

NORTH HAVEN DRAINAGE – FOR PLANNING DOC

Drainage Information for Additional Dwelling

Revision P2

For;
Josh Baxter

Site Address

North Haven,
Fox Hill,
Haywards Heath,
RH17 4QY

Issued

11th December 2025

Our Reference

25-028



CREATIVE
STRUCTURES

DOCUMENT ISSUE REGISTER

Job	NORTH HAVEN – ADDITIONAL DWELLING			
Document	DRAINAGE – FOR PLANNING DOC			
Issue	Date	Description	By	Checked
P1	02/07/2025	For DOC Approval	Philip Wainwright, CEng, MStructE	02/07/2025
P2	10/12/2025	For DOC Approval	Philip Wainwright, CEng, MStructE	11/12/2025

REVISION NOTES

P1 – THIS ISSUE COVERS THE DRAINAGE ONLY AND IS AIMED AT DISCHARGING THE PLANNING CONDITION AS EARLY AS POSSIBLE TO STREAMLINE THE DESIGN PROGRAMME.

P2 – THIS ISSUE COVERS THE UPDATED BUILDING FOOTPRINT & LOCATION WITH THE ASSOCIATED INCREASED SOAKAWAY SIZE TO REFLECT THE LARGER ROOF AREA.

THE DESIGN RAINFALL IS NOW BASED ON SITE SPECIFIC POINT DATA PURCHASED FROM THE FLOOD ESTIMATION HANDBOOK (FEH) AND THUS IS SPECIFIC TO THE SITE IN QUESTION.

TECHNICAL APPROVAL WAS RECEIVED FROM SOUTHERN WATER ON THE 3rd NOVEMBER 2025, HOWEVER AN UPDATED VERSION HAS BEEN SUBMITTED TO SOUTHERN WATER TO REFLECT THE PLANNING APPROVED BUILDING POSITION. THE UPDATED SOUTHERN WATER SEWER DIVERSION DRAWINGS ARE INCLUDED WITHIN THIS PACKAGE OF INFORMATION.

SITE PLAN DRAINAGE DRAWING 51 IS UPDATED, HOWEVER DRAWINGS 52 & 53 REMAIN UNCHANGED.

THE SOUTHERN WATER SEWER DIVERSION DRAWINGS 61 & 62 ARE UPDATED.

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	SOUTHERN WATER SEWER ASSET MAP
	BRE 365 PERCOLATION TEST LOG SHEET
	CCTV REPORT

SECTION A

PROJECT DETAILS

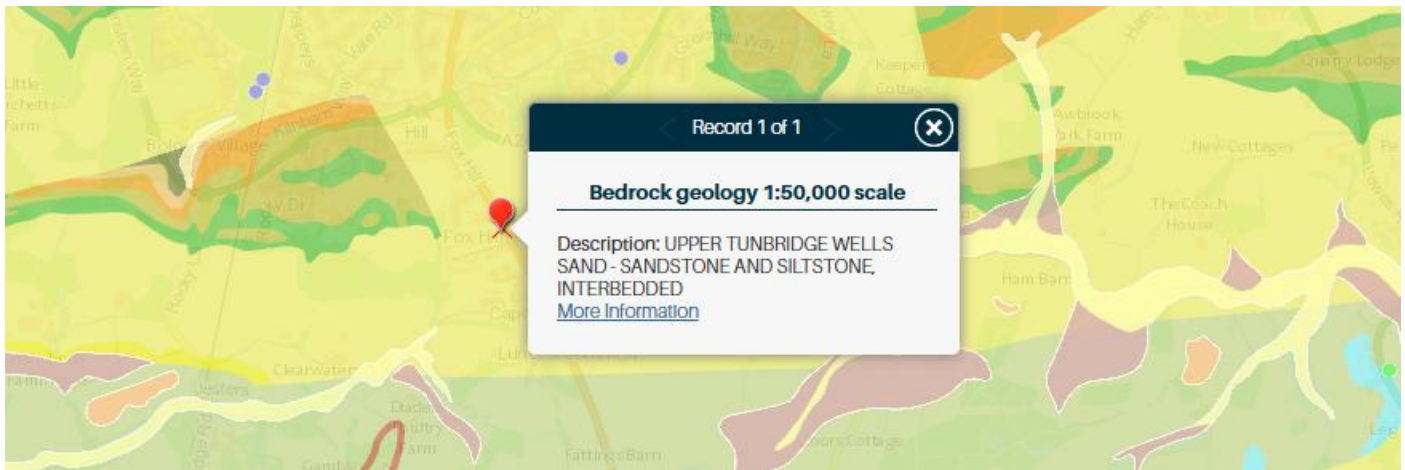
- 1) Local Authority:**
MID-SUSSEX DISTRICT COUNCIL
- 2) Based on architectural drawings:**
BY GEORGE BAXTER
- 3) Parts of structure:**
DRAINAGE ONLY
- 4) Design assumptions made in calculations:**
 - a) *N/A*

PROJECT OVERVIEW & DESIGN PHILOSOPHY

Introduction

The existing site comprises a domestic dwelling with a large side/rear garden area. A new dwelling is proposed within the domestic garden area.

The site is located within the Upper Tunbridge Wells Sand Formation, which is an interbedded Sandstone & Siltstone bedrock. The below figure is taken from the British Geological Survey web service. A local borehole record from St Francis Hospital supports this.



Southern water sewer asset maps show a sewer crossing the site that serve the adjacent property (Twinfauns) only. This sewer is shown on the southern water asset map as 'collapsed'. The Southern Water Sewer Asset map is appended within section D.

A CCTV report was undertaken on 16/01/2025, which confirmed the existing sewer as 'collapsed' / 'blocked'. The drains serving North Haven (same ownership as this application) were confirmed as combined.

The new foul drainage is to connect by gravity to the diverted public sewer run.

A BRE365 soakage test was also undertaken on 16/01/2025, which confirmed a percolation rate of 3.06×10^{-6} m/s. Whilst this is slow, a soakaway can be accommodated on the site within the new rear garden area. 5m+ beyond the diverted sewer line. The test results are happened within section D.

The new stormwater is to route to a new soakaway within the new rear garden area.

All of the proposed landscaping areas are to be permeable finishes.

SEWER DIVERSION

SOUTHERN WATER HAVE GIVEN THEIR INITIAL TECHNICAL APPROVAL FOR THE SEWER DIVERSION ON THE 3rd NOVEMBER 2025. AN UPDATED DESIGN BASED ON THE FINAL PLANNING APPROVAL POSITION AND SIZE HAS BEEN SUBMITTED TO SOUTHERN WATER ON THE 10th DECEMBER 2025 WITH THE FINAL APPROVAL PENDING.

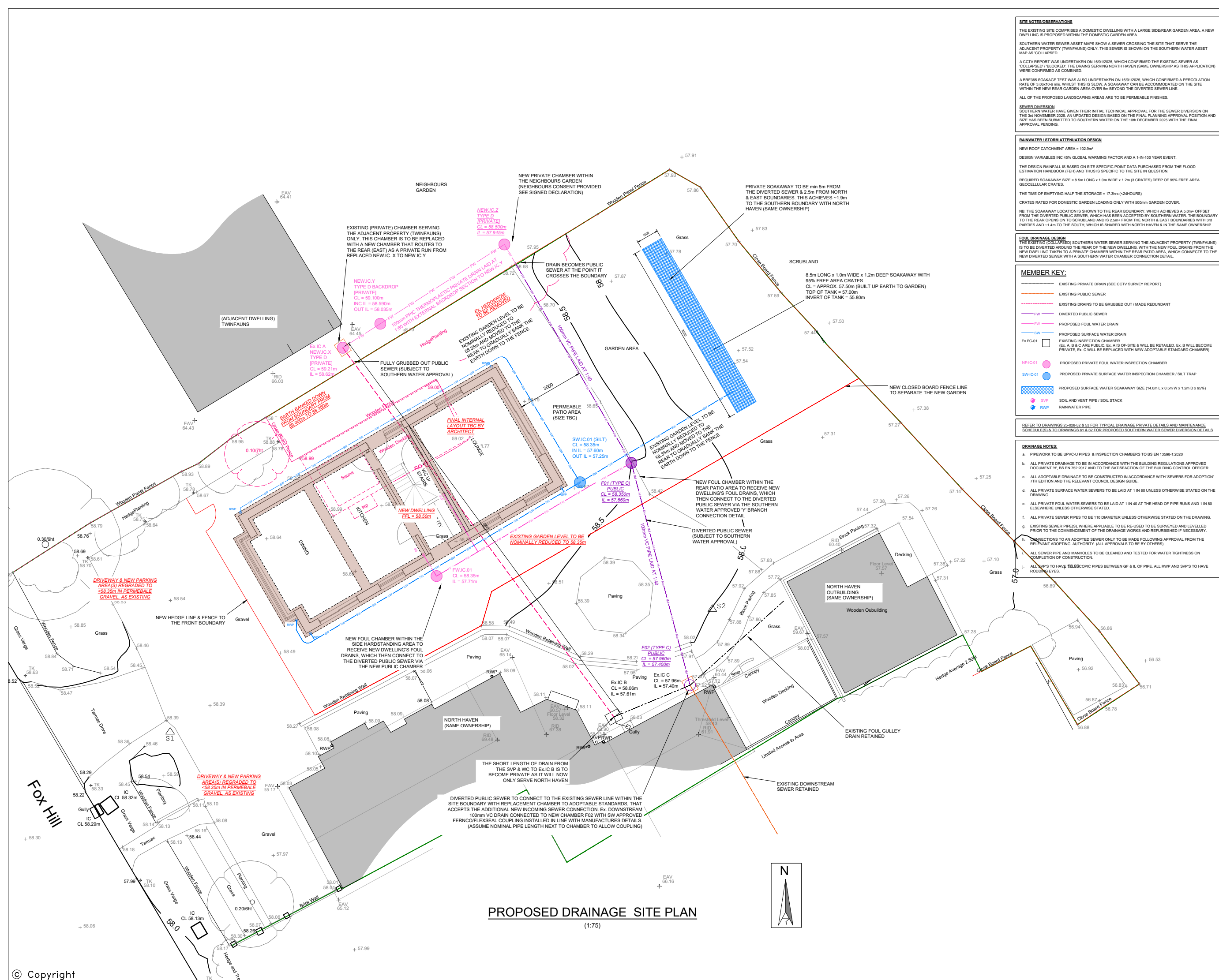
SECTION B

DRAWINGS

- 25-028-51 PROPOSED DRAINAGE SITE PLAN
- 25-028-52 PROPOSED DRAINAGE DETAILS – SHEET 1 of 2
- 25-028-53 PROPOSED DRAINAGE DETAILS – SHEET 2 of 2

The following drawings are for information only

- 25-028-61 SOUTHERN WATER SEWER DIVERSION PLAN
- 25-028-62 SOUTHERN WATER SEWER DIVERSION DETAILS



SITE NOTES/OBSERVATIONS

THE EXISTING SITE COMPRISES A DOMESTIC DWELLING WITH A LARGE SIDE/REAR GARDEN AREA. A NEW DWELLING IS PROPOSED WITHIN THE DOMESTIC GARDEN AREA.

SOUTHERN WATER SEWER ASSET MAPS SHOW A SEWER CROSSING THE SITE THAT SERVE THE ADJACENT PROPERTY (TWINFAUNS) ONLY. THIS SEWER IS SHOWN ON THE SOUTHERN WATER ASSET MAP AS 'COLLAPSED'.

A CCTV REPORT WAS UNDERTAKEN ON 16/01/2025, WHICH CONFIRMED THE EXISTING SEWER AS 'COLLAPSED' / 'BLOCKED'. THE DRAINS SERVING NORTH HAVEN (SAME OWNERSHIP AS THIS APPLICATION) WERE CONFIRMED AS COMBINED.

A BRE365 SOAKAGE TEST WAS ALSO UNDERTAKEN ON 16/01/2025, WHICH CONFIRMED A PERCOLATION RATE OF 3.96x10⁻⁶ m/s. WHILEST THIS IS SLOW, A SOAKAWAY CAN BE ACCOMMODATED ON THE SITE WITHIN THE NEW REAR GARDEN AREA OVER 5m BEYOND THE DIVERTED SEWER LINE.

ALL OF THE PROPOSED LANDSCAPING AREAS ARE TO BE PERMEABLE FINISHES.

SEWER DIVERSION

SOUTHERN WATER HAVE GIVEN THEIR INITIAL TECHNICAL APPROVAL FOR THE SEWER DIVERSION ON THE 3rd NOVEMBER 2025. AN UPDATED DESIGN BASED ON THE FINAL PLANNING APPROVAL POSITION AND SIZE HAS BEEN SUBMITTED TO SOUTHERN WATER ON THE 10th DECEMBER 2025 WITH THE FINAL APPROVAL PENDING.

RAINWATER / STORM ATTENUATION DESIGN

NEW ROOF CATCHMENT AREA = 102.9m²

DESIGN VARIABLES INC 45% GLOBAL WARMING FACTOR AND A 1-IN-100 YEAR EVENT.

THE DESIGN RAINFALL IS BASED ON SITE SPECIFIC POINT DATA PURCHASED FROM THE FLOOD ESTIMATION HANDBOOK (FEH) AND THIS IS SPECIFIC TO THE SITE IN QUESTION.

REQUIRED SOAKAWAY SIZE = 8.5m LONG x 1.0m WIDE x 1.2m (3 CRATES) DEEP OF 95% FREE AREA GEOCELLULAR CRATES.

THE TIME OF EMPTYING HALF THE STORAGE = 17.3hrs (~24HOURS)

CRATES RATED FOR DOMESTIC GARDEN LOADING ONLY WITH 900mm GARDEN COVER.

NB: THE SOAKAWAY LOCATION IS SHOWN TO THE REAR BOUNDARY, WHICH ACHIEVES A 5.0m+ OFFSET FROM THE DIVERTED PUBLIC SEWER, WHICH HAS BEEN ACCEPTED BY SOUTHERN WATER. THE BOUNDARY TO THE REAR OPENS ON TO SCRUBLAND AND IS 2.5m+ FROM THE NORTH & EAST BOUNDARIES WITH 3rd PARTIES AND ~1.4m TO THE SOUTH, WHICH IS SHARED WITH NORTH HAVEN & IN THE SAME OWNERSHIP.

FOUL DRAINAGE DESIGN

THE EXISTING (COLLAPSED) SOUTHERN WATER SEWER SERVING THE ADJACENT PROPERTY (TWINFAUNS) IS TO BE DIVERTED AROUND THE REAR OF THE NEW DWELLING. WITH THE NEW FOUL DRAIN FROM THE NEW DWELLING TAKEN TO A PRIVATE CHAMBER WITHIN THE REAR PATIO AREA, WHICH CONNECTS TO THE NEW DIVERTED SEWER WITH A SOUTHERN WATER CHAMBER CONNECTION DETAIL.

MEMBER KEY:

- EXISTING PRIVATE DRAIN (SEE CCTV SURVEY REPORT)
- EXISTING PUBLIC SEWER
- EXISTING DRAINS TO BE GRUBBED OUT / MADE REDUNDANT
- DIVERTED PUBLIC SEWER
- PROPOSED FOUL WATER DRAIN
- PROPOSED SURFACE WATER DRAIN
- EXISTING INSPECTION CHAMBER
- PROPOSED PRIVATE FOUL WATER INSPECTION CHAMBER
- PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER / SILT TRAP
- PROPOSED SURFACE WATER SOAKAWAY SIZE (14.0m L x 0.5m W x 1.2m D x 95%)
- SOIL AND VENT PIPE / SOIL STACK
- RAINWATER PIPE

REFER TO DRAWINGS 25-028-52 & 53 FOR TYPICAL DRAINAGE PRIVATE DETAILS AND MAINTENANCE SCHEDULE(S), & TO DRAWINGS 61 & 62 FOR PROPOSED SOUTHERN WATER SEWER DIVERSION DETAILS

DRAINAGE NOTES:

- PIPEWORK TO BE UPVC-U PIPES & INSPECTION CHAMBERS TO BS EN 13598-1:2020
- ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT '4', BS EN 752:2017 AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER
- ALL ADAPTABLE DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH 'SEWERS FOR ADOPTION' 7TH EDITION AND THE RELEVANT COUNCIL DESIGN GUIDE.
- ALL PRIVATE SURFACE WATER SEWERS TO BE LAID AT 1 IN 80 UNLESS OTHERWISE STATED ON THE DRAWING.
- ALL PRIVATE FOUL WATER SEWERS TO BE LAID AT 1 IN 40 AT THE HEAD OF PIPE RUNS AND 1 IN 80 ELSEWHERE UNLESS OTHERWISE STATED.
- ALL PRIVATE SEWER PIPES TO BE 110 DIAMETER UNLESS OTHERWISE STATED ON THE DRAWING.
- EXISTING SEWER PIPE(S), WHERE APPLICABLE TO BE RE-USED TO BE SURVEYED AND LEVELLED PRIOR TO THE COMMENCEMENT OF THE DRAINAGE WORKS AND REPAIRS IF NECESSARY.
- CONNECTIONS TO AN ADOPTED SEWER ONLY TO BE MADE FOLLOWING APPROVAL FROM THE RELEVANT ADOPTING AUTHORITY. (ALL APPROVALS TO BE BY OTHERS)
- ALL SEWER PIPE AND MANHOLES TO BE CLEANED AND TESTED FOR WATER TIGHTNESS ON COMPLETION OF CONSTRUCTION.
- ALL SVPs TO HAVE TELESCOPIC PIPES BETWEEN GF & IL OF PIPE. ALL RWP AND SVPs TO HAVE RODDING EYES.

- NOTES:-**
- THIS DRAWING IS NOT TO BE SCALED, WORK FROM GIVEN DIMENSIONS ONLY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEERS AND SPECIALISTS DRAWINGS..
 - ANY DISCREPANCIES OR VARIATIONS ARE TO BE REPORTED IMMEDIATELY TO ENGINEER FOR CLARIFICATION BEFORE THE AFFECTED WORK COMMENCES.
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 - THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS AND FOR THE STABILITY OF THE WORKS IN PROGRESS.
 - THESE DRAWINGS CONSTITUTE A FULL DESIGN FOR BUILDING CONTROL APPROVAL. THEY ARE NOT CONSTRUCTION STAGE DRAWINGS UNTIL BUILDING CONTROL HAVE APPROVED THE DESIGN(S).
 - FOR THE FULL COMPREHENSIVE GENERAL NOTES SEE GENERAL NOTES DRAWING 100.

