	0.5	Surcharged
1.000	FEH: 30 years: +0 %: 480 mins: Summer	Pipe	Filter Trench Drain	Filter Trench Drain (1)	85.036	84.364	0.150	7.749	0.1	0.02	1.0	OK
1.001	FEH: 30 years: +0 %: 60 mins: Winter	Pipe	Filter Trench Drain (1)	EX_S7	85.266	84.487	0.022	5.002	0.6	0.04	0.9	Surcharged
2.001	FEH: 30 years: +0 %: 15 mins: Summer	Pipe	Filter Trench Drain (2)	S1	85.113	84.392	0.150	0.403	0.4	0.03	0.7	Surcharged
2.000	FEH: 30 years: +0 %: 15 mins: Summer	Pipe	S2	Filter Trench Drain (2)	85.100	84.398	0.150	0.621	0.3	0.02	1.5	OK

Project: 5033004 - SFS - Crabbet Park, Office to Resi	Date: 23/03/2026		
	Designed by: TW	Checked by: PCh	Approved By: PCh
Report Details: Type: Connections Summary Storm Phase: 5033044 - Proposed SW	Company Address: 3 Valentines Place, SE1 8QH		





FEH: 100 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Flow

Connection	Storm Event	Connection Type	From	To	Upstream Cover Level (m)	Max. US Water Level (m)	Max. Flow Depth (m)	Discharge Volume (m³)	Max. Velocity (m/s)	Flow / Capacity	Max. Flow (L/s)	Status
2.002	FEH: 100 years: +0 %: 15 mins: Summer	Pipe	S1	Filter Trench Drain (1)	85.130	84.471	0.150	0.296	0.4	0.02	0.6	Surcharged
1.000	FEH: 100 years: +0 %: 120 mins: Summer	Pipe	Filter Trench Drain	Filter Trench Drain (1)	85.036	84.610	0.150	3.674	0.1	0.02	1.1	Surcharged
1.001	FEH: 100 years: +0 %: 60 mins: Winter	Pipe	Filter Trench Drain (1)	EX_S7	85.266	84.616	0.023	5.602	0.6	0.05	1.0	Surcharged
2.001	FEH: 100 years: +0 %: 15 mins: Summer	Pipe	Filter Trench Drain (2)	S1	85.113	84.465	0.150	0.427	0.4	0.04	1.0	Surcharged
2.000	FEH: 100 years: +0 %: 15 mins: Summer	Pipe	S2	Filter Trench Drain (2)	85.100	84.472	0.150	0.709	0.4	0.02	1.8	OK

Project: 5033004 - SFS - Crabbet Park, Office to Resi		Date: 23/03/2026			
		Designed by: TW	Checked by: PCh		Approved By: PCh
Report Details: Type: Connections Summary Storm Phase: 5033044 - Proposed SW		Company Address: 3 Valentines Place, SE1 8QH			



