



J N P G R O U P
CONSULTING ENGINEERS

SuDS Management and Maintenance Plan

Project: College Lane
Hurstpierpoint

Client: Earlswood Homes

Reference: S12809-JNP-XX-XX-RP-C-1002

Date: October, 2025

DOCUMENT CONTROL SHEET

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FOR AND ON BEHALF OF JNP GROUP

Date: 23/10/2025

Document Issue Record

Rev	Date	Description	Prepared	Checked	Approved
P01	23/10/2025	First Issue	SH	LC	LC

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1 INTRODUCTION

1.1 Terms of Reference

- 1.1.1 JNP Group has been commissioned by Earlswood Homes to prepare a SuDS Management and Maintenance Plan for the proposed residential development at College Lane, Hurstpierpoint
- 1.1.2 The purpose of this management plan is to demonstrate how the drainage system, including SuDS, will be maintained in compliance with various requirements and best practice guidance, including but not limited to, the National Planning Policy Framework (NPPF) and SuDS Manual (CIRIA 2015).
- 1.1.3 This management plan aims to:
- Summarise the drainage features used within the site.
 - Establish who is responsible for the maintenance of the drainage components.
 - Ensure that all those involved in the maintenance and operation of the SuDS understand their functionality and maintenance requirements in terms of supporting long-term performance.

1.2 Site Description

- 1.2.1 The proposed development consists of a total of 7 dwellings along with associated parking, access road and landscaping.
- 1.2.2 The scheme has received planning approval under reference DM/24/1139.

1.3 Surface Water Drainage Strategy

- 1.3.1 The surface water drainage system, detailed in Appendix B, consists of:
- Pervious pavements
 - Attenuation storage tanks
 - Pipe Network and Highway Gullies
 - Pumping Station

1.4 Responsibility of Maintenance

- 1.4.1 Maintenance of plot drainage will be the responsibility of the individual property owners.
- 1.4.2 Maintenance of the remainder of the drainage network will be the responsibility of a private management company.
- 1.4.3 Only trained personnel shall be permitted to undertake maintenance works. This work must be carried out in accordance with the Confined Space Regulations where appropriate.

2 SUDS MANAGEMENT AND MAINTENANCE REGIME

2.1 Pervious Paving

- 2.1.1 The pervious paving will be the responsibility of the management company.
- 2.1.2 The pervious paving construction consists of an impermeable asphalt surface above a permeable sub-base. Discharge to the permeable sub-base will be via proprietary rainwater diffuser units.
- 2.1.3 After the pervious paving is handed over to the management company, the pavement should be inspected regularly, especially after heavy rainfall.
- 2.1.4 Materials removed from the voids or the layers below the surface may contain heavy metals and hydrocarbons and may need to be disposed of as controlled waste.
- 2.1.5 Waste disposal will be carried out by a competent contractor, who must hold the relevant permits to transport and dispose of the waste.
- 2.1.6 The recommended maintenance activities for the pervious paving are outlined within Table 2-1.

Table 2-1: Pervious paving maintenance requirements

Maintenance Schedule	Required Action	Recommended Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for the first 3 months of installation. Then every 6 months.
	Remove litter/debris from catchment surface	Monthly
	Remove sediment from catchpits upstream of rainwater diffusers.	Annually or after large storm events.
Occasional Maintenance	Stabilise and mow contributing and adjacent areas of soft landscaping.	As required.
Remedial actions	Remedial work to any depressions or rutting considered detrimental to the structural performance or a hazard to users.	As required.
	Repair and replace the permeable sub-base.	As required. However, this is very unlikely to be required under normal operation

2.2 Attenuation Storage Tanks

- 2.2.1 The attenuation storage tank will be the responsibility of the management company.
- 2.2.2 Before the attenuation storage tank is handed over to the management company, it should be inspected for litter and debris. These inspections will be the responsibility of the developer, and all failures should be rectified by the developer.
- 2.2.3 Accumulated materials removed from the surface of the attenuation storage tank may exceed the total organic carbon criteria for hazardous waste and may need to be disposed of as controlled waste.
- 2.2.4 Waste disposal will be carried out by a competent contractor, who must hold the relevant permits to transport and dispose of the waste.
- 2.2.5 The recommended maintenance requirements for the attenuation storage tanks are outlined in Table 2-2.

Table 2-2: Attenuation storage tank maintenance requirements

Maintenance Schedule	Required Action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months then annually
	Remove litter/debris from catchment surface	Monthly
	Remove sediment from catchpit.	Annually, or as required
Remedial Actions	Repair/rehabilitate inlets, outlets, overflows and vents.	As required
Monitoring	Inspect/check all inlets, outlets and overflows to ensure that they are in good condition and operating as designed.	Annually
	Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years or as required

2.3 Pipe Network and Highway Gullies

- 2.3.1 Whilst the drainage system has been designed to operate with as little maintenance as possible, there are key operations that must regularly be undertaken to ensure that the system remains in optimal condition. The majority of these actions are routine and should be carried out upon all drainage systems.
- 2.3.2 The main sewers and road gullies will be the responsibility of the private management company while plot drainage will be the responsibility of each individual household.
- 2.3.3 Litter picking at the site should be frequent to prevent rubbish limiting the effective operation of components such as the catchpits. This will reduce the frequency with which the system has to be cleaned out.
- 2.3.4 The recommended maintenance requirements for pipe network under the road and road gullies are outlined below in Table 2-3 and Table 2-4.

Table 2-3: Pipe network maintenance requirements

Maintenance Schedule	Required Action	Recommended Frequency
Regular Maintenance	Check the drains for blockages and damage. Clean and repair if required.	Monthly for the first 3 months after installation. Then every 6 months.
Occasional Maintenance	Remove sediment from catchpits.	Annually or after large storm events.
Remedial Actions	Jetting of pipework to clear blockages.	As required.
Monitoring	Inspect for evidence of poor operation and/or damage at manholes etc.	Monthly for the first 3 months and then annually.
	Inspect inlets and outlets for blockages, and clear as required.	Annually.

Table 2-4: Road gully maintenance requirements

Maintenance Schedule	Required Action	Recommended Frequency
Regular Maintenance	Check the gullies for blockages and damage. Clean and repair if required.	Monthly for the first 3 months of installation. Then every 6 months.
Occasional Maintenance	Desilting gullies and channel drains.	As required.
	Grating on gullies and channel drains to be kept clear of debris.	As required or after large storm events.
Monitoring	Remove sediment from gullies catchpits.	Annually or after large storm events.
	Inspect for evidence of poor operation of gullies.	Monthly for the first 3 months and then annually.

2.4 Pumping Station

- 2.4.1 Maintenance of the pumping station will be the responsibility of the management company.
- 2.4.2 A remote monitoring system will be installed to provide continuous telemetry of the pumping station's operation. The system shall operate 24 hours a day, 365 days a year, and will alert any faults or abnormal conditions.
- 2.4.3 A comprehensive Pump Maintenance Package shall be established to ensure the ongoing reliability and efficiency of the pumping system. This will include:
 - Routine cleaning and emptying of the pump chamber
 - Monitoring and clearance of any blockages
 - Regular inspection to identify and rectify defects
 - Testing of alarms, telemetry, and control panels
 - Periodic electrical insulation resistance testing to ensure long-term performance

3 RECORDS OF MAINTENANCE

Records of all inspections (including photographic evidence) shall be included in Appendix B

APPENDIX A: DRAINAGE DRAWINGS

Private Drainage Notes

1.

This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist documents provided.
2.

All pipes to be vitrified clay or UPVC and shall be 100mmØ laid to a fall of 1:80 unless noted otherwise or indicated by size and invert levels. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
3.

Building drainage shall comply with BS 8301 1985, BS EN 752 and Building Regulations Part H. Inspection chambers located within gardens to have double seal bolt down covers.
4.

Gully top and manhole cover specification to be in accordance with BS EN 124 and located in accordance with the intended use and loading classification as described within groups 1-6:
5.

This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
6.

Connections to pre-formed inspection chamber bases should ensure the main channel is used in all cases. High velocity discharges (e.g. from SVPs) must use the main channel.
7.

Cover and invert levels are indicative and may vary on site. In any case the following minimum cover to depth of cover to the crown of pipes without protection shall be as follows:
- a.

Domestic gardens and pathways without any possibility of vehicular access - 0.35m
- b.

Domestic driveways, parking areas and yards with height restrictions to prevent entry by vehicles with a gross weight in excess of 7.5 tonnes - 0.5m
- c.

Domestic driveways, parking areas and narrow streets without footways (e.g Mews developments) with limited access for vehicles with a gross weight in excess of 7.5 tonnes - 0.9m
- d.

Agricultural land and public open space - 0.9m
- e.

Other highways and parking areas with unrestricted access to vehicles with a gross weight in excess of 7.5 tonnes - 1.2m

Note: any protection required where drainage does not comply with a-e above shall be as follows:-

- a)

Vitrified clay pipes - provide a 100 mm min. thick concrete bed and surround (instead of class 'S' bedding) and a 13 mm thick compressible filler at each joint.
- b)

UPVC pipes - provide a concrete bridging (in addition to class 'S' bedding) in accordance with appendix A15, Building Regulations part 'H'.

Note: in-situ concrete used in connection with a) and b) above shall be standard mix GEN3 in accordance with BS 5328.

8.

Drainage runs should be laid at a minimum of 5m from the rear of properties where practicable to allow for future extensions.
9.

Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.
10.

All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
11.

Finished floor levels (FFL's), assumed to be typically a minimum of 150mm above finished ground level outside. refer to architects drawing for details.
12.

All new private shallow 225mm diameter surface water and foul inspection chambers and rodding eyes shown without cover levels (CL) shall be assumed to be at external ground level, and invert levels (IL) are to be typically between 450 and 600mm below CL, subject to the length of the internal house connections.
13.