WARNING IDENTIFICATION

PARTICULAR ATTENTION TO BE PAID WHERE THE HAZARD SYMBOL IS PLACED ON A DRAWING. THIS SYMBOL HIGHLIGHTS A PARTICULAR CONCERN IN RELATION TO THE DESIGN, SITE WORKING OR WHERE THE CONTRACTORS ATTENTION IS REQUIRED.

MEASURES TO MITIGATE RISK SHOULD BE CONSIDERED AT ALL STAGES OF DESIGN DEVELOPMENT AND CONSTRUCTION.

COORDINATION HIGHLIGHT

WHERE THE BLUE HIGHLIGHT SYMBOL IS PLACED ON A DRAWING PARTICULAR ATTENTION IS REQUIRED WITH REGARD TO COORDINATION.

STABILITY REQUIREMENT HIGHLIGHT

WHERE THE GREEN HIGHLIGHT SYMBOL IS PLACED ON A DRAWING THIS REFERS TO THIS ELEMENT OF THE DESIGN BEING CRITICAL TO THE STABILITY STRATEGY

REV	DESCRIPTION	DATE	BY
P1	PLANNING DOC	02.07.2025	PW
P2	UPDATED BUILDING SIZE & LOCATION + RECONFIGURED DIVERTED SEWER & DRAIN	11.12.2025	PW

FOR PLANNING DOC



CREATIVE STRUCTURES

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Client JOSH BAXTER		
Project NORTH HAVEN, FOX HILL, HAYWARDS HEATH, RH16 4QY		
Title NEW DWELLING DRAINAGE PROPOSED SITE PLAN		
Date 02.07.2025	Checked 11.12.2025	
Drawing Sheet Size A1		
Scale AS SHOWN	Engineer PW	
Status PLANNING DOC		
Project Number 25-028	Drawing Number 51	Revision P2

FIGURE B.21
TYPICAL INSPECTION CHAMBER DETAIL - TYPE D (Flexible material detail)
Maximum depth from cover level to soffit of pipe 2 m, non-entry

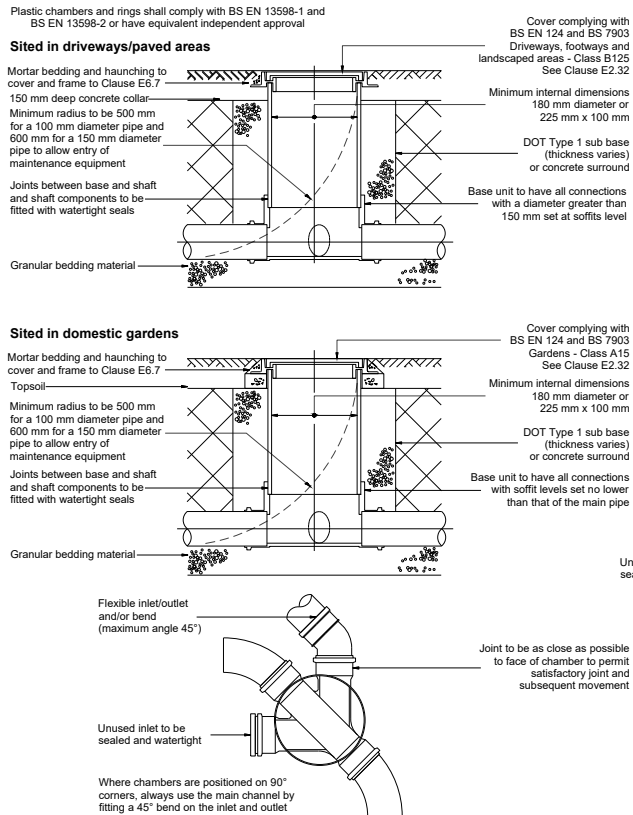
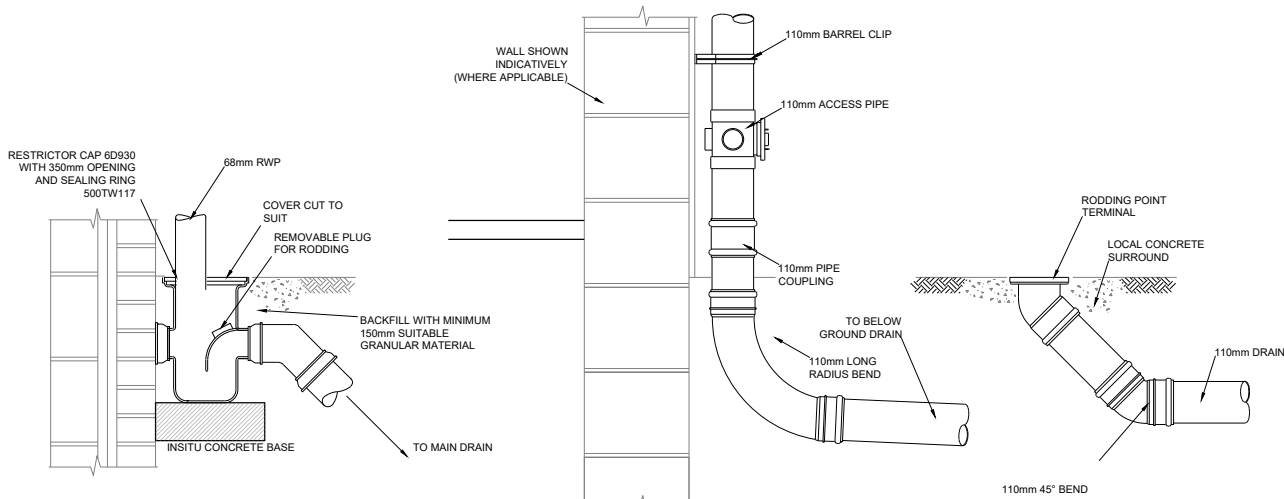
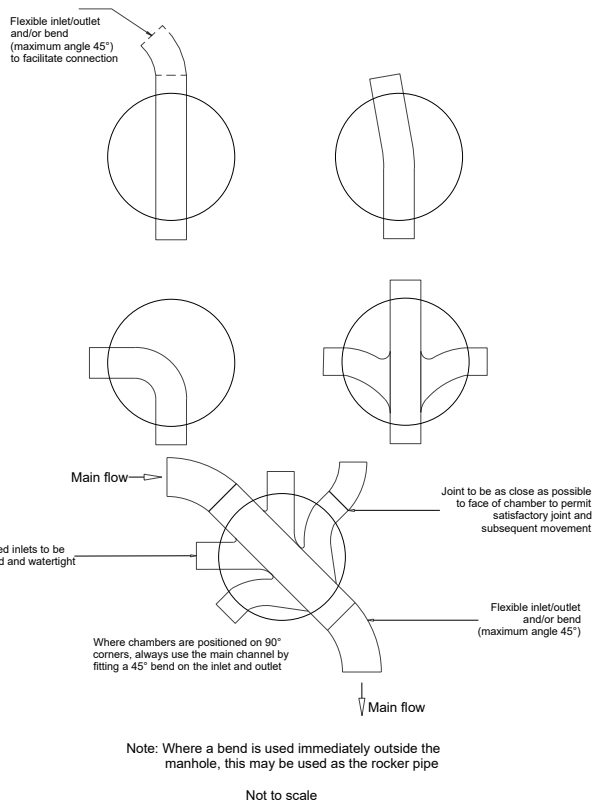


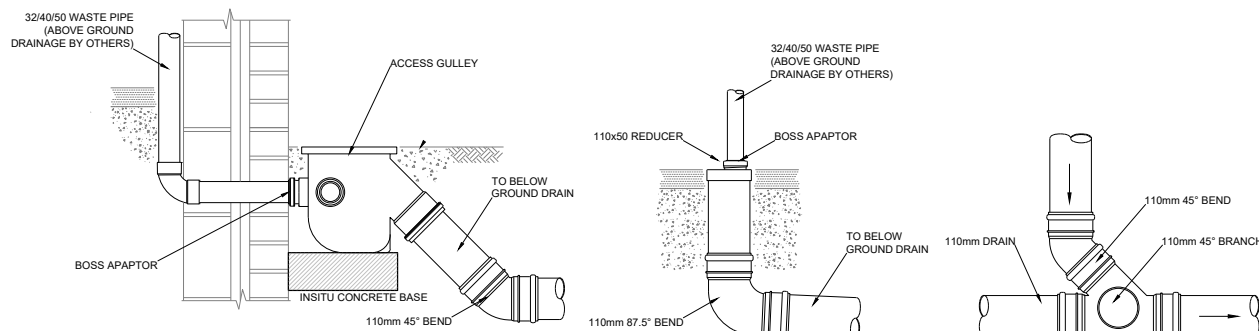
FIGURE B.20
ALTERNATIVE BASE LAYOUTS FOR TYPE 3/4 CHAMBERS



TYPICAL 68mm RWP CONNECTION TO 110mm PVCu DRAIN VIA RODABLE BOTTLE GULLEY
(1:10)

TYPICAL DETAIL AT BASE OF SVP
(1:10)

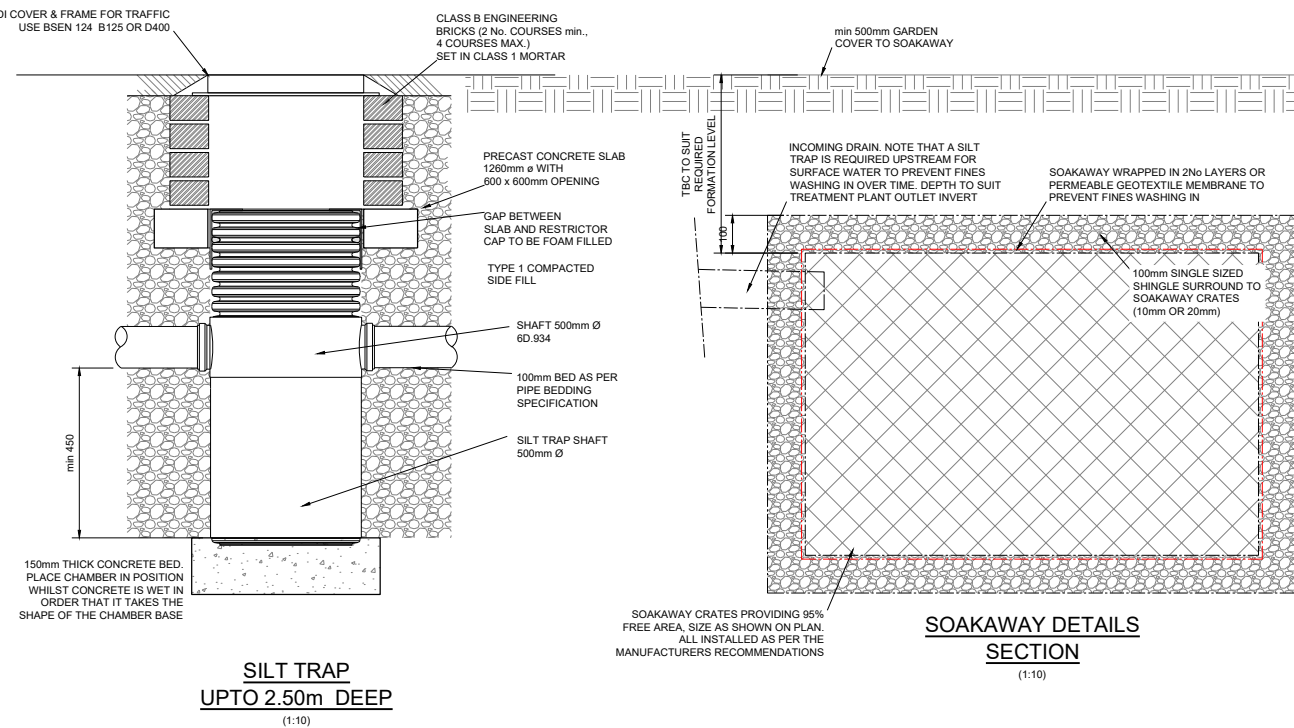
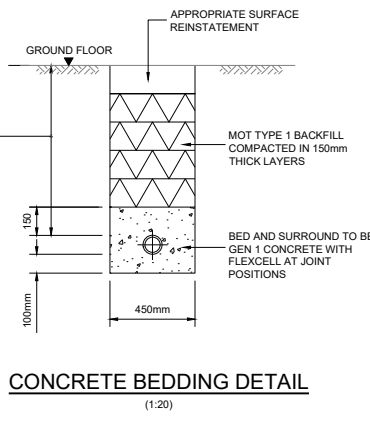
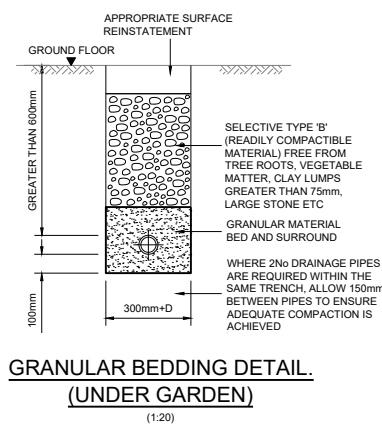
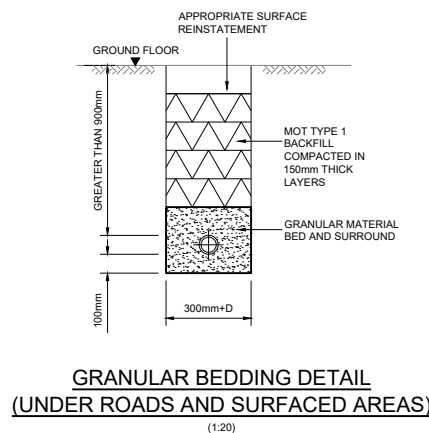
TYPICAL HEAD OF DRAIN RODDING POINT
(1:10)



TYPICAL BACK INLET CONNECTION TO ACCESS GULLEY
(1:10)

TYPICAL SOIL/ STACK/STUB WASTE CONNECTION TO DRAIN
(1:10)

TYPICAL 110mm BRANCH CONNECTION
(1:10)



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WARNING IDENTIFICATION

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COORDINATION HIGHLIGHT

⚠ WHERE THE BLUE HIGHLIGHT SYMBOL IS PLACED ON A DRAWING PARTICULAR ATTENTION IS REQUIRED WITH REGARD TO COORDINATION.

STABILITY REQUIREMENT HIGHLIGHT

⚠ WHERE THE GREEN HIGHLIGHT SYMBOL IS PLACED ON A DRAWING THIS REFERS TO THIS ELEMENT OF THE DESIGN BEING CRITICAL TO THE STABILITY STRATEGY

REV	DESCRIPTION	DATE	BY
P1	PLANNING DOC	02.07.2025	PW

FOR PLANNING DOC



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Client
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Project
NORTH HAVEN, FOX HILL,
HAYWARDS HEATH, RH16 4QY

Title
NEW DWELLING DRAINAGE
TYPICAL DETAILS - SHEET 1 of 2

Date 02.07.2025 Checked 02.07.2025

Drawing Sheet Size A1

Scale AS SHOWN Engineer PW

Status PLANNING DOC

Project Number	Drawing Number	Revision
25-028	52	P1

MAINTENANCE NOTES
1. THE OWNER OF THE FLAT IS COLLECTIVELY RESPONSIBLE FOR THE MAINTENANCE OF THE BUILDING'S DRAINAGE ARRANGEMENT .
THIS IS TO BE ENTERED IN TO ALL LEGAL DOCUMENTS

MAINTENANCE SCHEDULE - AS TAKEN FROM SUDS MANUAL, TABLE 31.1 FOR DOMESTIC SOAKAWAYS
(THIS INFORMATION IS TO BE WRITTEN IN TO THE O&M MANUAL)

MAINTENANCE SCHEDULE	REQUIRED ACTION	TYPICAL FREQUENCY	PERSON RESPONSIBLE FOR UNDERTAKING OR COMMISSIONING SUITABLE PROFESSIONAL
REGULAR MAINTENANCE	INSPECT FOR SEDIMENT AND DEBRIS IN PRE-TREATMENT COMPONENTS AND DOOR OF INSPECTION TUBE OR CHAMBER AND INSIDE OF CONCRETE MANHOLE RINGS	MONTHLY FOR 3 MONTHS, THEN ANNUALLY	CLIENT / END USER / BUILDING OWNER
	CLEANING OF GUTTERS AND ANY FILTERS ON DOWNPIPES	ANNUALLY, OR AS REQUIRED BASED ON INSPECTIONS	CLIENT / END USER / BUILDING OWNER
	TRIMMING ANY ROOTS THAT MAY BE CAUSING BLOCKAGES	ANNUALLY, OR AS REQUIRED	CLIENT / END USER / BUILDING OWNER
OCCASIONAL MAINTENANCE	REMOVE SEDIMENT AND DEBRIS FROM PRE-TREATMENT COMPONENTS AND DOOR OF INSPECTION TUBE OR CHAMBER AND INSIDE OF CONCRETE MANHOLE RINGS	ANNUALLY, OR AS REQUIRED BASED ON INSPECTIONS	CLIENT / END USER / BUILDING OWNER
REMEDIAL ACTIONS	RECONSTRUCT SOAKAWAY AND/OR REPLACE OR CLEAN VOID FILL, IF PERFORMANCE DETERIORATES OR FAILURE OCCURS	AS REQUIRED	CLIENT / END USER / BUILDING OWNER
	REPLACEMENT OF CLOGGED GEOTEXTILE (WILL REQUIRE RECONSTRUCTION OF SOAKAWAY)	AS REQUIRED	CLIENT / END USER / BUILDING OWNER
MONITORING	INSPECT SILT TRAPS AND NOTE RATE OF SEDIMENT ACCUMULATION	MONTHLY IN THE FIRST YEAR AND THEN ANNUALLY	CLIENT / END USER / BUILDING OWNER
	CHECK SOAKAWAY TO ENSURE EMPTYING IS OCCURRING	ANNUALLY	CLIENT / END USER / BUILDING OWNER

MAINTENANCE SCHEDULE - AS TAKEN FROM SUDS MANUA C753, APPENDIX B, BOX-B2 FOR PERVIOUS PAVEMENTS

MAINTENANCE SCHEDULE	REQUIRED ACTION	TYPICAL FREQUENCY	PERSON RESPONSIBLE FOR UNDERTAKING OR COMMISSIONING SUITABLE PROFESSIONAL
REGULAR MAINTENANCE	CLEANING BRUSH REGULARLY AND REMOVE SWEEPINGS FROM ALL HARD SURFACE	MONTHLY	SITE OWNER (MAINTENANCE CONTRACT)
OCCASIONAL TANKS	BRUSH AND VACUUM PERMEABLE PAVING SURFACE ONCE A YEAR TO PREVENT SILT BLOCKAGE AND ENHANCE DESIGN LIFE	ANNUALLY	SITE OWNER (MAINTENANCE CONTRACT)
REMEDIAL WORK	MONITOR EFFECTIVENESS OF PERMEABLE PAVEMENT, AND WHEN WATER DOES NOT INFILTRATE IMMEDIATELY ADVISE THE CLIENT OF POSSIBLE NEED FOR REINSTATEMENT OF TOP LAYERS OR SPECIALIST CLEANING. RECENT EXPERIENCE SUGGESTS THAT WET WASHING AND SUCTION CLEANING WILL SUBSTANTIALLY REINSTATE PAVEMENT TO 90% EFFICIENCY	AS REQUIRED	SITE OWNER (MAINTENANCE CONTRACT)