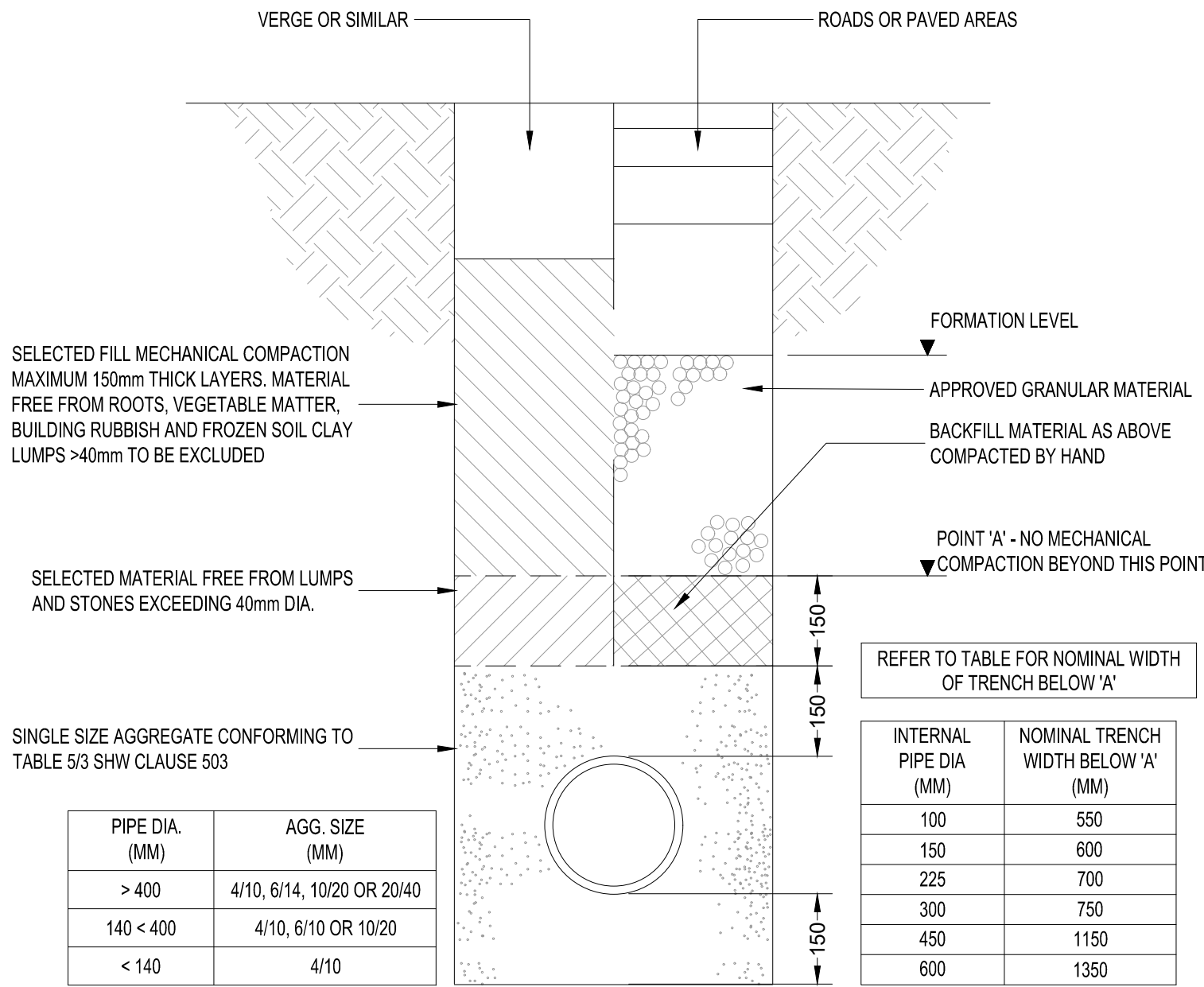
FEH: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Flow

Connection	Storm Event	Connection Type	From	To	Upstream Cover Level (m)	Max. US Water Level (m)	Max. Flow Depth (m)	Discharge Volume (m³)	Max. Velocity (m/s)	Flow / Capacity	Max. Flow (L/s)	Status
2.002	FEH: 100 years: +40 %: 15 mins: Winter	Pipe	S1	Filter Trench Drain (1)	85.130	84.623	0.150	0.262	0.3	0.03	0.8	Surcharged
1.000	FEH: 100 years: +40 %: 120 mins: Summer	Pipe	Filter Trench Drain	Filter Trench Drain (1)	85.036	84.848	0.150	2.774	0.1	0.02	1.1	Flood Risk
1.001	FEH: 100 years: +40 %: 60 mins: Summer	Pipe	Filter Trench Drain (1)	EX_S7	85.266	84.844	0.025	6.559	0.6	0.05	1.2	Surcharged
2.001	FEH: 100 years: +40 %: 30 mins: Winter	Pipe	Filter Trench Drain (2)	S1	85.113	84.755	0.150	0.717	0.4	0.04	0.9	Surcharged
2.000	FEH: 100 years: +40 %: 30 mins: Summer	Pipe	S2	Filter Trench Drain (2)	85.100	84.760	0.150	1.188	0.4	0.02	1.7	Surcharged

