

JONES HOMES

FOLDERS GROVE 2

**LAND REAR OF 96 FOLDERS LANE, BURGESS HILL,
WEST SUSSEX, RH15 0DX**

RESPONSE TO PLANNING CONDITION 24

**REPORT REF.
2501300-ACE-XX-XX-RP-C-TN01**

OCTOBER 2025

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Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
P01	Preliminary Issue	KC	MAC	BW	17-10-25
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Technical Note

SUBMISSION OF DISCHARGE OF CONDITIONS 24 PURSUANT TO APPLICATION

REF DM/23/0532

LAND TO THE REAR OF FOLDERS LANE, BURGESS HILL, WEST SUSSEX, RH15 0DX

This technical note has been produced by Ardent Consulting Engineers on behalf of Jones Homes for the development of the Land to the rear of Folders Lane, Burgess Hill, West Sussex, RH15 0DX and is to assist with the discharge of Planning Condition 24 as per the below:

Condition 24 is as follows:

The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development here by approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation,
- ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,
- iv. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The following information has been submitted in order to discharge this condition:

- 2501300-ACE-XX-XX-RP-C-0301. Surface Water Management and Maintenance Plan–
(Appendix A)
- 2501300-ACE-XX-XX-DR-C 1252 SUDS Timeline Implementation Plan – (Appendix B)
- 2501300-ACE-XX-XX-DR-C 1221 T01 P2 DRY BASIN AND TYPICAL SECTIONS (Appendix C)
- 2501300-ACE-XX-XX-DR-C 1241 T01 Adoptable Drainage Construction Details (Sheet 1) –
(Appendix C)
- 2501300-ACE-XX-XX-DR-C 1241 T01 Adoptable Drainage Construction Details (Sheet 2) –
(Appendix C)

Appendix A

Jones Homes

Folders Grove

Surface Water Management and Maintenance Plan

**REPORT REF.
2501300-ACE-XX-XX-RP-C-0301 - DRAFT**

October 2025

HEAD OFFICE: 3rd Floor, The Hallmark Building, 52-56 Leadenhall Street, London, EC3M 5JE **T** | 020 7680 4088

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Contents	Page
1. Introduction.....	1
2. SuDS Management Plan	3

Appendices

Appendix A: Inspection & Maintenance Log Forms

Figures

None

Tables

- Table 1-1: Typical Drainage Maintenance Activities
- Table 2-1: Typical Drainage Maintenance Activities for Bioretention Features
- Table 2-2: Typical Drainage Maintenance Activities for Permeable Paving

Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	First Issue	LB	CC	BW	17-10-2025

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1. Introduction

Overview

- 1.1. The proposed residential development at land to the rear of Folders Lane, Burgess Hill, West Sussex, RH15 0DX (hereafter referred to as the 'site') incorporates features to manage the surface water from the site. As such, a management plan is required to provide maintenance tasks and frequencies for the proposed drainage features, including Sustainable Drainage Systems (SuDS).
- 1.2. The proposed SuDS components, in addition to addressing climate change, will bring a number of benefits in terms of water quality and environmental amenity.
- 1.3. The maintenance of all SuDS components will be in accord with the best practices and CIRIA document C753 "The SuDS Manual". Typical maintenance activities for the proposed SuDS components have been reproduced from *Table 32.1* of "The SuDS Manual" in *Table 1-1* below.
- 1.4. The drainage features including the SuDS features (attenuation basin and permeable paving) will be maintained and managed by a private management company responsible to the owner of the site. No aspect of the drainage network is proposed to be offered up for adoption by the sewerage undertaker.

Table 1-1: Typical Drainage Maintenance Activities

Operation and Maintenance Activity	SuDS Component		
	Conventional Pipework	Permeable Paving	Attenuation Basin
Regular Maintenance			
Inspection	■	■	■
Litter and debris removal	■	■	■
Grass cutting			■
Weed and invasive plant control	□	□	■
Shrub management		□	□
Inspection of Perforated Pipework		■	
Inspection of inlet and outlet pipes and chambers	■		■
Aquatic vegetation management		■	■
Occasional Maintenance			
Sediment management	■	■	■
Vegetation replacement			■
Vacuum sweeping and brushing		■	
Remedial Maintenance			
Structure rehabilitation / repair	□	□	□
Reseeding of grassed surfaces			□
■ will be required □ may be required			

2. SuDS Management Plan

Overview

- 2.1. This long-term Management Plan for the Sustainable Drainage System (SuDS) should be implemented at the site to ensure that the drainage network functions as designed. Maintenance and cleaning of catchpit manholes, connecting pipework and SuDS components will ensure adequate hydraulic performance.
- 2.2. This plan is intended to cover all on-site drainage structures. The Site Management Team should oversee and implement the SuDS Management Plan and designate a qualified person who will be responsible for the proper operation and maintenance of the surface water drainage structures.

Water Quality Management

- 2.3. The surface drainage network has been designed to protect and enhance the quality of surface water runoff through the removal of sediment and pollutants, in accordance with guidance presented in CIRIA C753 'The SuDS Manual'.
- 2.4. Catchpit manholes, permeable paving and the dry attenuation basin will provide treatment by reducing the amount of pollutants conveyed through the system. Preventive maintenance of the system will include a comprehensive source reduction program of regular sweeping and litter removal, prohibitions on the use of pesticides and provision of best practices.

Maintenance Program

- 2.5. The Site Management Team will conduct the SuDS Management Plan set out in this document. The responsible party will ensure that inspections and record keeping are timely and accurate.
- 2.6. *Inspection & Maintenance Log Forms*, provided in **Appendix A**, should include the date and physical conditions of the structures, depth of sediment in structures / features, evidence of overtopping or debris blockage and maintenance required of each structure.
- 2.7. Records of maintenance will be kept on file on-site and copies of *Inspection & Maintenance Log* sheets indicating all work and inspections will be available to the Council upon request.

2.8. Regular maintenance should include:

- Inspect paving surfacing and sweep any debris every 6 months, or as determined to be reasonable based on experience to ensure gullies, channels and porous surfaces remain clear.
- Inspect external bin stores and parking areas for spillage and scattered litter must be performed on a regular basis to prevent the spread of pollutants into the surface water drainage network.
- Grass cutting within and around the basin to ensure continued operation every 6 months, or as determined to be reasonable based on operation of the feature.
- The inlets, outlet and vents and overflows of SuDS components should be checked annually and after large storms to ensure that they are in good condition and operating as designed. Regular maintenance includes inspection and identification of any areas that are not operating correctly monthly for the first 3 months and then every 6 months after.

Winter Maintenance Program

2.9. Ensure that drainage structures are not blocked by ice, snow, debris or rubbish during winter months. Inspections and maintenance should be carried out on a more regular basis due to likely adverse weather conditions.

2.10. Avoid de-icing agents wherever possible to allow bio-remediation of pollutants in SuDS features.

Fertiliser Use

2.11. Only slow-release organic low-phosphorous fertilisers will be used in any landscaped areas in order to limit the amount of nutrients that could enter the surface water drainage system.

2.12. Avoid use of weed killers and pesticides to prevent chemical pollution.

Operation and Maintenance Requirements

2.13. Recommendations for the operation and maintenance including typical frequencies are included in *Table 2-1* and *Table 2-2* below.

Table 2-1: Typical Drainage Maintenance Activities for Attenuation Basin

<i>Maintenance Period</i>	Attenuation Basin	
	<i>Maintenance Task</i>	<i>Frequency</i>
Regular Maintenance	Remove litter and debris	Monthly (or as required)
	Cut the grass – for spillways and access routes	Monthly (during growing season), or as required
	Cut grass - meadow grass in and around basin	Half yearly (spring, before nesting season, and autumn)
	Manage other vegetation and remove nuisance plants	Monthly (at start, then as required)
	Inspect inlets, outlets, and overflows for blockages, and clear is required	Monthly
	Inspect banksides, structures, pipework etc. for evidence of physical damage	Monthly
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies	Monthly (for first year), then annually or as required
	Check any penstocks and other mechanical devices	Annually
	Tidy all dead growth before start of growing season	Annually
	Remove sediment from inlets, outlets and forebays	Annually (or as required)
	Manage wetland plants in outlet pool-where provided	Annually
Occasional Maintenance	Reseed areas of poor vegetation growth	As required
	Prune and trim any trees and remove cuttings	Every 2 years, or as required
	Remove sediment from inlets, outlets, forebay and main basin when required	Every 5 years, or as required (likely to be minimal requirements where effective upstream source control is provided)

Remedial Actions	Repair erosion or other damage by reseeding or returfing	As required
	Realignment of rip-rap	As required
	Repair/rehabilitation of inlets, outlets and overflows	As required
	Relevel uneven levels and reinstate design levels	As required

Table 2-2: Typical Drainage Maintenance Activities for Permeable Paving

<i>Maintenance Period</i>	Permeable Paving	
	<i>Maintenance Task</i>	<i>Frequency</i>
Regular Maintenance	Brushing and vacuuming	Once a year or as required
Occasional Maintenance	Stabilise and mow contributing adjacent area	As required
	Removal of weed or management using glyphosate applied directly into weeds by an applicator rather than spraying	As required
Remedial Work	Remediate any landscaping which has been raised to within 50mm of the level of the paving	As required.
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to structural performance or a hazard to users.	As required.
	Rehabilitation of surface or upper structure by remedial sweeping	Every 10 to 15 years, or as required
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	3 monthly, 48hrs after large storms in first 6 months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

Pipework and Inspection Chambers

2.14. The connecting pipework, orifice plates and outfall pipework should be regularly checked to ensure there is no significant damage affecting the function of the proposed drainage system. This would include:

- Quarterly visual inspection of the upstream and downstream chambers / outfalls to ensure surface water flows through the network (also to be undertaken after severe storms);
- CCTV survey on an annual basis to inspect condition of pipework;
- Jetting of the pipework to remove sediment / blockages, as required; and
- Repairs / replacement of damaged or collapsed pipework, as required.

2.15. Non-return valves are constructed in a way that minimum maintenance is required. To ensure correct functioning of the non-return valve it is recommended to carry the following maintenance:

- Half yearly visual check of the valve and clearance, as required;
- Half yearly visual inspection of the material sealing and replacement / cleaning, as required;
- Replacement / repair of damaged flap valve, as required.

Exclusions

2.16. This SuDS Management and Maintenance Strategy does not allow for the maintenance of any specialist features such as vortex flow control devices or pumping stations. Manufacturer guidance should be followed.

Additional Support

2.17. In the event of concern or failure of a SuDS feature, it is recommended an appropriate qualified engineer is contacted to provide expert advice.

Appendix A

Inspection & Maintenance Log Forms

Drainage Operation and Maintenance Log

Site Maintenance Supervisor:

Date:

☐ Routine

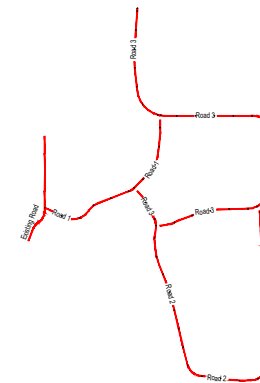
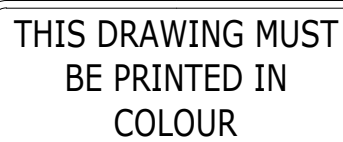
☐ Response to rainfall event

☐ Other:

Maintenance Area	Activity and Frequency	Date	Comments
Catchpit Manholes and Pipework	Monthly inspections of condition and operation		
	Monthly (for the first 3 months) then as required; removal of silt accumulation		
	Reparation of physical damage to pipes and chambers		
Hard Surfaces / Gullies and Channel Drains	Rubbish, litter & debris removal on a monthly basis		
	Inspect for evidence of poor operation and silt accumulation on a quarterly basis		
	Specialist sweeping, jetting and vacuuming, as required		
	Remediation of any depressions, rutting or broken paving elements, as required		

Attenuation Basins	Visual inspection of inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies		
	Removal of sediment from pre-treatment structures on a monthly basis		
	Reseed areas of poor vegetation growth		
	Repair erosion or other damage by reseeding or returfing		
Orifice Plates, Non-Return Valves and Pipework	Half early visual inspection of condition and sealing material.		
	Reparation/ replacement of damaged infrastructure, as required.		

Appendix B



Scale 1:4000

NOTES:

1. THIS DRAWING IS TO BE READ IN CONNECTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHALL BE SHOWN ON THIS DRAWING ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
6. THE CONTRACTOR SHALL COMPLY WITH THE MANUAL OF BEST PRACTICE CONTRACT DOCUMENTS FOR HIGHWAY WORKS, VOLUME ONE, SPECIFICATION FOR HIGHWAY WORKS AND THE LOCAL AUTHORITY MID SUSSEX DISTRICT COUNCIL SPECIFICATION FOR ROAD CONSTRUCTION AND STANDARD DETAILS.
7. THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER.
8. UNLESS STATED OTHERWISE, ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF TO A LICENSED WASTE TREATMENT PLANT.
9. THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAN AND FREE OF DEBRIS BY USE OF WHEEL WASHING FACILITIES AND ROAD SWEEPERS TO THE COUNCIL'S SATISFACTION.
10. ALL WORK SHALL BE AGREED ON-SITE WITH THE ENGINEER, PRIOR TO THE COMMENCEMENT OF THE WORKS.
11. UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MAINTENANCE REPAIRS TO RETURN THE HIGHWAY TO ITS FORMER CONDITION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY

CDM NOTES:

1. THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNATED FOR THIS PROJECT.
2. WORKS IN THE VICINITY OF LIVE SERVICES INCLUDING GAS, ELECTRICITY AND BULK WATER SUPPLY ARE REQUIRED FOR THE PROPOSED HIGHWAY SERVICE COMPANES MUST BE SUGHT BEFORE ANY WORKS COMMENCE.
3. WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTS MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE DEPARTMENT.
4. HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFICALLY USED BY THE MANUFACTURERS OF THE ON HANDLING PROCEDURES MUST BE OBTAINED AND REFERRED TO ALL APPERTINATE.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS HAND DUG AND ENSURE THESE ARE PROTECTED THROUGHOUT THE PROJECT.
6. THE PROPOSED WORKS SHOULD BE CARRIED OUT IN A MANNER THAT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
7. THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURED.
8. REFER TO THE PROJECT REGISTER DOCUMENT NO. 25913030-ACE-XX-XP-C0001 Designers Risk Assessment.

CONSTRUCTION NOTES:

6. ALL SPOT SPOTS AND VOIDS SHALL BE REMOVED BEFORE CONSTRUCTION AND REPLACED WITH SUITABLE FILL MATERIAL.
7. APPROVED RESIDUAL WEEDKILLER, WHICH DOES NOT CONTAIN ARZININE OR 2,4-D, SHALL BE APPLIED TO THE SUBGRADE.
8. ALL CONCRETE AND CEMENT MORTAR MUST BE SULPHATE RESISTING TO BS4021.
9. ALL CARBONATE MATERIALS SHALL BE SUPPLIED AND LAID IN ACCORDANCE WITH BS EN 12138 & BS 5948.
10. ALL CURIAL SW CARBONATE MATERIALS TO BE LAID BY MACHINE.
11. MINIMUM DEPTH OF 450mm IS REQUIRED FOR FROST SUSCEPTIBLE MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING THE CR VALUES FOR EACH ACCESS ROAD AND SHALL SUBMIT DETAILS OF THE PROPOSED CONSTRUCTION TO THE CONSULTANT FOR APPROVAL.
13. A CAPPING LAYER, WITH A MINIMUM THICKNESS OF 600mm WILL BE REQUIRED WHEN THE CR OF THE SUB-GRADE IS LESS THAN 2.5%.
14. ALL THE CONTRACTED CAPPING LAYER SHALL BE AT LEAST 15%.
15. ALL EARTHWORKS TO BE IN ACCORDANCE WITH SERIES 600 OF SHW.

KEY:

- 0.5m x 0.3m DEEP CONVEYANCE/ SILT
CAPTURE CHANNEL

PROPOSED SILT TRAP FENCE TO
CONTRACTORS DESIGN TO CAPTURE ANY SILT
AT BOUNDARY/EXISTING DITCH COURSES



PROPOSED SILT TRAP

-

HAYBALES AT 10m SPACING (INDICATIVELY SHOWN) TO BE MONITORED, CHECKED AND REMOVED ON MONTHLY BASIS

SILT MATTING TO CONTRACTORS DESIGN TO BE CONFIRMED PRIOR TO CONSTRUCTION



PROPOSED TEMPORARY SANDBAG HEADWALLS



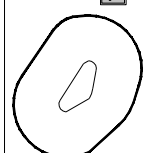
PROPOSED TEMPORARY CATCHP

PROPOSED TEMPORARY SEWER

PROPOSED TEMPORARY RISING MAIN FROM PUMP



PROPOSED PUMP



PROPOSED TEMPORARY SILT BASIN

-  PROPOSED FOUL WATER SEWER & MANHOLE (WITH MANHOLE REF. No.)
-  EXISTING FOUL WATER SEWER & MANHOLE (WITH MANHOLE REF. No.)
-  EXISTING FOUL WATER RISING MAIN
-  PROPOSED SURFACE WATER SEWER & MANHOLE (WITH MANHOLE REF. No.)
-  EXISTING SURFACE WATER SEWER & MANHOLE (WITH MANHOLE REF. No.)
-  SANDBAG HEADWALL
-  CONCRETE PROTECTION WHERE DEPTH TO SOFFIT OF PIPE IS <1.2m
-  BUILDING CONSTRUCTION SEQUENCE

Purpose:	Status:
PRELIMINARY	NOT YET APPROVED

ARDENT | CONSULTING
ENGINEERS

AN EMPLOYEE OWNED COMPANY



SSIP SAFETY SCHEMES IN PROCUREMENT

ISO 9001
BUREAU VERITAS
Certification

The logo for Bureau Veritas Certification, featuring a circular emblem with a figure holding a scale and a sword, surrounded by the text 'BUREAU VERITAS' and 'CERTIFICATION'.