MAINTENANCE SCHEDULE - AS TAKEN FROM SUDS MANUA C753, APPENDIX B, BOX-B2 FOR INLETS, OUTLETS & INSPECTION CHAMBERS

MAINTENANCE SCHEDULE	REQUIRED ACTION	TYPICAL FREQUENCY	PERSON RESPONSIBLE FOR UNDERTAKING OR COMMISSIONING SUITABLE PROFESSIONAL
REGULAR MAINTENANCE	INLETS, OUTLETS AND SURFACE CONTROL STRUCTURES INSPECT SURFACE STRUCTURES, REMOVING OBSTRUCTIONS AND SILT AS NECESSARY. CHECK THERE IS NO PHYSICAL DAMAGE.	MONTHLY (OR AS REQUIRED)	SITE OWNER (MAINTENANCE CONTRACT)
	STRIM VEGETATION 1m MIN. SURROUND TO STRUCTURES AND KEEP HARD APRONS FREE FROM SILT AND DEBRIS	MONTHLY	SITE OWNER (MAINTENANCE CONTRACT)
	INSPECTION CHAMBERS AND BELOW-GROUND CONTROL CHAMBERS REMOVE COVER AND INSPECT, ENSURING THAT WATER IS FOWING FREELY AND THAT THE EXIT ROUTE FOR WATER IS UNOBSTRUCTED. REMOVE DEBRIS AND SILT. UNDERTAKE INSPECTION AFTER LEAF FALL IN AUTUMN	ANNUALLY	SITE OWNER (MAINTENANCE CONTRACT)
OCCASIONAL TANKS	CHECK TOPSOIL LEVELS ARE 20mm ABOVE EDGES OF BASKETS AND CHAMBERS TO AVOID MOWER DAMAGE	ANNUALLY (OR AS REQUIRED)	SITE OWNER (MAINTENANCE CONTRACT)
REMEDIAL WORK	REPAIR PHYSICAL DAMAGE IF NECESSARY	AS REQUIRED	SITE OWNER (MAINTENANCE CONTRACT)

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 WHERE THE GREEN HIGHLIGHT SYMBOL IS PLACED ON A DRAWING THIS REFERS TO THIS ELEMENT OF THE DESIGN BEING CRITICAL TO THE STABILITY STRATEGY

REV	DESCRIPTION	DATE	BY
P1	PLANNING DOC	02.07.2025	PW

FOR PLANNING DOC



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Client
JOSH BAXTER

Project
NORTH HAVEN, FOX HILL,
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Title
NEW DWELLING DRAINAGE
TYPICAL DETAILS - SHEET 2 of 2

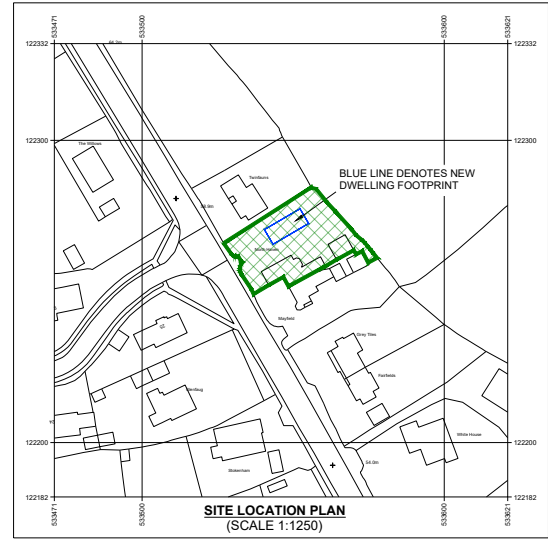
Date 02.07.2025 Checked 02.07.2025

Drawing Sheet Size A1

Scale AS SHOWN Engineer PW

Status PLANNING DOC

Project Number	Drawing Number	Revision
25-028	53	P1



Serial number: 313117
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PUBLIC MANHOLE SCHEDULE

(ALL NEW PUBLIC CHAMBERS TO BE TYPE C, IN LINE WITH FIGURE B.14 OF THE DESIGN AND CONSTRUCTION GUIDANCE (DCG/SSG) DOCUMENT)

MH No.	STATUS	COVER LVL (m)	INVERT LVL (m)		DEPTH (m)		MAX PIPE (mm)	MH TYPE	COVER TYPE	DIA (mm)	
			PROPOSED	EXISTING	PROPOSED TO EXIST	EXISTING					
Ex.IC-A	PRIVATE	59.210m	AS Ex.	58.620m	58.620m	-	0.590	100	NEW IC-X	-	NEW IC.X
Ex.IC-B	PRIVATE	58.060m	-	57.610m	-	-	0.450	100	BRICK	-	600x500
Ex.IC-C	PUBLIC	57.960m	NEW F02	57.400m	NEW F02	NEW F02	0.460	100	NEW F02	-	NEW F02
NEW.IC-X	PRIVATE	59.210m	AS Ex.	58.620m	58.620m	-	0.590	100	D	A15	450x450
NEW.IC-Y	PRIVATE	59.100m	58.035m	-	1.065m	0.965m	-	100	D-BACKDROP	A15	450x450
NEW.IC-Z	PRIVATE	58.500m	57.945m	-	0.555m	0.455m	-	100	D	A15	450x450
F01	PUBLIC	58.350m	57.660m	-	0.690m	0.590m	-	100	C	A15	675x675
F02	PUBLIC	57.960m	AS EX IC-C	57.400m	0.560m	0.460m	AS Ex.	100	C	A15	675x675

DRAINAGE NOTES

SITE OVERVIEW

THE EXISTING SITE COMPRISES AN EXISTING DWELLING WITH A LARGE SIDE GARDEN. THE NEW DWELLING IS PROPOSED TO BE CONSTRUCTED WITHIN THE PRIVATE GARDEN AREA.

THERE IS A PUBLIC SEWER THAT RUNS ACROSS THE SITE AND UNDER THE PROPOSED BUILDING FOOTPRINT. THE SEWER APPEARS TO BE A COMBINED SEWER FOR FOUL & SURFACE WATER FLOWS FROM THE ADJACENT DWELLING.

THIS SEWER IS SHOWN ON SOUTHERN WATER SEWER ASSET MAPS AS BETWEEN CHAMBER NODES S202 & S203, HOWEVER THE DRAIN RUN IS SHOWN AS COLLAPSED.

A CCTV SURVEY WAS UNDERTAKEN ON 16th JANUARY 2025, WHICH CONFIRMED THE DRAIN RUN AS 'BLOCKED'.

THE SEWER RUN WAS CONFIRMED AS 100mm VC.

FOUL DRAINAGE

THE PROPOSED ARRANGEMENT IS TO DIVERT THE PUBLIC SEWER AROUND THE NEW DWELLING WITH AN EXTENDED SECTION OF PRIVATE DRAIN RUN WITHIN THE GARDEN OF TWINFAUNS IN 100mm PPIC THERMOPLASTIC PIPEWORK LAID AT 1.80 GRADIENTS, WITH 100mm VITRIFIED CLAY PIPEWORK TO ADOPTABLE STANDARDS FROM THE NEW IC.Z, THIS ENSURING VC IS UTILISED WHEN THE DIVERTED DRAIN RUN CROSSES THE BOUNDARY AND THUS BECOMES PUBLIC. THIS IS ALL LAID AT 1.40 GRADIENT. THE DIVERTED ROUTE IS TO REUSE THE EXISTING DOWNSTREAM SEWER WITHIN THE SITE BOUNDARY FROM Ex. IC 03 (PROPOSED F.02).

AN OFFSET OF 3.0m+ TO THE NEW FOUNDATIONS IS PROVIDED & 5.0m+ TO THE NEW REAR SOAKAWAY.

ALL EXISTING HEDGE PLANTING ALONG THE NORTH BOUNDARY HAVE BEEN REMOVED IN FULL, THUS NO PLANTING OVER OR WITHIN THE 3m OFFSET NOR BELOW ANY TREE CANOPIES.

NO WORKS ARE TO PROGRESS ON THE PUBLIC SEWER UNTIL SOUTHERN WATER APPROVAL HAS BEEN GRANTED/RECEIVED.

SURFACE WATER DRAINAGE

THE EXISTING SURFACE WATER FROM NORTH HAVEN & THE ADJACENT DWELLING DRAIN TO THE COMBINED PUBLIC SEWER, HOWEVER THE NEW SURFACE WATER FROM THE NEW DWELLING IS TO BE ROUTED TO A NEW SOAKAWAY WITHIN THE REAR GARDEN OF THE NEW DWELLING.

THE FINAL SOAKAWAY SIZE & DEPTH IS TO FOLLOWING IN-SITU SOAKAGE TESTS IN LINE WITH BRE365 GUIDANCE. THIS IS TO BE LOCATED 5m+ CLEAR FROM THE DIVERTED PUBLIC SEWER.

ALL PIPE CROSSINGS OF THE PUBLIC SEWER TO BE min 300mm CLEAR.

ALL NEW PATIOS ARE TO BE PERMEABLE PAVING TO REDUCE THE CATCHMENT AREA(S).

WORKMANSHIP NOTES

- ALL ADOPTABLE PIPEWORK TO BE VITRIFIED CLAY & INSPECTION CHAMBERS TO BS EN 13598-1:2020
- ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT 'H', BS EN 752:2017 AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER
- ALL ADOPTABLE DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH 'DESIGN AND CONSTRUCTION GUIDANCE (DCG/SSG)' AS FOUND ON THE WATER.ORG.UK WEBSITE, UNDER SEWERAGE SECTOR GUIDANCE (SSG) AND THE RELEVANT COUNCIL DESIGN GUIDE.
- ALL PRIVATE SURFACE WATER SEWERS TO BE LAID AT 1 IN 80 UNLESS OTHERWISE STATED ON THE DRAWING.
- ALL PRIVATE FOUL WATER SEWERS TO BE LAID AT 1 IN 40 AT THE HEAD OF PIPE RUNS AND 1 IN 80 ELSEWHERE UNLESS OTHERWISE STATED.
- ALL PRIVATE SEWER PIPES TO BE 110 DIAMETER UNLESS OTHERWISE STATED ON THE DRAWING.
- EXISTING SEWER PIPE(S), WHERE APPLICABLE TO BE RE-USED TO BE SURVEYED AND LEVELED PRIOR TO THE COMMENCEMENT OF THE DRAINAGE WORKS AND REFURBISHED IF NECESSARY.
- CONNECTIONS TO AN ADOPTED SEWER ONLY TO BE MADE FOLLOWING APPROVAL FROM THE RELEVANT ADOPTING AUTHORITY. (ALL APPROVALS TO BE BY OTHERS)
- ALL SEWER PIPE AND MANHOLES TO BE CLEANED AND TESTED FOR WATER TIGHTNESS ON COMPLETION OF CONSTRUCTION.
- ALL SVP'S TO HAVE TELESCOPIC PIPES BETWEEN GF & IL OF PIPE.
- ALL LATERALS ENTERING THE ABANDONED SEWERS WILL BE CAPPED AND DIVERTED.

PLEASE NOTE : ALL COVER LEVELS TO BE CONFIRMED FOLLOWING CONFIRMATION OF ALL EXTERNAL LEVELS.

MAIN CONTRACTOR TO CHECK EXISTING INVERT LEVELS IN ROAD PRIOR TO ANY DRAINAGE WORKS COMMENCING TO ENSURE THAT THE LEVELS AS STATED ON THIS DRAWING ARE CORRECT AND THAT THE PROPOSED DRAINAGE SCHEME WORKS

MAIN CONTRACTOR TO CONFIRM AND ALLOW FOR REMOVAL OF ALL REDUNDANT DRAINS ON SITE AND CAPPING OFF TO LIVE DRAINS, ETC AS REQUIRED

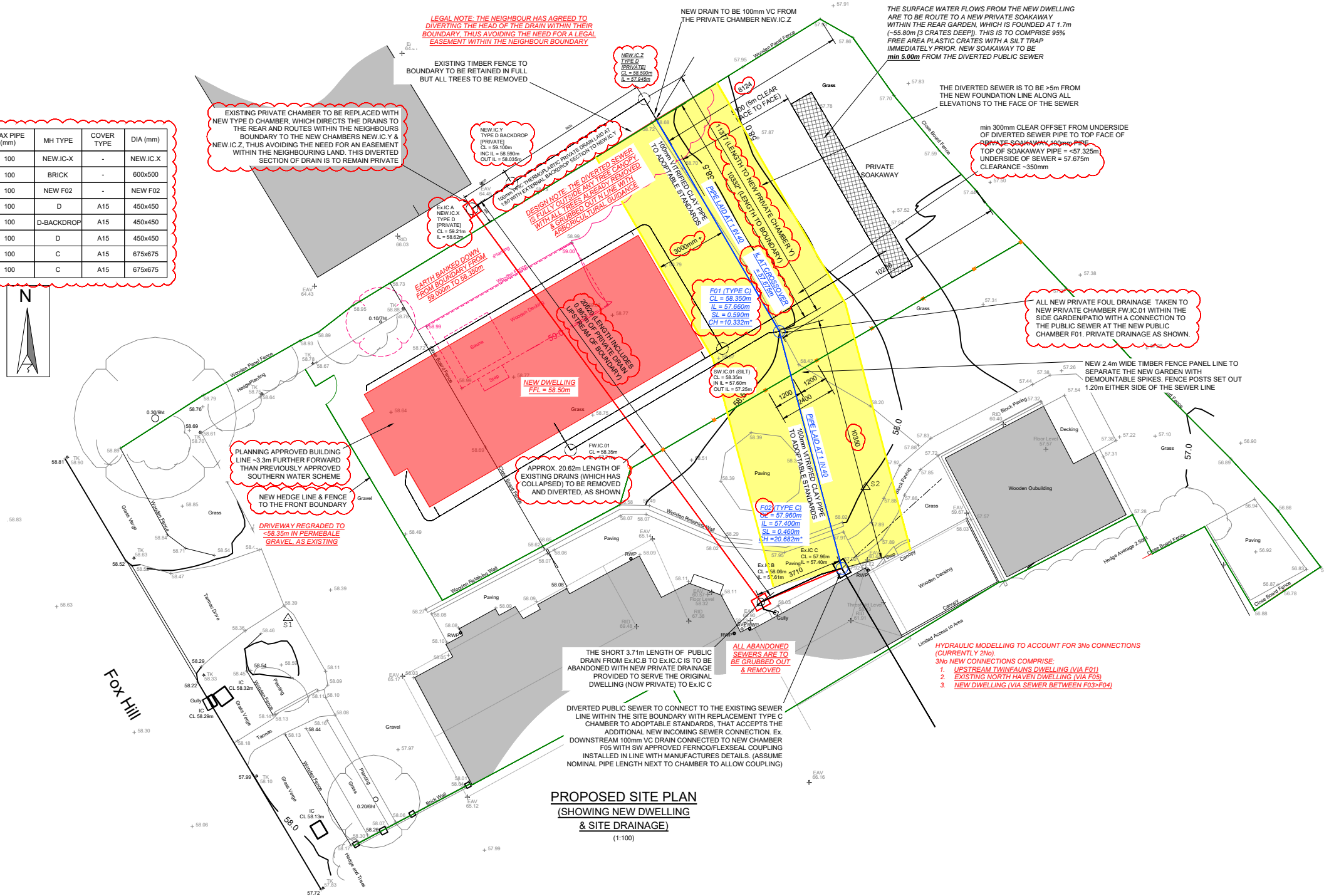
ALL RWP AND SVP'S TO HAVE RODDING EYES.

ALL GAS, TELECOMMS, WATER ETC UTILITY SERVICES TO BE DIVERTED/RELOCATED AS REQUIRED. SERVICES DESIGN BY OTHERS.

LEGEND:

EXISTING SEWER	
PRIVATE DRAIN	
PROPOSED PUBLIC SEWER	
PROPOSED PUBLIC MANHOLE	
EXISTING SEWER (REDUNDANT)	
EXISTING BRICK IC	
EASEMENT	

REFER TO DRAWING 25-028-62 FOR PROPOSED SEWER DIVERSION LONG SECTION AND TYPICAL INSPECTION CHAMBER AND BEDDING DETAILS



PROPOSED SITE PLAN (SHOWING NEW DWELLING & SITE DRAINAGE)

(1:100)

ALL ADOPTABLE DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH 'DESIGN AND CONSTRUCTION GUIDANCE (DCG/SSG)' AS FOUND ON THE WATER.ORG.UK WEBSITE, UNDER SEWERAGE SECTOR GUIDANCE (SSG) AND THE RELEVANT COUNCIL DESIGN GUIDE.

ALL ABANDONED SEWERS TO BE GRUBBED OUT AND REMOVED

NOTES:-

- THIS DRAWING IS NOT TO BE SCALED, WORK FROM GIVEN DIMENSIONS ONLY.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEERS AND SPECIALISTS DRAWINGS..
- ANY DISCREPANCIES OR VARIATIONS ARE TO BE REPORTED IMMEDIATELY TO ENGINEER FOR CLARIFICATION BEFORE THE AFFECTED WORK COMMENCES.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO ENGINEER IMMEDIATELY BEFORE THE AFFECTED WORK COMMENCES.
- ALL PROPRIETARY PRODUCTS ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO ENSURE THAT TEMPORARY LOADS PLACED ONTO THE NEW STRUCTURES SHALL BE LESS THAN THE LOADS FOR WHICH IT HAS BEEN DESIGNED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS AND FOR THE STABILITY OF THE WORKS IN PROGRESS.
- THESE DRAWINGS CONSTITUTE A FULL DESIGN FOR BUILDING CONTROL APPROVAL. THEY ARE NOT CONSTRUCTION STAGE DRAWINGS UNTIL BUILDING CONTROL HAVE APPROVED THE DESIGN(S).
- FOR THE FULL COMPREHENSIVE GENERAL NOTES SEE GENERAL NOTES DRAWING 100.

WARNING IDENTIFICATION

PARTICULAR ATTENTION TO BE PAID WHERE THE HAZARD SYMBOL IS PLACED ON A DRAWING. THIS SYMBOL HIGHLIGHTS A PARTICULAR CONCERN IN RELATION TO THE DESIGN, SITE WORKING OR WHERE THE CONTRACTORS ATTENTION IS REQUIRED.