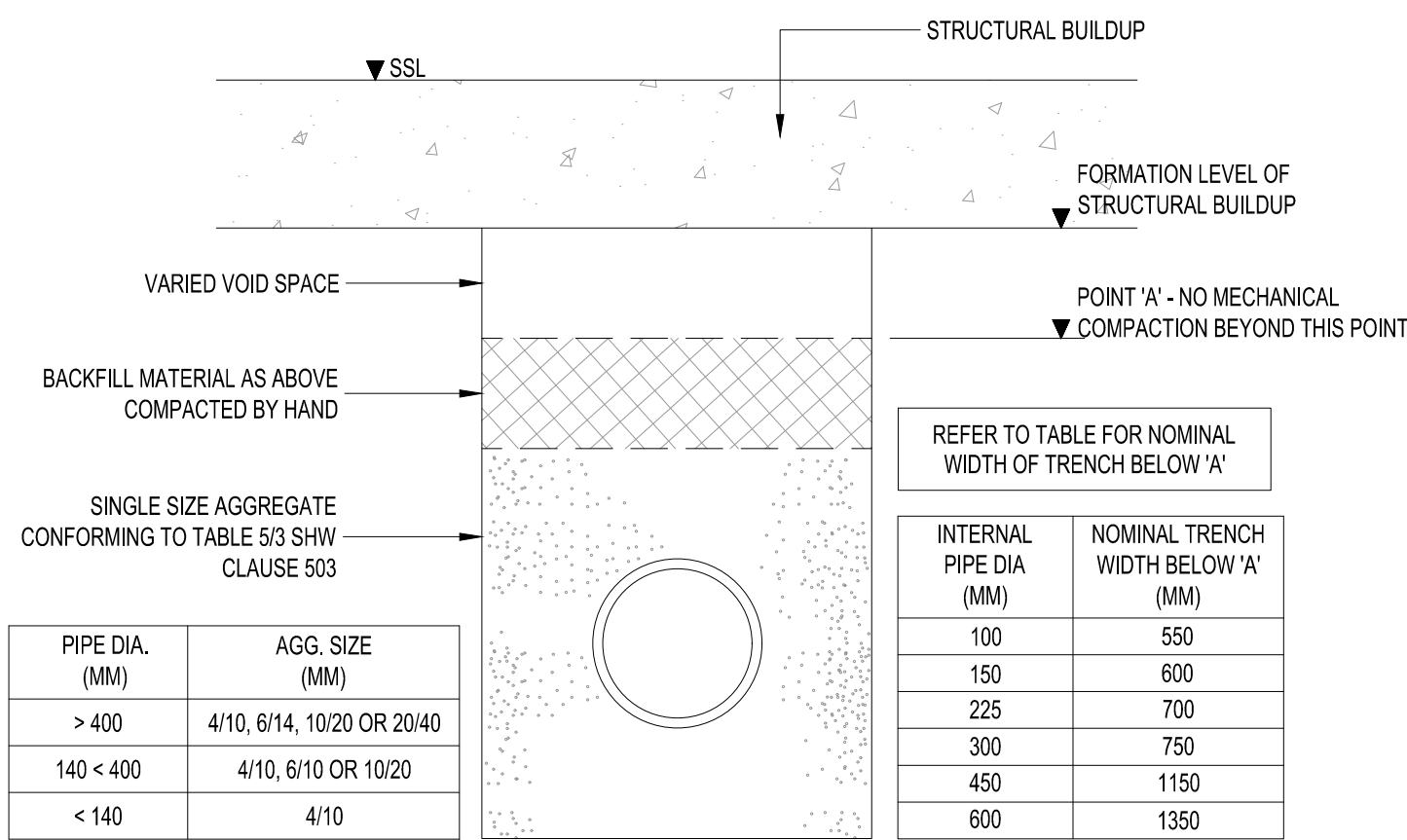
APPENDIX C – PROPOSED DRAINAGE STRATEGY & INSTALLATION DETAILS

NOTES:

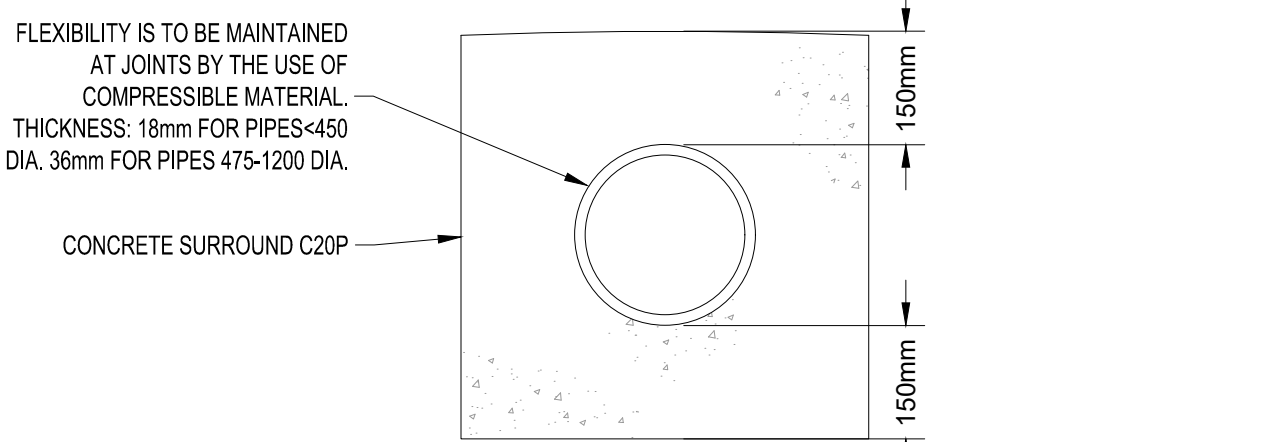
1. PIPEWORK LAID IN TYPE S GENERALLY BUT ARE LAID IN TYPE Z WHERE COVER IS LESS THAN:
600mm UNDER SOFT LANDSCAPED AREAS
900mm UNDER NON TRAFFICKED AREAS I.E. FOOTPATHS
1200mm UNDER ROADS