Prior to topsoiling of rear gardens, the gardens should be reworked, rotovated or decompacted to a depth of 600mm. Once this is carried out, no plant is to access these areas, any further consolidation of subsoil to be reworked as necessary. Before reworking or rotovating the Contractor is to mark all drain runs in the area.
14.

Pipe bedding to be Class 'S' bedding (100mm granular bed and surround).
15.

Excavations for manholes, pipe runs etc located within a 45 degree load distribution splay from any adjoining existing foundations, are to be adequately supported for the duration of the works and building drainage protected.
16.

Foundations adjacent to pipe runs or manholes are to have their formation level set above the invert level no higher than the equivalent of the horizontal distance between the pipe/excavation trench and the foundation, minus 500 mm
17.

Where excavations for pipe runs are parallel and in close proximity to each other and/or other service trenches, the contractor shall ensure that adequate safety measures, including temporary shoring, are provided in line with current health & safety Legislation and good practice. Particular attention is to be paid to adjacent trenches of differing invert levels.
18.

All existing drainage found on site during the works shall be investigated, its operational status confirmed, and the following applied:-

a)

Inoperative drainage shall be cut back and pipe runs filled with concrete grout.

b)

'Live' drainage shall be temporarily re-routed to allow the new drainage to be constructed.
19.

Where existing drainage is to be re-used including road, building and external drainage systems, the contractor shall ensure that all chambers and drainage runs are cleaned, de-silted and made good.
20.

Covers to existing chambers to be re-used shall be replaced where necessary to suit proposed development loading class, see note 5. Chamber covers shall also be adjusted to suit final ground levels as necessary.
21.

Where necessary, existing chambers shall be re-benched to suit new pipework arrangement.
22.

The Contractor shall consider and take adequate measures to ensure surface water runoff during construction is managed to prevent pollution of surface water receptors and increased flood risk.

Important Drainage Notes:

Prior to progressing groundworks the contractor shall:

1.

Confirm line and level of all outfall manholes. Where the depths of these manholes are insufficiently deep for any new connection from the site, the engineer shall be informed immediately.
2.

Ensure all relevant consents for sewer connections are in place :

-

Southern Water S106 sewer connections
3.

Confirm line and level of existing drainage outfalls. Level of connection subject to confirmation that no clashing occurs with any of the existing sewers or services, contractor to re-level if necessary. Where clashing occurs, the engineer shall be informed immediately.

Private Packaged Pump Station

Packaged pump station to be BBA certified or NHBC approved.

Chamber / housing parameters:

- Packaged treatment plant to withstand loadings D400 class and to be fully odour proof
- To be installed as manufacturer requirements
- Foul Water Pump Station to have minimum 1500mmØ chamber

Warning systems:

- Audible / visual pump failure warning system to be installed. Location of control kiosk for the pump system to be confirmed by client

Notes

1.

The above should be deemed as minimum requirements. Pump station to be secured by contractor and designed by specialist.
2.

The pump system to be supplied by TT Pumps or similar approved with BBA certification or NHBC approved and shall be designed to the latest design parameters in full compliance with Part H of the Building Regulations 2010 and BS EN 752: Part 6 Pumping Installations and any subsequent addendums/revisions.
3.

The contractor shall check buoyancy of pump chamber for both the temporary and permanent condition and take necessary measures to counteract buoyancy effects. In any instance chamber shall be encased in concrete minimum 150mm thick or manufacturer's recommendations. See manufacturers installation specification.
4.

Supply of rising main to be undertaken by contractor.

Cellular Tank Notes

1.

This drawing shall be read in conjunction with the Drg.No.3001-3002 Drainage Construction Details.
2.

The design of the tank shall be undertaken by the specialist manufacturer in accordance with CIRIA 737 to include but not limited to lateral and vertical loadings and flotation. Full consideration shall be given to the site specific ground conditions and groundwater levels.
3.

Minimum cellular tank void ratio to be 95%.
4.

Tank dimensions shown are the minimum required, refer to manufacturers details for actual dimensions.
5.

Tank to be laid at 1:300 falls to outlet.
6.

Ventilation to be provided as required by manufacturer.
7.

No trees shall be planted within 5m of attenuation tank.
8.

The contractor shall undertake flotation calculations for construction stage works and provide all necessary mitigation to counter flotation of tank

THE DETAILS ON THIS DRAWING ARE INDICATIVE ONLY. INSTALLATION TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS DESIGN AND DETAILS. REFER TO MANUFACTURERS DESIGN PACK AND INSTALLATION DETAILS

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This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type (Construction Method/ Material/ Clearing/ Demolition/ Adaptation)	Hazard Description	Mitigation Measures/ Residual Risk

P01	11/09/2025	First Issue	SH/LC
Rev.	Date	Description	Drawn / Checked / Approved
Suitability			
S2 - Suitable for Information			

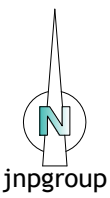
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Client		Earlswood Homes	
Job:		College Lane, Hurstpierpoint	
Title:		Drainage Notes	
Classification: FL 60_20 Scale @ A1: NTS		Project - Originator - Volume/System - Level/Location - Type - Discipline - Number S12809 - JNP - XX-XX- DR - C - 2000	
Document/Drawing Number			Reason P01

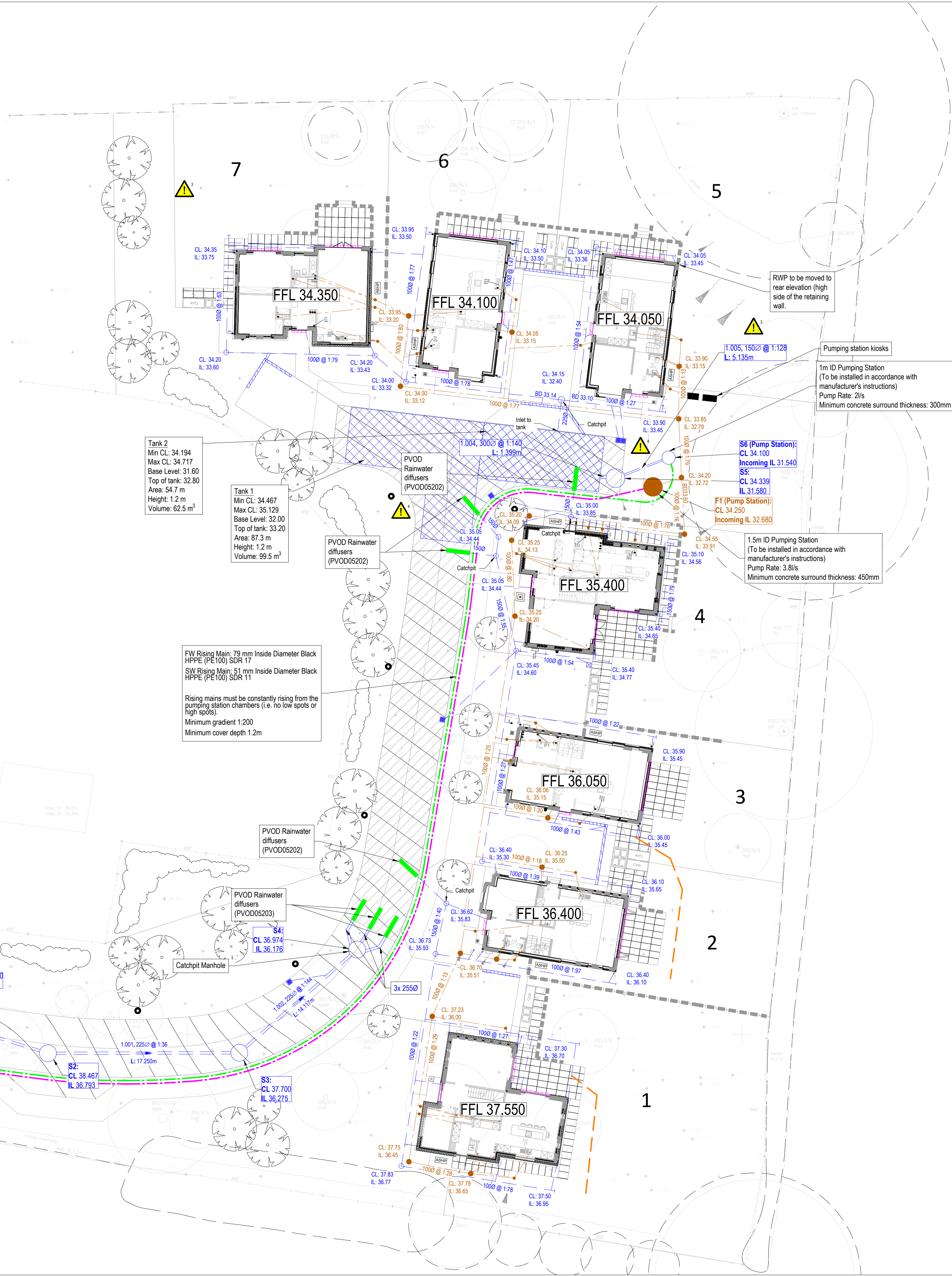


Legend

(Dimensions are approx. internal sizes).

- Existing public foul sewer
- New private foul drain
- New private foul inspection chamber 225mm dia. polypropylene or vitrified clay up to 600mm deep. Max pipe diameter 150mm
- New private foul inspection chamber 450mm dia. polypropylene up to 3000mm deep. Max pipe dia. 150mm
- New private foul inspection chamber either 1200mm dia. precast concrete, or 1200 x 750mm precast concrete, or 1200 x 750mm class B engineering brickwork over 1500mm deep.
- New private surface water inspection chamber 450mm dia. polypropylene up to 3000mm deep. Max pipe diameter 150mm
- New private surface water inspection chamber either 1200mm dia. precast concrete, or 1200 x 750mm precast concrete, or 1200 x 750mm class B engineering brickwork over 1500mm deep.
- New private yard gully
- New private road gully
- New private linear channel
- New private rodding eye
- New private rain water pipe
- New threshold drain
- New combined water lateral pipe
- New combined water manhole.
- New porous road construction
- New geocellular tank
- New surface water rising main
- New foul water rising main
- New land drainage. To be connected to bed and surround of plot drainage
- Root protection area

Note: No inspection chambers to be installed within paths



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Hazard Ref	Hazard Type (Construction/Retention/ Clearing/Excavation/Relocation)	Hazard Description	Mitigation Measures/ Residual Risk
1	Construction	Works near live carriageway	Appropriate traffic measures to be in place
2	Construction	Works near existing utilities	Exact position of utilities to be confirmed prior to construction
3	Construction / demolition	Contamination and excavation instability near abandoned sewer	Use safe excavation practices
4	Construction	Possible high groundwater levels	Possible localised dewatering. Temporary measures against flotation of tank or pumping stations may be required.