MEASURES TO MITIGATE RISK SHOULD BE CONSIDERED AT ALL STAGES OF DESIGN DEVELOPMENT AND CONSTRUCTION.

COORDINATION HIGHLIGHT

WHERE THE BLUE HIGHLIGHT SYMBOL IS PLACED ON A DRAWING PARTICULAR ATTENTION IS REQUIRED WITH REGARD TO COORDINATION.

STABILITY REQUIREMENT HIGHLIGHT

WHERE THE GREEN HIGHLIGHT SYMBOL IS PLACED ON A DRAWING THIS REFERS TO THIS ELEMENT OF THE DESIGN BEING CRITICAL TO THE STABILITY STRATEGY

REV	DESCRIPTION	DATE	BY
P1	FOR STATUTORY APPROVAL ONLY	01.07.2025	PW
P2	TO ADDRESS SOUTHERN WATER COMMENTS RECEIVED 10.10.2025	29.10.2025	PW
P3	TO ADDRESS SOUTHERN WATER COMMENTS RECEIVED 31.10.2025	31.10.2025	PW
P4	SL OF F04 CORRECTED	03.11.2025	PW
P5	BUILDING MOVED FORWARD AND DIVERTED DRAIN RUN RECONFIGURED TO REDUCE EXTENT OF EASEMENT REQ	10.12.2025	PW

FOR STATUTORY APPROVAL ONLY



CREATIVE STRUCTURES

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Client

JOSH BAXTER

Project

NORTH HAVEN, FOX HILL, HAYWARDS HEATH, RH16 4QY

Title

SEWER DIVERSION DRAWING
SHEET 1 of 2

Date 01.07.2025 Checked 10.12.2025

Drawing Sheet Size A1

Scale AS SHOWN Engineer PW

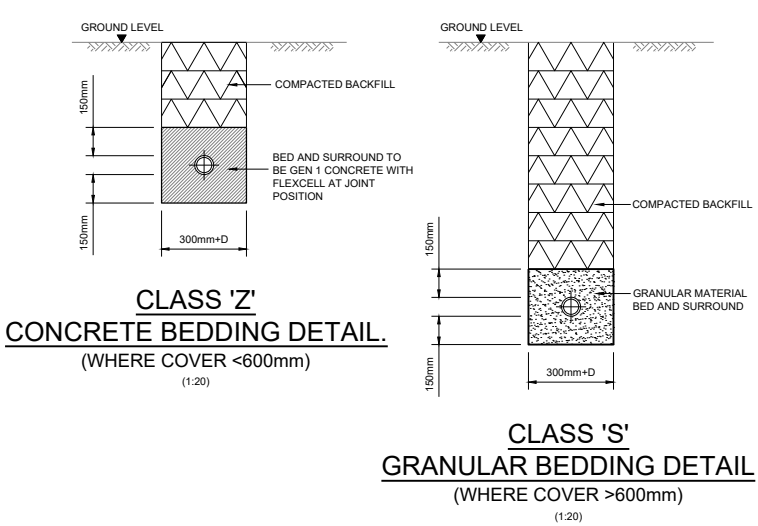
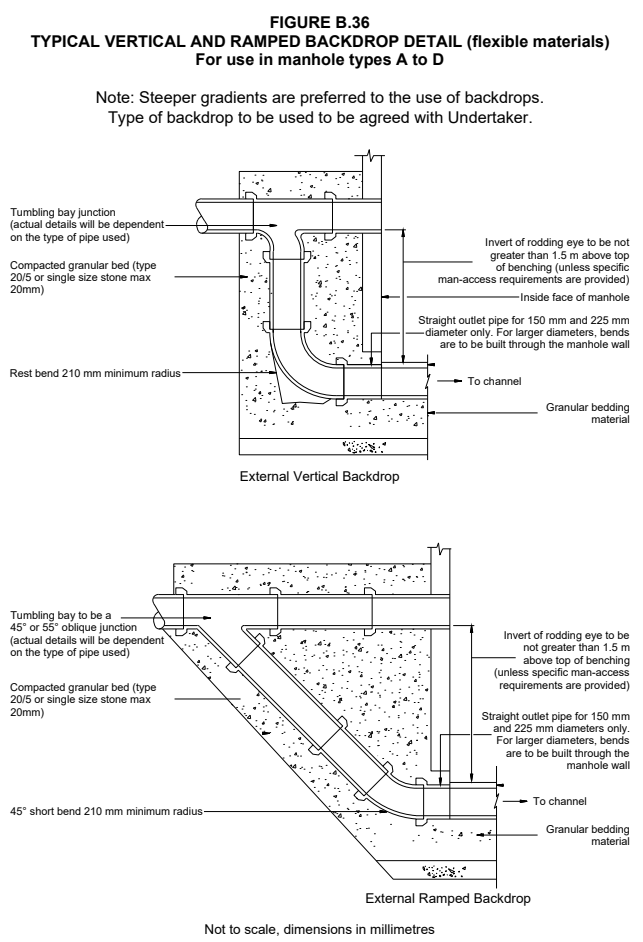
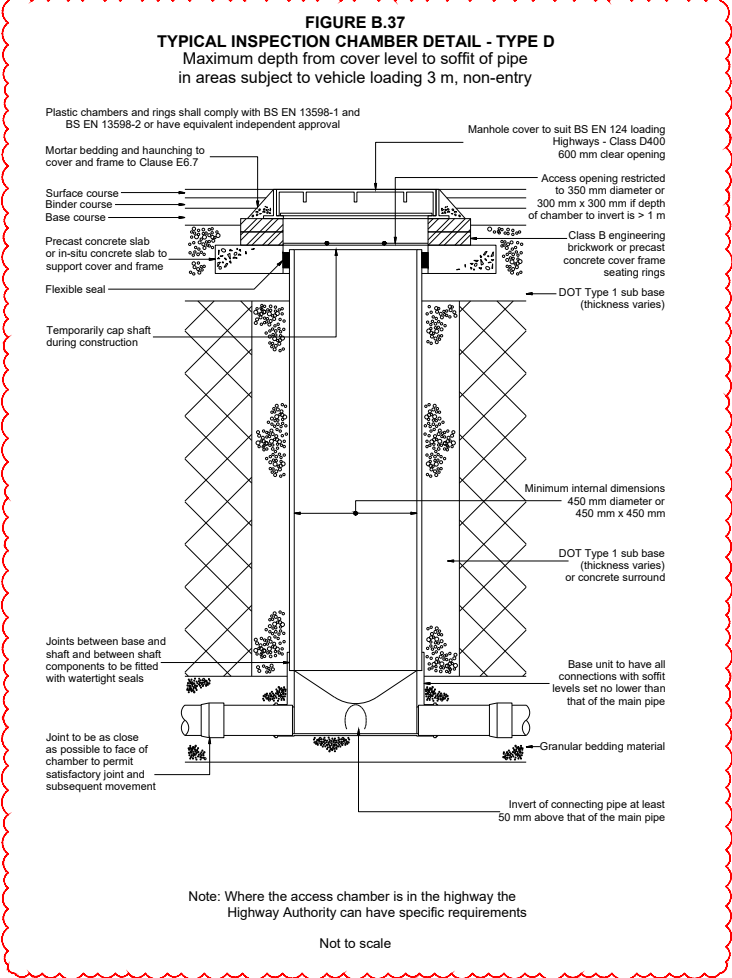
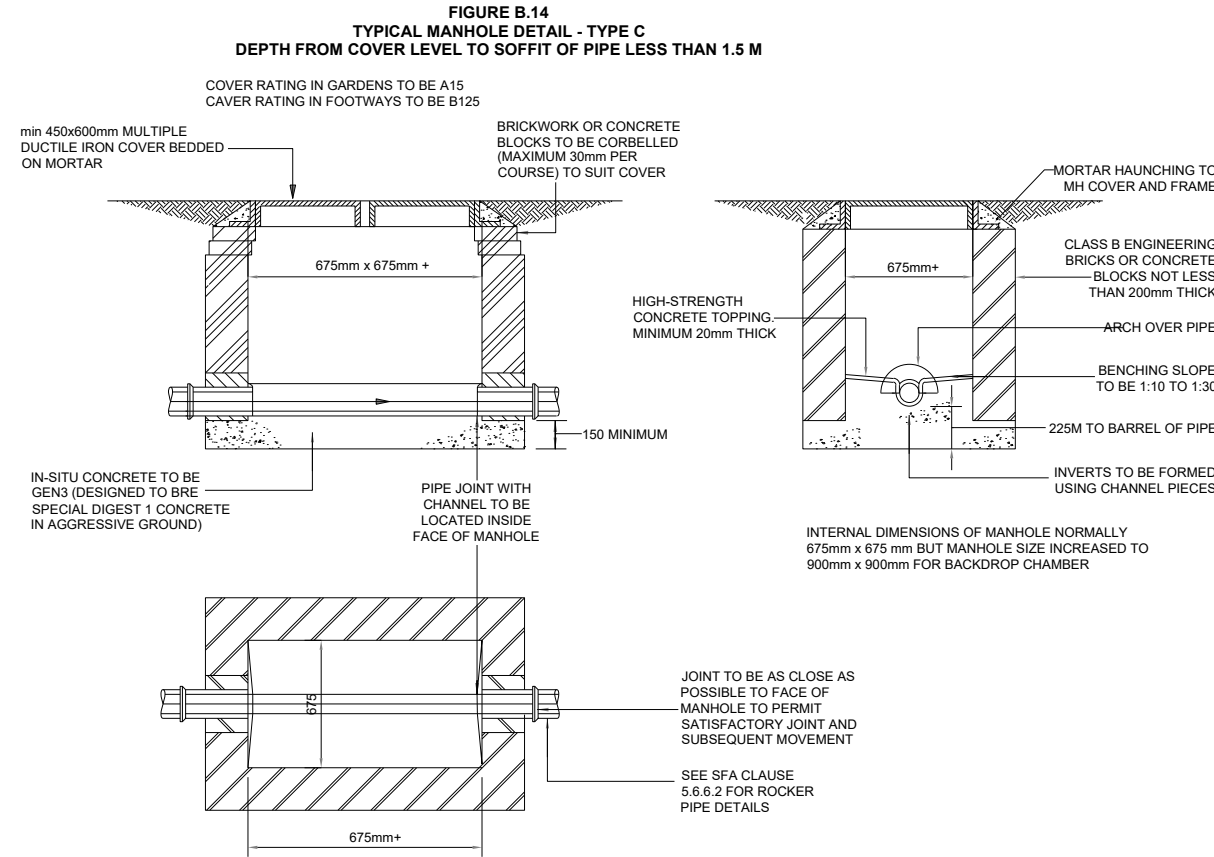
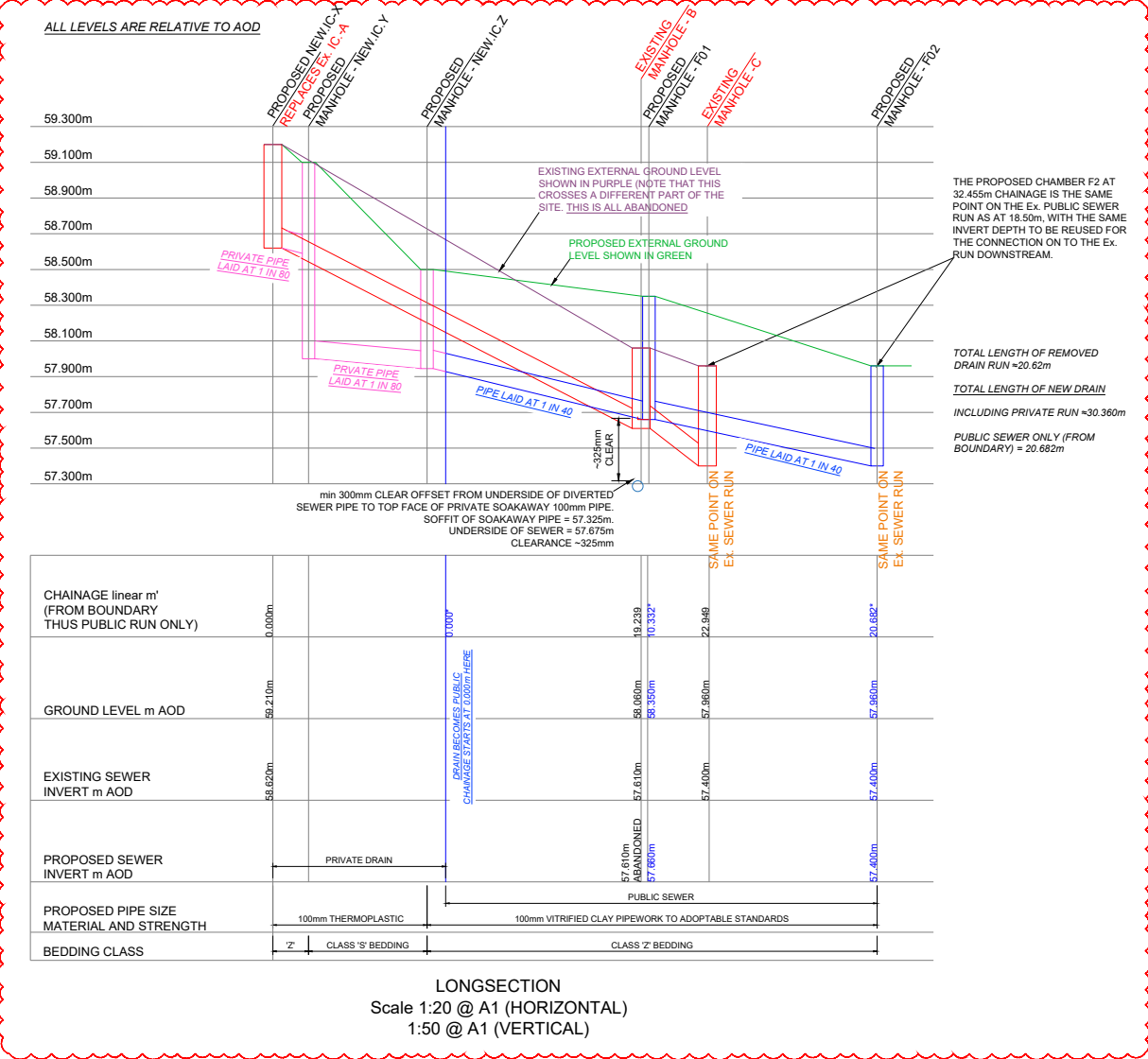
Status SEWER DIVERSION APPROVAL

Project Number Drawing Number Revision

25-028

61

P5



ALL ADOPTABLE DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH 'DESIGN AND CONSTRUCTION GUIDANCE (DCG/SSG)' AS FOUND ON THE WATER.ORG.UK WEBSITE, UNDER SEWERAGE SECTOR GUIDANCE (SSG) AND THE RELEVANT COUNCIL DESIGN GUIDE.

ALL ABANDONED SEWERS TO BE GRUBBED OUT AND REMOVED

- NOTES:-
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 - ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO ENGINEER IMMEDIATELY BEFORE THE AFFECTED WORK COMMENCES.
 - ALL PROPRIETARY PRODUCTS ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND SPECIFICATIONS.
 - THE CONTRACTOR IS TO ENSURE THAT TEMPORARY LOADS PLACED ONTO THE NEW STRUCTURES SHALL BE LESS THAN THE LOADS FOR WHICH IT HAS BEEN DESIGNED.
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 - FOR THE FULL COMPREHENSIVE GENERAL NOTES SEE GENERAL NOTES DRAWING 100.

WARNING IDENTIFICATION

⚠ PARTICULAR ATTENTION TO BE PAID WHERE THE HAZARD SYMBOL IS PLACED ON A DRAWING. THIS SYMBOL HIGHLIGHTS A PARTICULAR CONCERN IN RELATION TO THE DESIGN, SITE WORKING OR WHERE THE CONTRACTORS ATTENTION IS REQUIRED.

MEASURES TO MITIGATE RISK SHOULD BE CONSIDERED AT ALL STAGES OF DESIGN DEVELOPMENT AND CONSTRUCTION.

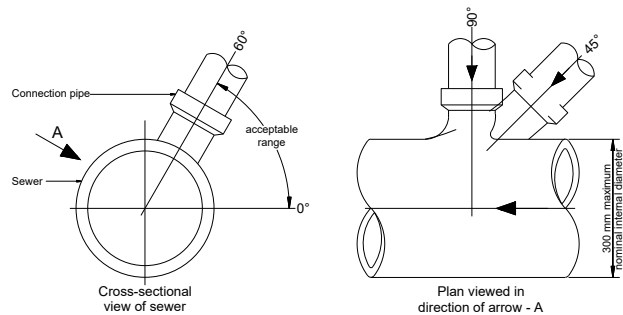
COORDINATION HIGHLIGHT

⚠ WHERE THE BLUE HIGHLIGHT SYMBOL IS PLACED ON A DRAWING PARTICULAR ATTENTION IS REQUIRED WITH REGARD TO COORDINATION.

STABILITY REQUIREMENT HIGHLIGHT

⚠ WHERE THE GREEN HIGHLIGHT SYMBOL IS PLACED ON A DRAWING THIS REFERS TO THIS ELEMENT OF THE DESIGN BEING CRITICAL TO THE STABILITY STRATEGY

FIGURE B.24
CONNECTIONS TO SEWER



REV	DESCRIPTION	DATE	BY
P1	FOR STATUTORY APPROVAL ONLY	01.07.2025	PW
P2	TO ADDRESS SOUTHERN WATER COMMENTS RECEIVED 10.10.2025	29.10.2025	PW
P3	TO ADDRESS SOUTHERN WATER COMMENTS RECEIVED 31.10.2025	31.10.2025	PW
P4	LONG SECTION UPDATED TO SUIT REVISED ROUTE & TYPE D (PRIVATE) CHAMBER ADDED	10.12.2025	PW

FOR STATUTORY
APPROVAL ONLY



CREATIVE
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Client JOSH BAXTER		
Project NORTH HAVEN, FOX HILL, HAYWARDS HEATH, RH16 4QY		
Title SEWER DIVERSION DRAWING SHEET 2 of 2		
Date 01.07.2025	Checked 10.12.2025	
Drawing Sheet Size A1		
Scale AS SHOWN	Engineer PW	
Status SEWER DIVERSION APPROVAL		
Project Number 25-028	Drawing Number 62	Revision P4

SECTION C

CALCULATIONS

A BRE365 soakage test was also undertaken on 16/01/2025, which confirmed a percolation rate of 3.06×10^{-6} m/s. Whilst this is slow, a soakaway can be accommodated on the site within the new rear garden area over 5m beyond the diverted sewer line.