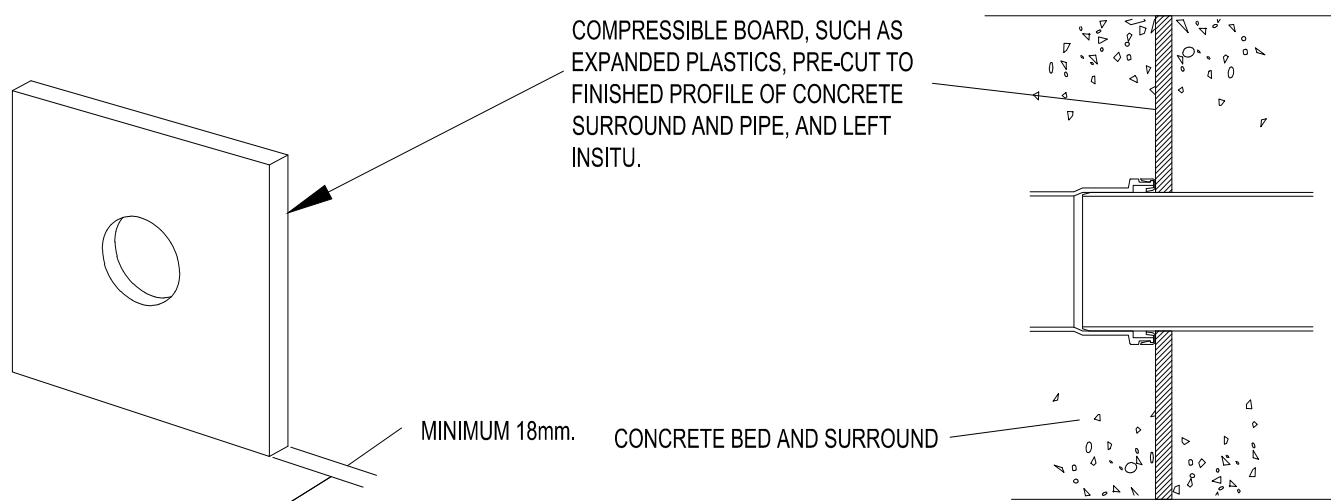
TYPICAL SECTION
PIPE BEDDING AND SURROUND - EXTERNAL
GRANULAR BEDDING - TYPE S
SCALE: 1:10



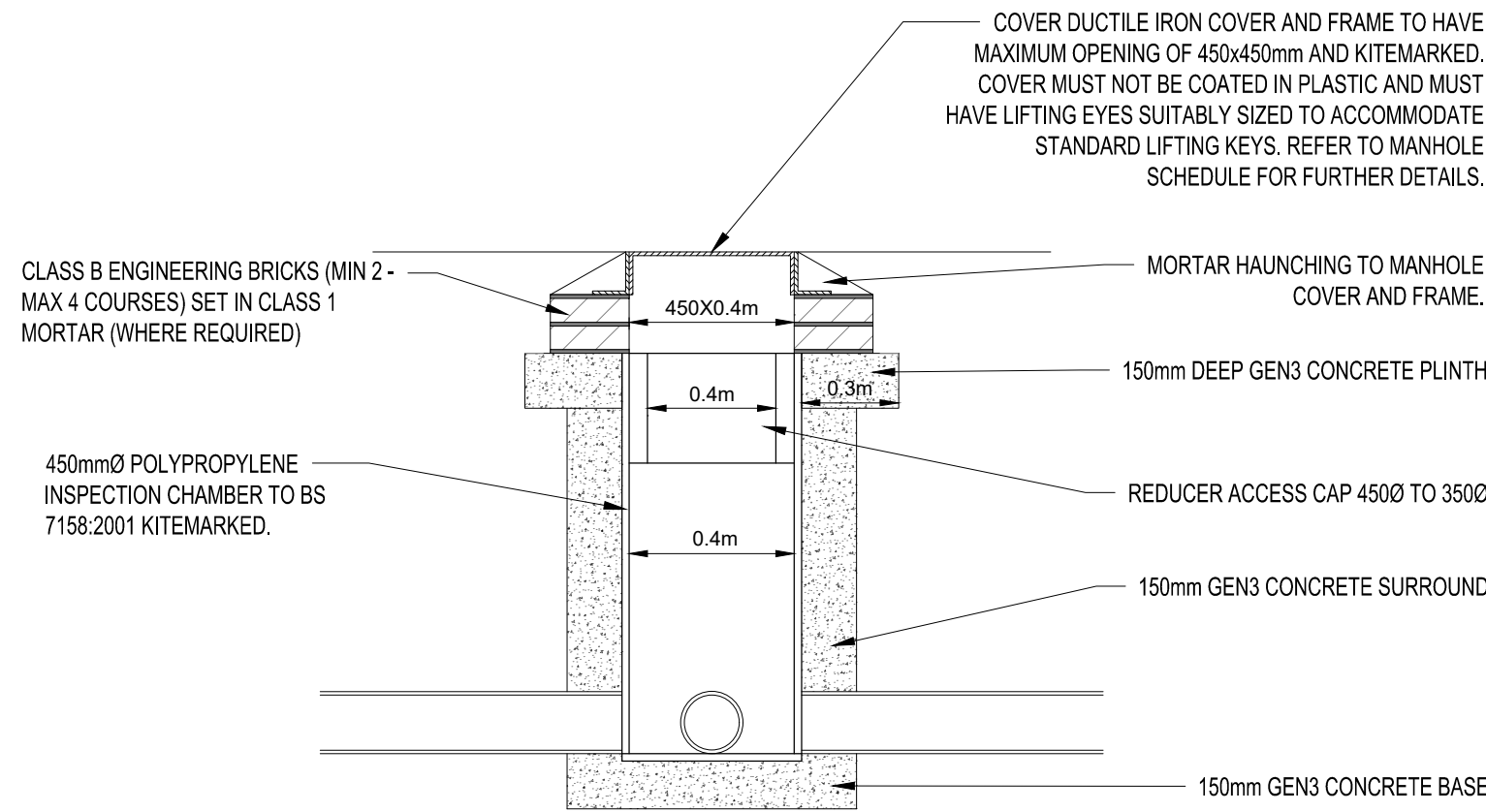
TYPICAL SECTION
PIPE BEDDING AND SURROUND - UNDER BUILDINGS (IN LOCATIONS OF NEW SLABS)
GRANULAR BEDDING - TYPE W
SCALE: 1:10