Rev.	Date	Description	Drawn/Checked/Approved
P06	21/10/2025	Plot 5&6 handed. Drainage updated to suit new block plans and drainage pop-up locations.	SH / JTH
P05	20/10/2025	Tank amended. SW pumping station raised to suit.	SH
P04	09/10/2025	Outfall to public sewer updated	SH
P03	22/09/2025	Plot 2 and 3 handed. Plot 2 lowered 300mm. Retaining walls updated.	SH
P02	11/09/2025	Tender issue.	SH / LC
P01	21/08/2025	First issue	SH

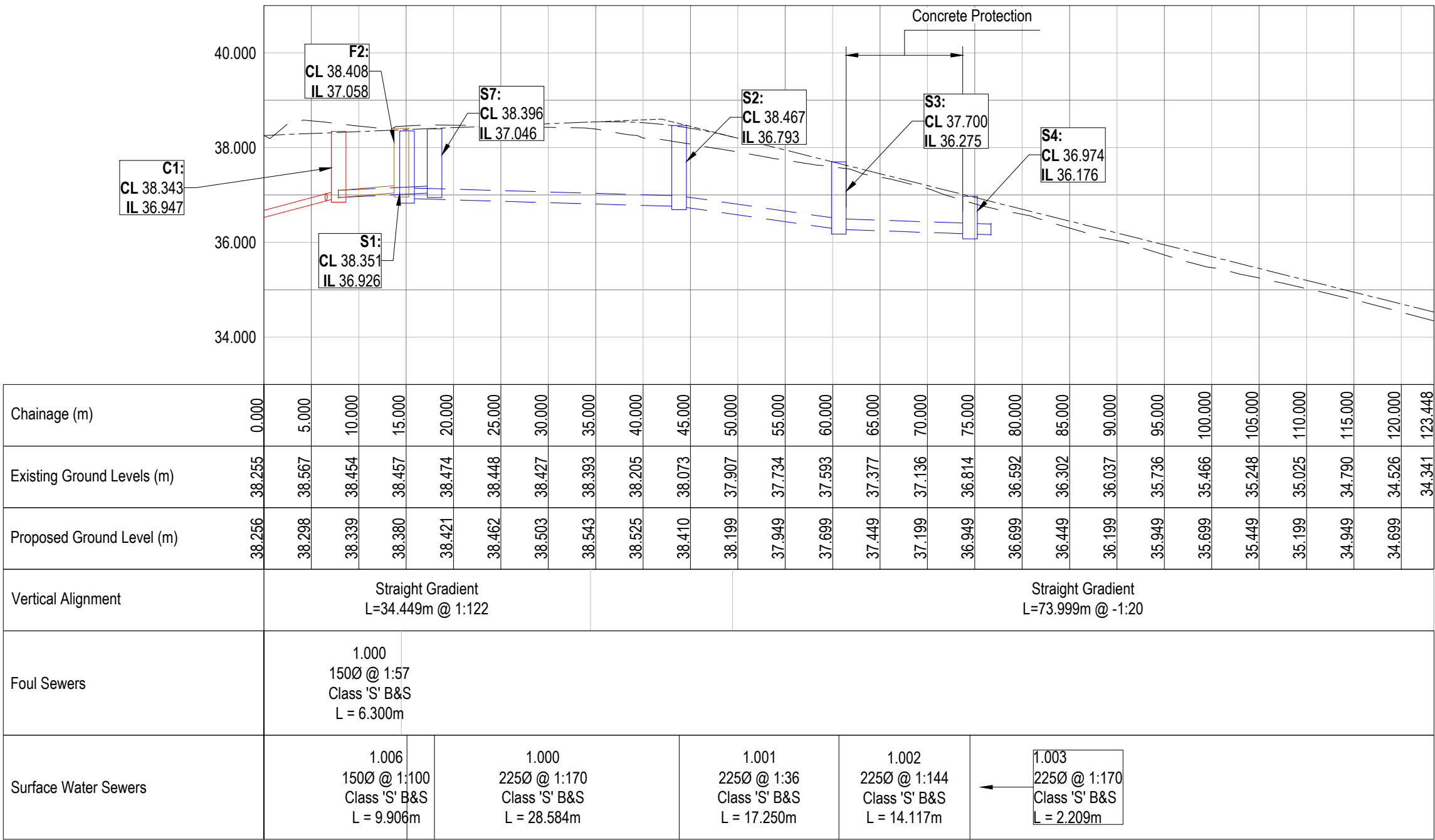
S2 - Suitable for Information



Client:	Earlswood Homes
Job:	College Lane, Hurstpierpoint
Title:	Drainage Layout

Classification:	FL 60_20
Scale @ A1:	1:200

Project - Originator - Volume/System - Level/Location - Type - Discipline - Number	Reason:
S12809 - JNP-XX-XX- DR -C - 2001	P06



Road1 Longitudinal Section

Combined - Manhole Schedule

Manhole Reference	Cover Level (m)	Invert Level (M)	Depth to Invert (m)	Manhole Size / Type (mm)	Cover Classification	Eastings	Northings
C1	38.343	36.947	1.396	1.350	D400	529152.919	116907.474
C2	37.757	34.800	2.957	1.350	D400	529140.303	116915.628

Foul - Manhole Schedule

Manhole Reference	Cover Level (m)	Invert Level (M)	Depth to Invert (m)	Manhole Size / Type (mm)	Cover Classification	Eastings	Northings
F1	34.250	32.680	1.570	1.500	D400	529241.946	116949.387
F2	38.408	37.058	1.350	1.350	D400	529158.635	116904.822

Surface Water - Manhole Schedule

Manhole Reference	Cover Level (m)	Invert Level (M)	Depth to Invert (m)	Manhole Size / Type (mm)	Cover Classification	Eastings	Northings
S1	38.351	36.926	1.425	1.350	D400	529160.142	116906.874
S2	38.467	36.793	1.675	1.350	D400	529187.411	116898.303
S3	37.700	36.275	1.425	1.350	D400	529204.660	116898.356
S4	36.974	36.176	0.798	1.350	D400	529215.277	116907.660
S5	34.339	31.580	2.759	1.500	D400	529238.572	116950.163
S6	34.100	31.540	2.560	1.050	D400	529243.363	116952.013
S7	38.396	37.046	1.350	1.350	D400	529162.501	116905.021

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P03	21/10/2025	Updated to suit revised site layout. Combined foul water outfall updated, S5 & S6 raised.	SH / JTH
P02	22/09/2025	Vertical curve at high spot reduced in length.	SH
P01	12/09/2025	First Issue	SH / LC
Rev.	Date	Description	Dim / CHK'd / App'd
Suitability			
S2 - Suitable for Information			



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Client

Earlswood Homes

Job

College Lane, Hurstpierpoint

Title

Longitudinal Sections and Manhole Schedules

Classification

FL_60_20

Scale @ A1:

1:500 H & 1:100V

Project - Originator - Volume/System - Level/Location - Type - Discipline - Number