Client _____

JONES HOMES

Project Title:

FOLDERS GROVE 2

Drawing Title:

SUDS TIMELINE IMPLEMENTATION PLAN

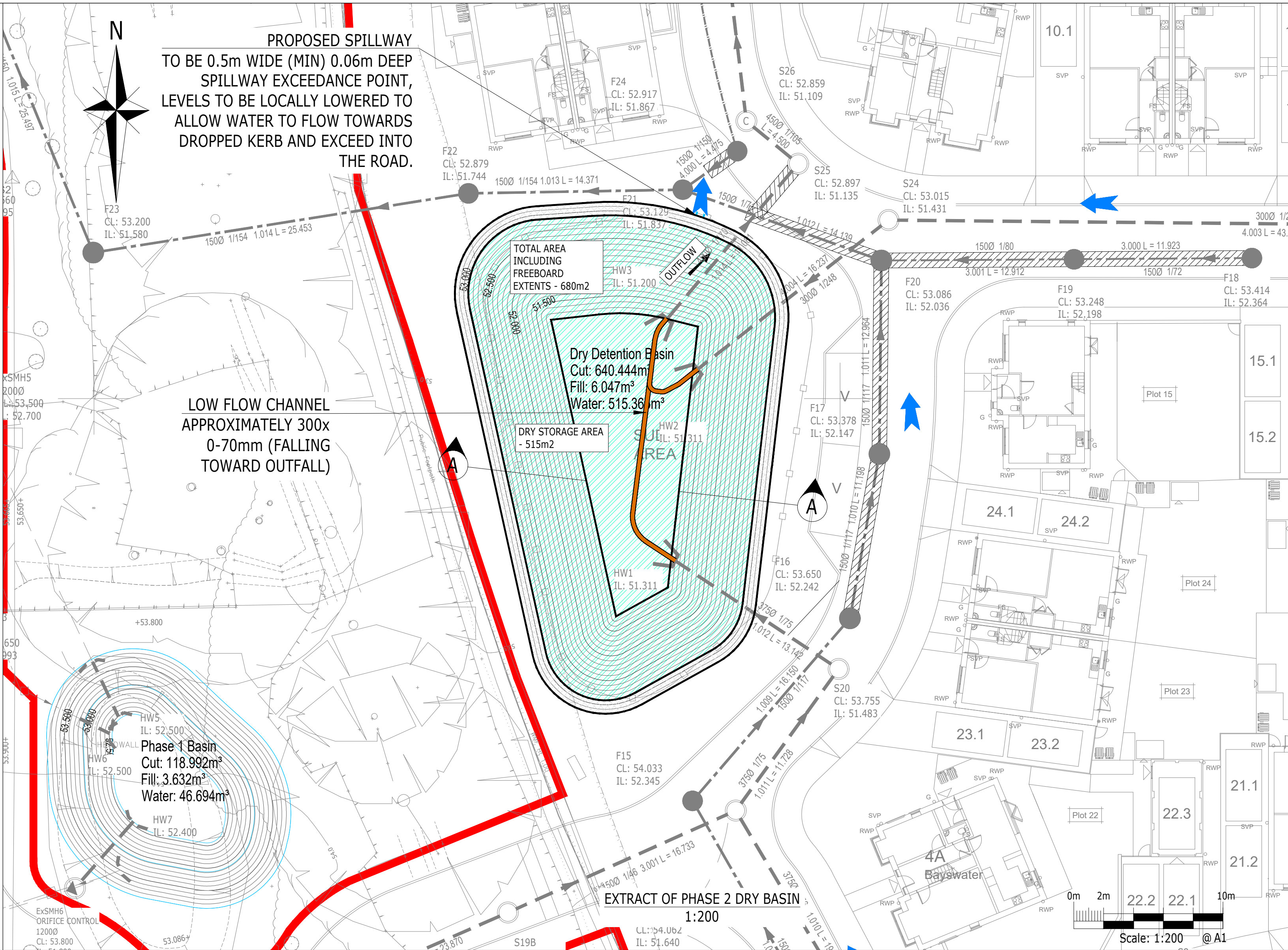
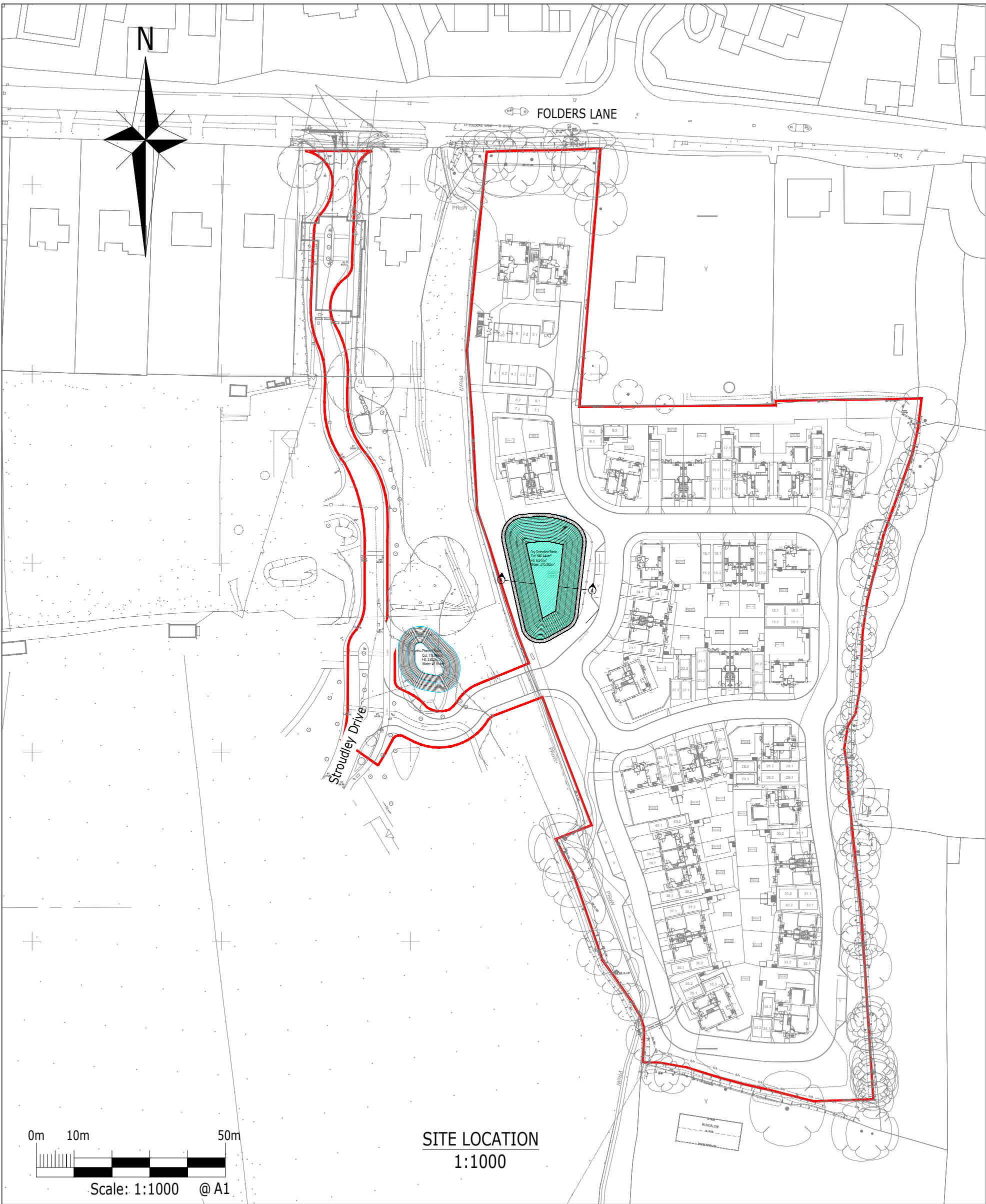
Drawing Number
2501300-ACE-XX-XX-DR-C-1252

BOX NOTE 15 - REFER TO DRAWING No. 2501300-170.
FOR CUT AND FILL ISOPACHYTE

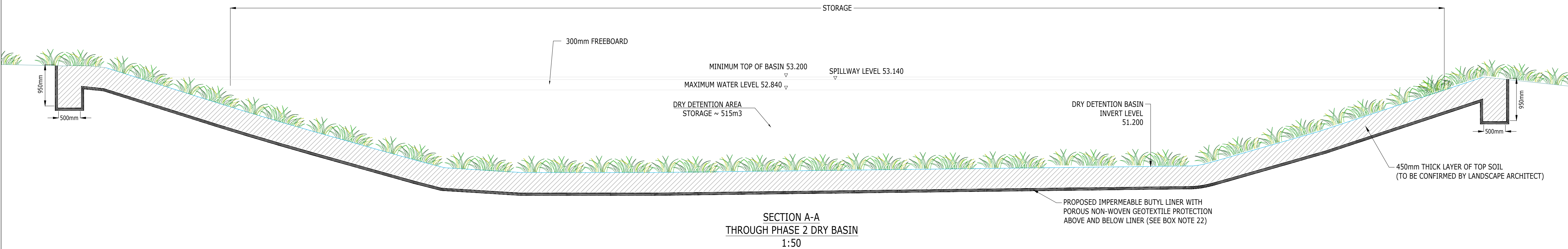
BOX NOTE 21 - ARDENT TAKE NO RESPONSIBILITY FOR THE ADEQUATE SIZING OF THE DETENTION BASIN IN TERMS OF ITS ABILITY TO ACCOMMODATE THE APPROPRIATE STORM EVENTS AND CLIMATE CHANGE ALLOWANCES. INSTEAD ARDENT HAVE SIMPLY REPOSITIONED THE EXISTING DETENTION BASIN, WHILST MAINTAINING ITS EXISTING VOLUME. ALL RESPONSIBILITY RELATING TO THE SIZE, CAPACITY, HYDRAULIC SUITABILITY ETC REMAINS WITH THE ORIGINAL DESIGNER OF PHASE 1 AND THE CONTRACTOR WHO ORIGINALLY CONSTRUCTED IT. ARDENT ACCEPT NO LIABILITY FOR THE DESIGN OF THE BASIN.

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Appendix C



- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INCL. RISK ASSESSMENTS (SEE CDM NOTES BELOW) AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
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 - THIS DRAWING HAS BEEN BASED UPON TOPOGRAPHICAL SURVEY PROVIDED BY THREE SIXTY MAPPING DATED 11.04.2018 DRAWING NUMBER ENZ/05EA/001
 - ALL OUTFALL INVERT LEVELS TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS AND ANY DISCREPANCIES REPORTED TO THE ENGINEER IMMEDIATELY.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE DRAINAGE WORKS FOR THE DURATION OF THE CONTRACT.
 - ALL ADOPTABLE SEWER PIPES UP TO 300mm IN DIAMETER TO BE VITRIFIED CLAY TO BS 65 AND BS EN 295 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - ALL CONCRETE AND CONCRETE PRODUCTS BELOW GROUND LEVEL SHALL BE SULPHATE RESISTING PORTLAND CEMENT. THE DESIGN SULPHATE (DS) CLASS IS DS1 AND AGGRESSIVE CHEMICAL ENVIRONMENT (ACEC) IS AC-1.
 - ALL MANHOLE COVERS AND FRAMES IN ROADS OR TRAFFICATED AREAS TO BE CLASS D400 IN ACCORDANCE WITH BS EN 124. ALL CHAMBER COVERS WITHIN LANDSCAPED AREAS TO BE CLASS B125.
 - ALL PIPE CONNECTIONS SHALL BE MADE SOFFIT TO SOFFIT EXCEPT IN HYDROBRAKE CHAMBERS OR WHERE NOTED OTHERWISE.
 - ALL PIPES SHALL HAVE FLEXIBLE JOINTS.
 - STATED COVER LEVELS ARE FOR GUIDANCE ONLY AND SHALL BE SET TO THE FINISH LEVEL OF THE CARRIAGEWAY/SOFT LANDSCAPED AREAS.
 - ALL PIPE SIZES STATED ARE NOMINAL INTERNAL DIAMETERS IN MILLIMETRES.
- CDM NOTES:
- THE ATTENTION OF THE CLIENT, PRINCIPAL DESIGNER, PRINCIPAL CONTRACTOR, DESIGNERS AND CONTRACTORS IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT.
- WORKS IN THE VICINITY OF LIVE SERVICES INCLUDING GAS, ELECTRICITY AND BT WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
 - WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE DEPARTMENT.
 - HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURERS ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS HAND DUG AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
 - THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DESIGNER'S RISK ASSESSMENT 2404170-ACE-XX-00-RP-C-0011



BOX NOTE 1 - THIS DRAWING IS BASED UPON ARCHITECT DRAWING: 1255_001_SITE_21oct25dwg, REVISION: T7

BOX NOTE 2 - THIS DRAWING IS BASED UPON TOPOGRAPHICAL SURVEY DRAWING: 36315, REVISION: -

BOX NOTE 3 - THIS DRAWING IS BASED UPON LANDSCAPE ARCHITECT DRAWING: LLD3589-LAN-DWG-100-02 - GA, REVISION: 02

BOX NOTE 4 - REFER TO DRAWING No. 2501300-1001-1002 FOR GENERAL ARRANGEMENT PLAN

BOX NOTE 5 - REFER TO DRAWING No. 2501300-1003-1004 FOR ENGINEERING PLAN

BOX NOTE 6 - REFER TO DRAWING No. 2501300-1005-1006 FOR GEOMETRY PLAN

BOX NOTE 7 - REFER TO DRAWING No. 2501300-1033-1034 FOR EXTERNAL LEVELS

BOX NOTE 8 - REFER TO DRAWING No. 2501300-1035-1036 FOR KERBING AND CONTOURS

BOX NOTE 9 - REFER TO DRAWING No. 2501300-1201-1202 FOR MAIN DRAINAGE PLAN

BOX NOTE 10 - REFER TO DRAWING No. 2501300-1241-1242 FOR DRAINAGE CONSTRUCTION DETAILS

BOX NOTE 11 - REFER TO DRAWING No. 2501300-1501-1502 FOR PLOT DRAINAGE PLAN

BOX NOTE 12 - REFER TO DRAWING No. 2501300-1601-1602 FOR EXTERNAL WORKS LAYOUT

BOX NOTE 13 - REFER TO DRAWING No. 2501300-1611 FOR EXTERNAL WORKS CONSTRUCTION DETAILS

BOX NOTE 14 - REFER TO DRAWING No. 2501300-1701 FOR CUT AND FILL APPRAISAL

BOX NOTE 15 - REFER TO DRAWING No. 2501300-1702 FOR CUT AND FILL ISOPACHYTE

BOX NOTE 16 - REFER TO DRAWINGS BY CONNECT IT UTILITY SERVICES FOR EXISTING AND PROPOSED UTILITIES ACROSS THE SITE, INCLUDING DIVERSIONS AND ANY APPLICABLE EASEMENTS

BOX NOTE 17 - REFER TO DRAWINGS BY LIZARDLAKE ARCHITECTS FOR DETAILS OF PROPOSED SOFT LANDSCAPING

BOX NOTE 18 - REFER TO DRAWINGS BY OSP ARCHITECTS FOR CONFIRMATION OF SURFACE FINISHES TO HARD LANDSCAPED AREAS, INCLUDING COLOUR, TEXTURE AND LAYING PATTERNS ETC.

BOX NOTE 19 - THE CONTRACTOR IS RESPONSIBLE FOR SECURING PERMISSIONS AND AGREEING METHODS OF WORKS AND TRAFFIC MANAGEMENT MEASURES WITH THE HIGHWAY AUTHORITY IN ADVANCE OF UNDERTAKING THE WORKS. NO WORKS SHALL BE CARRIED OUT ON PUBLIC HIGHWAY WITHOUT PRIOR WRITTEN CONSENT FROM THE HIGHWAYS AUTHORITY. A COPY OF THE CONSENT MUST BE PROVIDED TO THE CLIENT AT LEAST 7NO. WORKING DAYS BEFORE THE START OF THE WORK ON SITE.

BOX NOTE 20 - ALL EXCAVATED MATERIAL TO BE REMOVED, SHOULD BE DISPOSED OF TO A LICENSED TIP OFF-SITE

BOX NOTE 21 - ALL EXISTING UNDERGROUND SERVICES AND DRAINAGE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK

BOX NOTE 22 - ALL EXISTING UNDERGROUND SERVICES AND DRAINAGE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK

BOX NOTE 23 - BUTYL LINER SHALL BE 1mm THICK LOW DENSITY POLYETHYLENE LANDFLEX PE-LL (BY BUTYL PRODUCTS GROUP) OR SIMILAR APPROVED. THIS SHOULD BE PROTECTED WITH GEOTEXTILE LAYERS AT THE TOP AND BOTTOM. GEOTEXTILE LAYERS TO BE LANDFLEX G3000 OR SIMILAR APPROVED. INSTALLATION TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND THE MINIMUM WIDTH OF OVERLAP FOR WELDING BETWEEN ROLLS SHALL BE 150mm.

* ALTERNATIVELY, A BENTONITE (CLAY) LINER MAY BE USED, SUBJECT TO PRIOR AGREEMENT WITH ENGINEER, BEFORE INSTALLATION

BOX NOTE 24 - APPOINTED GROUNDWORKER TO MAKE ADEQUATE ALLOWANCE IN HIS TENDER SUM FOR ANY REQUIRED DEWATERING THROUGHOUT THE DURATION OF THE WORKS.

ANY NECESSARY DEWATERING DURING CONSTRUCTION MUST BE LIMITED AT A CONTROLLED RATE EQUAL TO THE ALLOWABLE DISCHARGE RATE OF SURFACE WATER FROM THE FINISHED DEVELOPMENT (9.9l/s) AS STATED WITHIN THE APPROVED FRA, OR AS OTHERWISE AGREED WITH THE LEAD LOCAL FLOOD AUTHORITY

IMPORTANT NOTE REGARDING FILL MATERIAL TO BE USED UNDER THE INFILTRATION BASIN CONSTRUCTION (TO BE READ IN CONJUNCTION WITH THE RSK EARTHWORKS SPECIFICATION AND MATERIAL MANAGEMENT PLAN)

THE CONTRACTOR SHALL REFER TO RSK'S EARTHWORKS SPECIFICATION AND MATERIALS MANAGEMENT PLAN FOR THE EARTHWORKS.