New roof catchment area = 102.9m^2

Design variables inc 45% global warming factor and a 1-in-100 year event.

The design rainfall is based on site specific point data purchased from the flood estimation handbook (feh) and thus is specific to the site in question. The rainfall data is appended to the soakaway calculation.

Required soakaway size = 8.5m long x 1.0 wide x 1.2m (3 crates) deep of 95% free area geocellular crates.

The time of emptying half the storage = 17.3hrs (<24 hours)

Crates rated for domestic garden loading only with 500mm garden cover.

Nb: The soakaway location is shown to the rear boundary, which achieves a 5.0m+ offset from the diverted public sewer, which has been accepted by southern water. The boundary to the rear opens on to scrubland and is 2.5m+ from the north & east boundaries with 3rd parties and ~1.4m to the south, which is shared with north haven & in the same ownership.

The soakaway calculation and site specific rainfall data is shown on the following pages.

This is an estimation of the infiltration volumes and drain-down time to half empty the infiltration system in line with the on CIRIA infiltration drainage R156 guidance (1996) and CIRIA SuDS manual (C753, 2015). This information may be used as the basis for designing an infiltration system for the drainage of surface water runoff from sites.

Project details

Date	11/12/2025
Calculated by	Phil W
Reference	25-028
Model version	2.2.2

Site details

Site name	North Haven
Site location	Fox Hill - RH16 4QY

Infiltration system

Infiltration system	Soakaway
Type	Rectangular soakaway with infiltration from sides and base

Geometry, porosity and infiltration

Width (m)	1	m
Length (m)	8.5	m
Infiltration coefficient (m/s)	0.00000306	m/s
Porosity of fill material	95% eg. High void structure / geocellular structure	

Area to be drained

Total area (m ²)	102.9	m ²
Factor of safety	1	

Rainfall

Rainfall input type	FEH22 CSV file	
	FEH_Point_Rainfall_FEH22_AM_533553_122259.csv	
Return period (years)	100	
Climate change allowance factor	145%	

Results

Soakaway minimum height (m)	1.2	m
Time for half-emptying (hours)	17.3	hours
Critical duration (hours)	15.0	hours

Please note storage volume estimation are subject to uncertainty. Infiltration system height and base area are reported to the nearest 1m or 1m² value when the height or base area are greater than 10m or 10m²; and reported to the nearest to 0.1m or 0.1m² value when the height or base area are less than 10m or 10m².

Disclaimer

This report was produced using the infiltration volume design tool (2.2.2) developed by HR Wallingford and available at [uksuds.com](https://www.uksuds.com) (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at [uksuds.com/terms-conditions](https://www.uksuds.com/terms-conditions) (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate infiltration volumes and drain-down times. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

HR Wallingford are not responsible for any rainfall data shared that is subject to licensing terms imposed by UK Centre for Ecology & Hydrology's Flood Estimation Handbook web service (<https://fehweb.ceh.ac.uk/Home/Terms> (<https://fehweb.ceh.ac.uk/Home/Terms>)).

Appendix A – Rainfall Depths

Rainfall depths (mm) with climate change

Duration (minutes)	Duration (hours)	1 years	2 years	5 years	10 years	20 years	30 years	50 years	75 years	100 years	150 years	200 years	500 years	1000 years	10000 years
15	0.25	8.58	11.46	18.10	22.47	26.84	29.43	32.48	35.05	36.95	39.59	41.51	47.95	53.42	77.98
30	0.5	11.17	14.94	23.64	29.72	35.63	39.15	43.43	46.95	49.56	53.33	56.07	65.31	73.11	108.76
60	1	14.28	18.99	29.88	37.55	45.17	49.71	55.53	60.23	63.63	68.58	72.20	84.46	94.92	142.67
120	2	21.45	26.72	38.89	47.30	55.68	60.62	66.99	72.15	75.92	81.45	85.52	99.70	112.36	169.13
180	3	25.99	31.61	44.59	53.48	62.31	67.57	74.31	79.85	83.93	89.93	94.42	110.52	124.98	187.35
240	4	29.32	35.19	48.75	58.00	67.19	72.70	79.79	85.67	90.03	96.50	101.40	119.23	135.23	201.61
360	6	34.16	40.35	54.64	64.45	74.23	80.13	87.88	94.41	99.31	106.75	112.46	133.18	151.76	223.46
540	9	38.97	45.50	60.58	70.98	81.50	87.96	96.67	104.12	109.79	118.49	125.22	149.89	171.16	246.72
720	12	42.45	49.26	64.96	75.79	86.96	93.87	103.37	111.65	118.00	127.80	135.42	163.10	186.05	263.77
900	15	45.27	52.29	68.48	79.72	91.42	98.73	108.89	117.87	124.83	135.66	144.04	173.77	197.68	277.14
1080	18	47.71	54.90	71.48	83.07	95.24	102.91	113.64	123.25	130.76	142.49	151.51	182.71	207.22	288.09
1440	24	51.92	59.39	76.63	88.83	101.67	109.94	121.70	132.43	140.87	153.96	163.86	196.78	221.97	305.12
1800	30	55.62	63.34	81.14	93.80	107.24	116.00	128.59	140.16	149.23	163.20	173.62	207.77	233.62	318.39
2160	36	59.01	66.95	85.26	98.30	112.26	121.44	134.69	146.88	156.47	171.03	181.84	216.95	243.38	329.40
2880	48	65.27	73.57	92.74	106.40	121.19	131.04	145.28	158.43	168.68	184.06	195.39	231.90	259.25	347.22

Rainfall depths (mm) without climate change

Duration (minutes)	Duration (hours)	1 years	2 years	5 years	10 years	20 years	30 years	50 years	75 years	100 years	150 years	200 years	500 years	1000 years	10000 years
15	0.25	5.92	7.90	12.48	15.50	18.51	20.30	22.40	24.17	25.48	27.30	28.63	33.07	36.84	53.78
30	0.5	7.70	10.30	16.30	20.50	24.57	27.00	29.95	32.38	34.18	36.78	38.67	45.04	50.42	75.01
60	1	9.85	13.10	20.61	25.90	31.15	34.28	38.30	41.54	43.88	47.30	49.79	58.25	65.46	98.39
120	2	14.79	18.43	26.82	32.62	38.40	41.81	46.20	49.76	52.36	56.17	58.98	68.76	77.49	116.64
180	3	17.92	21.80	30.75	36.88	42.97	46.60	51.25	55.07	57.88	62.02	65.12	76.22	86.19	129.21
240	4	20.22	24.27	33.62	40.00	46.34	50.14	55.03	59.08	62.09	66.55	69.93	82.23	93.26	139.04
360	6	23.56	27.83	37.68	44.45	51.19	55.26	60.61	65.11	68.49	73.62	77.56	91.85	104.66	154.11
540	9	26.87	31.38	41.78	48.95	56.21	60.66	66.67	71.81	75.72	81.72	86.36	103.37	118.04	170.15
720	12	29.28	33.97	44.80	52.27	59.97	64.74	71.29	77.00	81.38	88.14	93.39	112.48	128.31	181.91
900	15	31.22	36.06	47.23	54.98	63.05	68.09	75.10	81.29	86.09	93.56	99.34	119.84	136.33	191.13
1080	18	32.90	37.86	49.30	57.29	65.68	70.97	78.37	85.00	90.18	98.27	104.49	126.01	142.91	198.68
1440	24	35.81	40.96	52.85	61.26	70.12	75.82	83.93	91.33	97.15	106.18	113.01	135.71	153.08	210.43
1800	30	38.36	43.68	55.96	64.69	73.96	80.00	88.68	96.66	102.92	112.55	119.74	143.29	161.12	219.58
2160	36	40.70	46.17	58.80	67.79	77.42	83.75	92.89	101.30	107.91	117.95	125.41	149.62	167.85	227.17
2880	48	45.01	50.74	63.96	73.38	83.58	90.37	100.19	109.26	116.33	126.94	134.75	159.93	178.79	239.46

SECTION D

APPENDICES

- SOUTHERN WATER SEWER ASSET MAP
- BRE 365 PERCOLATION TEST LOG SHEET
- CCTV REPORT

SOUTHERN WATER SEWER ASSET MAP



BRE365 Permeability Test Result Form

Project

North Haven

Weather conditions during test

Overcast but clear/dry

Description of Soil Excavated

Sandy clayey soil

Ground water level recorded

 $2/A$

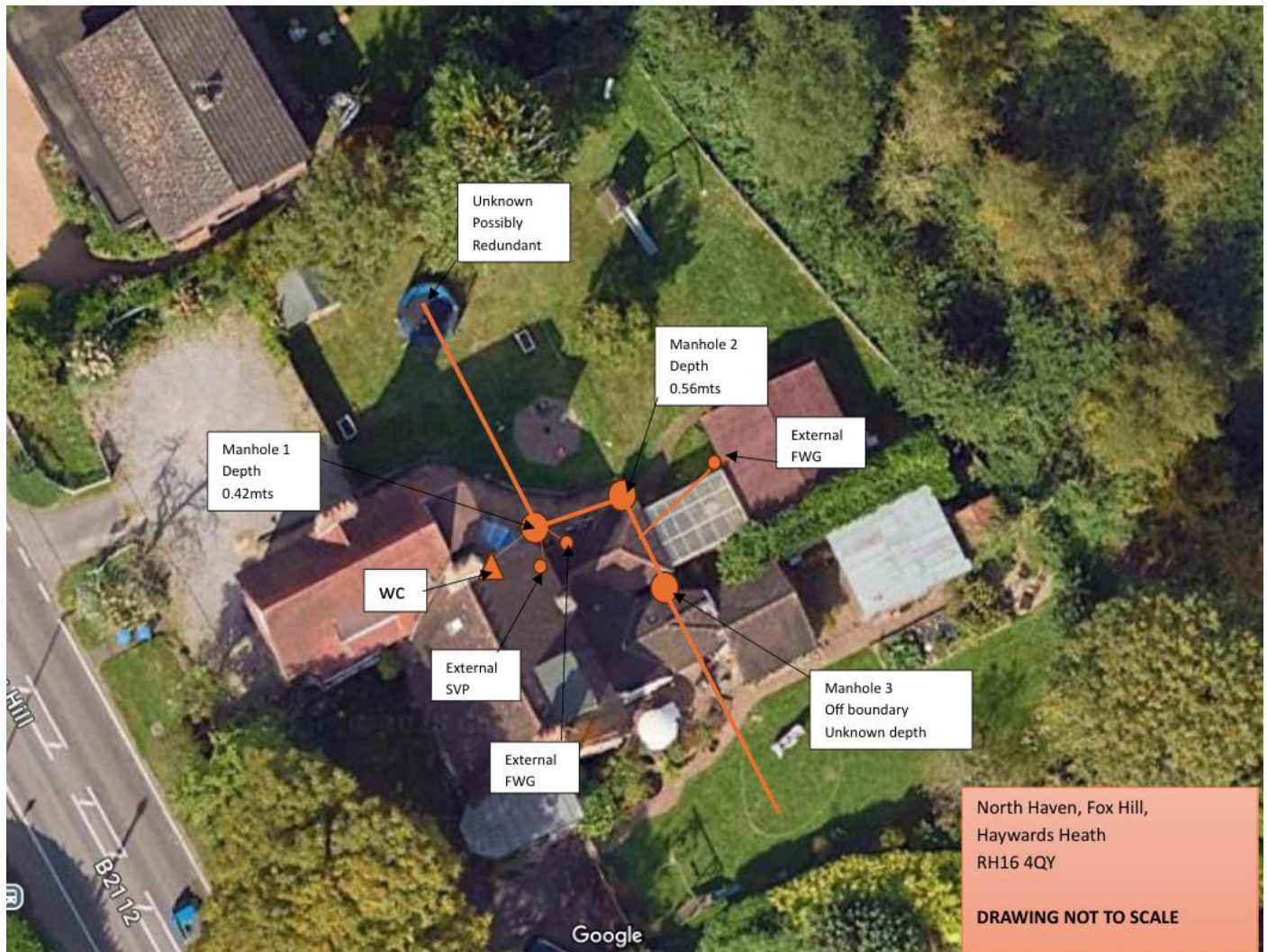
...mm below Ground level

Dimensions of hole

1000 mm long x 300 mm wide x 1400 mm deep

[illegible][illegible][illegible]

CCTV REPORT



Project Report



FOX HILL, HAYWARDS HEATH

RH164QY

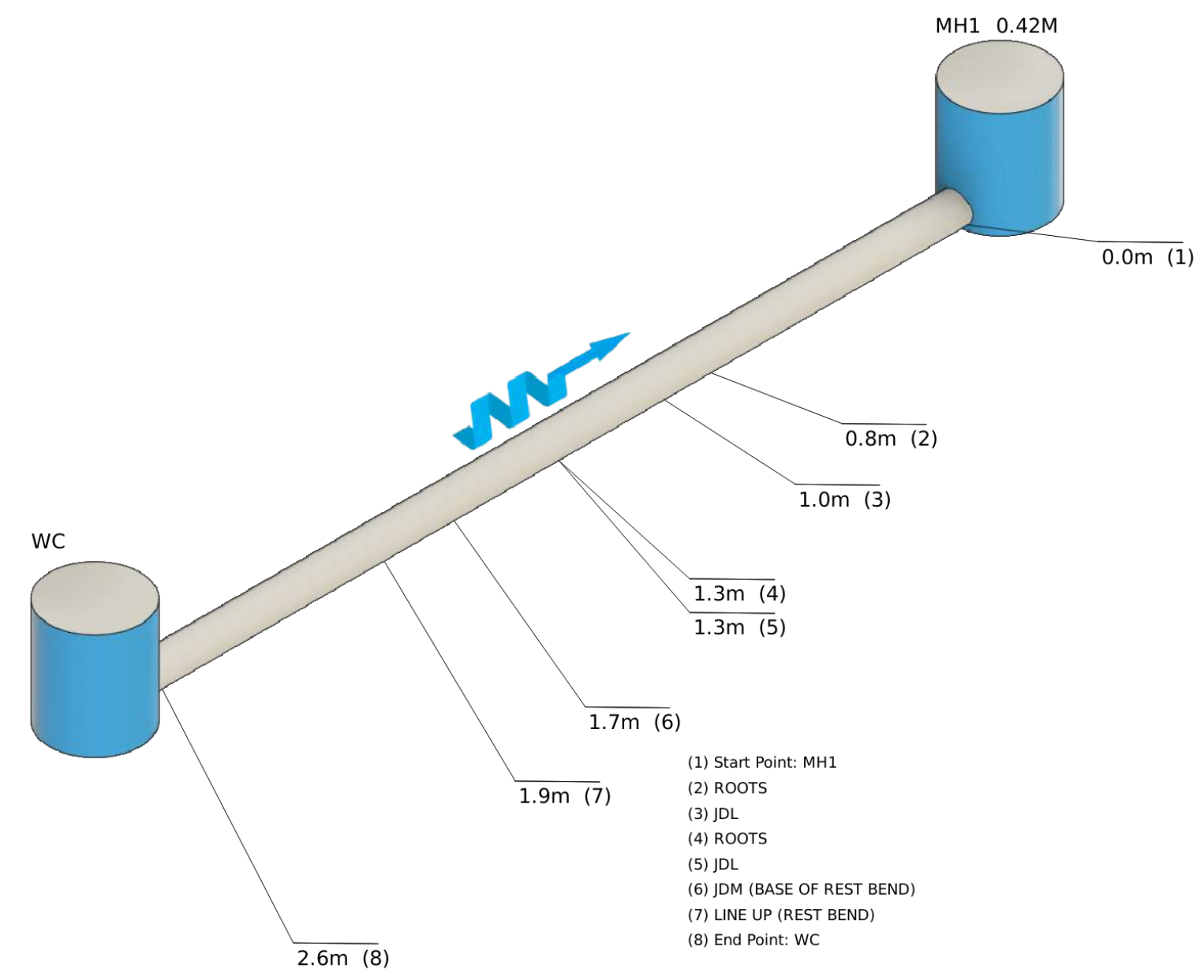
	Project Information	FOX HILL, HAYWARDS HEATH RH164QY
Contractor: GB	Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk

Project Information	
Project Name	NORTH HAVEN
Street	FOX HILL, HAYWARDS HEATH
Postcode	RH164QY
Parking Restrictions	N/A
Client Name	JOSH BAXTER
Contractor Email	gavin@coastaldrains.co.uk
Drawing Number	01
Reason	PRE PURCHASE PROPETY SALE
Contractor	GB
Export Date	17/01/25
Export Time	09:58 AM

Engineer's Notes

LINE 1 - MH1 U/S TO WC - DEFECTS IDENTIFIED
 LINE 2 - MH1 U/S TO EXTERNAL SVP - DEFECTS IDENTIFIED
 LINE 3 - MH1 U/S TO EXTERNAL FWG - DROPPED FWG
 LINE 4 - MH1 U/S TO ABANDONNED SURVEY (MASS STONES)
 LINE 5- MH1 D/S TO MH2 - DEFECTS IDENTIFIED
 LINE 6 - MH2 D/S TO I/C OFF BOUNDARY - STONES IN LINE

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_1	Start Point: MH1	Direction: Upstream		End Point: WC	
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm	Pipe Usage: Foul		Depth of Start Point: 0.42M	
Date: 07/01/25	Time: 11:54 AM				



		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_1	Start: MH1	Direction: Upstream		End: WC	



Observation [1]:
Start Point: MH1



Observation [2]:
ROOTS



Observation [3]:
JDL



Observation [4]:
ROOTS

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_1	Start: MH1	Direction: Upstream	End: WC



Observation [5]:
JDL



Observation [6]:
JDM (BASE OF REST BEND)