S12809 - JNP-XX-XX- DR -C- 2005

Revision

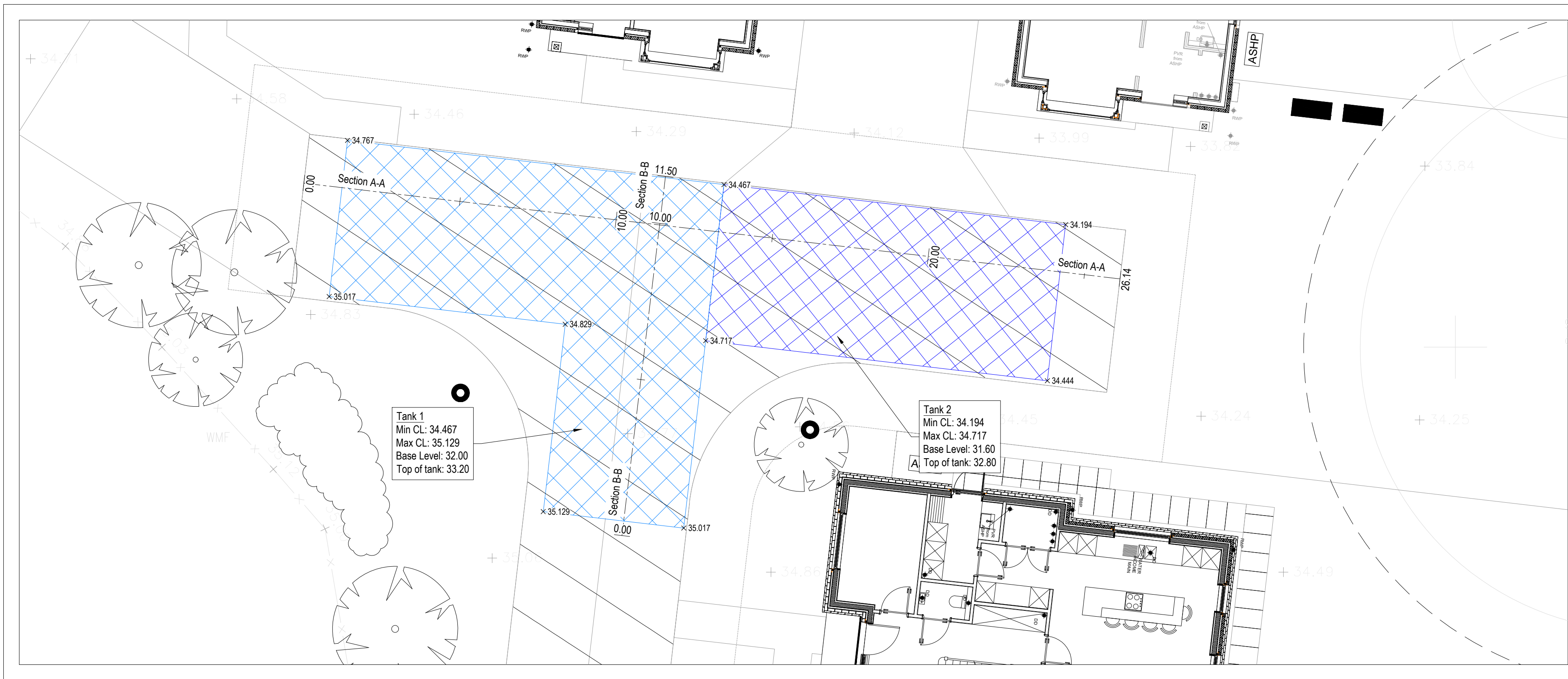
P03

Document/Drawing Number

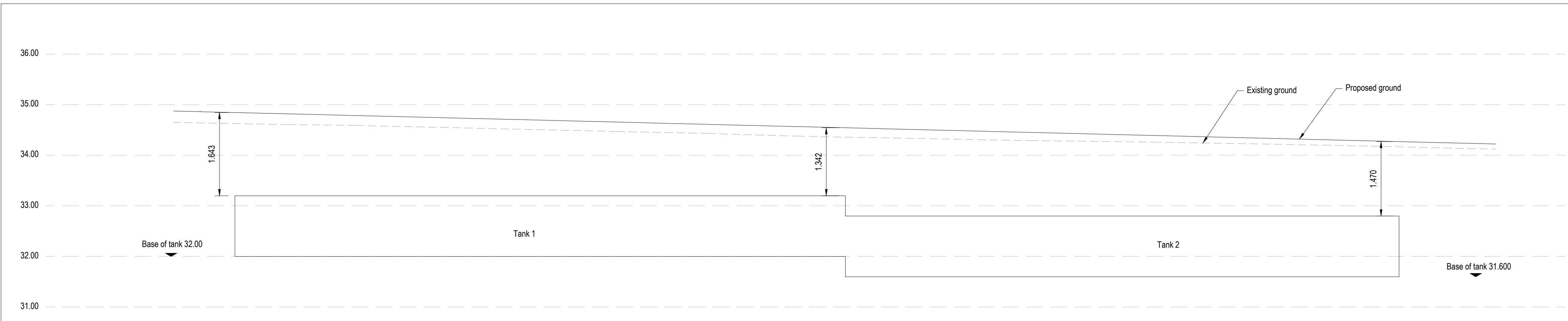
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JNP Group Internal Project Number: S12809

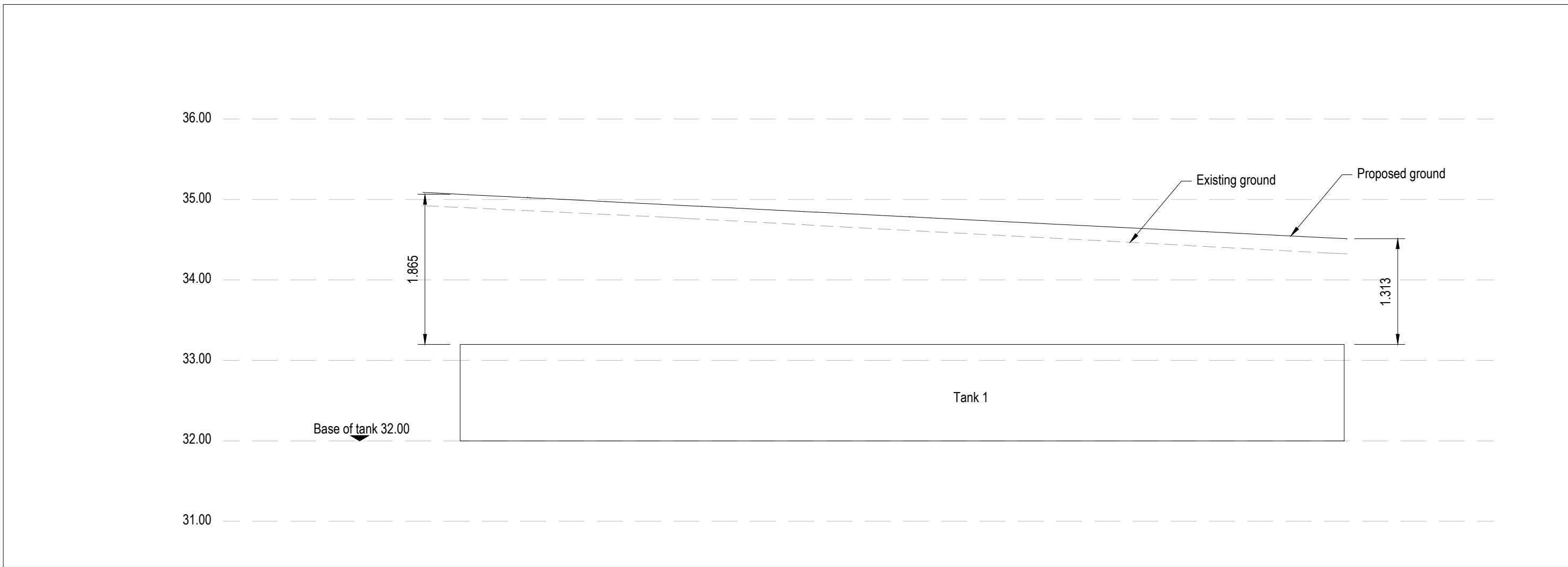
S12809



Tank Layout
Scale 1:100



Section A-A
Scale 1:50



Section B-B
Scale 1:50

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HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type (Construction/Maintenance/ Clearing/DEMOLITION/ADAPTATION)	Hazard Description	Mitigation Measures/ Residual Risk
1	Construction	Works near live carriageway	Appropriate traffic measures to be in place
2	Construction	Works near existing utilities	Exact position of utilities to be confirmed prior to construction
3	Construction / demolition	Contamination and excavation instability	Use safe excavation practices
4	Construction	Possible high groundwater levels	Possible localised dewatering. Temporary measures against flotation of tank or pumping stations may be required

P02	21/10/2025	Site layout updated.	SH / JTH
P01	07/10/2025	First Issue	SH
Rev.	Date	Description	Drawn / Checked / Approved
Suitability			
S2 - Suitable for Information			

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Client:	Earlswood Homes		
Job:	College Lane, Hurstpierpoint		
Title:	Tank Layout & Sections		
Classification:	FL_60_20		
Scale @ A1:	1:100 & 1:50		
Project - Originator - Volume/System - Level/Location - Type - Discipline - Number	S12809 - JNP-XX-XX- DR - C - 2007		
Reason:	P02		

① Material designated type 'A' shall consist of angular gravel or crushed rock graded in accordance with BS 882, or air cooled blast furnace slag to BS 1047, or sintered pulverised fuel ash to BS 3797, selected according to pipe size as follows:-

Nominal Size of Pipes (mm)	Maximum Particle Size (mm)	Imported Granular Materials
100	10	10mm nominal single-size
Over 100 to 150	15	10 or 14mm nominal single-size or 14mm to 5mm graded
Over 150 to 300	20	10, 14 or 20mm nominal single-size or 14mm to 5mm graded or 20mm to 5mm graded
Over 300 to 600	20	14 or 20mm nominal single-size or 14mm to 5mm graded or 20mm to 5mm graded
Over 600	40	14, 20 or 40mm single-size or 14mm to 5mm graded or 20mm to 5mm graded or 40mm to 5mm graded

② Material designated type "B" shall consist of suitable native soil (see note 3), graded according to pipe size as follows:

Nominal Size of Pipes (mm)	Maximum Particle Size (mm)
200 or less	22
201 to 600	40
Over 600	60

Note: for pipes with nominal diameter of less than 100mm, all written instructions of the manufacturer shall be complied with.

③ Suitable Native (as-dug) Soil shall consist of uniform, readily compactable material, free from oversized particles, tree roots, waste, organic material, snow and ice, and exclude clay lumps larger than 75mm, as per BS EN 1610:2015 Cl. 5.2 and 5.3. Material to be compacted in 225mm layers.

Note:
At each flexible pipe joint a joint filler (e.g. fibreboard or polystyrene) shall be used (see table below), and shall extend through the full thickness of any concrete in contact with the pipe. The concrete bed shall be cut away at each joint to give a clearance of at least 50mm, so that the joint does not bear on the bed.

 The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015

Hazard Ref	Hazard Type (Construction/Maintenance/ Cleaning/Demolition/Adaptation)	Hazard Description	Mitigation Measures/ Residual Risk
 1			

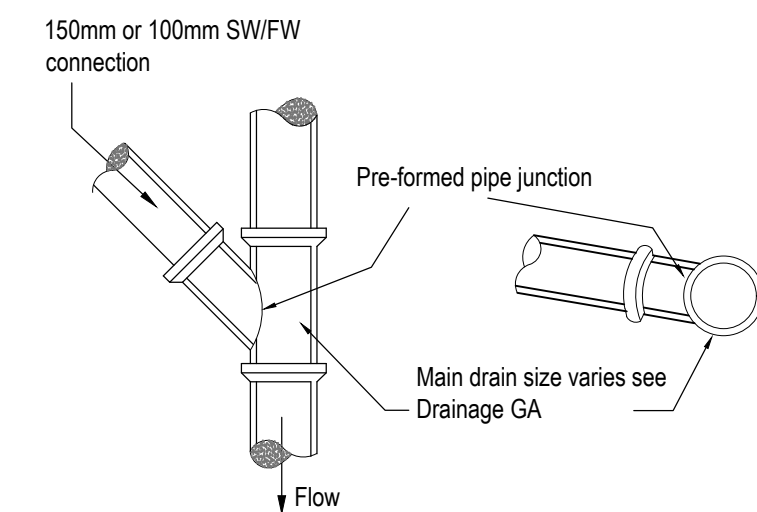
225mm dia x 550mm deep Hepworth Yard Gully, or similar, with 100mm outlet + medium duty grate.