SITE WON MATERIAL
SITE WON MATERIAL MUST BE TESTED TO CONFIRM ITS CLASSIFICATION IN TERMS OF TABLE 6/1, SERIES 600 OF MCHW1

THE FOLLOWING RECOMMENDATIONS ARE BASED UPON THE ASSUMPTION THAT SITE WON MATERIAL WILL CONFORM TO THE REQUIREMENTS OF CLASS 1. THIS IS TO BE VALIDATED IN ACCORDANCE WITH RSK EARTHWORKS SPECIFICATION.

IN ACCORDANCE WITH THE RSK EARTHWORKS SPECIFICATION EACH LAYER OF GENERAL FILL PLACED SHALL BE VALIDATED ON 25m x 25m GRID TO SHOW COMPLIANCE WITH THE END PRODUCT REQUIREMENTS BELOW AND 100% COMPLIANCE IS REQUIRED BENEATH ADOPTED ROADS.

CLASS 1 MATERIALS

- MINIMUM 95% OF THE MAXIMUM DRY DENSITY (MDD);
- ≥10% CBR AT THE FORMATION LEVEL OF ALL PAVEMENTS;

IN-SITU CBR TESTING TO BS1377 IS REQUIRED AT 25m INTERVALS ALONG THE COMPLETED ROAD FORMATION TO CONFIRM THAT A MINIMUM CBR VALUE OF 10.0% HAS BEEN ACHIEVED.

IT IS IMPERATIVE THAT ALL TESTING IS CARRIED OUT TO THE SATISFACTION OF THE ENGINEER WITH ALL TEST RESULTS SUBMITTED FOR APPROVAL PRIOR TO CONTINUATION OF THE WORKS

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SSIP
SAFETY SIGNED INDUSTRY PRACTITIONER

Client

JONES HOMES

Project Title:

FOLDERS GROVE 2

Drawing Title:

PHASE 2 DRY BASIN AND TYPICAL SECTIONS

Drawn by	Checked by	Approved by
MAC	MAC	BW
A1 Scale	Date	Revision
1:200@A0	OCT 2025	P02

Drawing Number
2501300-ACE-XX-XX-DR-C-1221

NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES, UNLESS OTHERWISE STATED.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
- ALL WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY, UNLESS SPECIFICALLY NOTED. ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

CDM NOTES

THE ATTENTION OF THE CLIENT, PRINCIPAL DESIGNER, PRINCIPAL CONTRACTOR, DESIGNERS AND CONTRACTORS IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT:

- WORKS IN THE VICINITY OF LIVE SERVICES INCLUDING GAS, ELECTRICITY AND BT WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
- WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE DEPARTMENT.
- HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURERS ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS HAND DIG AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
- THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

PRELIMINARY

"DCG" MANHOLE REFERENCES

TYPE A - REFER TO TYPE A, FIGURE B0
TYPE B - REFER TO TYPE B, FIGURE B10
TYPE C - REFER TO TYPE C, FIGURE B15

ALL COVER TO BE D400 UNLESS NOTED OTHERWISE

PO2	AMENDED TO COMMENTS	KC	MAC	BW	27.10.25
PO1	PRELIMINARY ISSUE	MAC	MAC	BW	17.10.25
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Client: JONES HOMES

Project Title:

FOLDERS GROVE 2

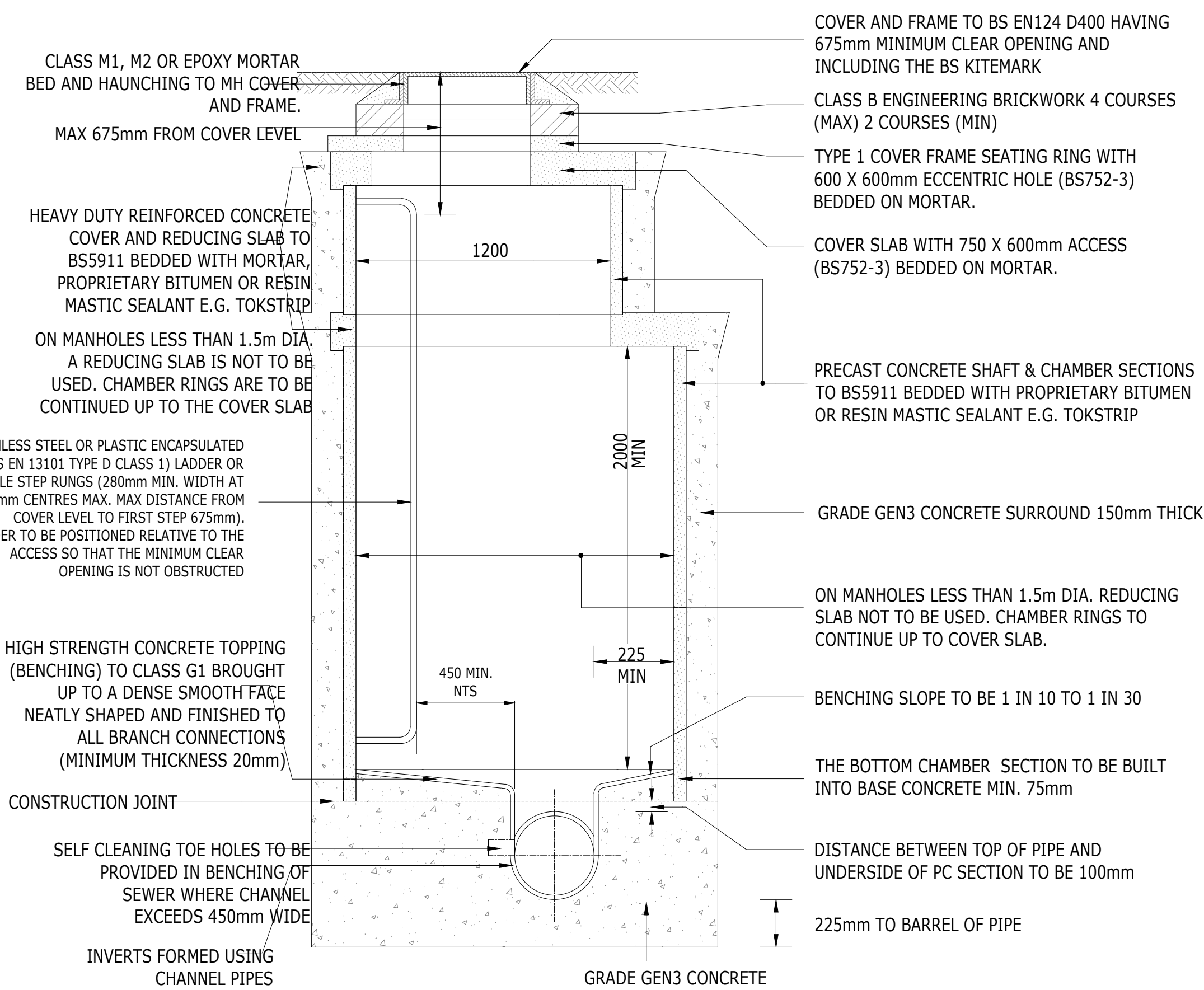
Drawing Title:

DRAINAGE CONSTRUCTION DETAILS
(SHEET 1 OF 4)

Drawn by	Checked by	Approved by	Revision
MAC	MAC	BW	
Scale	Date	Date	
AS SHOWN	OCT 2025		

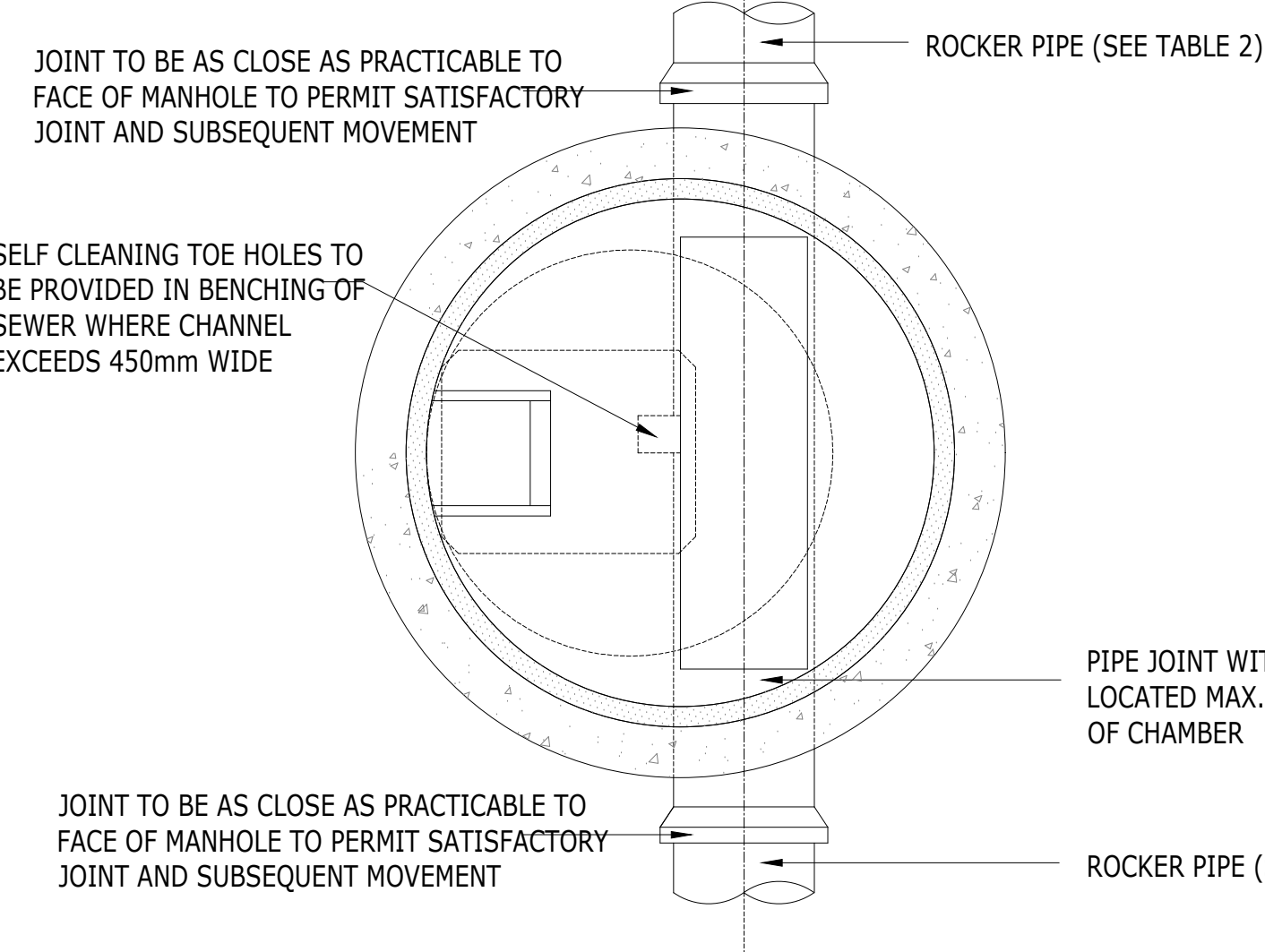
Drawing Number: 2408140-ACE-XX-XX-DR-C-1241

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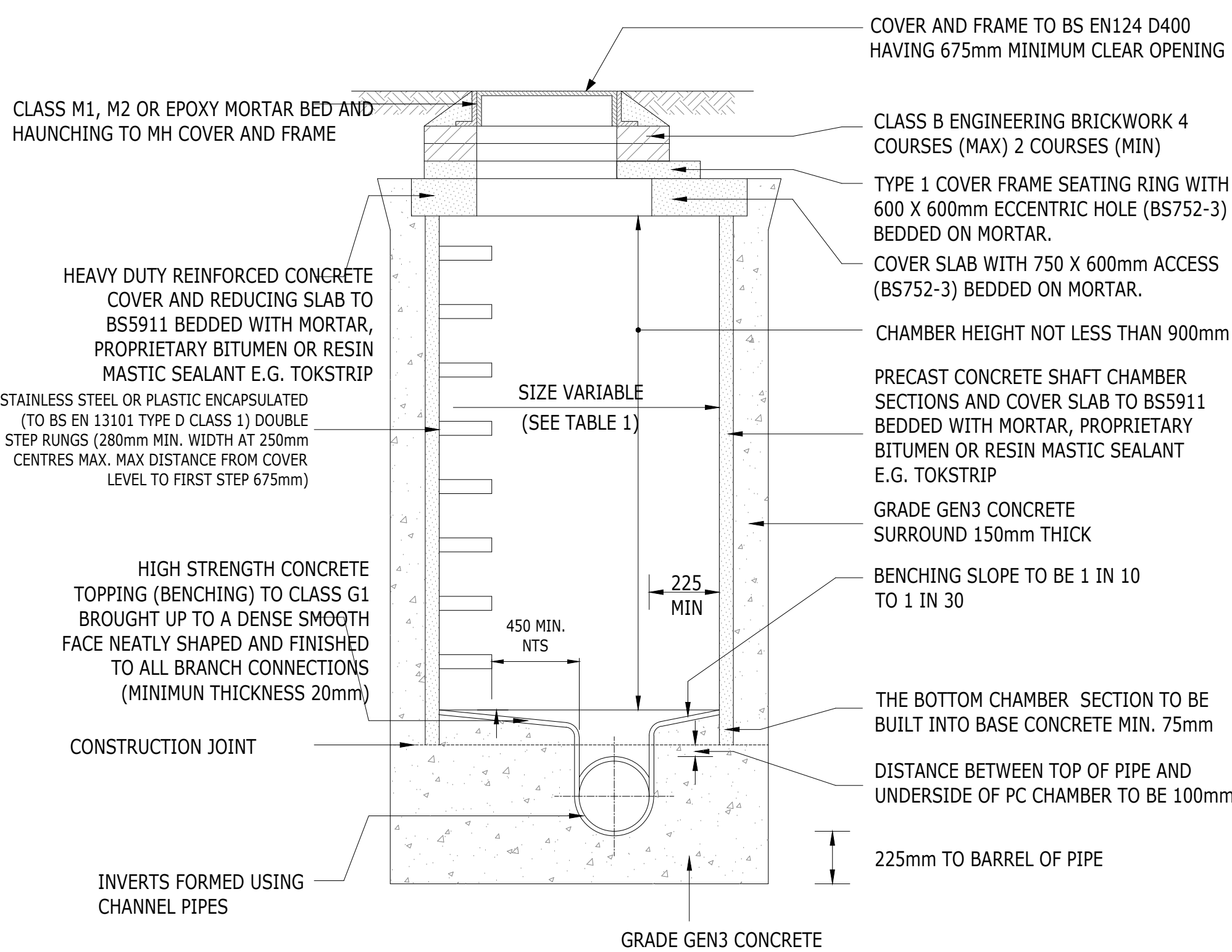
TYPICAL MANHOLE DETAIL- TYPE A

DEPTH TO SOFFIT 3 TO 6M
(1:25)



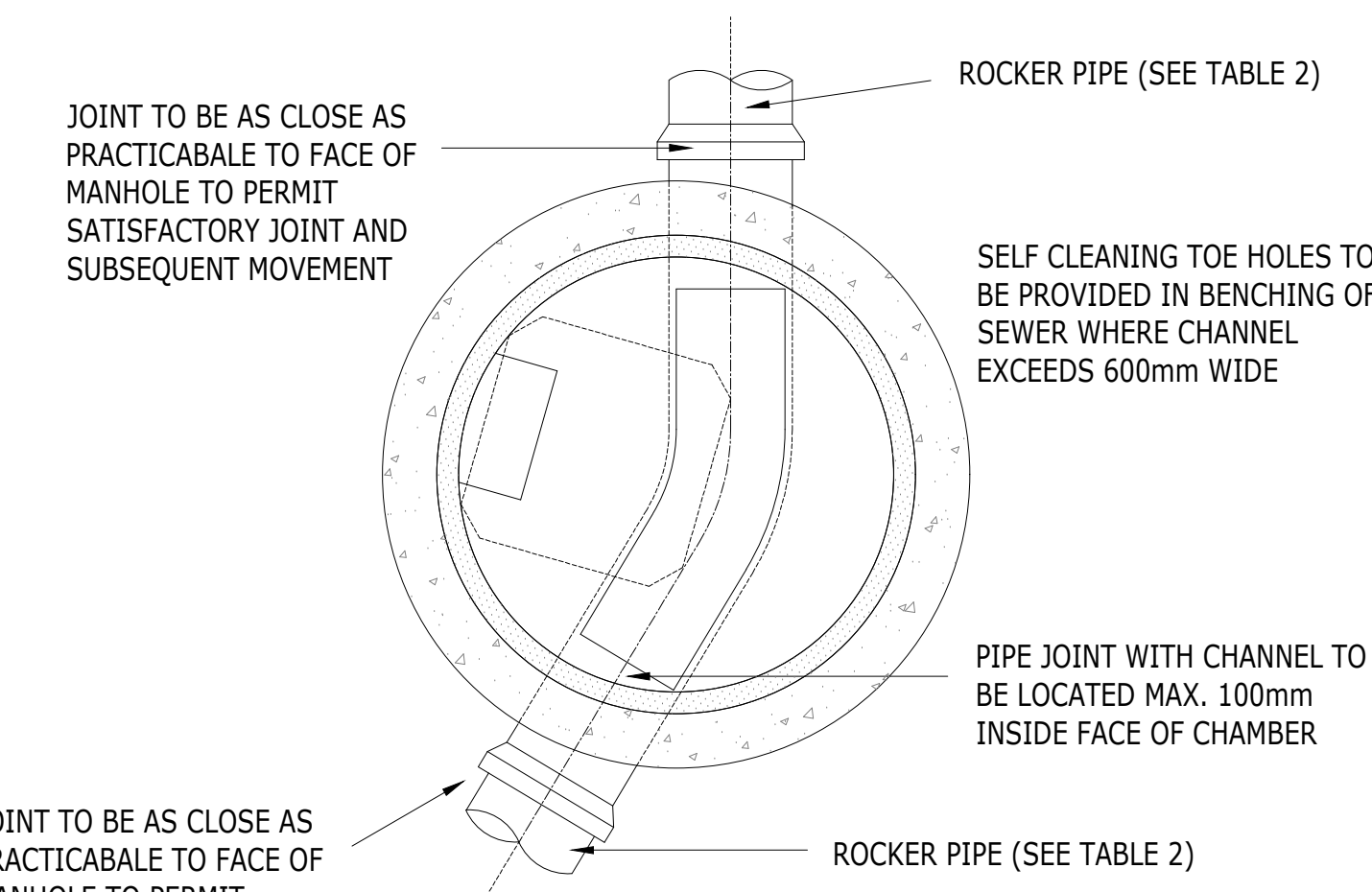
NOTE:
CHAMBERS WITH OUTGOING PIPES 600mm DIA. & ABOVE SHALL BE FITTED STAINLESS STEEL SAFETY CHAINS, DETACHABLE AT ONE END FITTED ACROSS THE OUTLET OF EACH MANHOLE. REFER TO SW SPECIFICATION

NOTE:
ALL MANHOLES ARE TO BE BUILT USING SULPHATE RESISTING CEMENT TO PREVENT DAMAGE DUE TO SEPTICITY TO COMPLY WITH BRE DIGEST 363, CLASS 4.