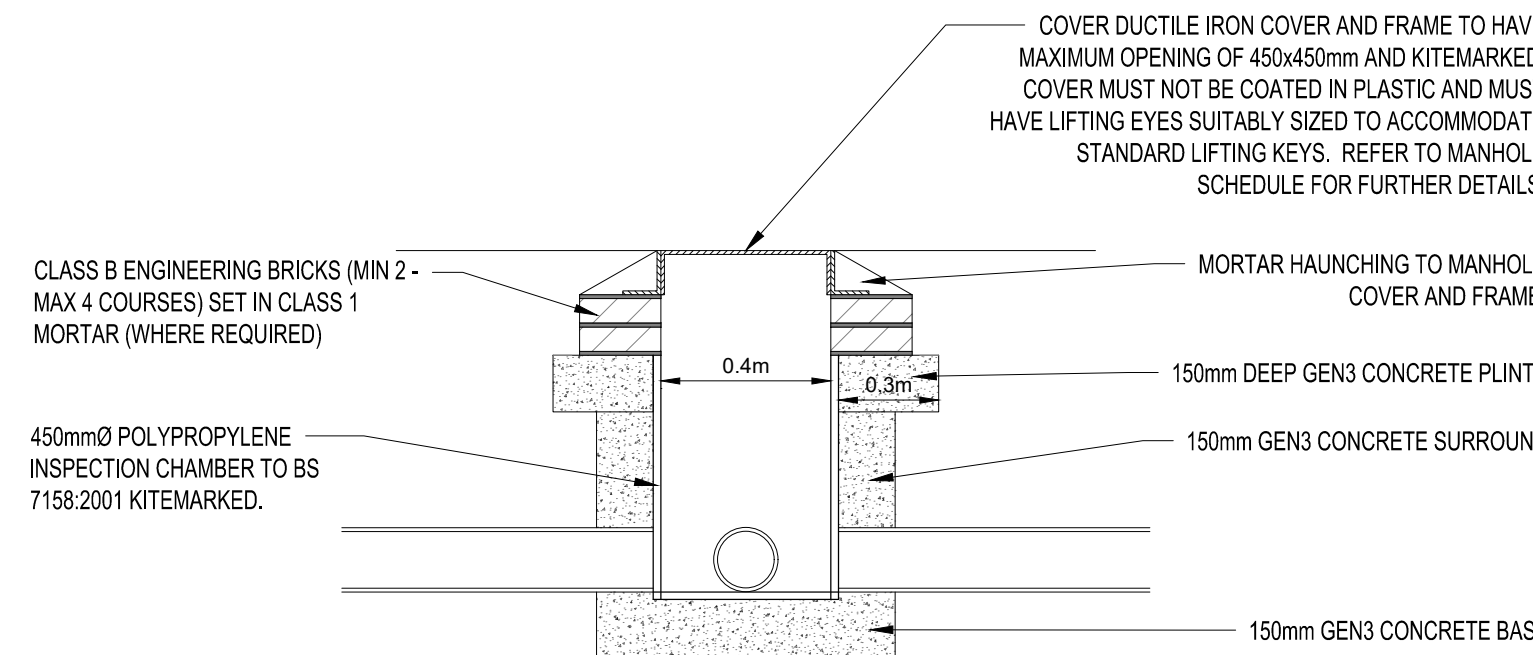
TYPICAL SECTION
PIPE BEDDING AND SURROUND - EXTERNAL
CONCRETE SURROUND - TYPE Z
SCALE: 1:10