Grate to be set 6mm min below surrounding paving level.

50mm FND2 concrete surround

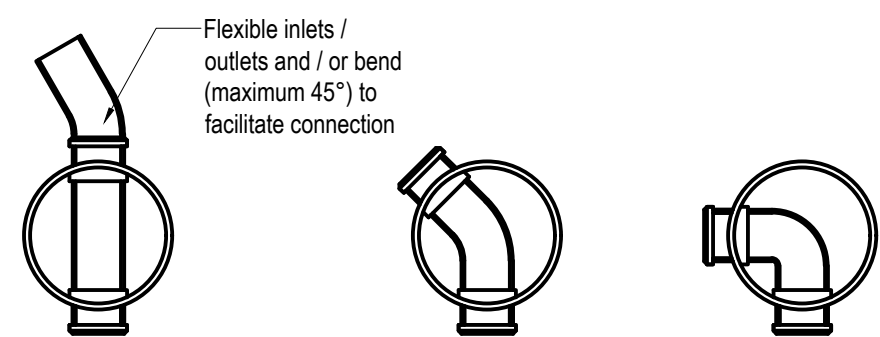
Typical Section Through Yard Gully

(Scale 1:25)

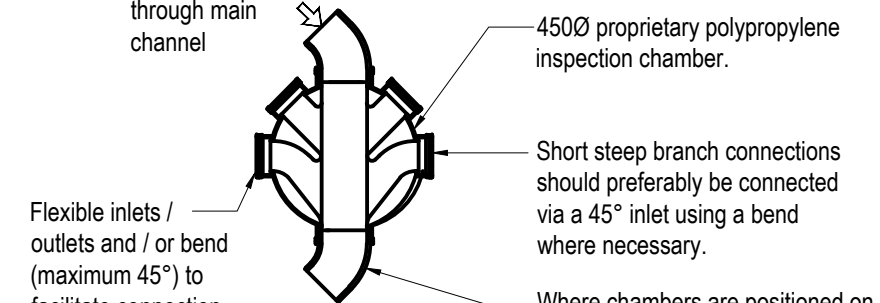


Typcial 'Y' Junction Connection

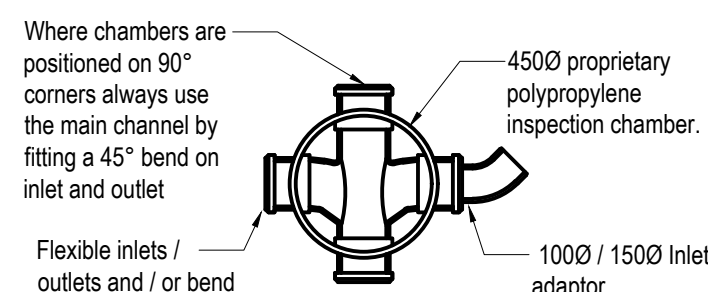
(Scale 1:25)



Heaviest flow should always be directed through main channel



Note- inlet pipes and outlet pipe to be 100mm Ø with this arrangement.

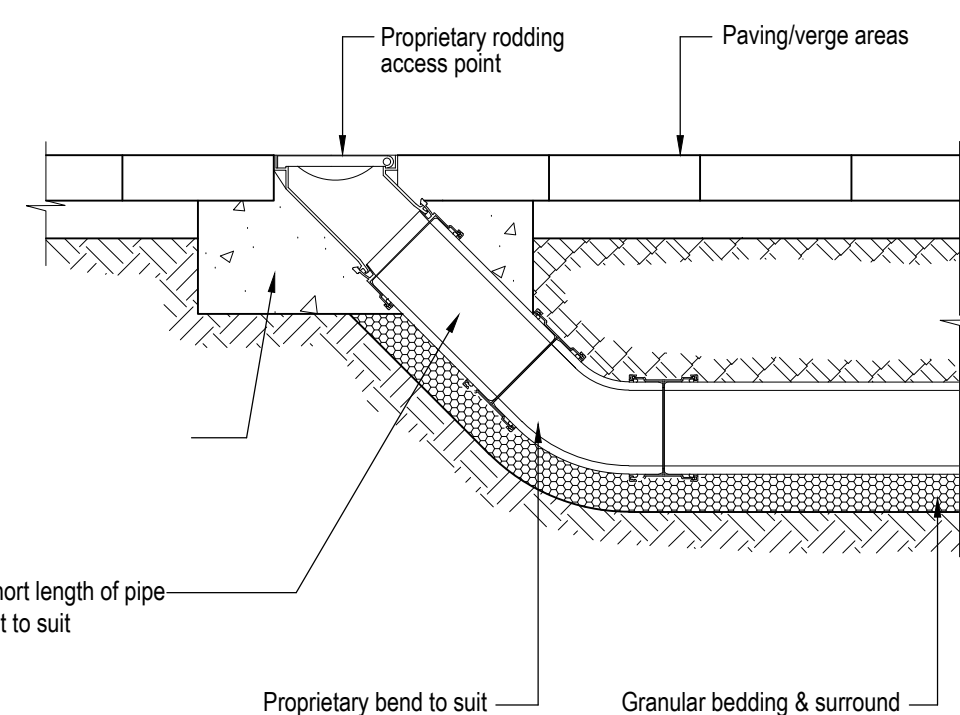


Note- inlet pipes and outlet pipe to be max 150mm Ø with this arrangement.

Alternative Base Layouts For 450mm Dia Inspection Chambers

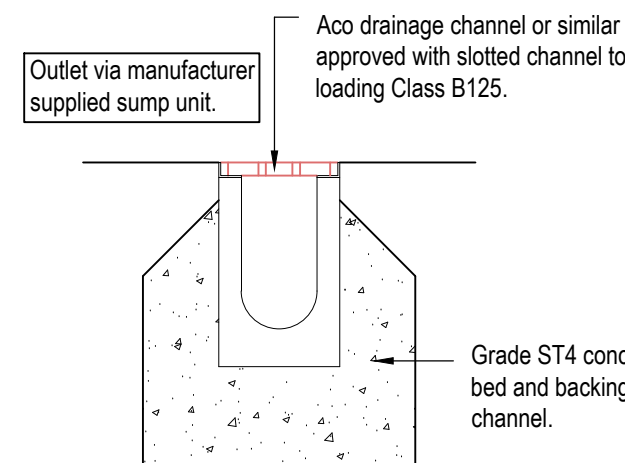
Pipe Bedding Details

(Scale 1:25)