TYPICAL MANHOLE DETAIL- TYPE B

MAX. DEPTH TO SOFFIT 3M
(1:25)



FLEXIBLE JOINT IN CONCRETE BED AND SURROUND.

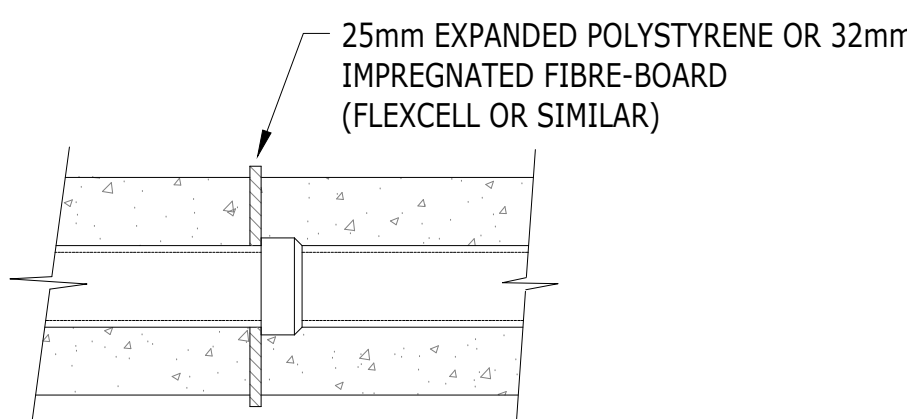


TABLE 1

DIA. OF LARGEST PIPE IN MANHOLE. (mm)	CHAMBER SECTION DIAMETER. (mm)
Less than 375	1200
375 - 450	1350
500 - 700	1500
750 - 900	1800
GREATER THAN 900	PIPE DIAMETER + 900

NB. THE ABOVE SIZES ARE MINIMUMS. IF TWO PIPES ENTER THE MANHOLE, THE CHAMBER SIZE MUST BE SUFFICIENT TO ACCOMMODATE ADEQUATE BENCHING. ALL PIPES BUILT INTO THE MANHOLE INVERT SHOULD BE INSTALLED WITH SOFFITS LEVEL.

TABLE 2

PIPE DIA. (mm)	ROCKER PIPE LENGTH (m)
150 - 600	0.60
675 - 750	1.00
825 AND OVER	1.25

TABLE 3

TYPE A MATERIAL

PIPE DIA. (mm)	GRADING
150	10 OR 14 SINGLE SIZE OR 14 TO 5mm GRADED
225	10, 14 OR 20mm SINGLE SIZE OR 14 TO 5mm GRADED
300	OR 20 TO 5mm GRADED
375	14 OR 20mm SINGLE SIZE OR 14 TO 5mm GRADED
450	OR 20 TO 5mm GRADED
525	OR 20 TO 5mm GRADED
GREATER THAN 600	14, 20 OR 40mm SINGLE SIZE OR 14 TO 5mm GRADED
	OR 20 TO 5mm GRADED
	OR 40 TO 5mm GRADED

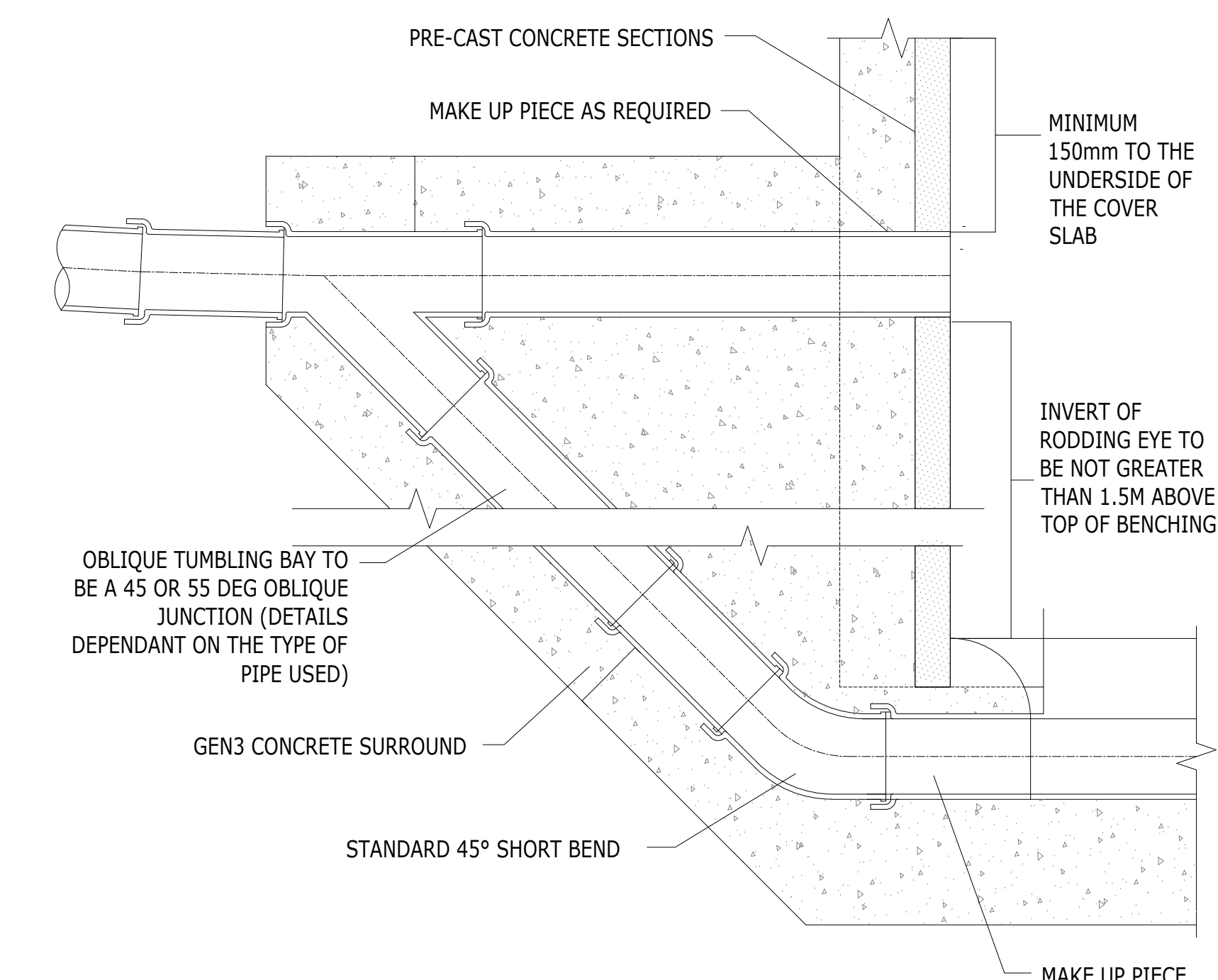
TABLE 4

MINIMUM TRENCH WIDTH DEPENDING ON THE NOMINAL DIAMETER (DN) OF THE PIPE			
DN	MINIMUM TRENCH WIDTH (OD _s + x) m	UNSUPPORTED TRENCH	
		SUPPORT TRENCH	
		$\beta > 60^\circ$	$\beta \leq 60^\circ$
≤ 225	OD _s + 0.40	OD _s + 0.40	
> 225 to ≤ 350	OD _s + 0.50	OD _s + 0.50	OD _s + 0.40
> 350 to ≤ 700	OD _s + 0.70	OD _s + 0.70	OD _s + 0.40
> 700 to $\leq 1,200$	OD _s + 0.85	OD _s + 0.85	OD _s + 0.40
$> 1,200$	OD _s + 1.00	OD _s + 1.00	OD _s + 0.40

NOTE: In the values OD_s + x, x/2 equals the minimum working space between the pipe and the trench wall or the support if present.

Where:
OD_s is the horizontal outside diameter, in metres
β is the angle of unsupported trench side measured to the horizontal (see Figure 2)

FROM TABLE 1 IN BS EN 1610:2015



NOTE: STEEPER GRADIENTS ARE PREFERRED TO THE USE OF BACKDROPS.
A BACKDROP RODDING EYE IS NOT PERMITTED WITHIN THE ACCESS SHAFT.

TYPICAL BACKDROP DETAIL

(1:25)

CLASS B GRANULAR BED AND SURROUND

TRENCH BACKFILL:

1. UNDER ROADS AND FOOTPATHS USE TYPE 1 GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO THE UNDERSIDE OF SURFACING CONSTRUCTION.

2. ELSEWHERE USE SELECTED EXCAVATED MATERIALS COMPACTED IN 150mm LAYERS.

FIRST 300mm OF BACKFILL ABOVE CROWN OF PIPE TO BE FREE FROM STONES EXCEEDING 40mm

MINIMUM 150mm BED AND SURROUND AS DETAILED IN TABLE BELOW

CLASS B BED TO BE USED WHERE COVER TO CROWN OF PIPE IS GREATER THAN 1.2m IN VEHICULAR ACCESS AREAS AND 0.45m IN FOOTPATHS/PAVED AREAS

PIPE DIAMETER	BEDDING MATERIAL:
1000	10mm SINGLE SIZE AGGREGATE
1010-1500	10mm OR 14mm SINGLE SIZE AGGREGATE
1510 - 5000	10mm, 14mm OR 20mm SINGLE SIZE AGGREGATE
5010 AND ABOVE	10mm, 14mm, 20mm OR 40mm SINGLE SIZE CRUSHED ROCK

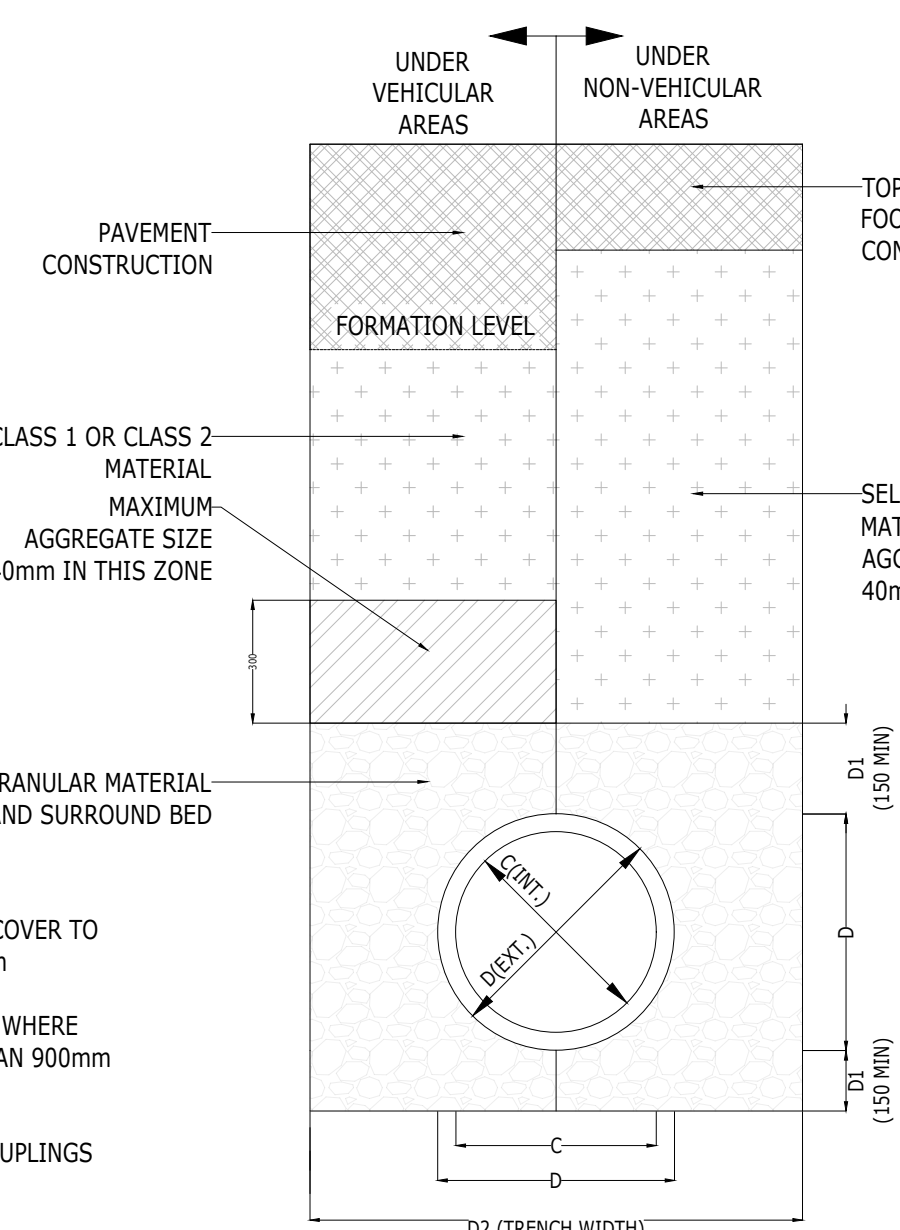
NOTE:
THE ABOVE MATERIALS ARE FOR GUIDANCE OTHER BEDDING MATERIALS CAN BE USED IN ACCORDANCE WITH THE PIPE MANUFACTURERS RECOMMENDATIONS I.E. SINTERED PULVERISED FUEL ASH AND AIR COOLED BLAST FURNACE SLAGS

MIN. GRANULAR BED	D1 (mm)	D2 (mm)
PIPE Ø (C) (mm)		
100	150	600
150	150	600
225	150	700
300	150	850
375	150	1050
450	150	1150
525	150	1200
600	150	1350
675	150	1450
750	150	1500

TO BE USED UNDER:

- EXTERNAL VEHICULAR AREAS WHERE COVER TO PIPE SOFFIT IS GREATER THAN 1200mm
- ALL EXTERNAL NON-VEHICULAR AREAS WHERE COVER TO PIPE SOFFIT IS GREATER THAN 900mm

NOTE:
ALL PIPEWORK SHALL HAVE FLEXIBLE COUPLINGS (UNLESS STATED OTHERWISE)

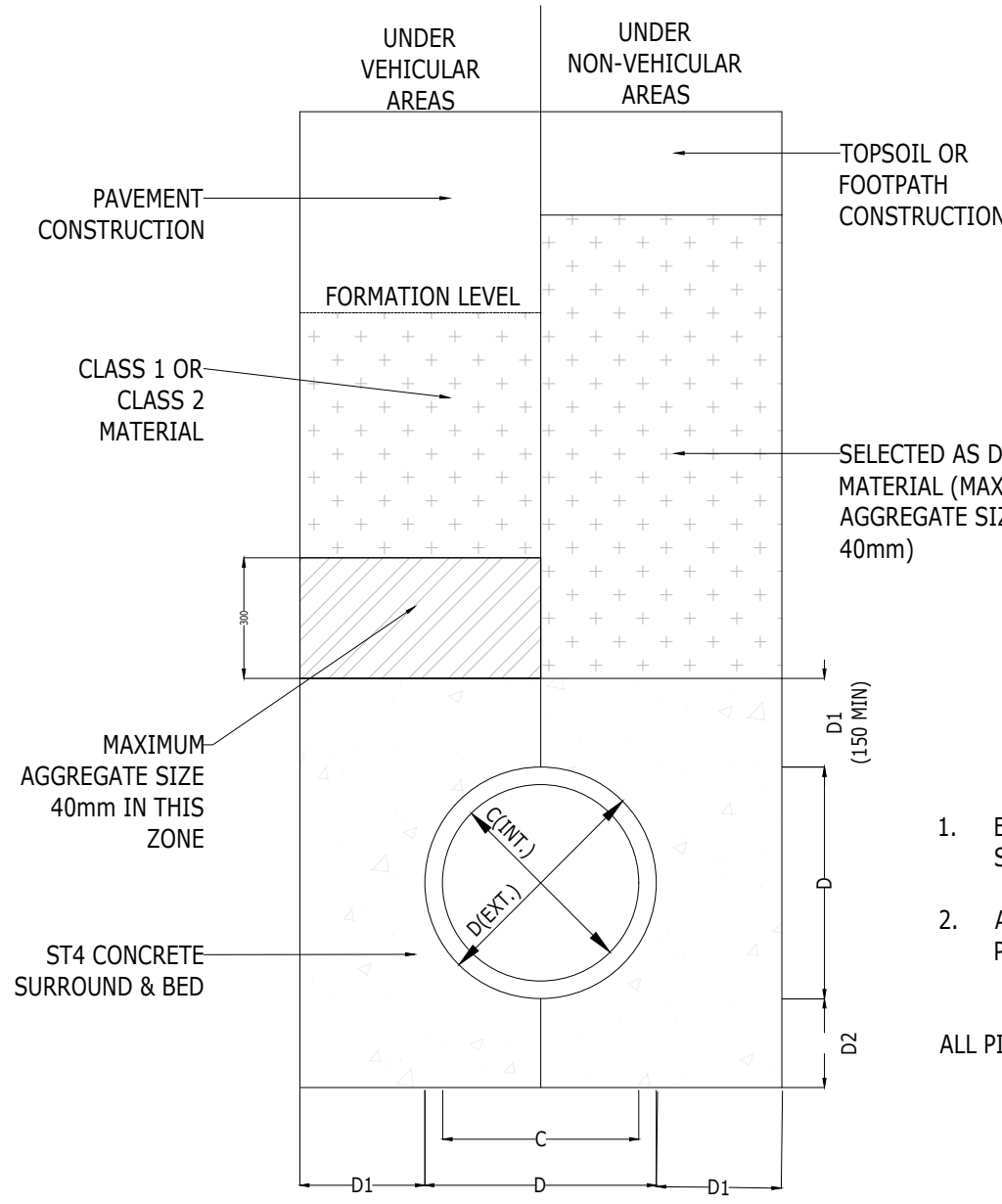


CLASS S PIPE BEDDING & SURROUND

(NTS)