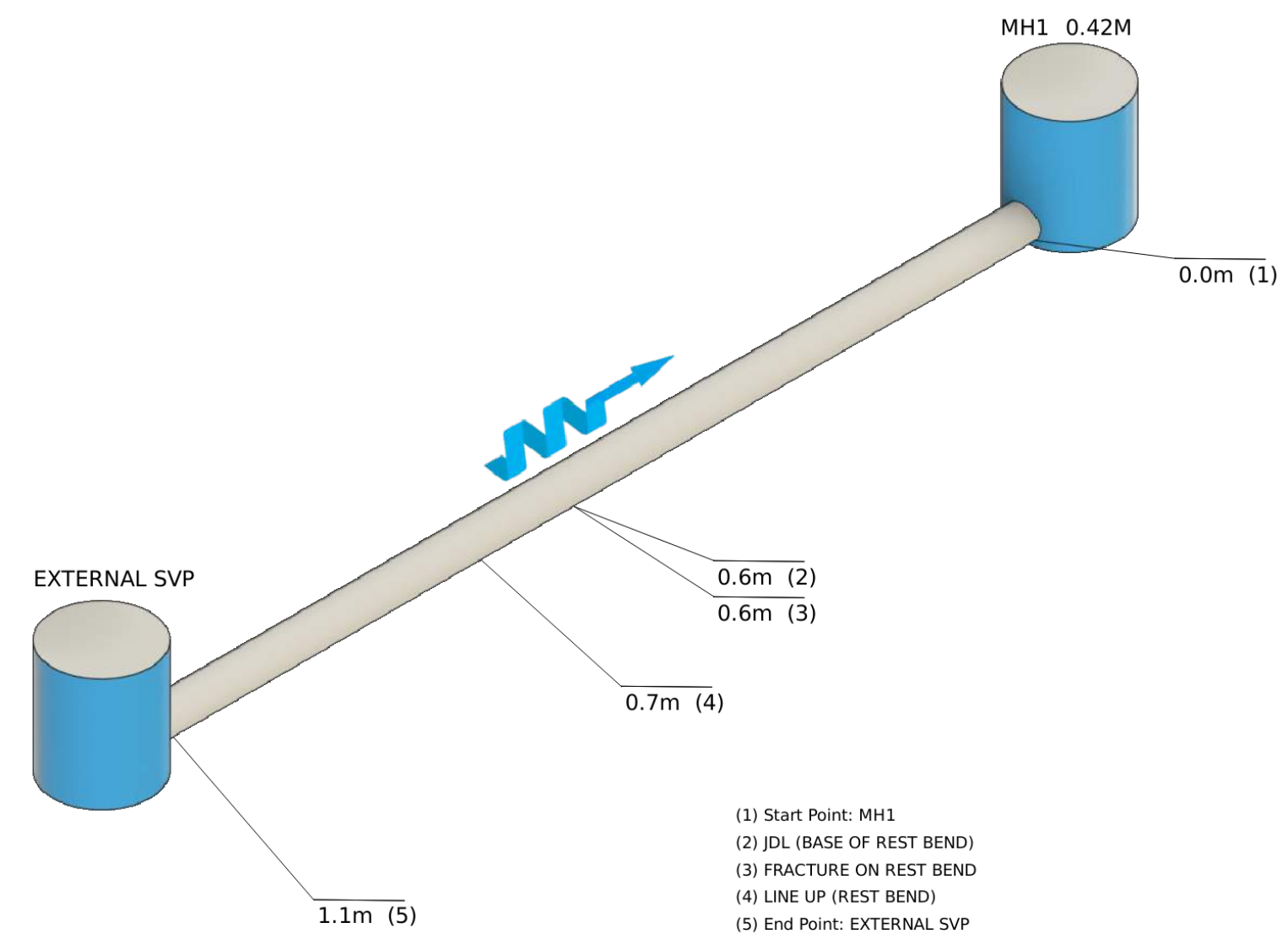


Observation [7]:
LINE UP (REST BEND)



Observation [8]:
End Point: WC

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_2	Start Point: MH1		Direction: Upstream		End Point: EXTERNAL SVP
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm		Pipe Usage: Foul		Depth of Start Point: 0.42M
Date: 07/01/25	Time: 11:56 AM				



Engineer:
GB

Date:
17/01/25

Contractor Email:
gavin@coastaldrains.co.uk

Section Video:
section_2

Start:
MH1

Direction:
Upstream

End:
EXTERNAL SVP



Observation [1]:
Start Point: MH1



Observation [2]:
JDL (BASE OF REST BEND)

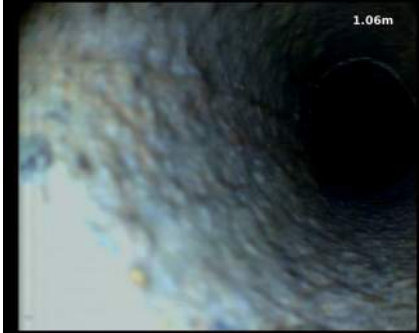


Observation [3]:
FRACTURE ON REST BEND



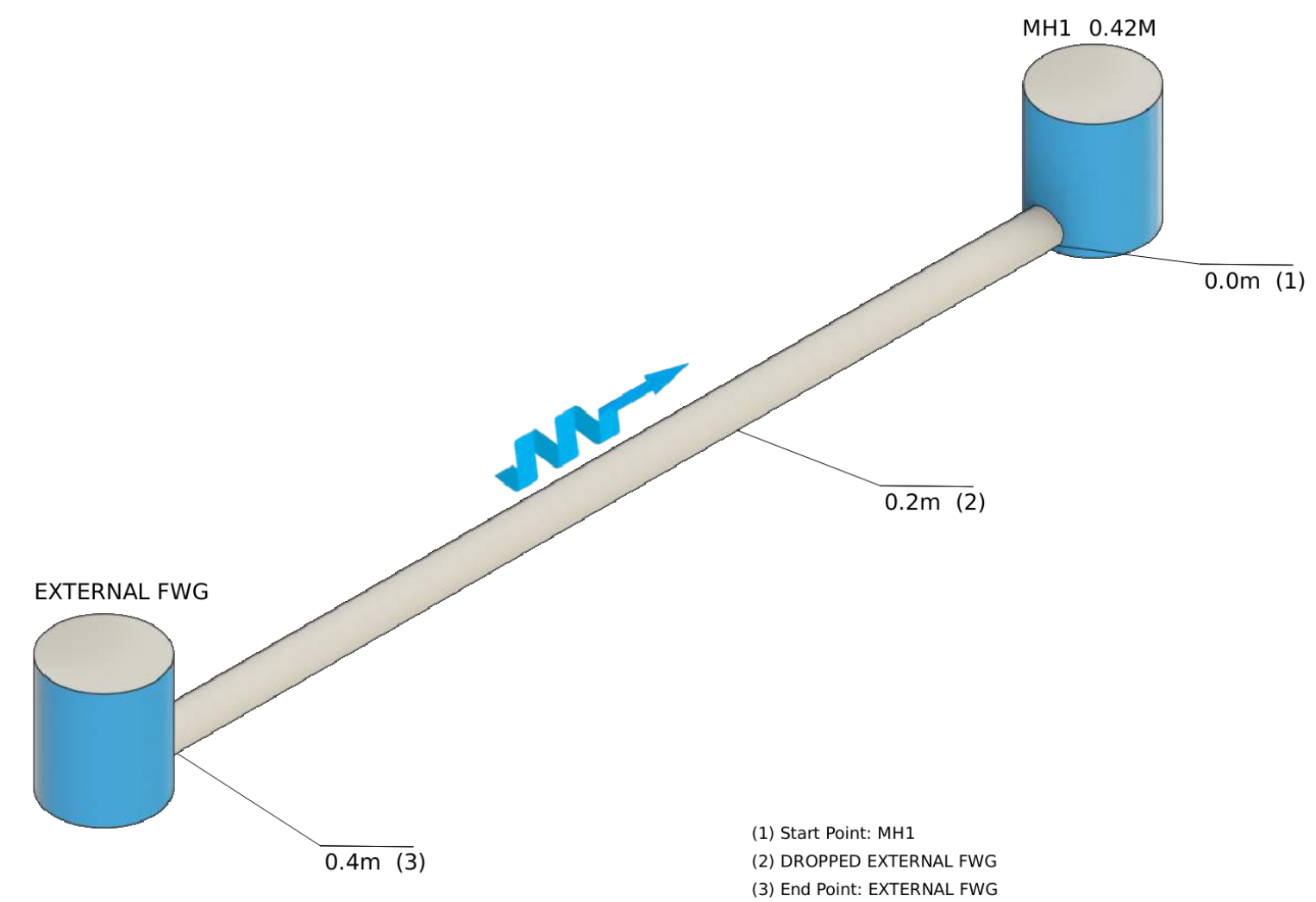
Observation [4]:
LINE UP (REST BEND)

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_2	Start: MH1	Direction: Upstream	End: EXTERNAL SVP

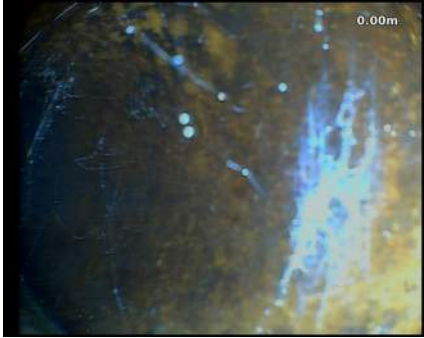


Observation [5]:
End Point: EXTERNAL SVP

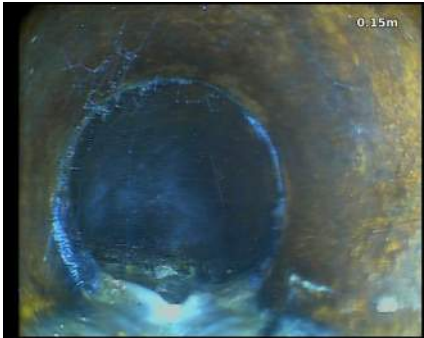
		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_3	Start Point: MH1	Direction: Upstream		End Point: EXTERNAL FWG	
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm	Pipe Usage: Foul		Depth of Start Point: 0.42M	
Date: 07/01/25	Time: 11:58 AM				



		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_3	Start: MH1	Direction: Upstream		End: EXTERNAL FWG	



Observation [1]:
Start Point: MH1

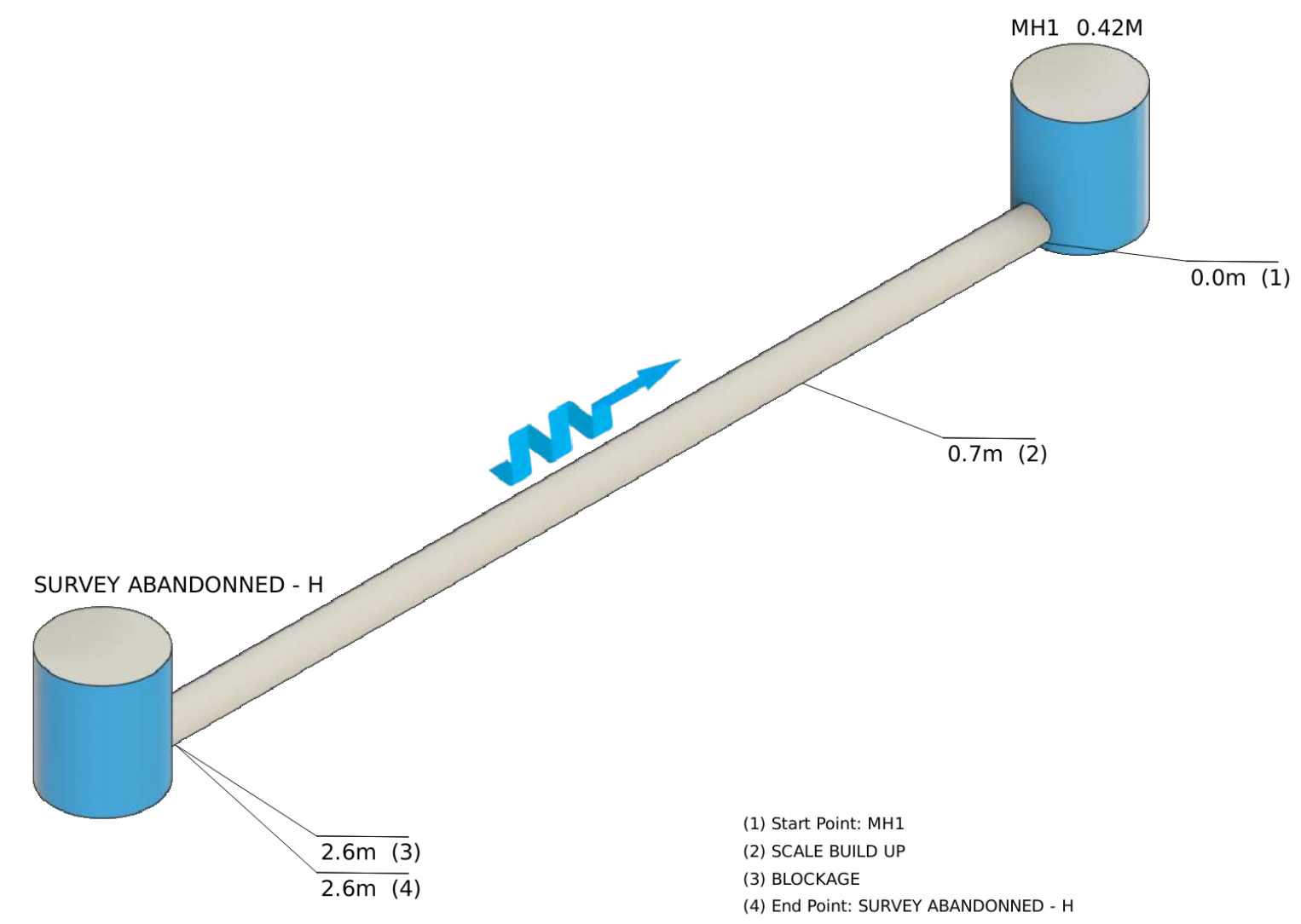


Observation [2]:
DROPPED EXTERNAL FWG



Observation [3]:
End Point: EXTERNAL FWG

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_4		Start Point: MH1		End Point: SURVEY ABANDONNED - H	
Pipe Material: Vitrified Clay (VC)		Pipeline Size: 100mm		Depth of Start Point: 0.42M	
Date: 07/01/25		Time: 12:31 PM			



		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_4		Start: MH1	Direction: Upstream		End: SURVEY ABANDONNED - H



Observation [1]:
Start Point: MH1



Observation [2]:
SCALE BUILD UP

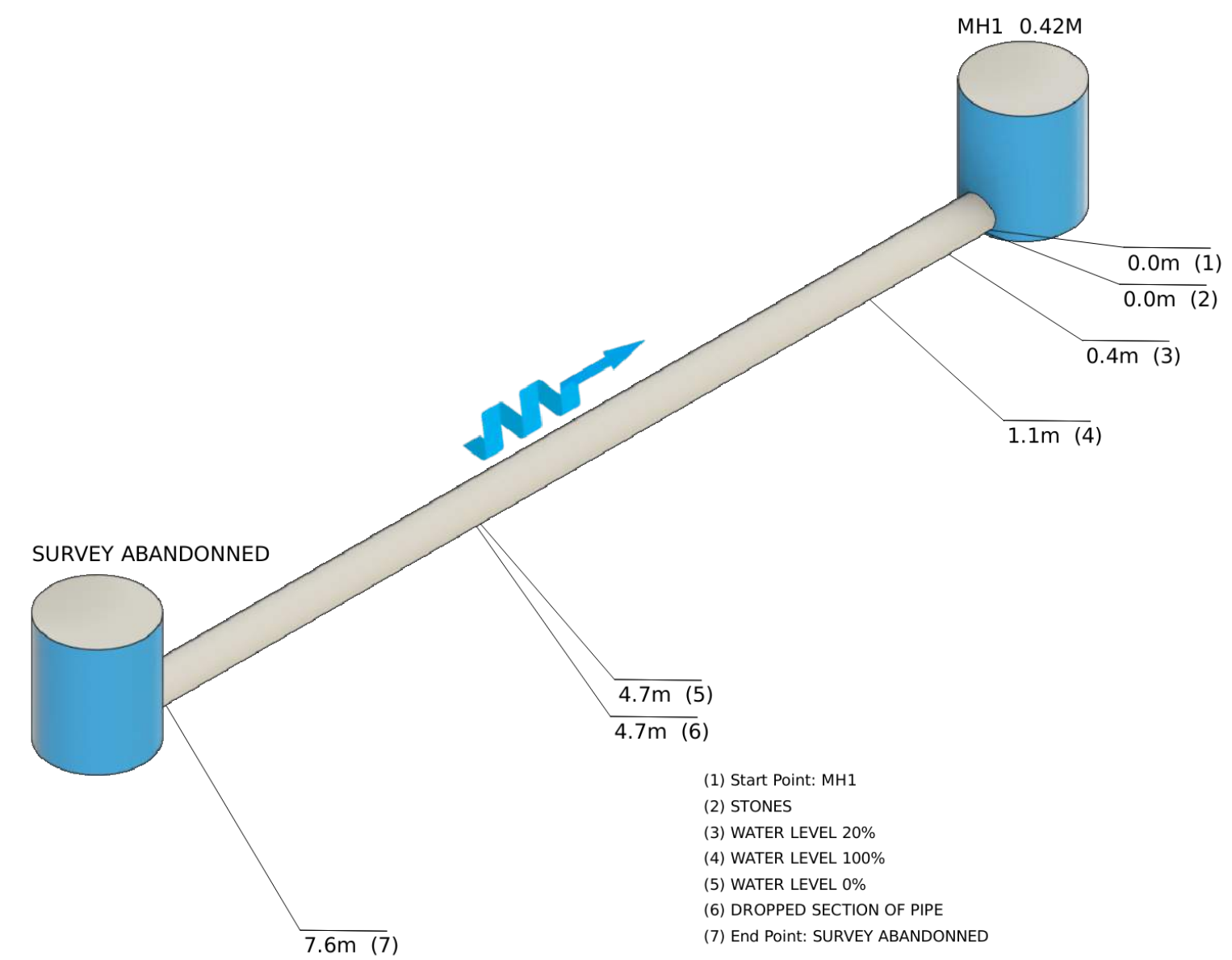


Observation [3]:
BLOCKAGE

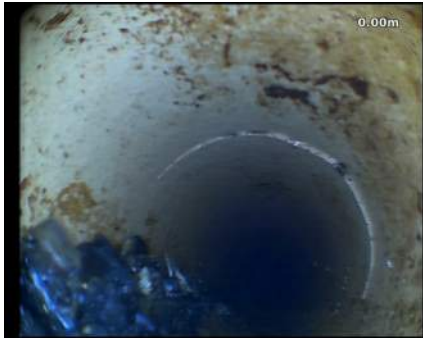


Observation [4]:
End Point: SURVEY ABANDONNED - H

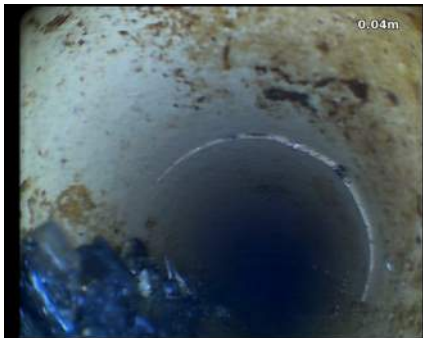
		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_5	Start Point: MH1		Direction: Upstream		End Point: SURVEY ABANDONNED
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm		Pipe Usage: Foul		Depth of Start Point: 0.42M
Date: 07/01/25	Time: 12:39 PM				