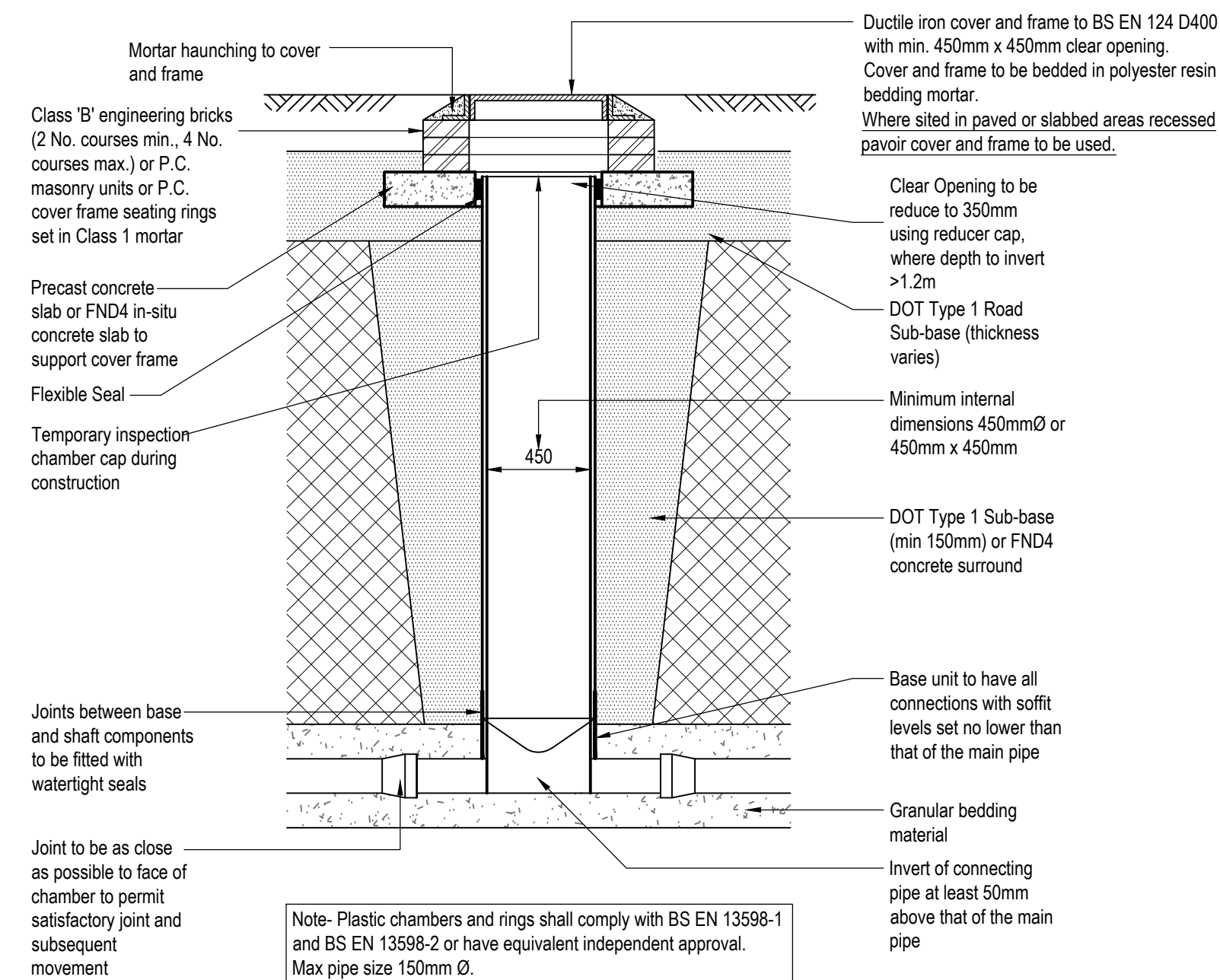
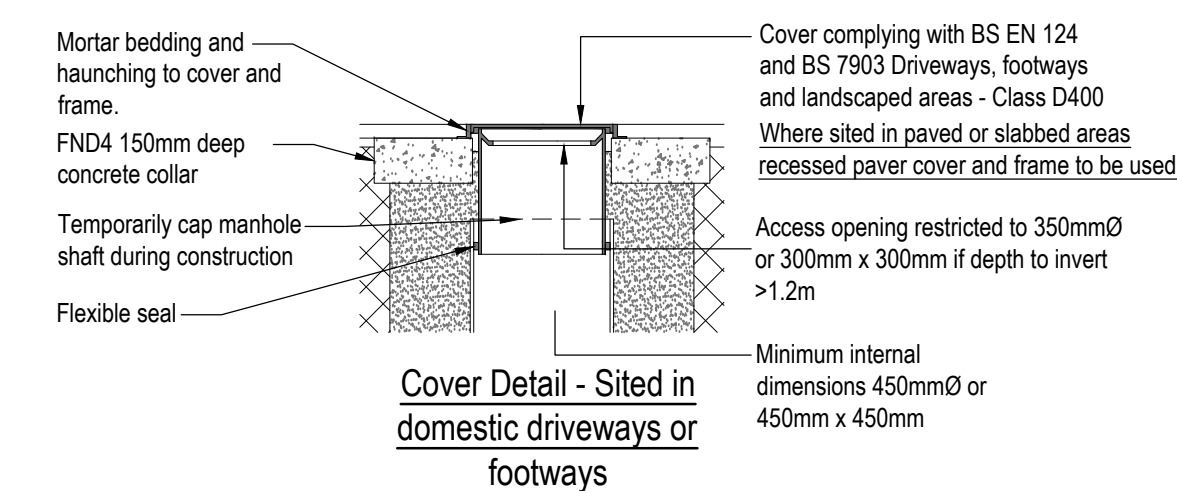
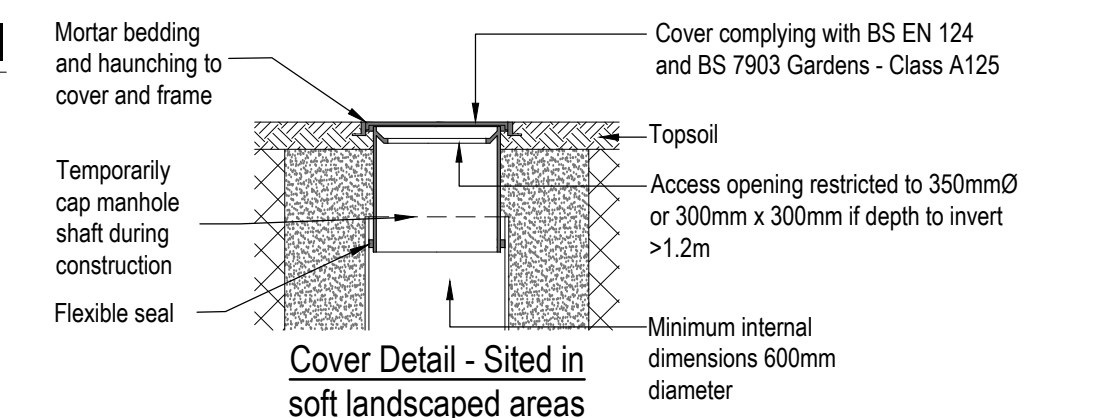
Rodding Eye-Typical Detail

Scale 1:10

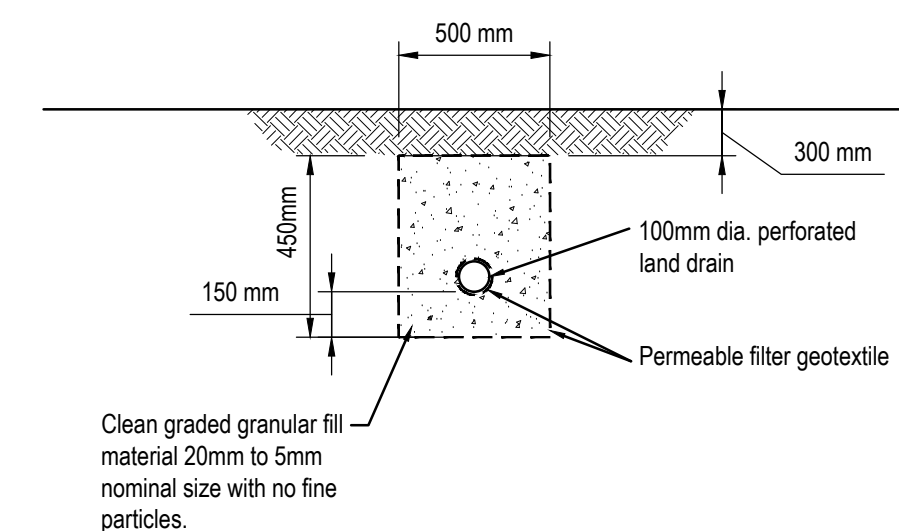


Typical Section Through Drainage Channel

Scale 1:10



Maximum depth from cover level to invert of pipe in areas subject to vehicular loading 3m, non entry