PIPE BEDDING DETAILS ON NATURAL CLAY SOILS

(NTS)



CLASS Z PIPE BEDDING & SURROUND

(NTS)

MIN. CONCRETE ENCASEMENT	PIPE Ø (C) (mm)	D1 (mm)	D2 (mm)
100-600	150	150	150
675	150	170	170
750	150	190	190
825	150	210	210
900	150	225	225
975	150	250	250
1050	150	270	270
1200	170	300	300
1350	180	350	350
1500	200	375	375
1650	220	420	420

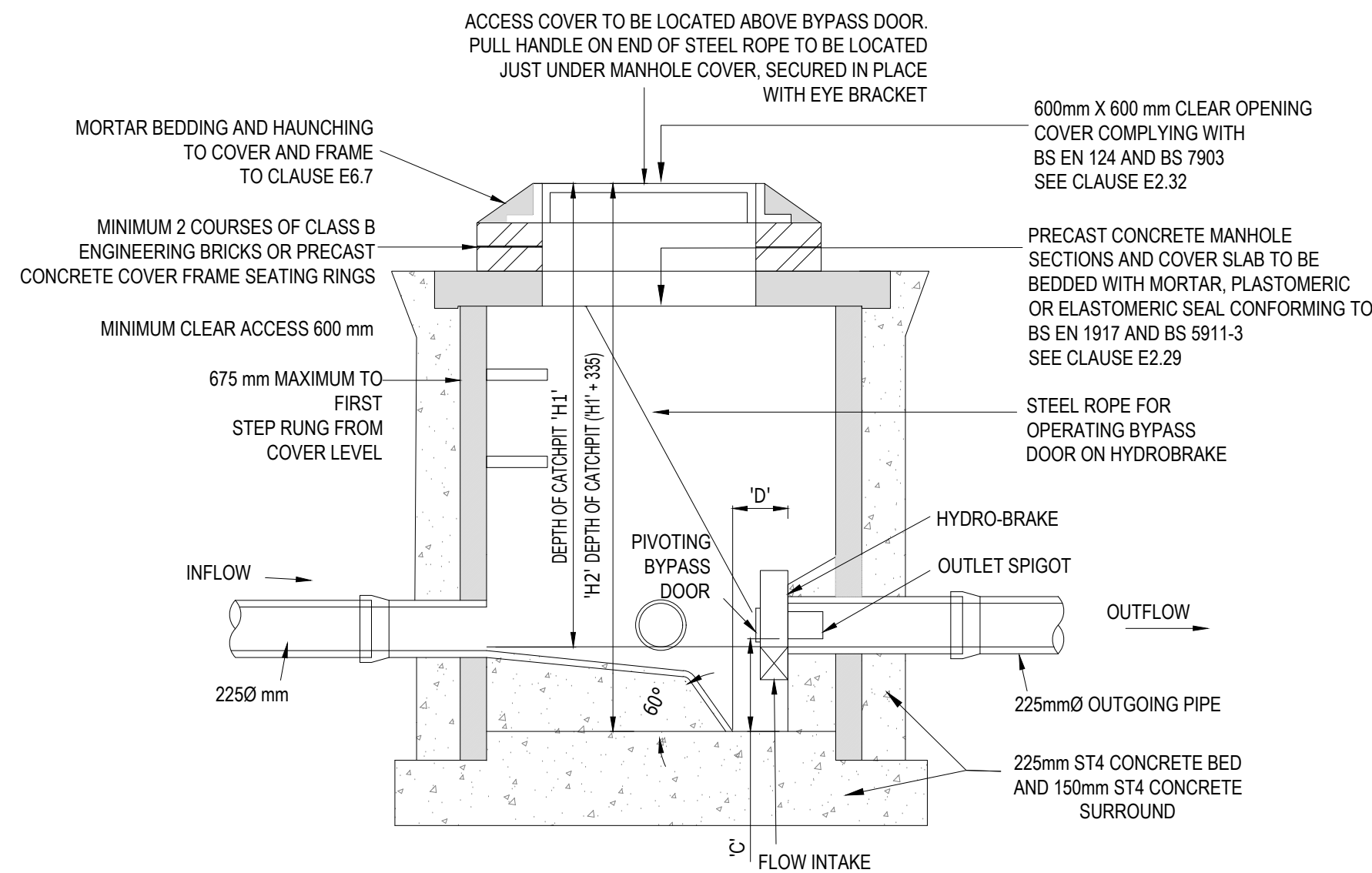
TO BE USED UNDER:

- EXTERNAL VEHICULAR AREAS WHERE COVER TO PIPE SOFFIT IS LESS THAN 1200mm
- ALL EXTERNAL NON-VEHICULAR AREAS WHERE COVER TO PIPE SOFFIT IS EQUAL TO OR LESS THAN 600mm

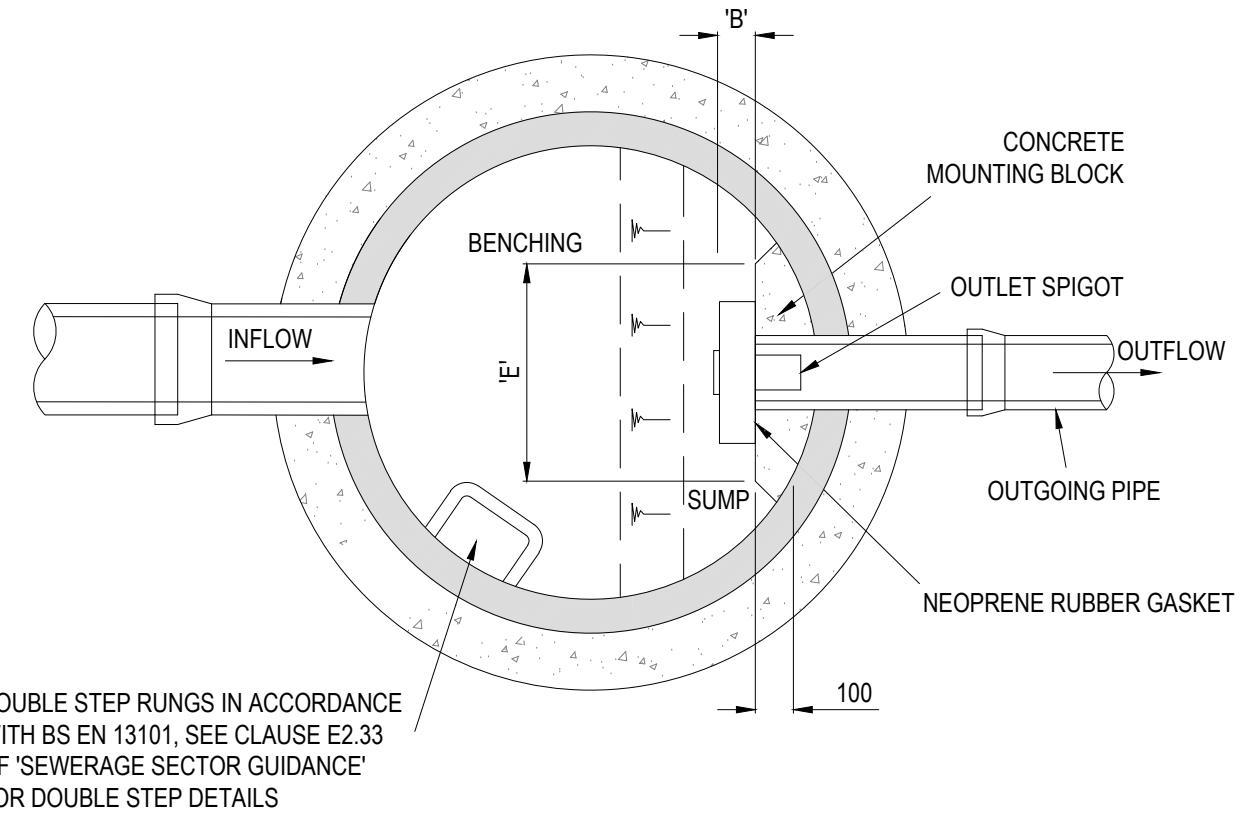
NOTE:
ALL PIPEWORK WITH CLASS 2 SURROUND SHALL HAVE FLEXIBLE COUPLINGS WITH FLEX-BOARDS ON ALL JOINTS

BOX NOTE 1 - ALL DRAINAGE WORKS SHALL COMPLY WITH THE REQUIREMENTS OF 'SEWERAGE SECTOR GUIDANCE APPENDIX C, NOVEMBER 2023'.

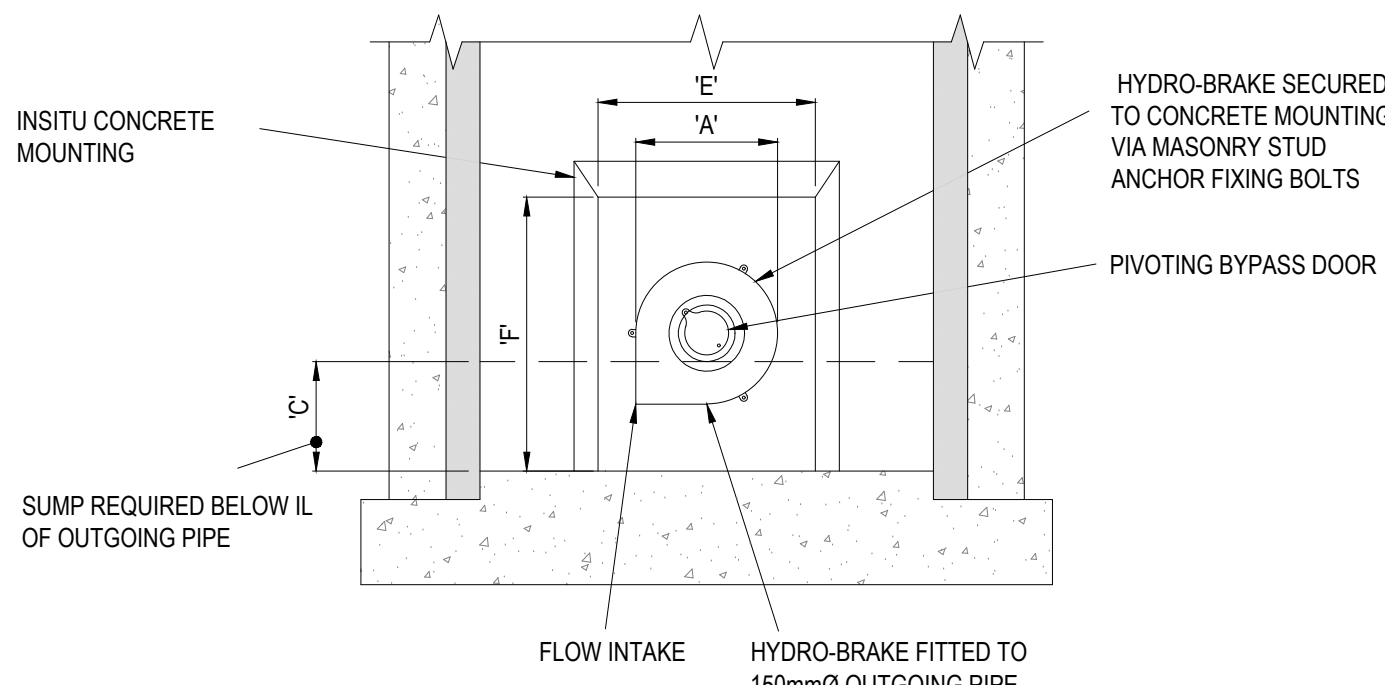
BOX NOTE 2: ALL PIPES ENTERING OR LEAVING MANHOLES SHALL HAVE A FLEXIBLE JOINT WITHIN 600mm - 1200mm OF THE INSIDE FACE OF THE MANHOLE (DEPENDENT ON PIPE SIZE, SEE TABLE 2 ON DRAWING 2408140-ACE-XX-XX-DR-C-1241).



TYPICAL DETAIL FLOW CONTROL MANHOLE
SCALE 1:20

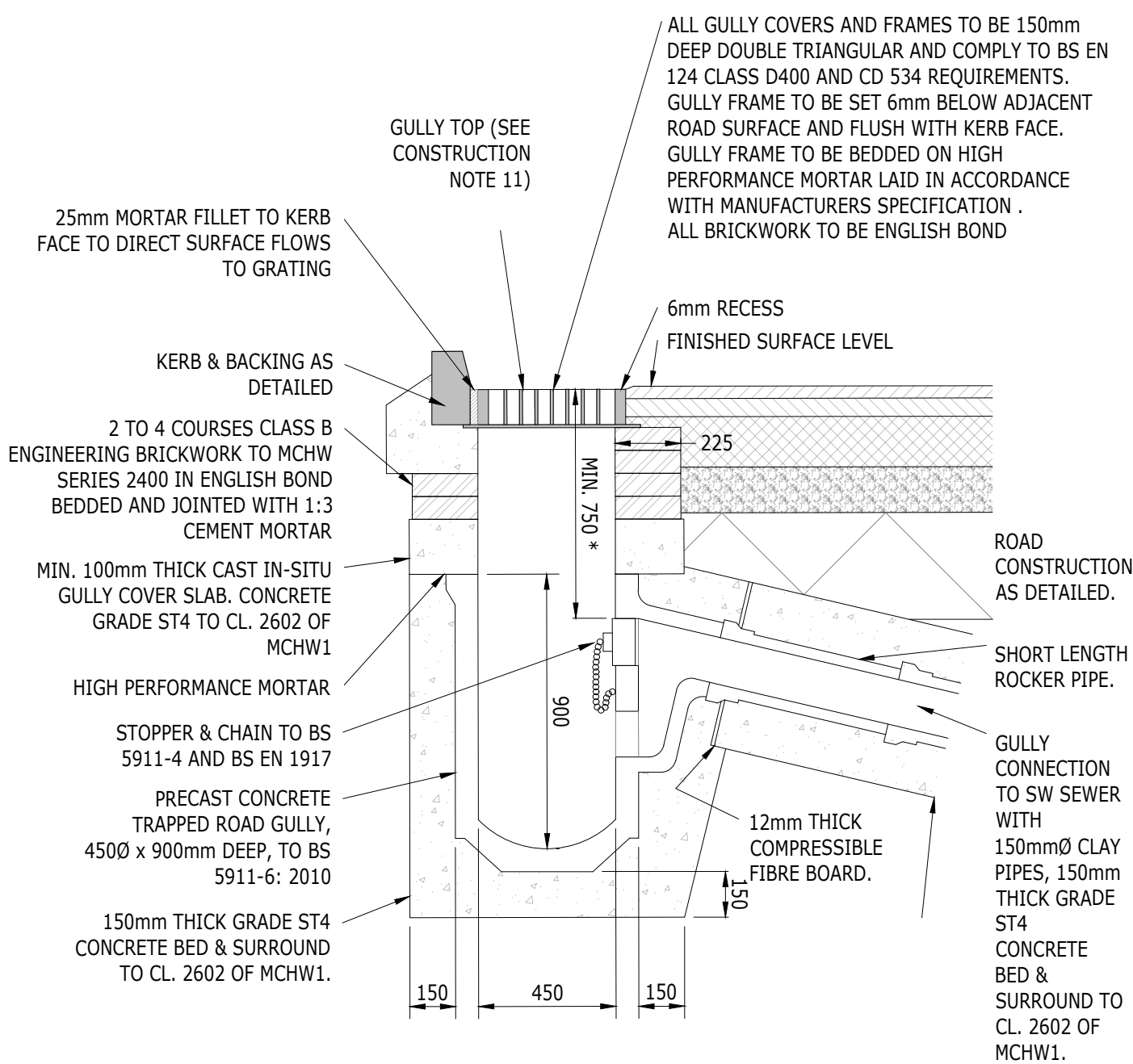


PLAN ON FLOW CONTROL MANHOLE
SCALE 1:20



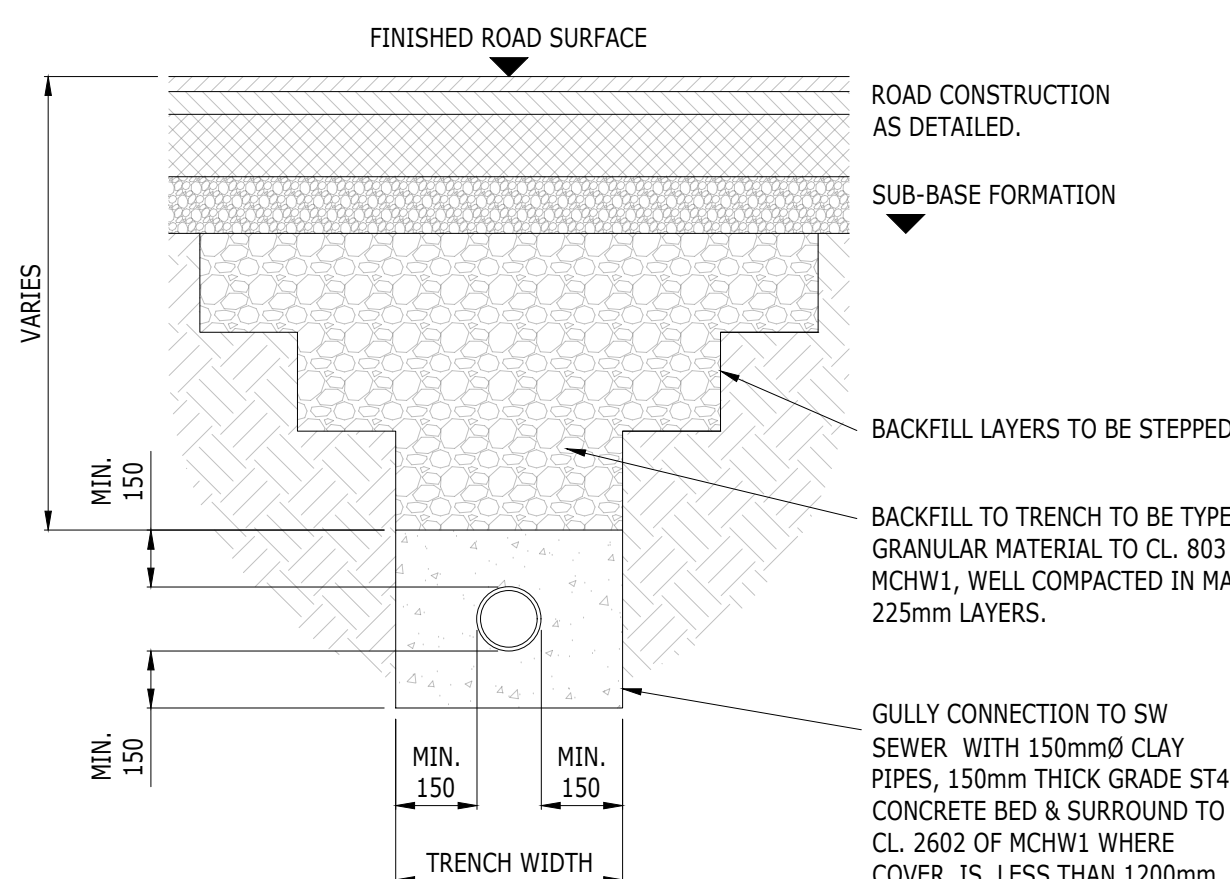
FLOW CONTROL MANHOLE
ELEVATION ON HYDRO-BRAKE

HYDRO-BRAKE DIMENSION TABLE - (ALL DIMENSIONS IN mm)								
MANHOLE REFERENCE	HYDRO INTERNATIONAL HYDRO-BRAKE REFERENCE	'A' (HYDRO-BRAKE WIDTH)	'B' (HYDRO-BRAKE DEPTH)	'C' (SUMP DEPTH)	'D' (SUMP WIDTH)	'E' (MOUNTING BLOCK WIDTH)	'F' (MOUNTING BLOCK HEIGHT)	DISCHARGE RATE (L/S)
S26	SHE-0109-5400-1000-5400	515	115	350	230	508	865	5.4
S28	SHE-0100-4500-1000-4500	495	110	340	220	485	840	4.5
S30	SHE-0132-9900-1850-9900	780	140	450	280	780	1130	9.9



WHEN GULLY CONNECTION IS LOCATED UNDER
CARRIAGEWAY OR 600mm ELSEWHERE.