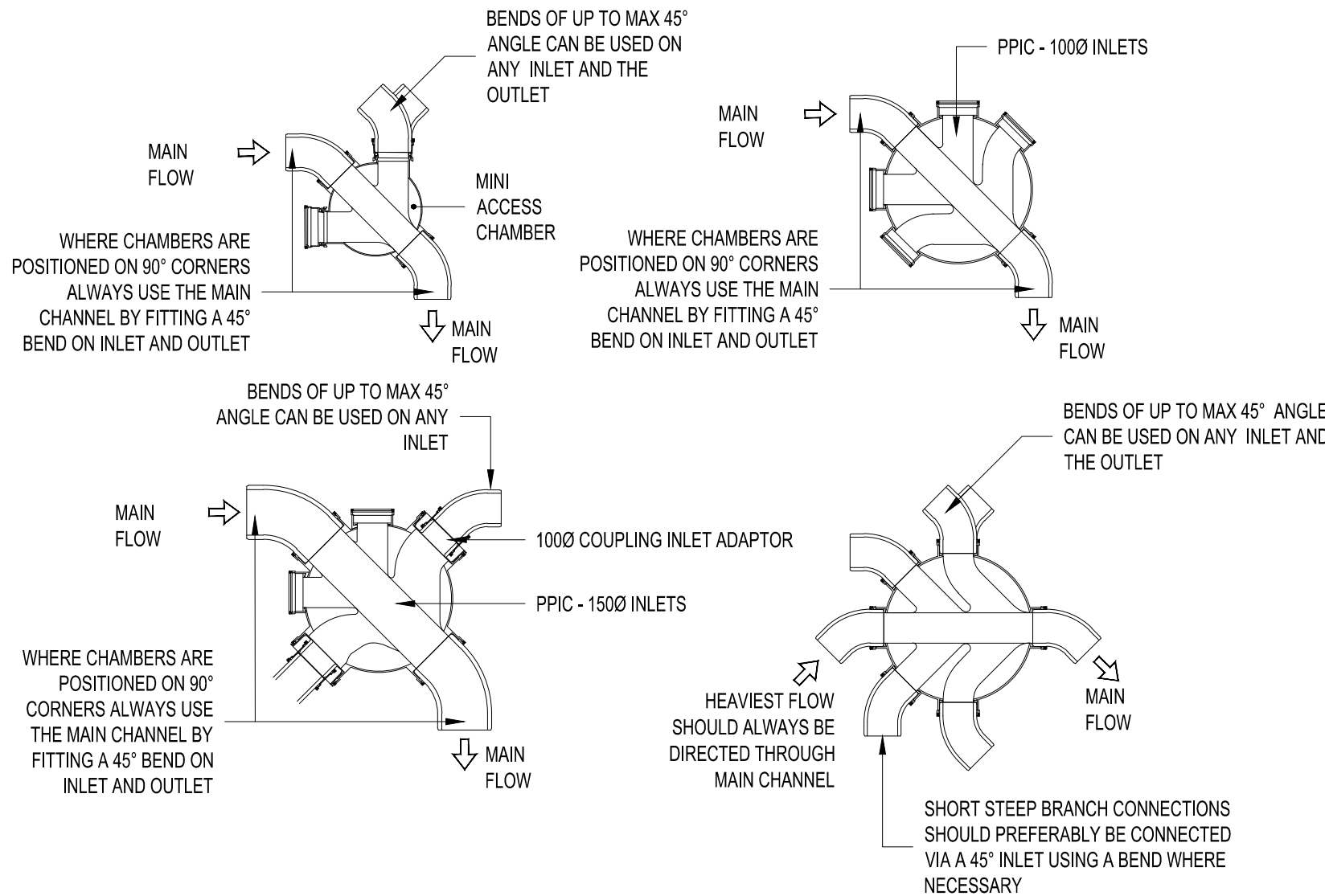
FLEXIBLE JOINT DETAIL
(I.E. WHERE CONCRETE SURROUND AT PIPE JOINT).
SCALE: 1:10