		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_5	Start: MH1	Direction: Upstream	End: SURVEY ABANDONNED



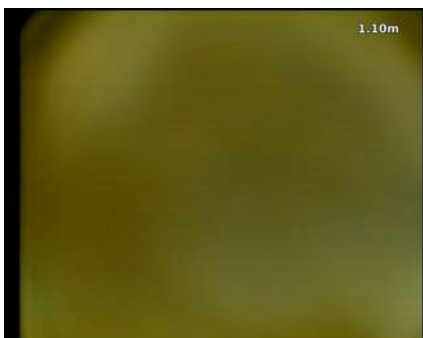
Observation [1]:
Start Point: MH1



Observation [2]:
STONES

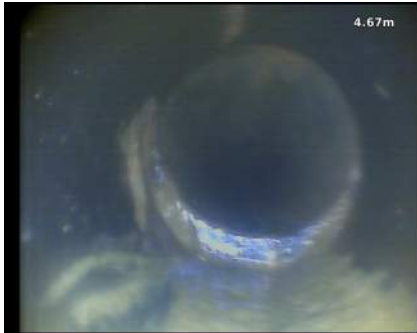


Observation [3]:
WATER LEVEL 20%



Observation [4]:
WATER LEVEL 100%

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_5	Start: MH1	Direction: Upstream	End: SURVEY ABANDONNED



Observation [5]:
WATER LEVEL 0%

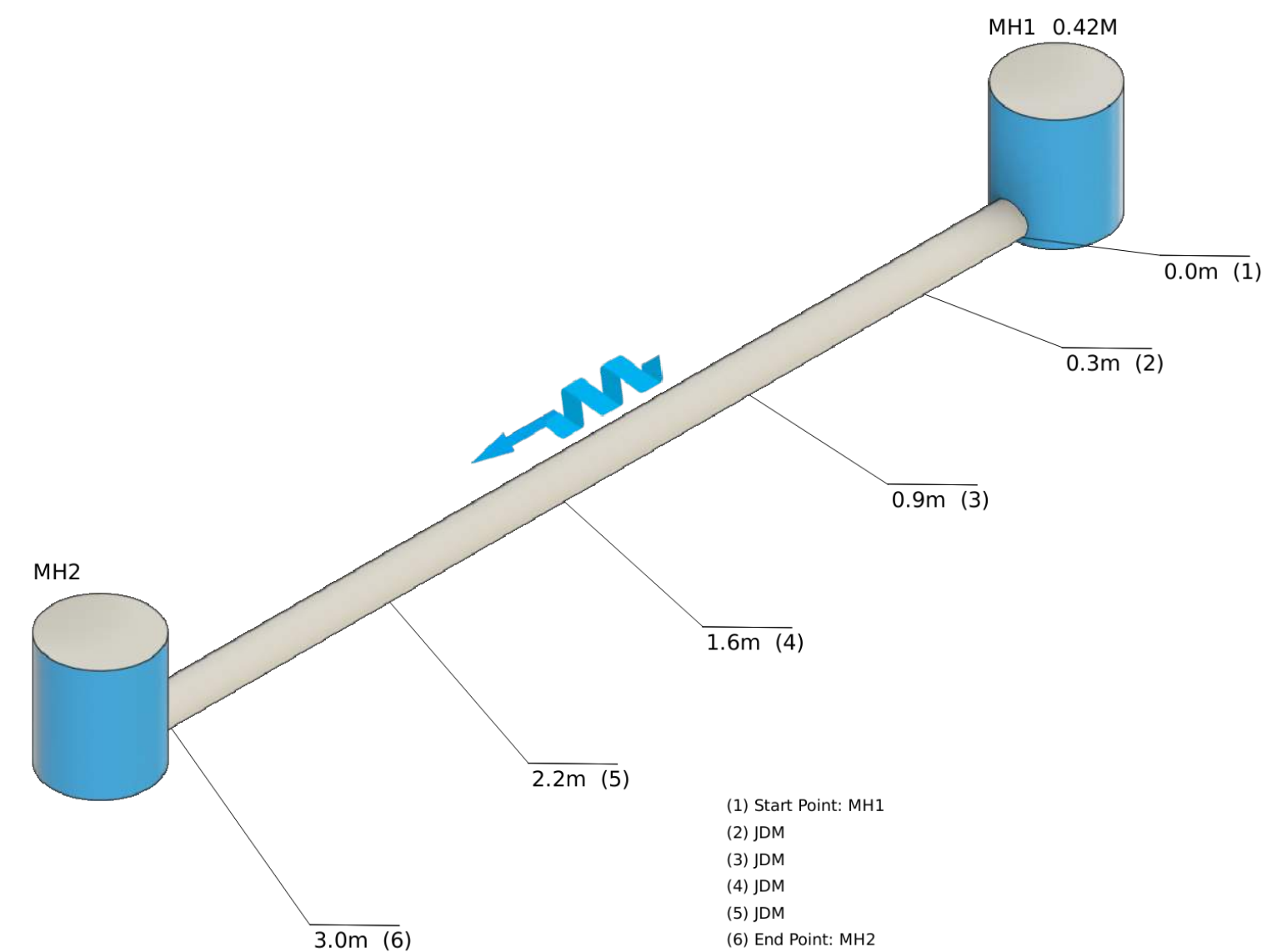


Observation [6]:
DROPPED SECTION OF PIPE



Observation [7]:
End Point: SURVEY ABANDONNED

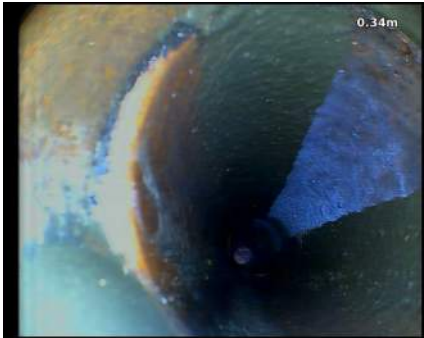
		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: MH1		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_6	Start Point: MH1	Direction: Downstream		End Point: MH2	
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm	Pipe Usage: Foul		Depth of Start Point: 0.42M	
Date: 07/01/25	Time: 12:45 PM				



		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: MH1		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_6	Start: MH1	Direction: Downstream		End: MH2	



Observation [1]:
Start Point: MH1



Observation [2]:
JDM



Observation [3]:
JDM



Observation [4]:
JDM

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: MH1		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_6	Start: MH1	Direction: Downstream	End: MH2

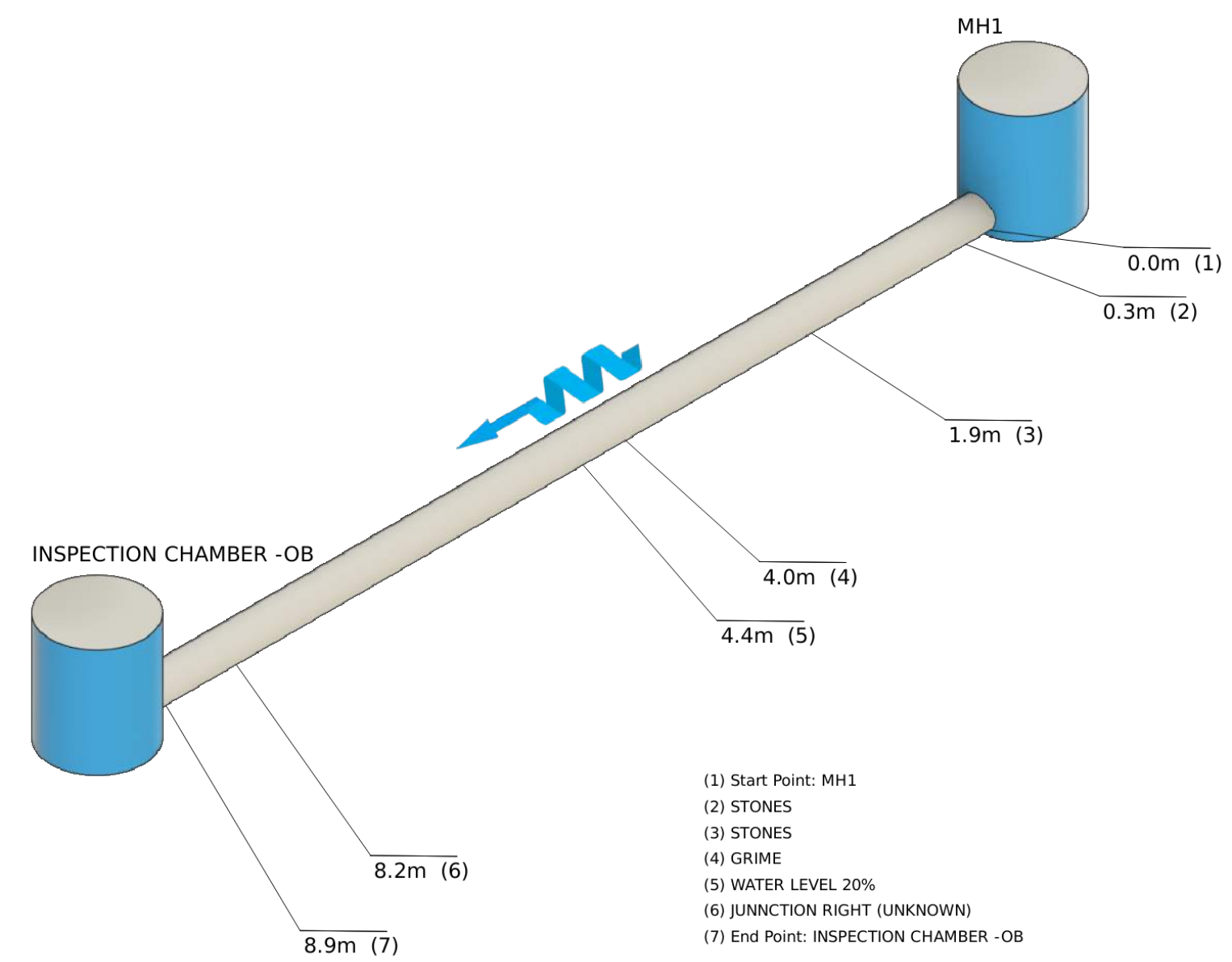


Observation [5]:
JDM



Observation [6]:
End Point: MH2

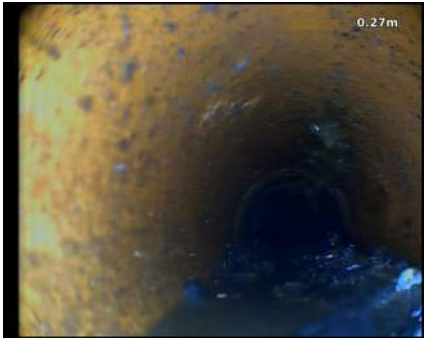
		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_7	Start Point: MH1		Direction: Downstream		End Point: INSPECTION CHAMBER -OB
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm		Pipe Usage: Foul		Depth of Start Point:
Date: 07/01/25	Time: 12:50 PM				



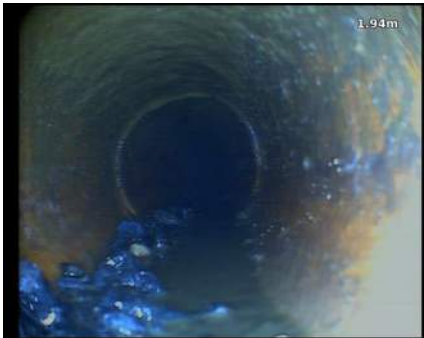
		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_7		Start: MH1	Direction: Downstream	End: INSPECTION CHAMBER -OB	



Observation [1]:
Start Point: MH1



Observation [2]:
STONES



Observation [3]:
STONES



Observation [4]:
GRIME

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_7	Start: MH1	Direction: Downstream	End: INSPECTION CHAMBER -OB



Observation [5]:
WATER LEVEL 20%

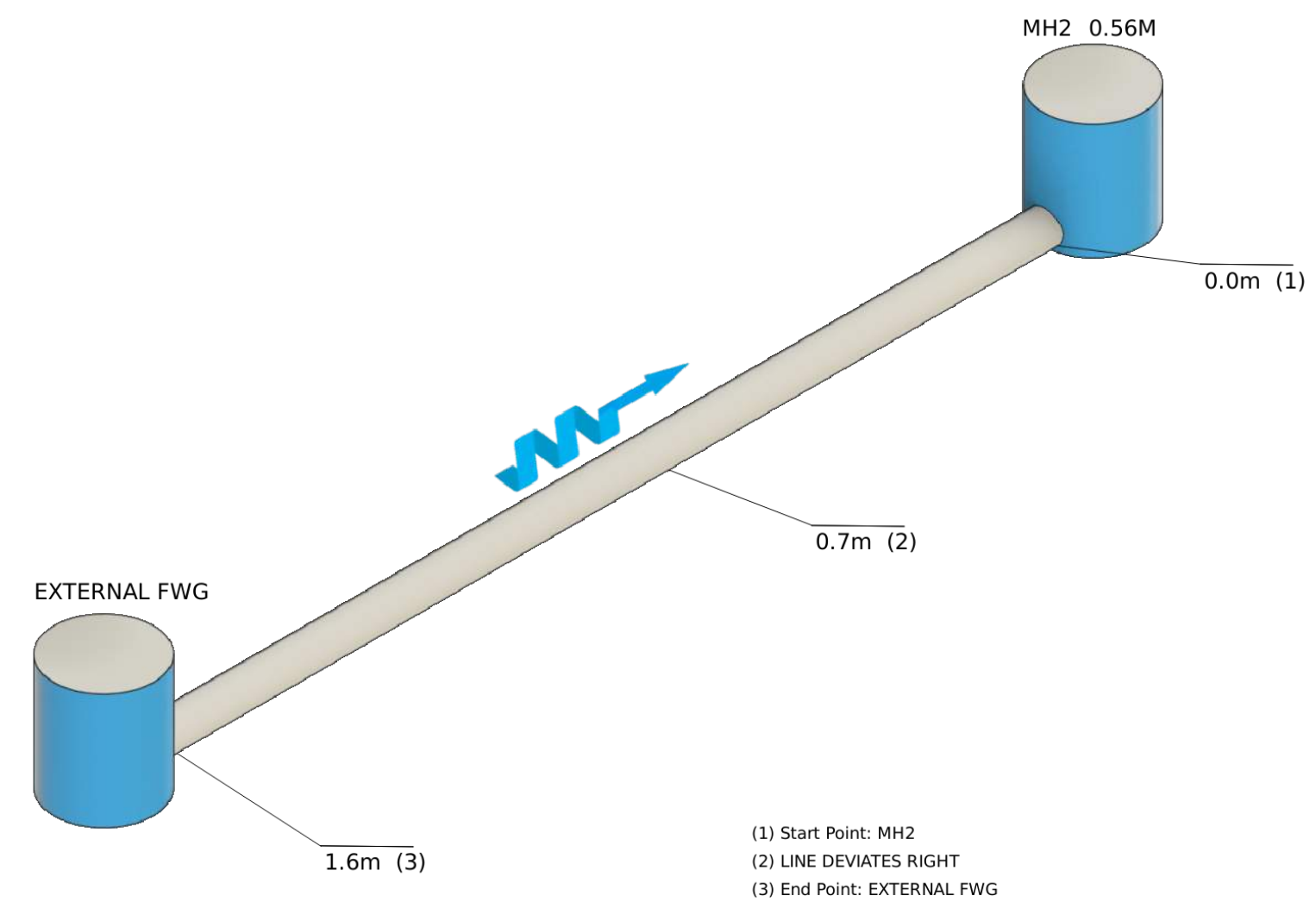


Observation [6]:
JUNNCTION RIGHT (UNKNOWN)



Observation [7]:
End Point: INSPECTION CHAMBER -OB

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_8	Start Point: MH2	Direction: Upstream		End Point: EXTERNAL FWG	
Pipe Material: Polyvinyl Chloride (PVC)	Pipeline Size: 100mm	Pipe Usage: Foul		Depth of Start Point: 0.56M	
Date: 07/01/25	Time: 12:50 PM				



		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_8	Start: MH2	Direction: Upstream		End: EXTERNAL FWG	