THE CONCRETE SURROUND TO OUTLET
PIPE MAY BE CONTINUOUS AT PIPE
JOINTS PROVIDED THAT FILLER IS
PROVIDED AT JOINTS NOT EXCEEDING
5.0m CENTRES. FILLER TO BE 18mm
THICK EXPANDED POLYSTYRENE CUT TO
SHAPE OF BED & SURROUND. SURROUND
TO EXTEND TO CONNECTION WITH SW
SEWER. ALL CONCRETE SHALL TO BE
MCHW CLAUSE 2602



GULLY CONNECTION DETAIL
(1:20)

BOX NOTE 1 - ALL DRAINAGE WORKS SHALL COMPLY
WITH THE REQUIREMENTS OF "SEWERAGE SECTOR
GUIDANCE APPENDIX C, NOVEMBER 2023".

BOX NOTE 2: ALL PIPES ENTERING OR LEAVING
MANHOLES SHALL HAVE A FLEXIBLE JOINT WITHIN
600mm - 1200mm OF THE INSIDE FACE OF THE MANHOLE
(DEPENDENT ON PIPE SIZE, SEE TABLE 2 ON DRAWING
2408140-ACE-XX-XX-DR-C-1241).

- NOTES
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IMMEDIATELY IF ANY DISCREPANCIES PRIOR TO THE
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 - NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING
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 - ALL WORKS OUTSIDE RED SITE BOUNDARY ARE FOR
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ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE
UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

CDM NOTES

THE ATTENTION OF THE CLIENT, PRINCIPAL DESIGNER, PRINCIPAL
CONTRACTOR, DESIGNERS AND CONTRACTORS IS DRAWN TO THE
FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE
PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS
PROJECT:

- WORKS IN THE VICINITY OF LIVE SERVICES INCLUDING GAS,
ELECTRICITY AND BT WILL BE NECESSARY AND THE ADVICE OF
ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT
BEFORE ANY WORKS COMMENCE.
- WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL
ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY
MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST
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THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE
CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT
OF THE WORKS.
- THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE
FULLY SECURE.

"DCG" MANHOLE REFERENCES
TYPE A - REFER TO TYPE A, FIGURE B0
TYPE B - REFER TO TYPE B, FIGURE B10
TYPE C - REFER TO TYPE C, FIGURE B15

ALL COVER TO BE D400 UNLESS
NOTED OTHERWISE

P02	AMENDED TO COMMENTS	KC	MAC	BW	27.10.25
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Rev	Description	Drn	Chk	App	Date

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Client:

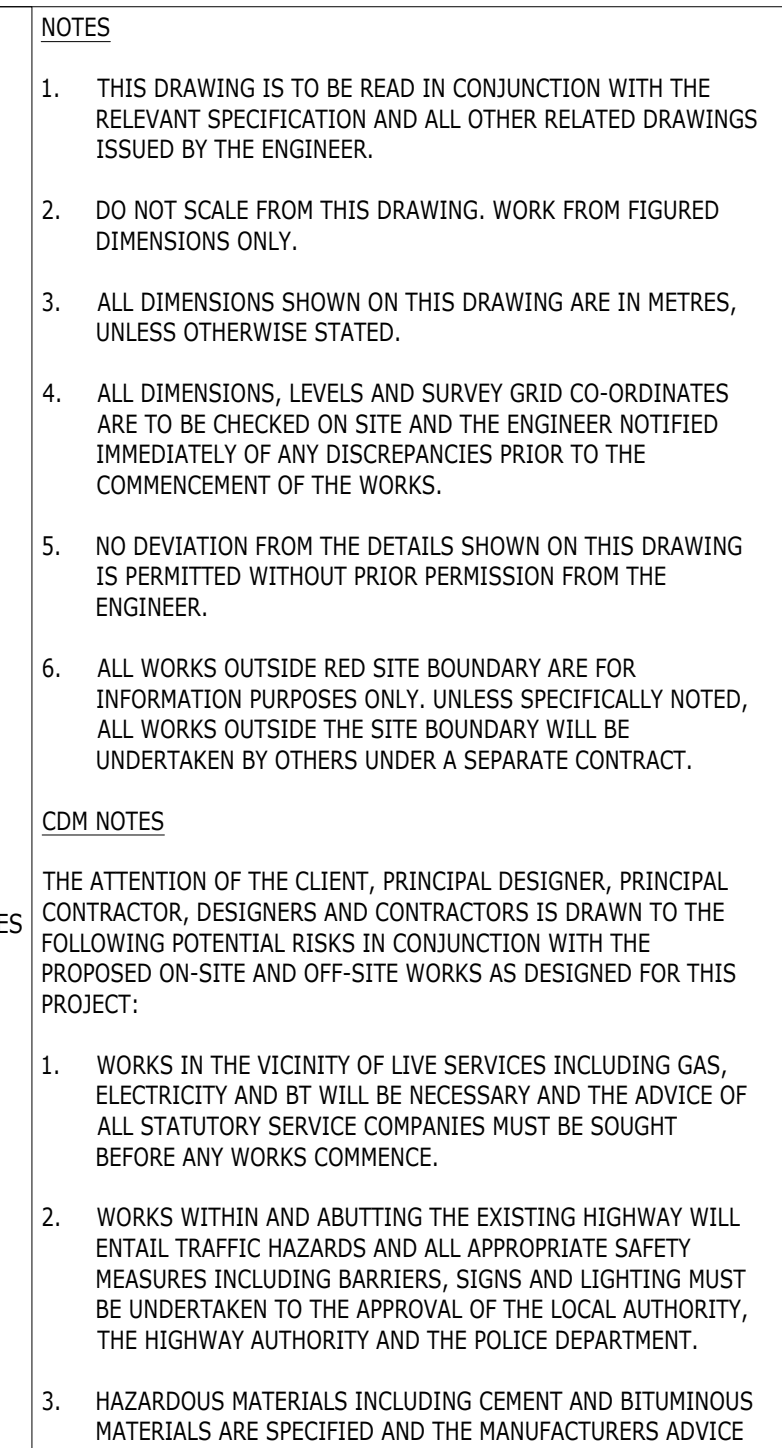
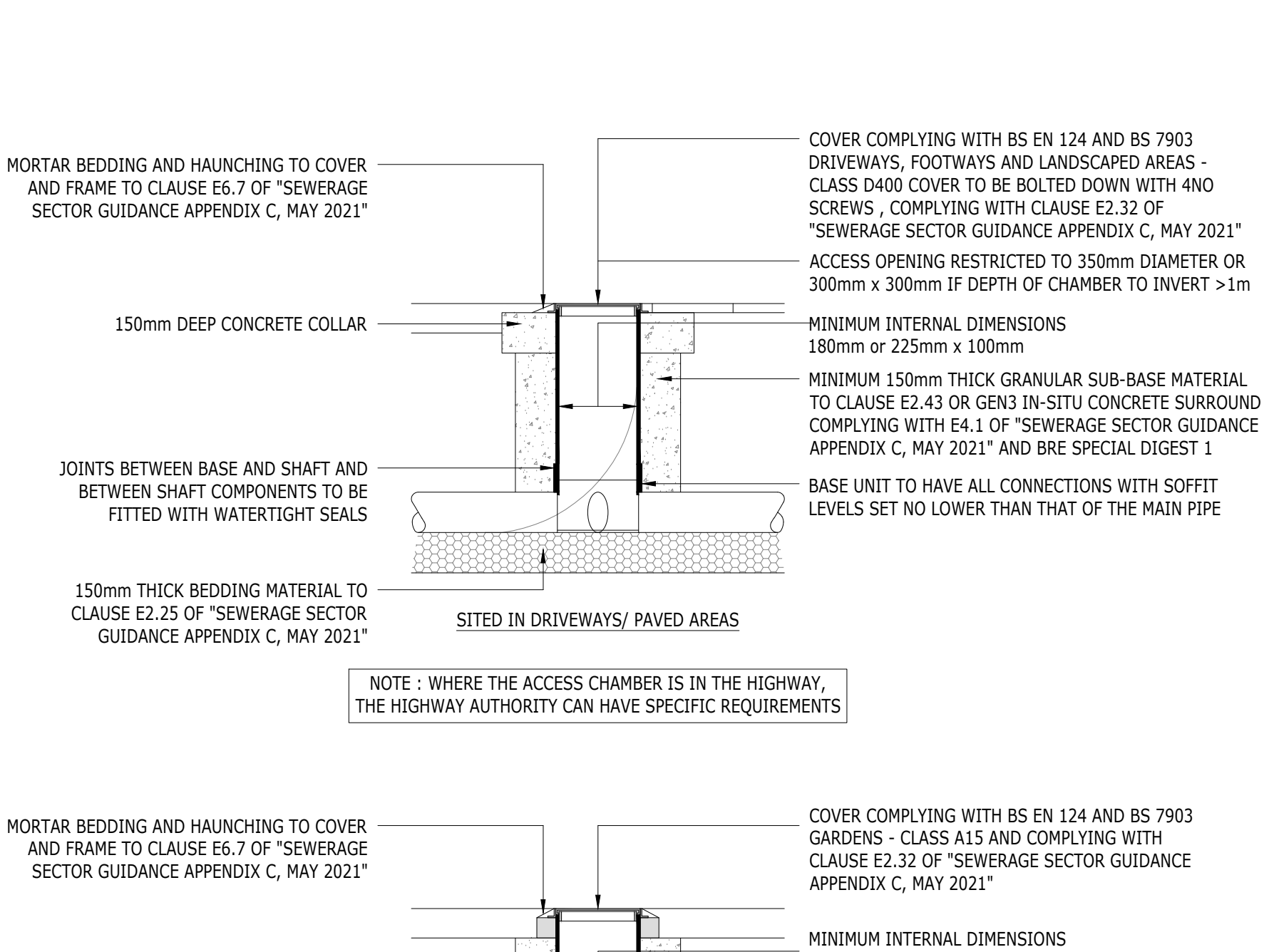
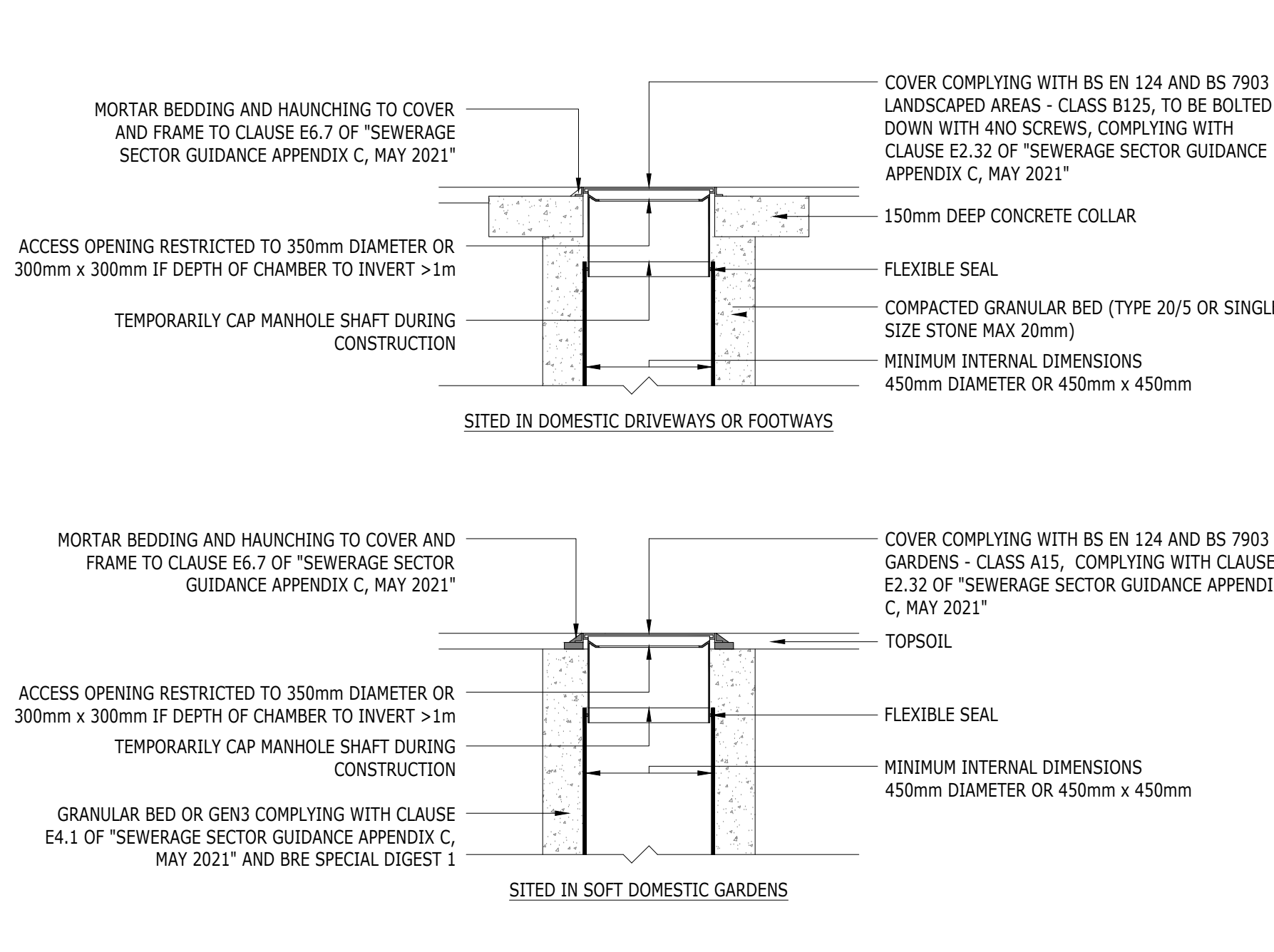
JONES HOMES

Project Title:

FOLDERS GROVE 2

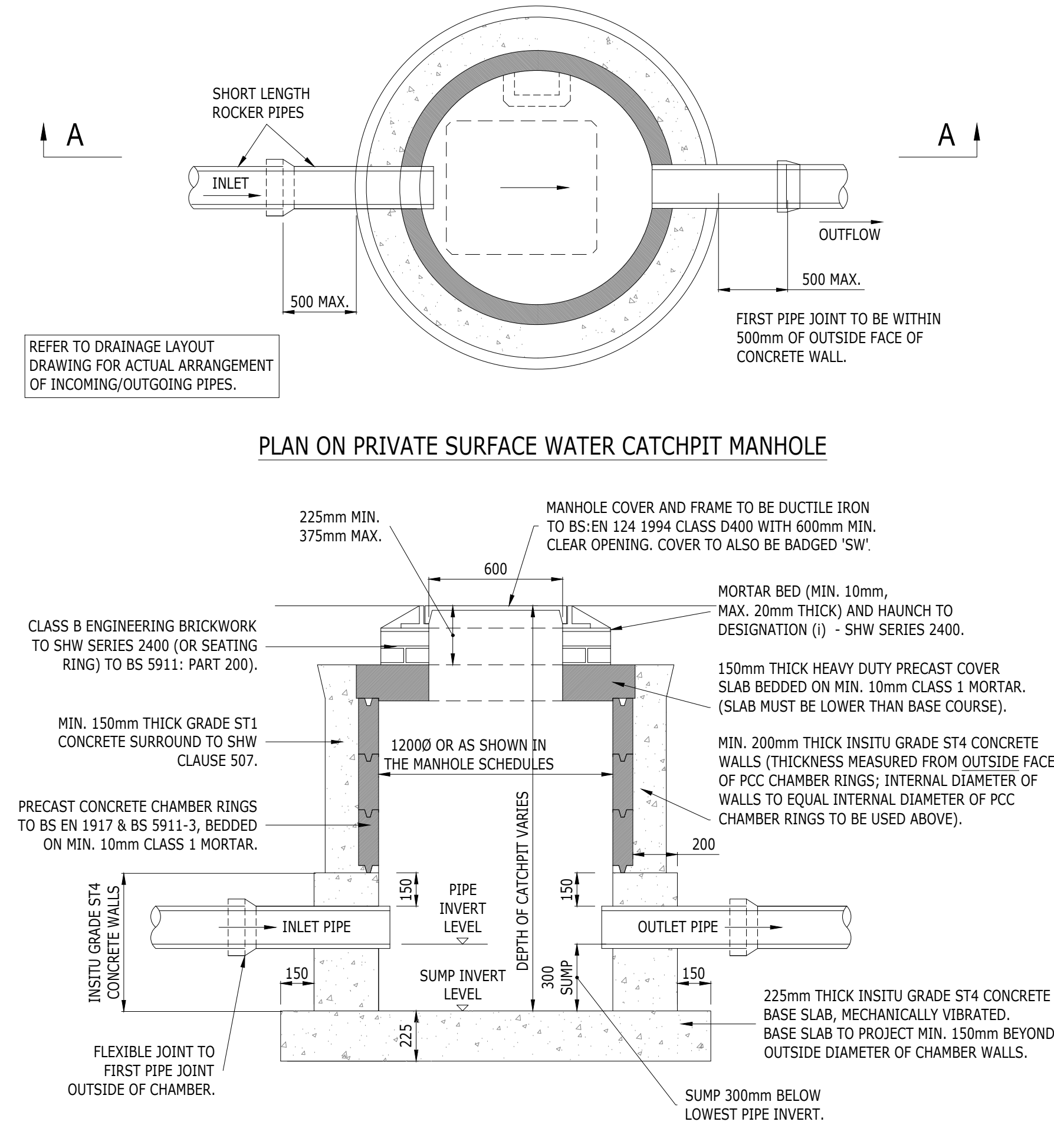
Drawing Title:
**DRAINAGE CONSTRUCTION DETAILS
(SHEET 2 OF 4)**