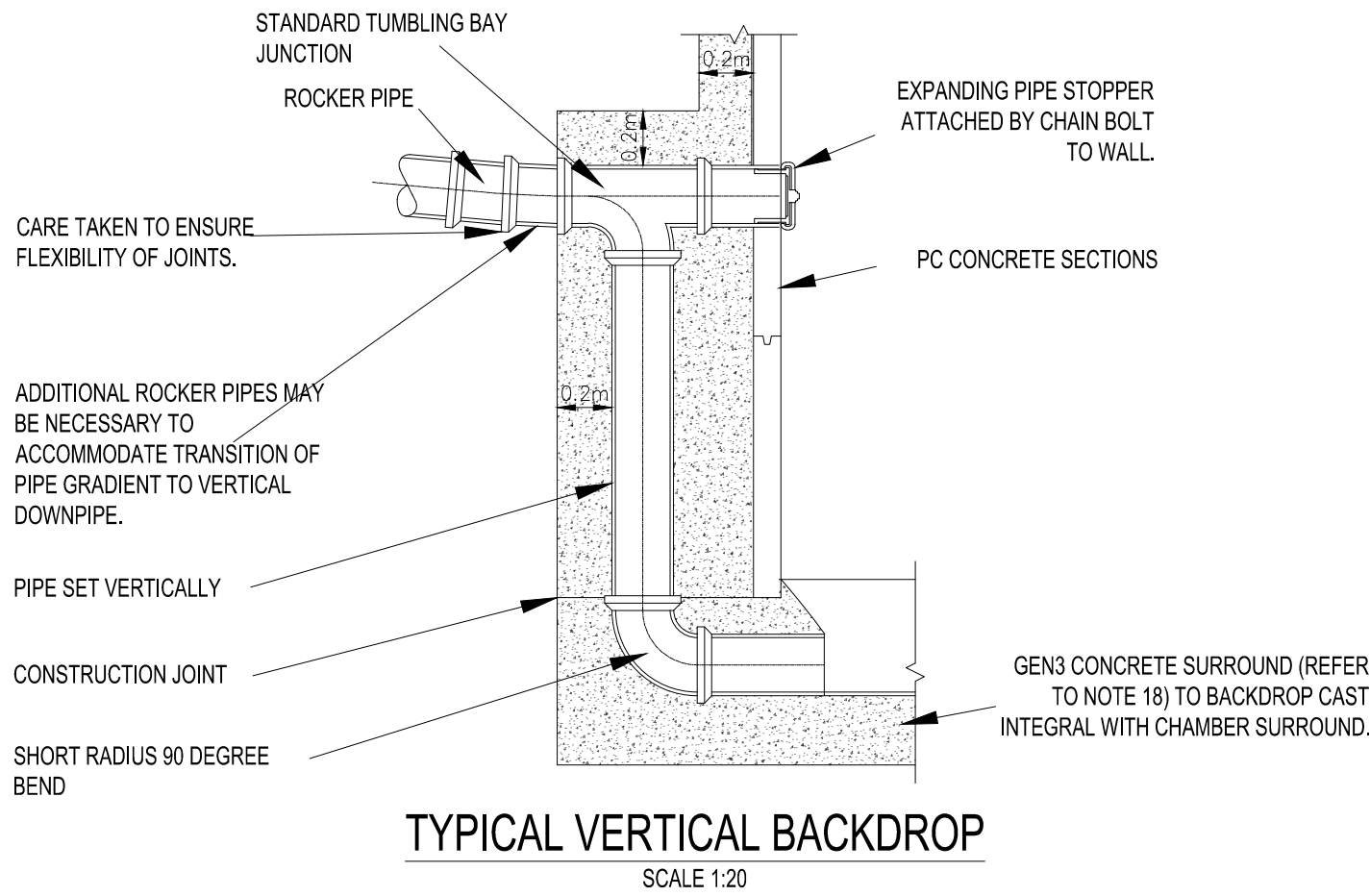
INSPECTION CHAMBER (DEEP)
FOR A DEPTH OF CHAMBER GREATER THAN 1.2m, MAXIMUM DEPTH OF 3m
SCALE: 1:20 @ A1