Observation [1]:
Start Point: MH2

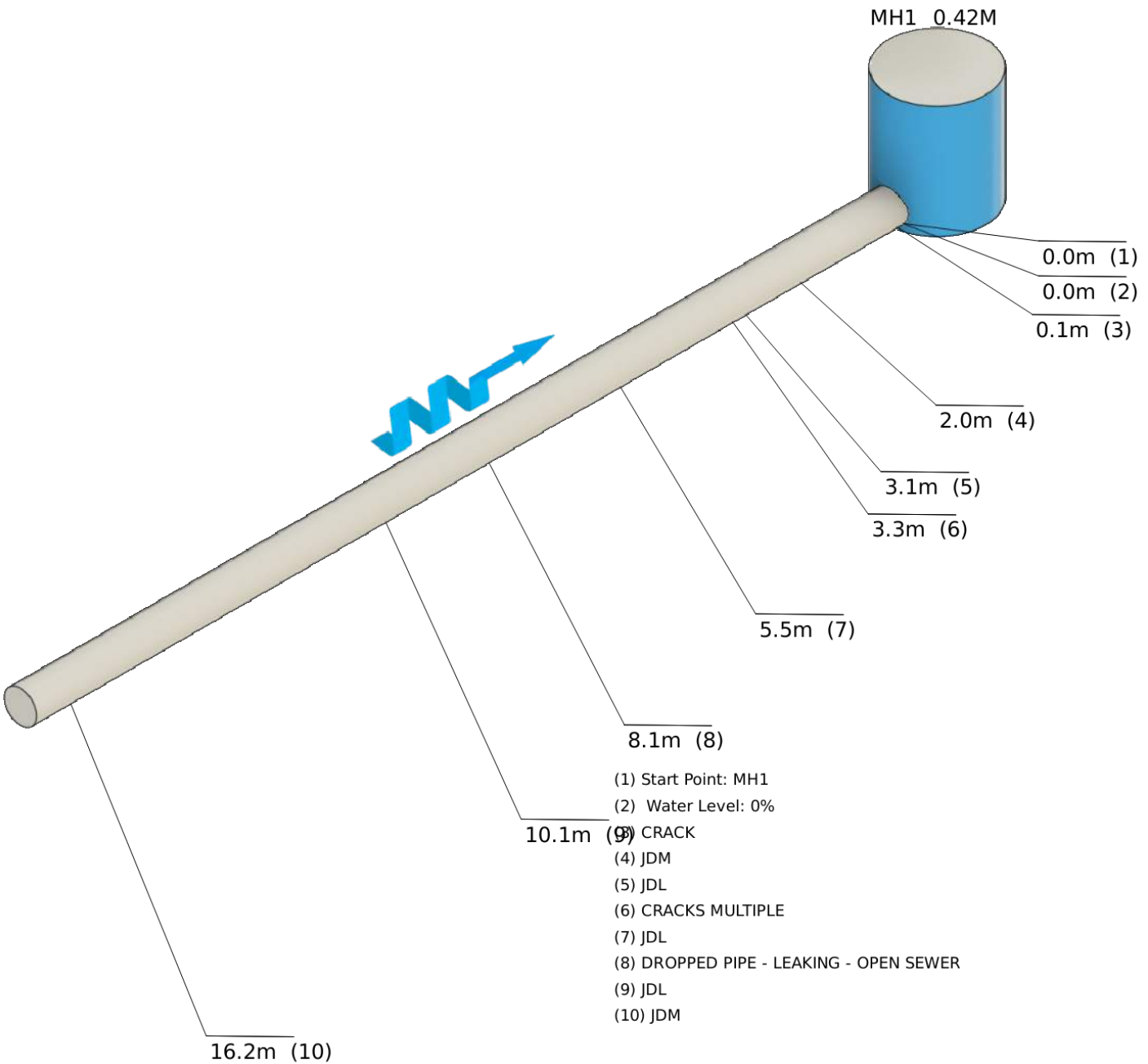


Observation [2]:
LINE DEVIATES RIGHT

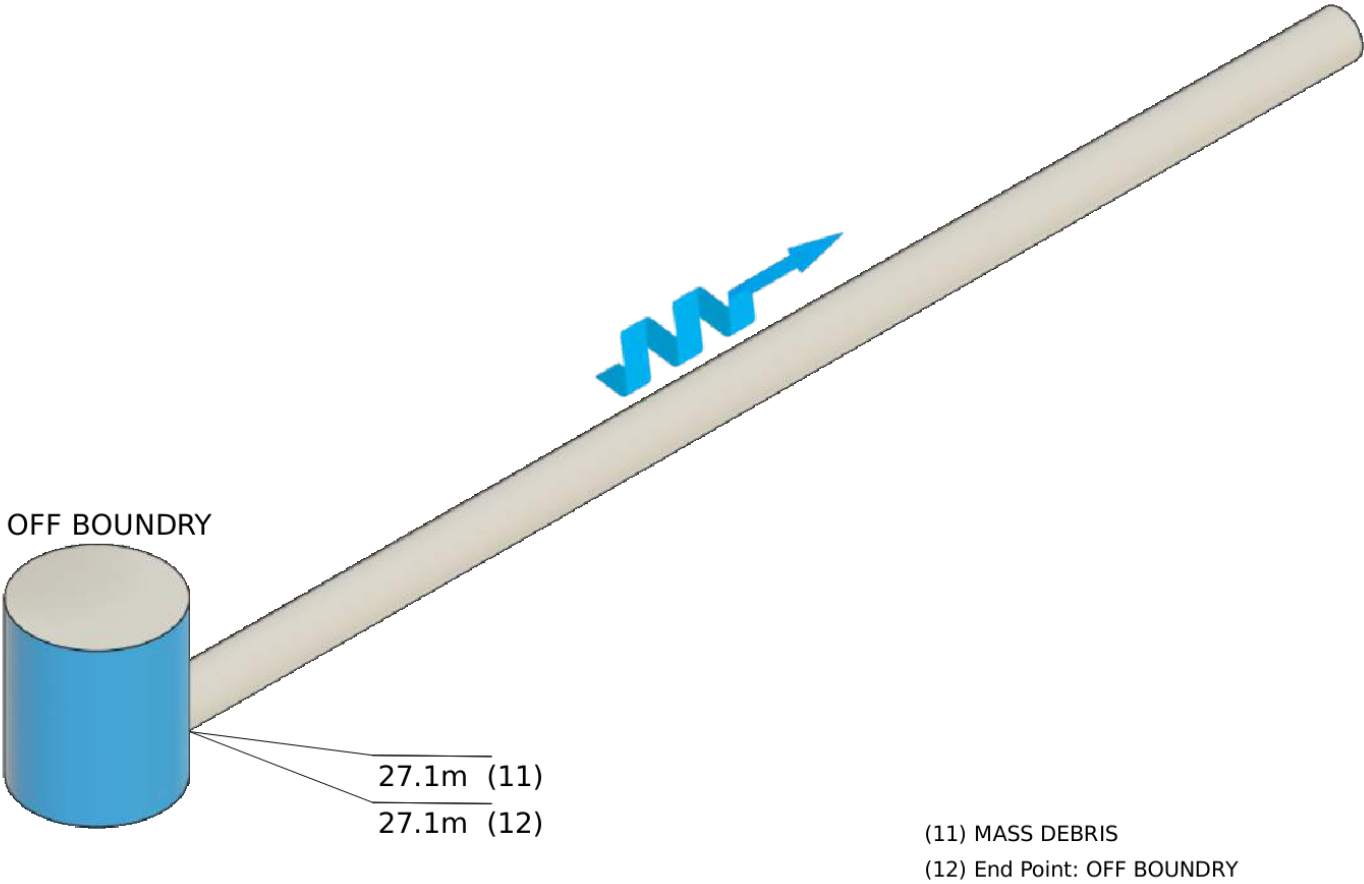


Observation [3]:
End Point: EXTERNAL FWG

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_9	Start Point: MH1		Direction: Upstream		End Point: OFF BOUNDRY
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm		Pipe Usage: Foul		Depth of Start Point: 0.42M
Date: 13/01/25	Time: 11:29 AM				



		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_9	Start: MH1	Direction: Upstream		End: OFF BOUNDRY	



		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_9		Start: MH1	Direction: Upstream		End: OFF BOUNDRY



Observation [1]:
Start Point: MH1



Observation [3]:
CRACK



Observation [4]:
JDM



Observation [5]:
JDL

Engineer:
GB

Date:
17/01/25

Contractor Email:
gavin@coastaldrains.co.uk

Section Video:
section_9

Start:
MH1

Direction:
Upstream

End:
OFF BOUNDRY



Observation [6]:
CRACKS MULTIPLE



Observation [7]:
JDL



Observation [8]:
DROPPED PIPE - LEAKING - OPEN SEWER



Observation [9]:
JDL

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_9	Start: MH1	Direction: Upstream	End: OFF BOUNDRY



Observation [10]:
JDM

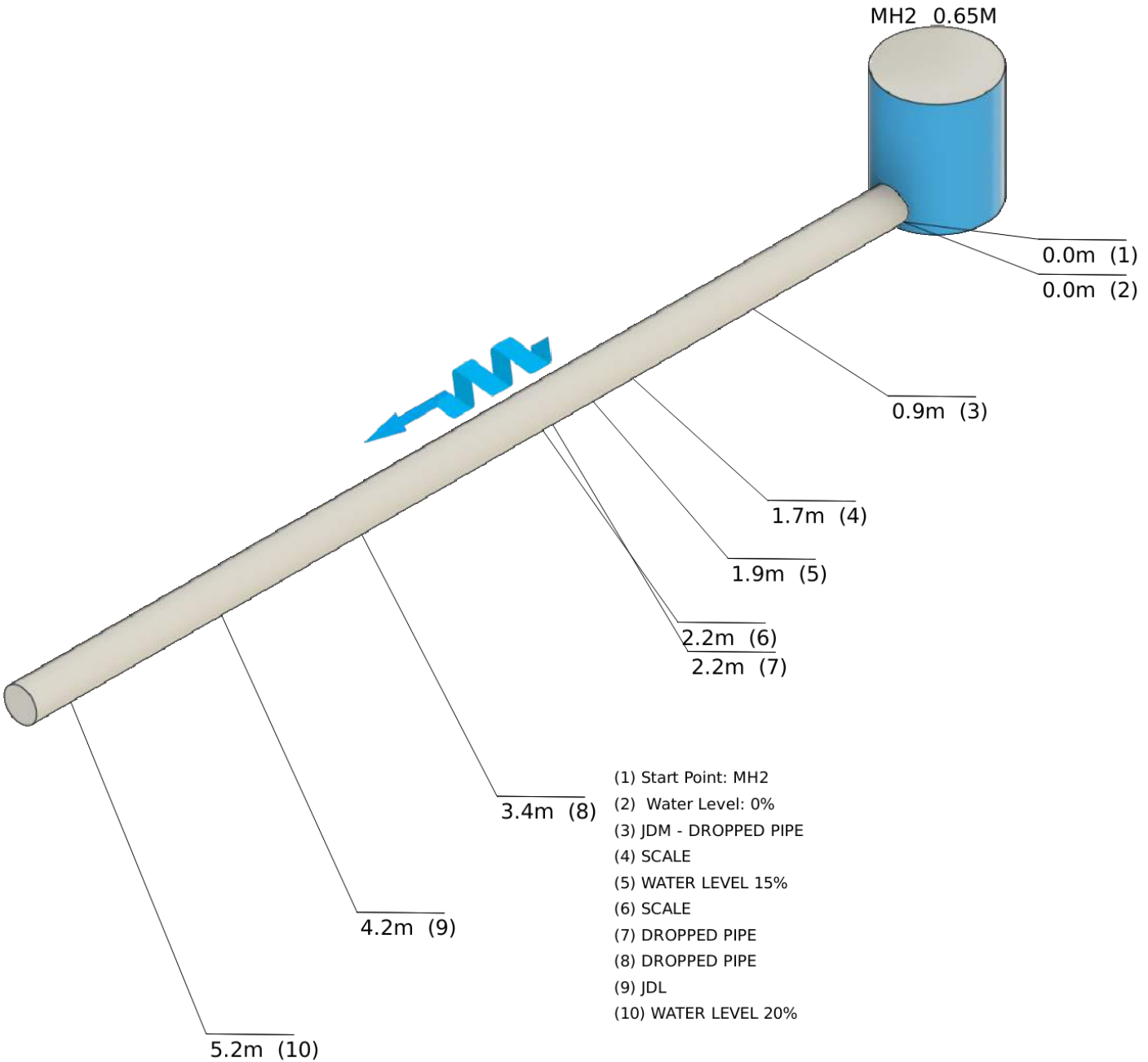


Observation [11]:
MASS DEBRIS

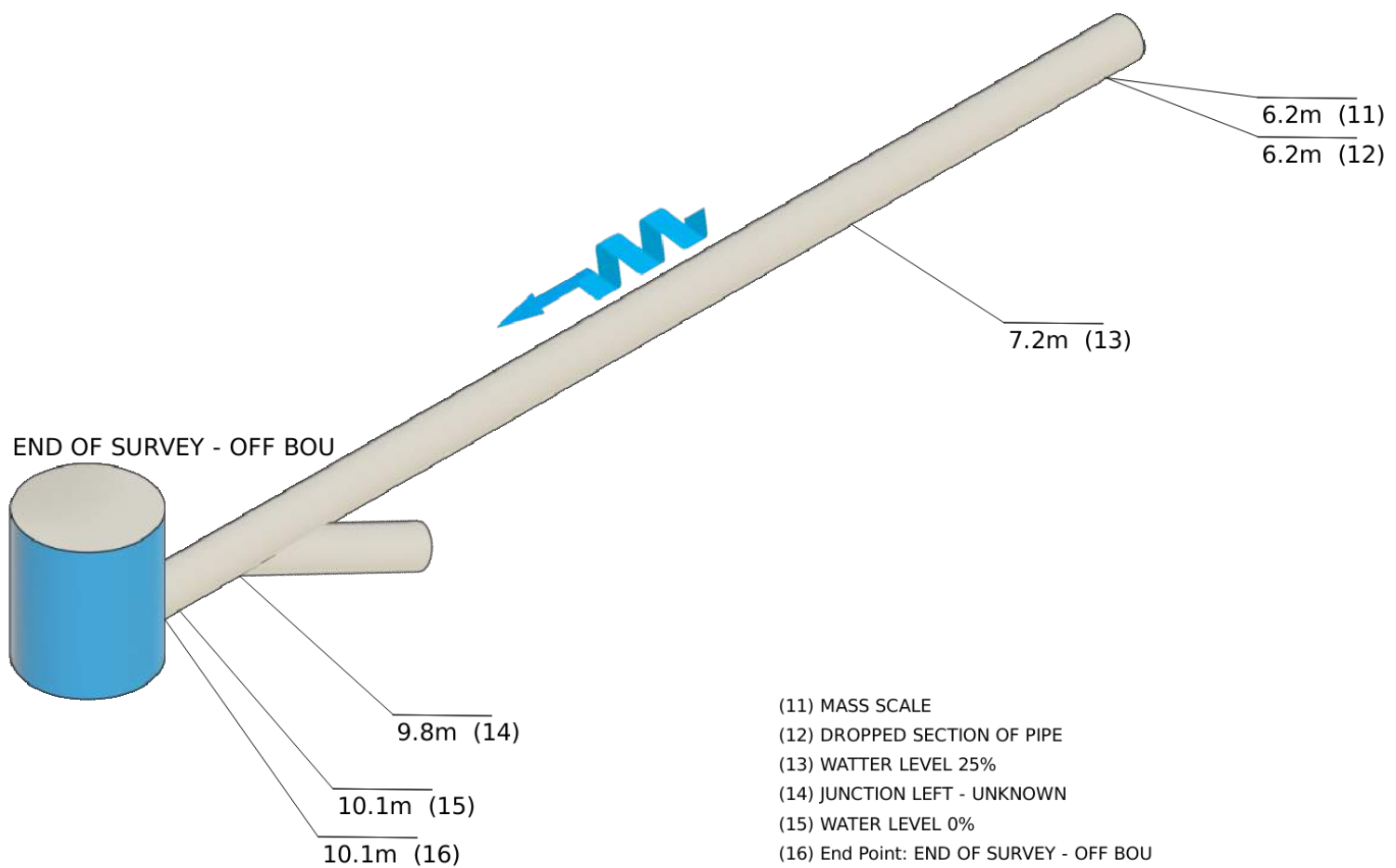


Observation [12]:
End Point: OFF BOUNDRY

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_10	Start Point: MH2		Direction: Downstream		End Point: END OF SURVEY - OFF BOU
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm		Pipe Usage: Foul		Depth of Start Point: 0.65M
Date: 13/01/25	Time: 11:29 AM				



		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_10	Start: MH2	Direction: Downstream		End: END OF SURVEY - OFF BOU	



Engineer:
GB

Date:
17/01/25

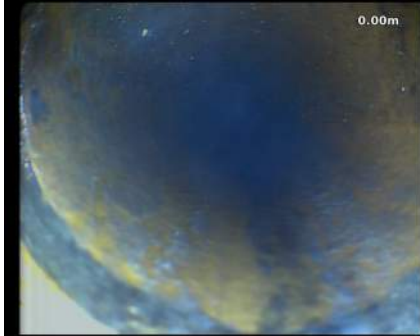
Contractor Email:
gavin@coastaldrains.co.uk

Section Video:
section_10

Start:
MH2

Direction:
Downstream

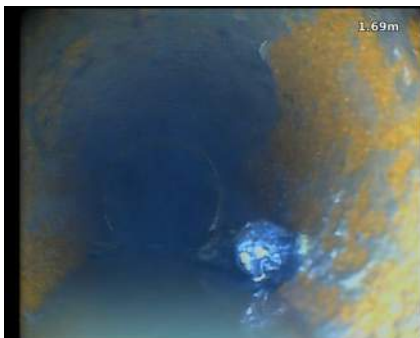
End:
END OF SURVEY - OFF BOU



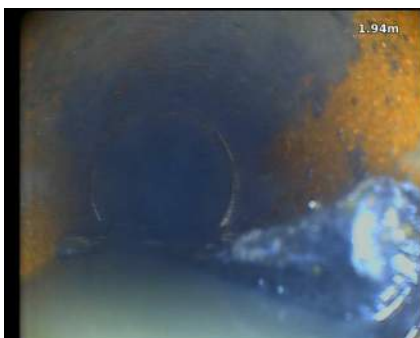
Observation [1]:
Start Point: MH2



Observation [3]:
JDM - DROPPED PIPE



Observation [4]:
SCALE



Observation [5]:
WATER LEVEL 15%

Engineer:
GB

Date:
17/01/25

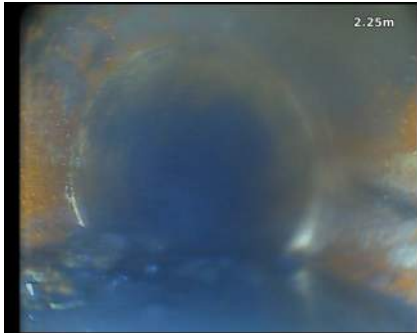
Contractor Email:
gavin@coastaldrains.co.uk

Section Video:
section_10

Start:
MH2

Direction:
Downstream

End:
END OF SURVEY - OFF BOU



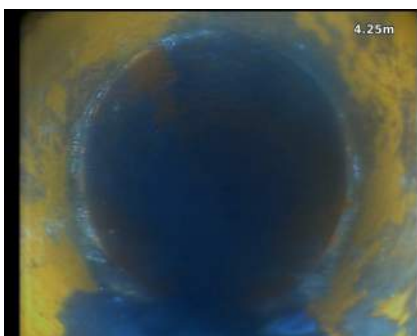
Observation [6]:
SCALE



Observation [7]:
DROPPED PIPE



Observation [8]:
DROPPED PIPE



Observation [9]:
JDL

Engineer:
GB

Date:
17/01/25

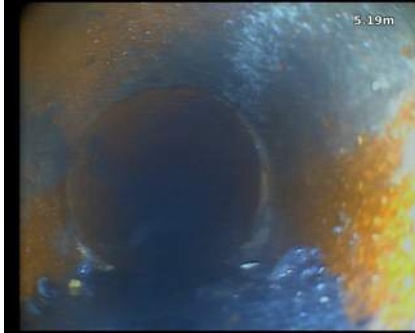
Contractor Email:
gavin@coastaldrains.co.uk

Section Video:
section_10

Start:
MH2

Direction:
Downstream

End:
END OF SURVEY - OFF BOU



Observation [10]:
WATER LEVEL 20%



Observation [11]:
MASS SCALE



Observation [12]:
DROPPED SECTION OF PIPE



Observation [13]:
WATTER LEVEL 25%

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_10	Start: MH2	Direction: Downstream	End: END OF SURVEY - OFF BOU



Observation [14]:
JUNCTION LEFT - UNKNOWN



Observation [15]:
WATER LEVEL 0%



Observation [16]:
End Point: END OF SURVEY - OFF BOU