Drawn by MAC	Checked by MAC	Approved by BW	Revision
Scale	Date	Date	Date
AS SHOWN	OCT 2025		
Drawing Number: 2408140-ACE-XX-XX-DR-C-1242			

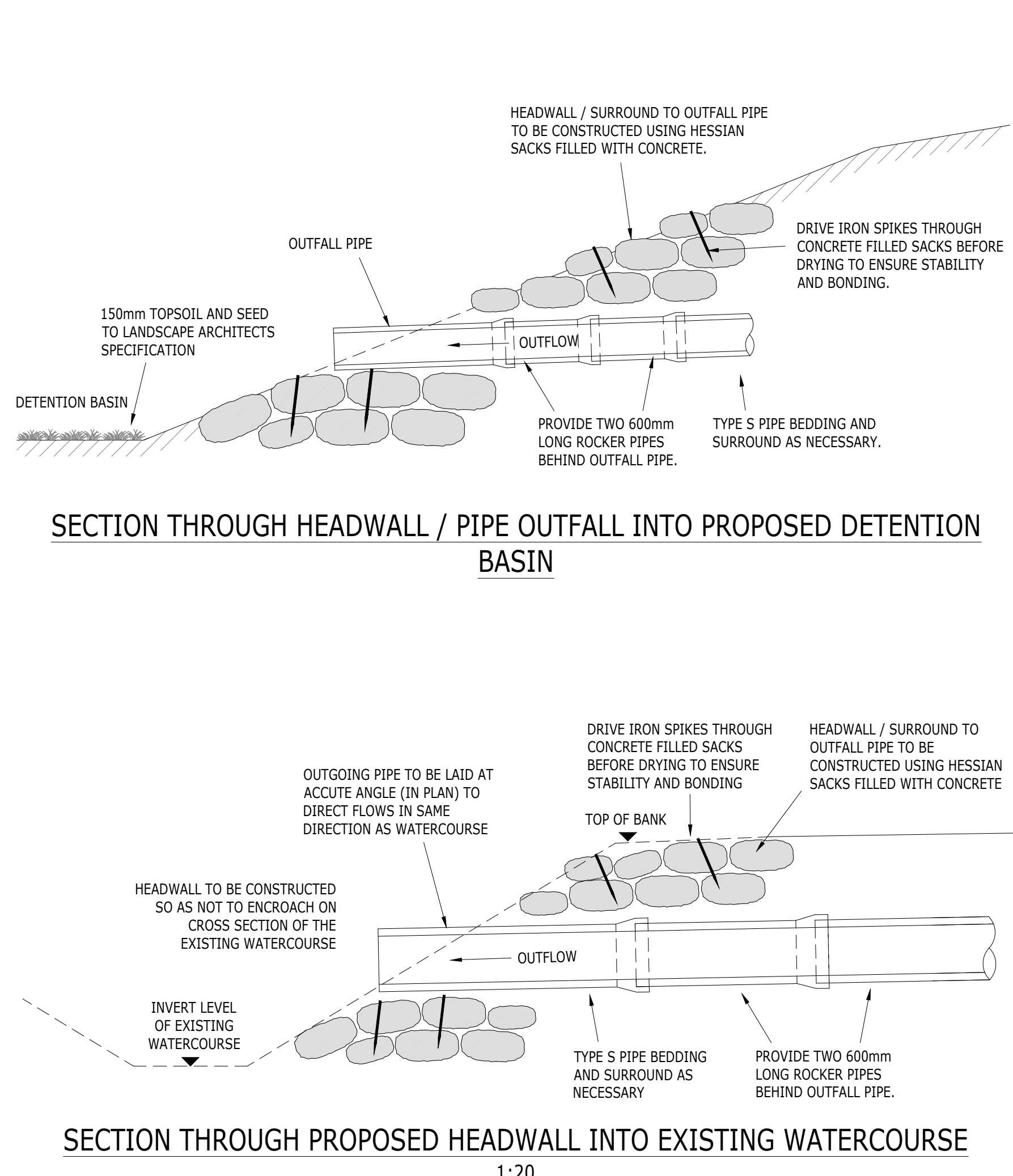


JOINTS BETWEEN BASE AND SHAFT AND

MINIMUM 150mm THICK GRANULAR SUB-BASE MATERIAL TO CLAUSE E2.43 OR GEN3 IN-SITU CONCRETE SURROUND COMPLYING WITH E4.1 OF 'SEWERAGE SECTOR GUIDANCE APPENDIX C, MAY 2021' AND BRE SPECIAL DIGEST 1



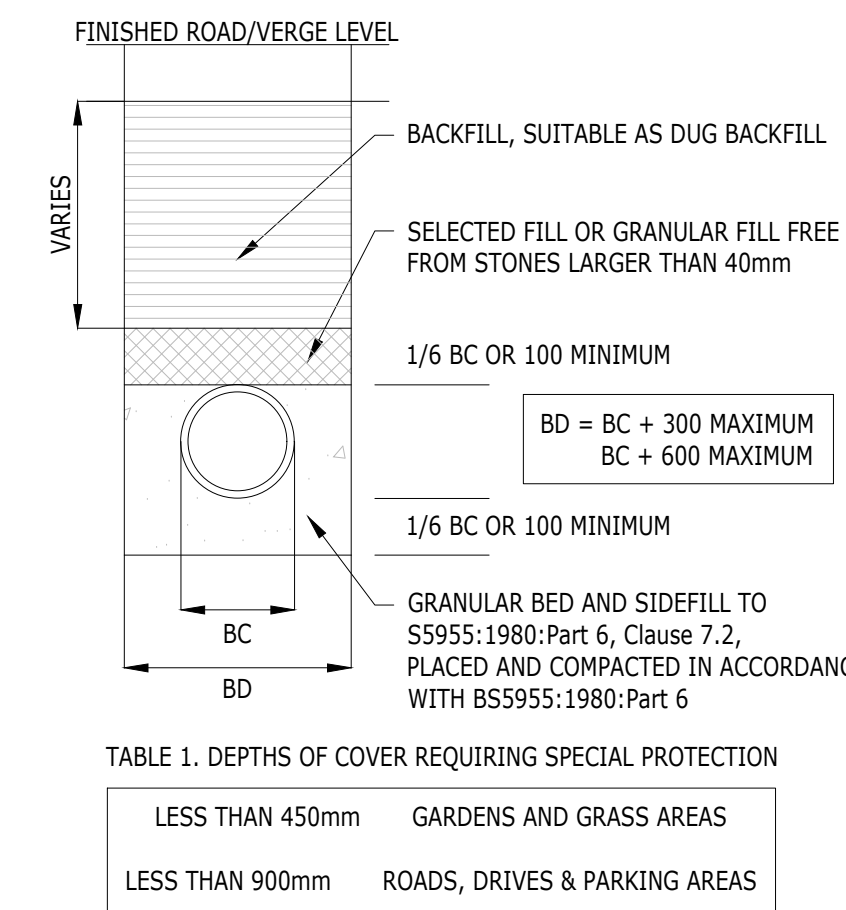
SECTION A-A PRIVATE SURFACE WATER CATCHPIT MANHOLE



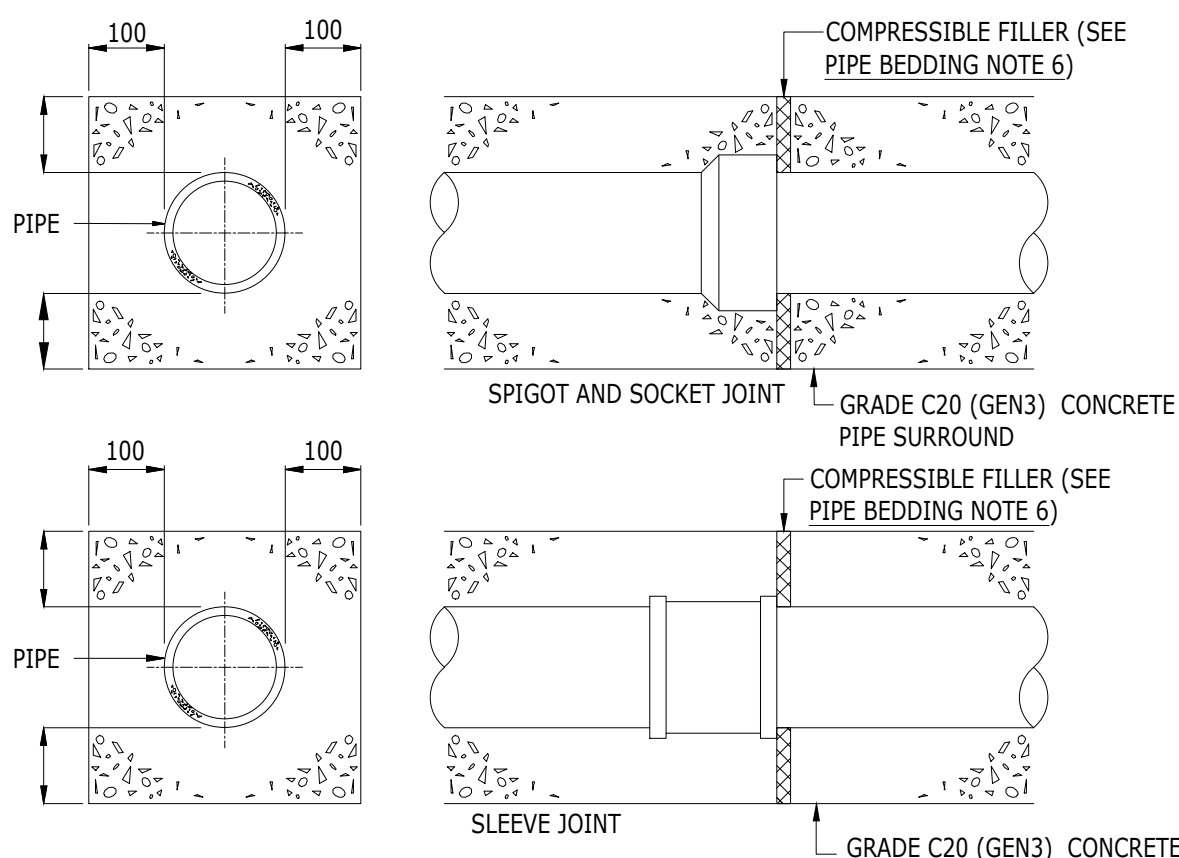
SECTION THROUGH PROPOSED HEADWALL INTO EXISTING WATERCOURSE

FRONT ELEVATION OF WATERCOURSE HEADWALL

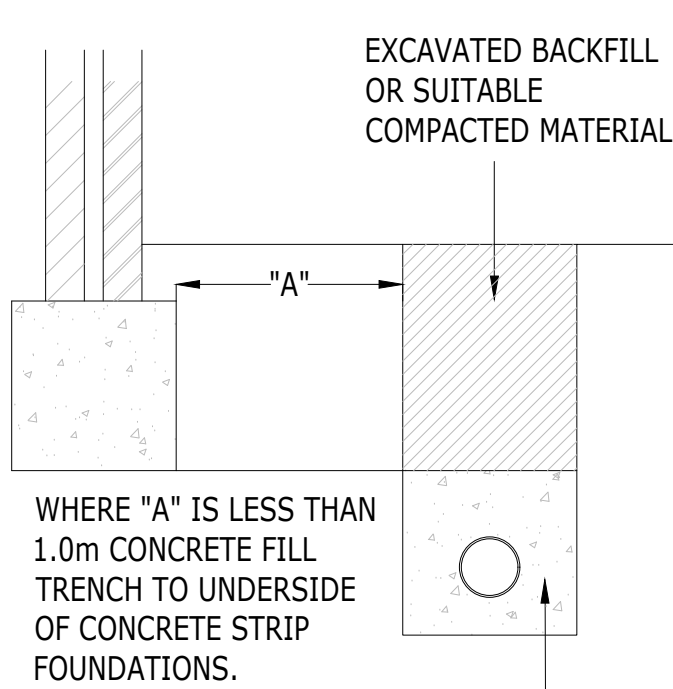
BOX NOTE 2: ALL PIPES ENTERING OR LEAVING
MANHOLES SHALL HAVE A FLEXIBLE JOINT WITHIN
600mm - 1200mm OF THE INSIDE FACE OF THE MANHOLE
(DEPENDING ON PIPE SIZE, SEE TABLE 2 ON DRAWING
2408140-ACE-XX-XX-DR-C-1241).



TYPICAL TRENCH DETAIL

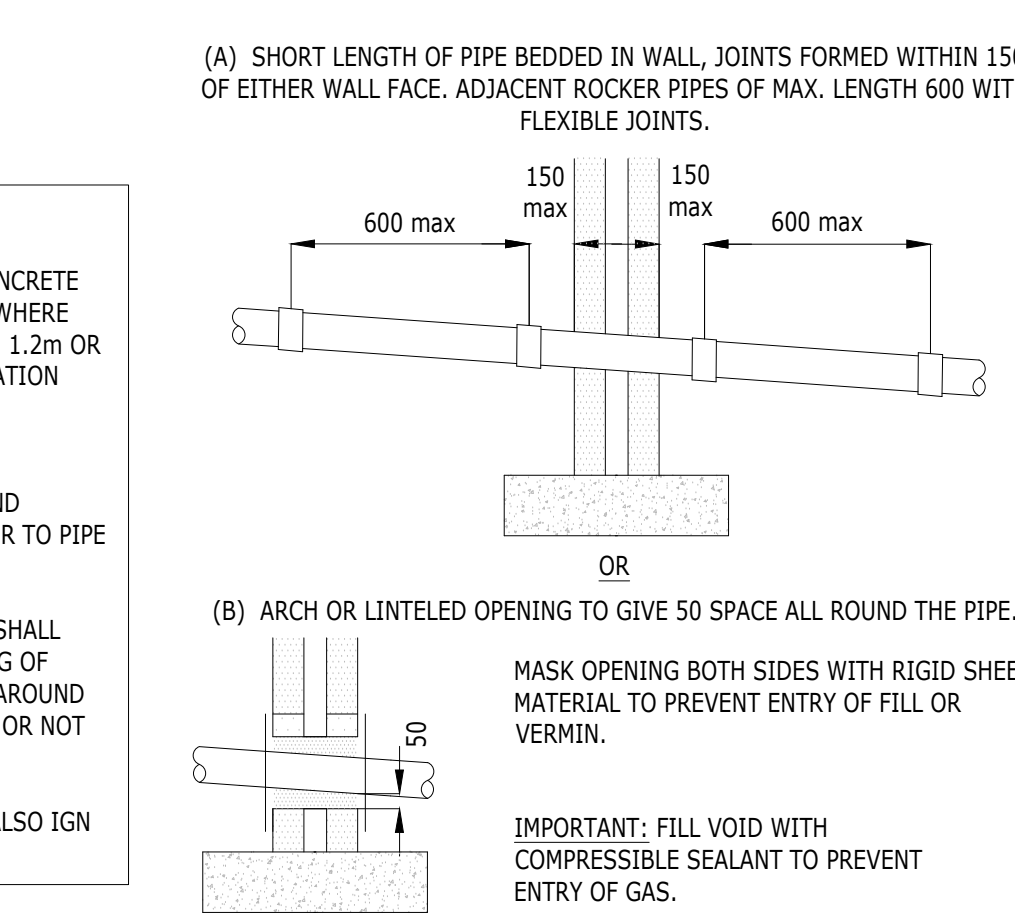


SHALLOW TRENCH DETAIL

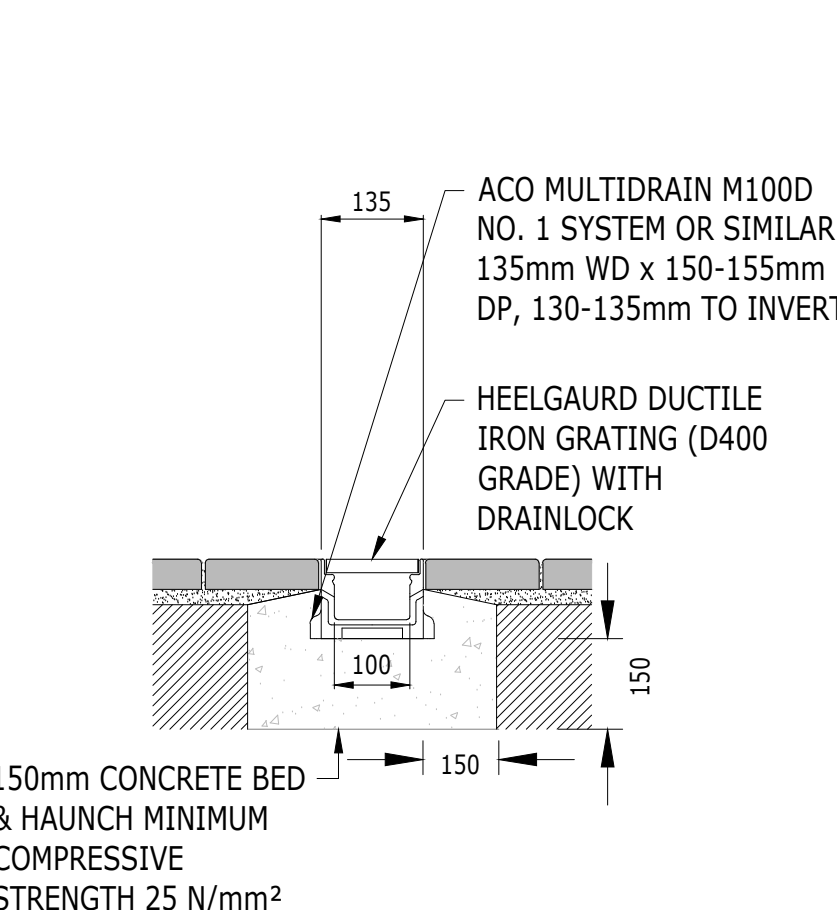


ST2 CONCRETE BED AND SURROUND. CONCRETE PROTECTION TO BE INTERRUPTED OVER ITS FULL CROSS SECTION AT INTERVALS NOT EXCEEDING 6.0m BY A SHAPED FORMER OF COMPRESSIBLE FILLER (25mm THICK). THESE INTERRUPTIONS TO COINCIDE WITH PIPE JOINTS.