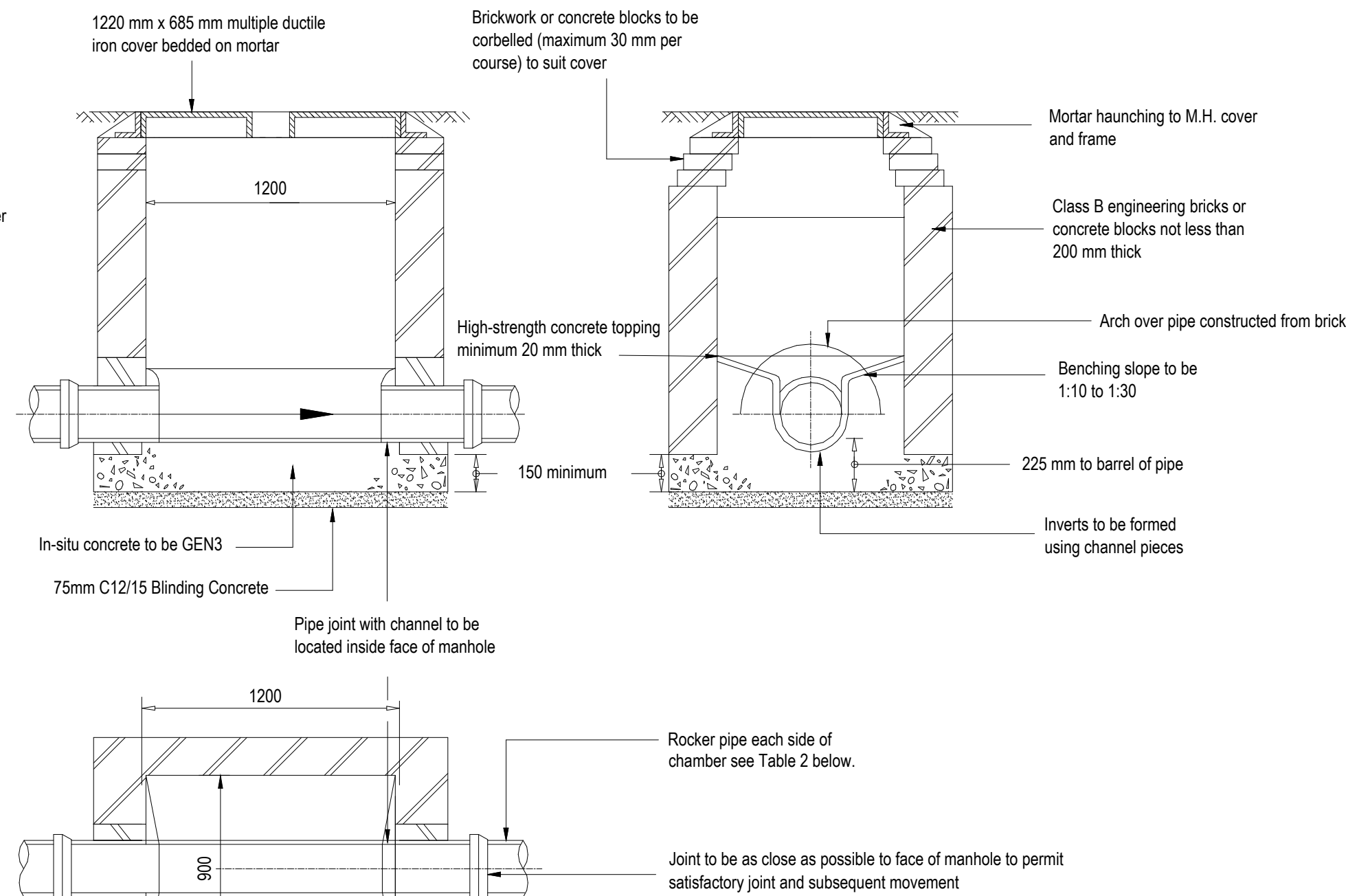
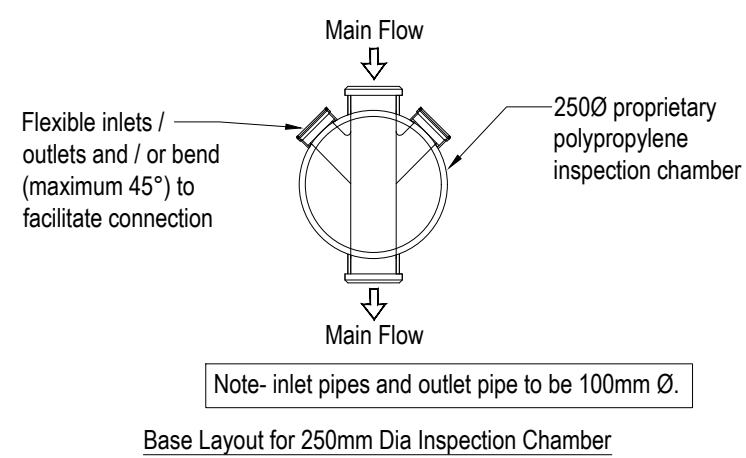
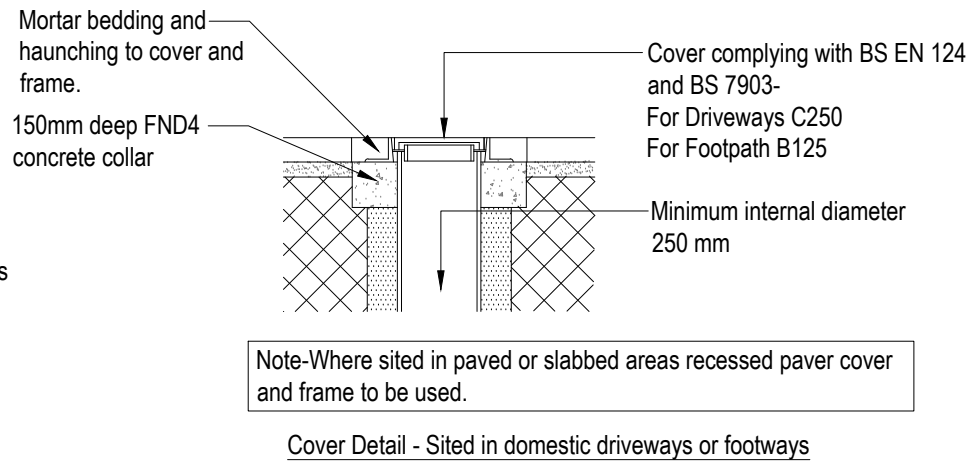
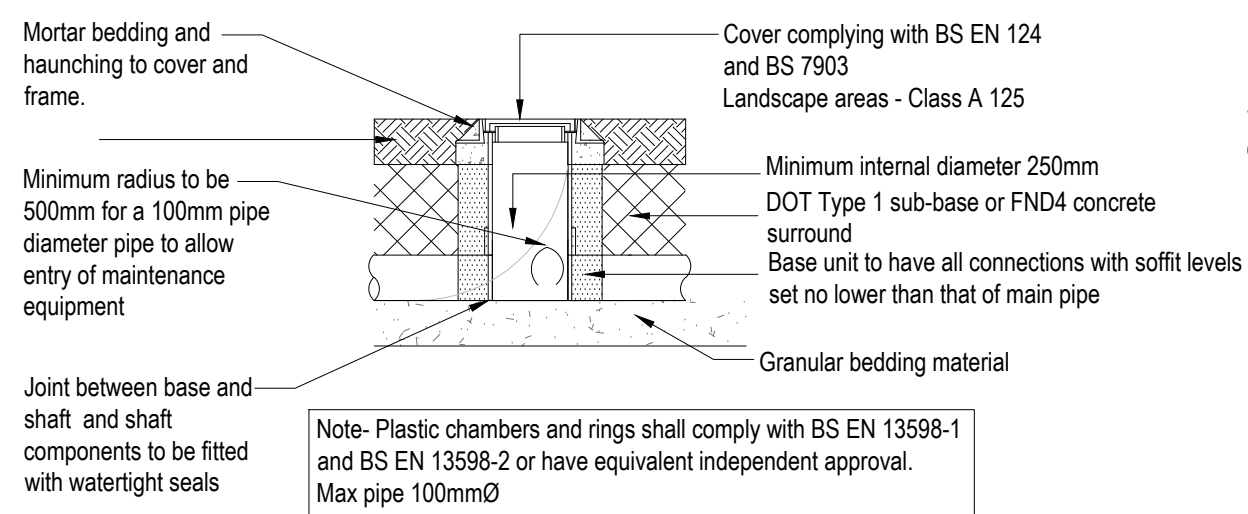


Typical Land Drain

Scale 1:25

450mm Dia Inspection Chamber detail (Flexible Material) in areas subject to vehicle loading

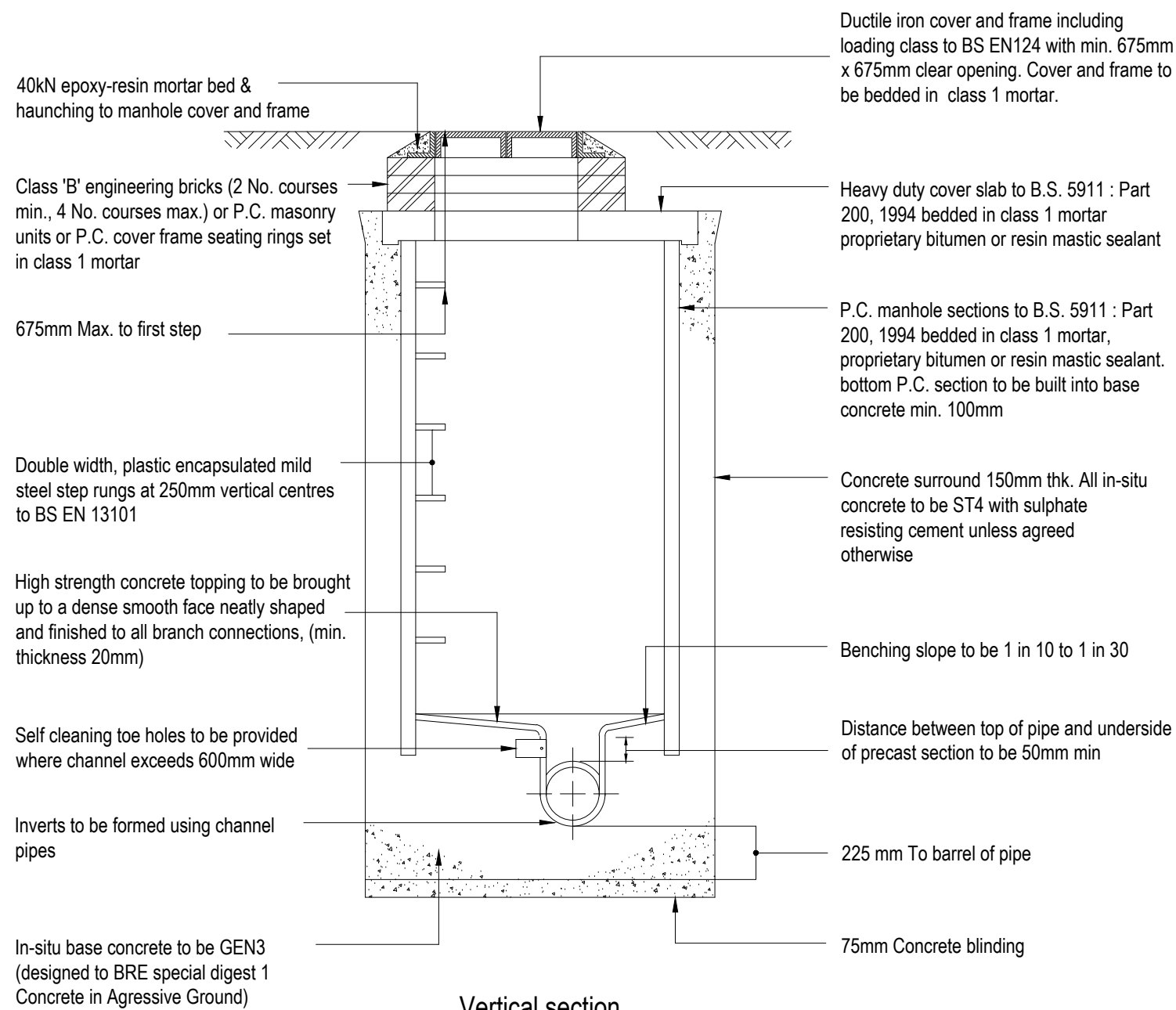
Scale 1:25



Typical Manhole Detail - Type 'C' Brick Chamber

Depth from ground level to soffit of pipe below 1.0m

Scale: 1:25

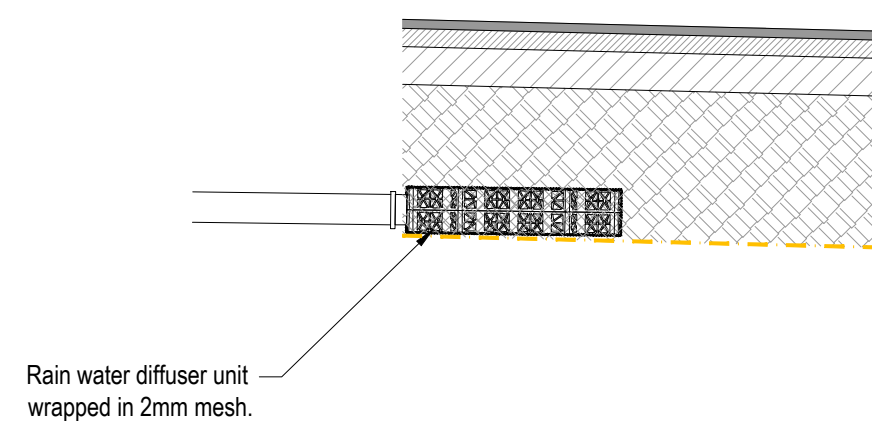


Typical manhole detail - Type 'E'

Depth from ground level to soffit of pipe 1.0m to 1.5m

(1:25)

Note: Double width, plastic encapsulated mild steel step rungs at 250mm vertical centres to BS EN 13101 are required if the distance between cover level and soffit level is greater than 675mm.