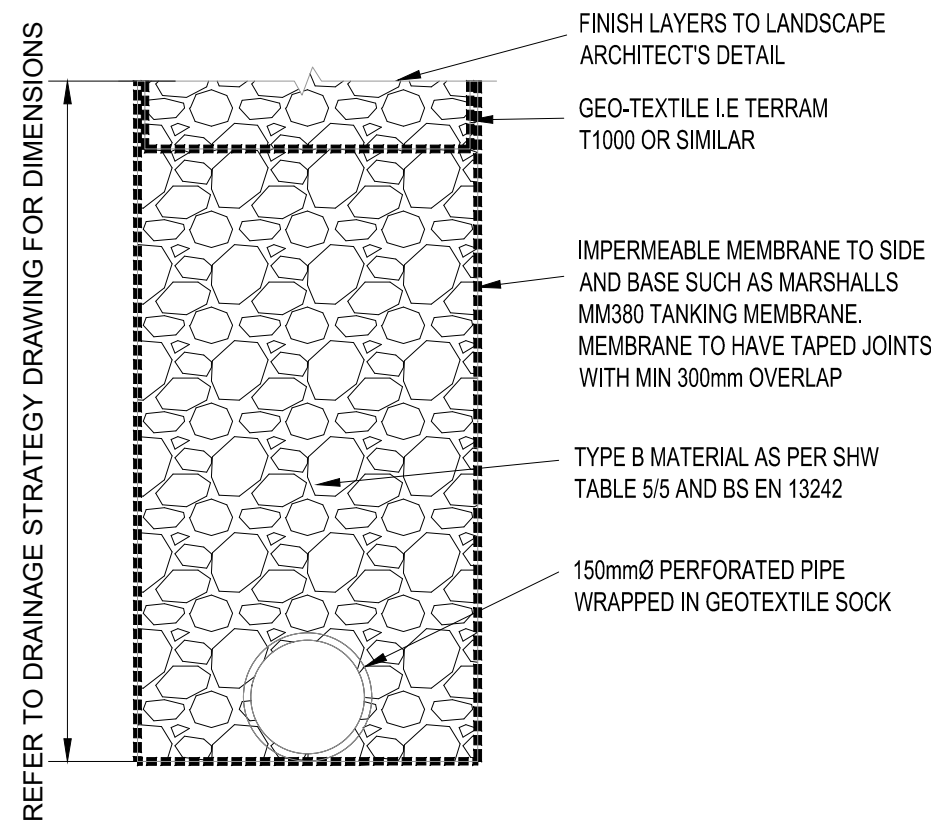
INSPECTION CHAMBER (SHALLOW)
FOR A DEPTH OF CHAMBER FROM COVER LEVEL TO INVERT LEVEL OF PIPE CHAMBER LESS THAN 1.2m
SCALE: 1:20 @ A1



PLAN
MINI ACCESS CHAMBER / PPIC TYPICAL INSTALLATION DETAILS
SCALE: 1:20



TYPICAL VERTICAL BACKDROP
SCALE 1:20



LINED FILTER TRENCH DRAIN DETAIL
SCALE 1:10

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CDM REGULATIONS 2015

Significant or non-obvious risks and risks which are difficult to manage are identified on this drawing using the following symbol

identified to the right with brief accompanying text. For further details of the risks identified by designers, reference should be made to CDM hazard register.



P01	First issue	23/03/2026	TW	PCh
REV	DESCRIPTION	DATE	BY	CHKD
ORIGINATOR	www.ridge.co.uk			

RIDGE

PROJECT NUMBER:

5033004

CLIENT:

STEEL FRAME SYSTEMS LTD

IN ASSOCIATION WITH:

PROJECT:

SFS - CRABBET PARK, OFFICE TO RESI

TITLE:

DRAINAGE DETAILS

DRAWN BY:

TW

CHECKED BY:

PCh

APPROVED BY:

PCh

SCALE @ A1:

1:50

DATE OF REVIEW:

MAR 2026

ISO 19650 STATUS:

S2 - Issued for Information

DRAWING No:

5033004-RDG-XX-XX-T-C-110501 Drainage Details.dwg

PROJECT:

ORG:

FUNCTION:

SPATIAL:

FORM:

DISCIPLINE:

NUMBER:

REV:

5033004

RDG

XX

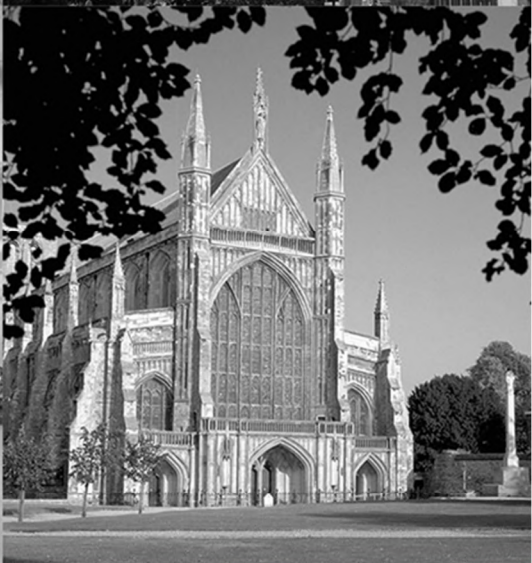
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C

110501

P01



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