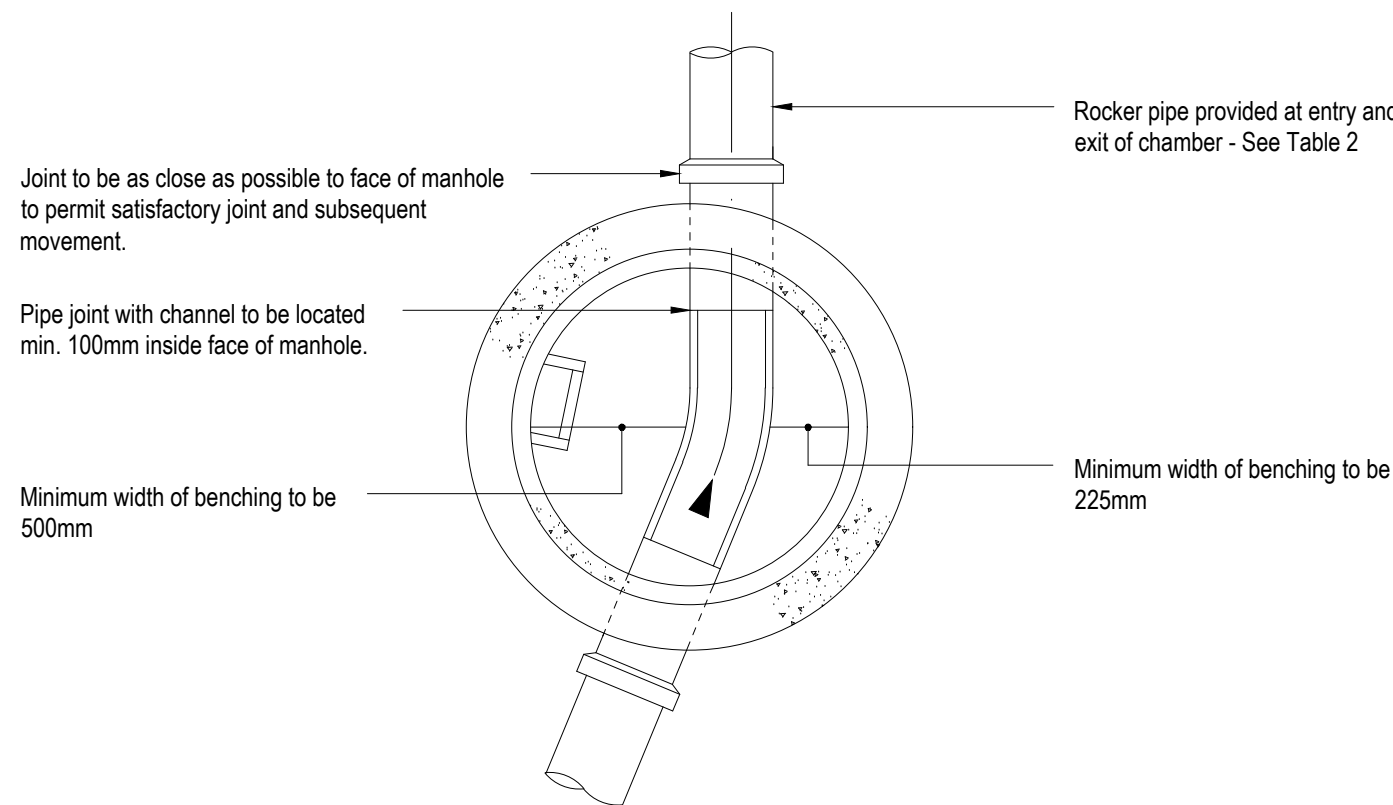


Permavoid Diffuser Detail

Scale (1:25)

Tank details shown are indicative only.

The design of the tank shall be undertaken by the specialist manufacturer in accordance with CIRIA 737 to include but not limited to lateral and vertical loadings and flotation. Full consideration shall be given to the site specific ground conditions and groundwater levels



Plan section

Typical manhole detail - Type 'B'

Max. depth from ground level to soffit of pipe 3.0m

(1:25)

Precast concrete manhole rings shall not be cut under any circumstances. Where cutting of manhole rings may be required, alternative construction options shall be used, including manhole built up with concrete or brick work to the top of the pipe.

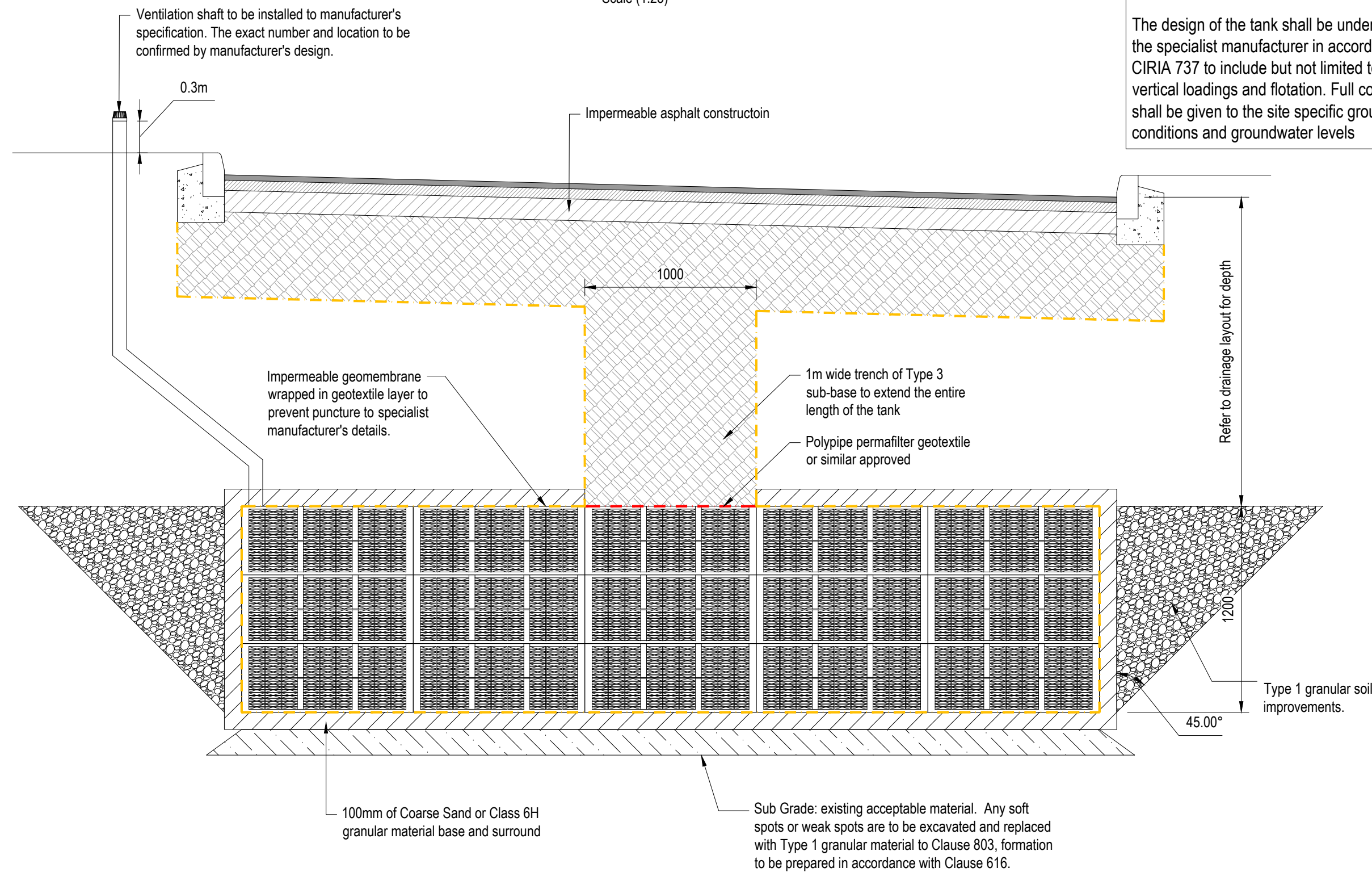
Table 2 - Rocker pipe length

Nominal diameter of pipe (mm)	Effective length (m)
150 to 600	0.6
675 to 750	1.0
Over 750	1.25

Table 1 - Manhole diameter

Diameter of largest pipe in manhole (mm)	Internal diameter of manhole (mm)
Less than 375	1200 (1050 Where depth to soffit is 1.35m - 1.5m)
375 to 450	1500
500 to 700	1500
750 to 900	1800

Sizes shown are the minimum. Where 2 or more pipes enter a manhole, the manhole size should be sufficient to accommodate adequate benching.



Typical Tanked Geo Cellular Crate Detail

Scale (1:25)

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Hazard Ref	Hazard Type (Construction/Maintenance/ Cleaning/DEMOLITION/Regulation)	Hazard Description	Mitigation Measures/ Residual Risk
!			

P02	21/10/2025	Tank soil improvements specified.	SH / JTH
P01	12/09/2025	First Issue	SH / LC
Rev.	Date	Description	Dim / CHK / Appd
Subsidiary			
S2 - Suitable for Information			

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Client:	Earlswood Homes
Job:	College Lane, Hurstpierpoint
Title:	Drainage Construction Details (Sheet 2 of 2)
Classification:	FL 60_20
Scale @ A1:	As Shown
Project - Originator - Volume/System - Level/Location - Type - Discipline - Number	S12809 - JNP-XX-XX-DR-C-3002
Revision:	P02

APPENDIX B: RECORDS OF MAINTENANCE



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