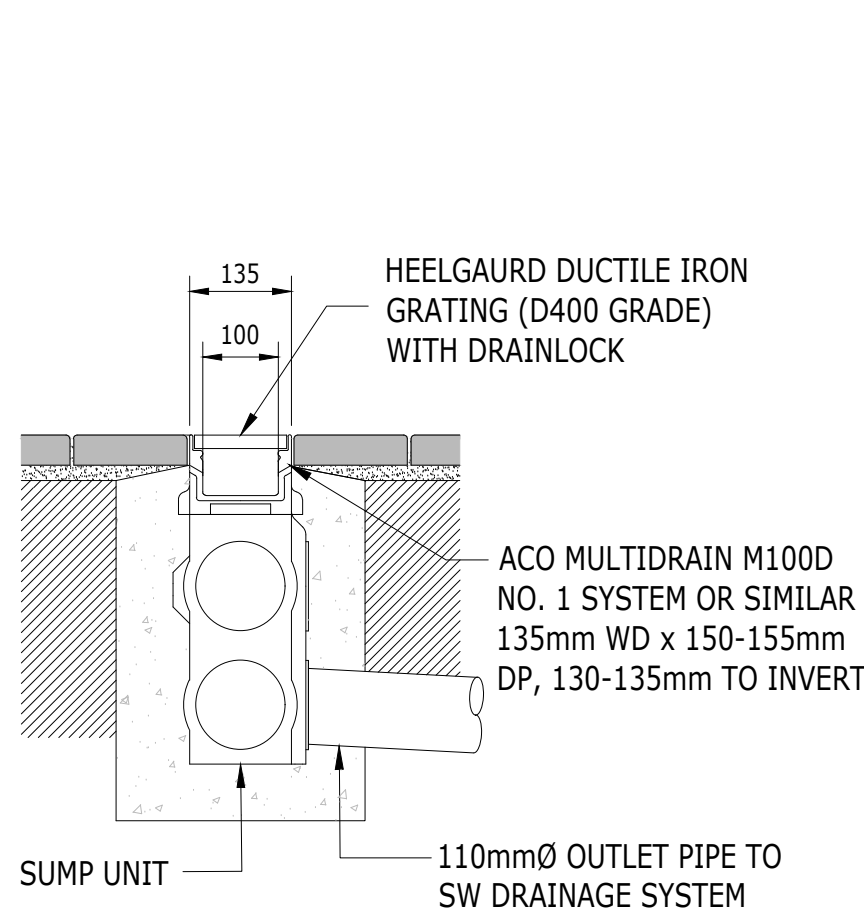
PIPE RUNS NEAR BUILDINGS



PIPES THROUGH WALLS
(BUILDING REGS PART H1 - DIAGRAM 7)



ACO DRAINAGE CHANNEL BEDDING DETAIL



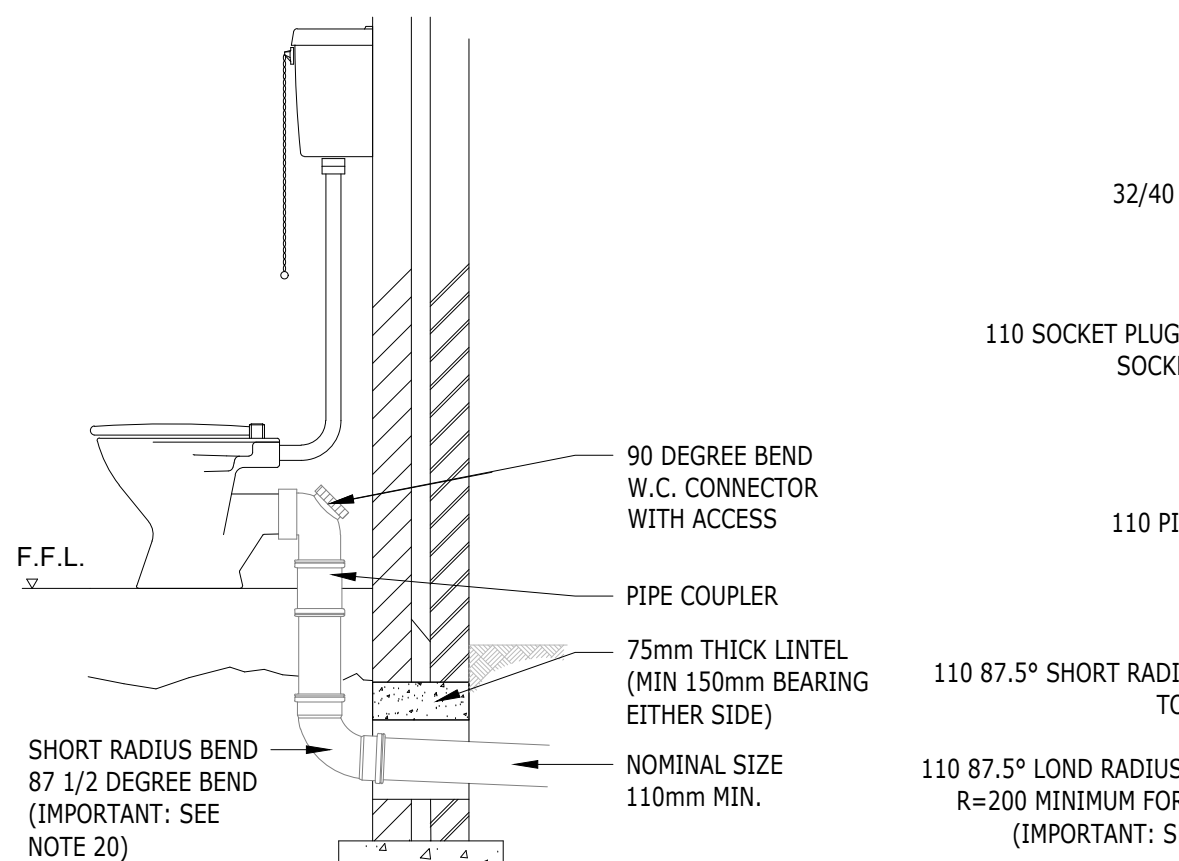
ACO DRAINAGE CHANNEL
SUMP/OUTFALL PIPE DETAIL

GRANULAR BEDDING AND SIDEFILL MATERIALS FOR FLEXIBLE PIPES	
PIPE DIA. (mm)	GRADING
150	10 OR 14 SINGLE SIZE OR 14 TO 5mm GRADED
225	10, 14 OR 20mm SINGLE SIZE OF 14 TO 5mm GRADED OR 20 TO 5mm GRADED
300	10, 14 OR 20mm SINGLE SIZE OF 14 TO 5mm GRADED OR 20 TO 5mm GRADED
375	14 OR 20mm SINGLE SIZE OF 14 TO 5mm GRADED OR 20 TO 5mm GRADED
450	14 OR 20mm SINGLE SIZE OF 14 TO 5mm GRADED OR 20 TO 5mm GRADED
525	14, 20 OR 40mm SINGLE SIZE OF 14 TO 5mm GRADED OR 20 TO 5mm GRADED OR 40 TO 5mm GRADED
GREATER THAN 600	14, 20 OR 40mm SINGLE SIZE OF 14 TO 5mm GRADED OR 20 TO 5mm GRADED OR 40 TO 5mm GRADED

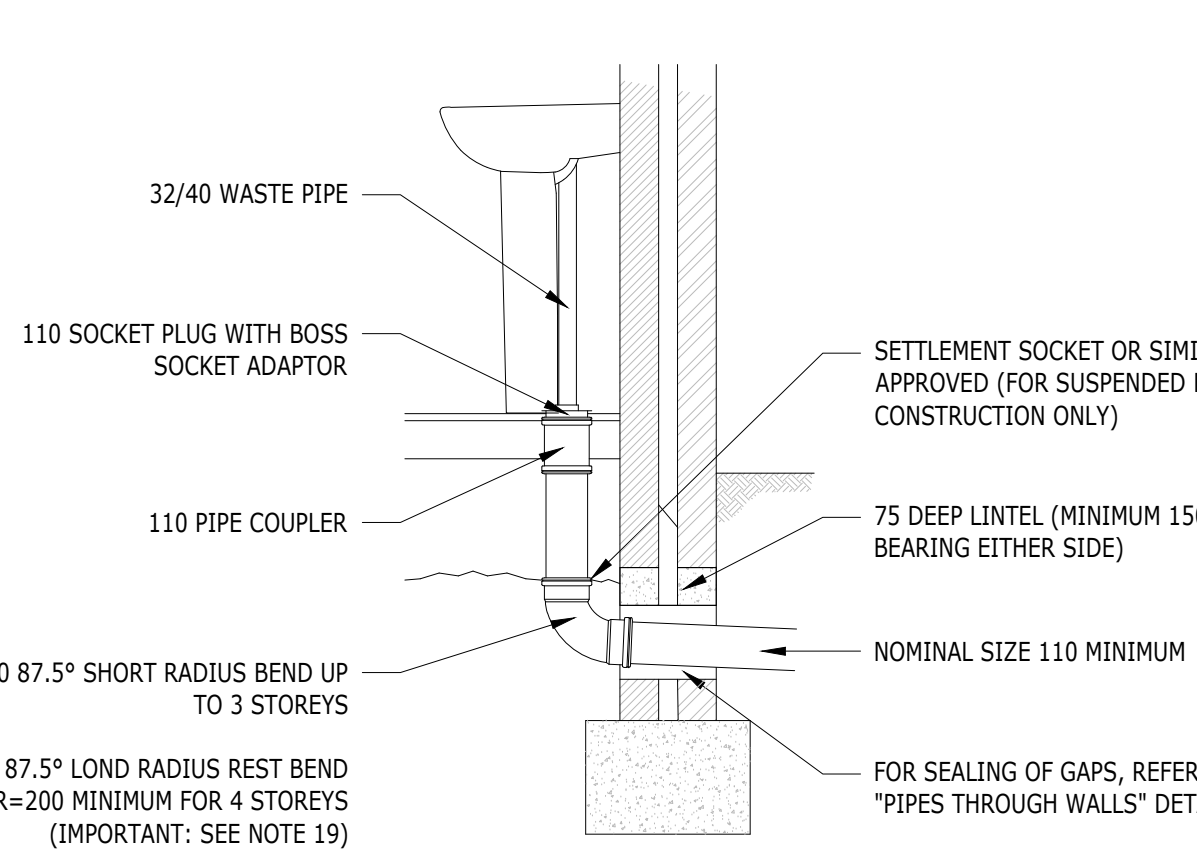
PIPE CONCRETE BEDDING NOTES:

- PIPES LAID WITHIN ROAD LIMITS, CONCRETE BED AND SURROUND IS TO BE USED WHERE COVER TO PIPE CROWN IS LESS THAN 1.2m OR LESS THAN 1.0m BELOW ROAD FORMATION LEVEL.
- PIPE LAID OUTSIDE ROAD LIMITS E.G. GARDENS, FIELDS, CONCRETE BED AND SURROUND TO BE USED WHERE COVER TO PIPE CROWN IS LESS THAN 0.9m.
- RIGID PIPES ENCASED IN CONCRETE SHALL HAVE A MOVEMENT JOINT CONSISTING OF 18mm THICK COMPRESSIBLE BOARD AROUND THE SPIGOT - EITHER AT EACH JOINT OR NOT EXCEEDING 5.0m.
- FOR PIPE BEDDING MATERIALS, SEE ALSO IG1 4-08-01.

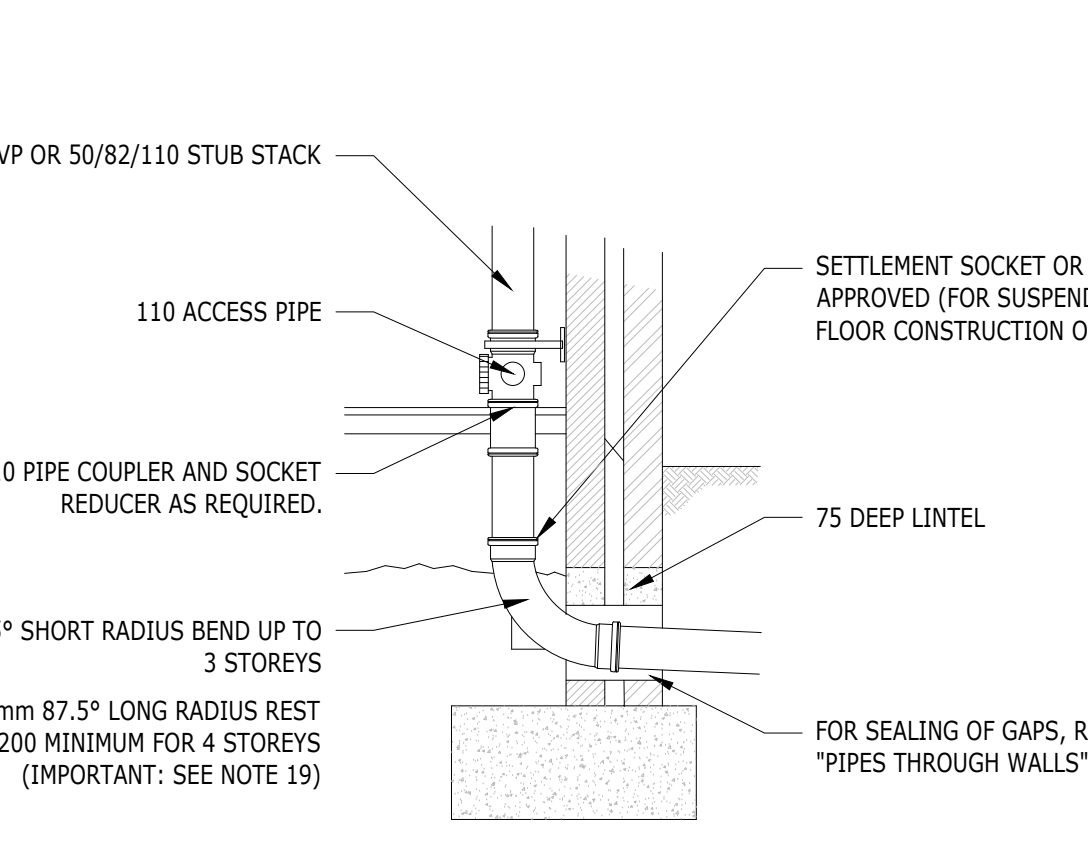
PIPE CONCRETE BEDDING & SURROUND DETAIL
SCALE 1:10



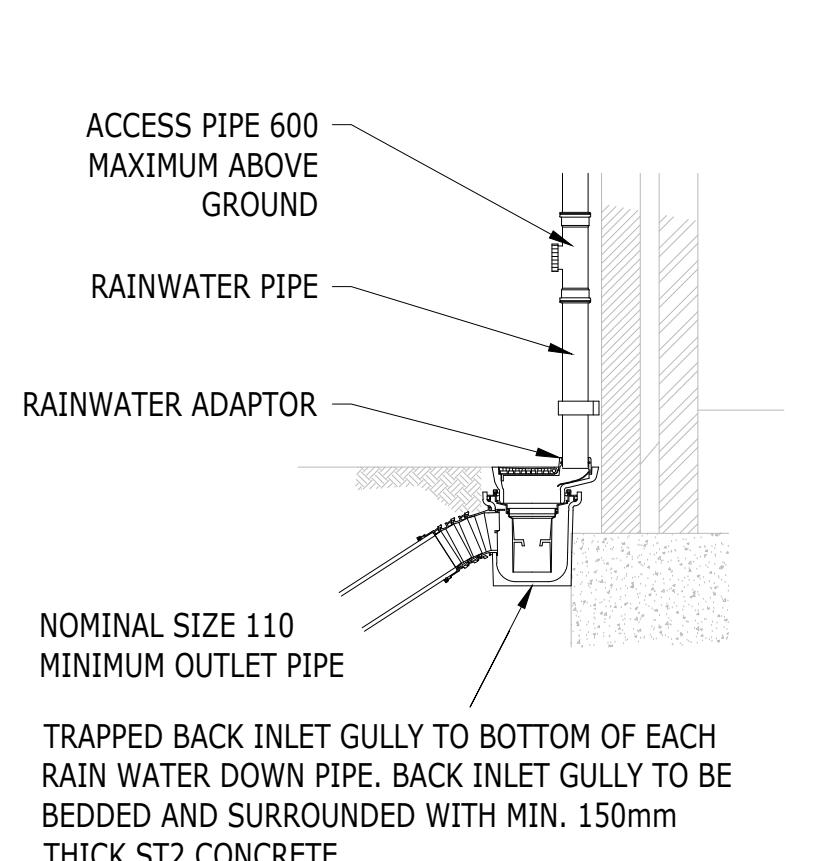
W.C. DIRECT TO DRAIN



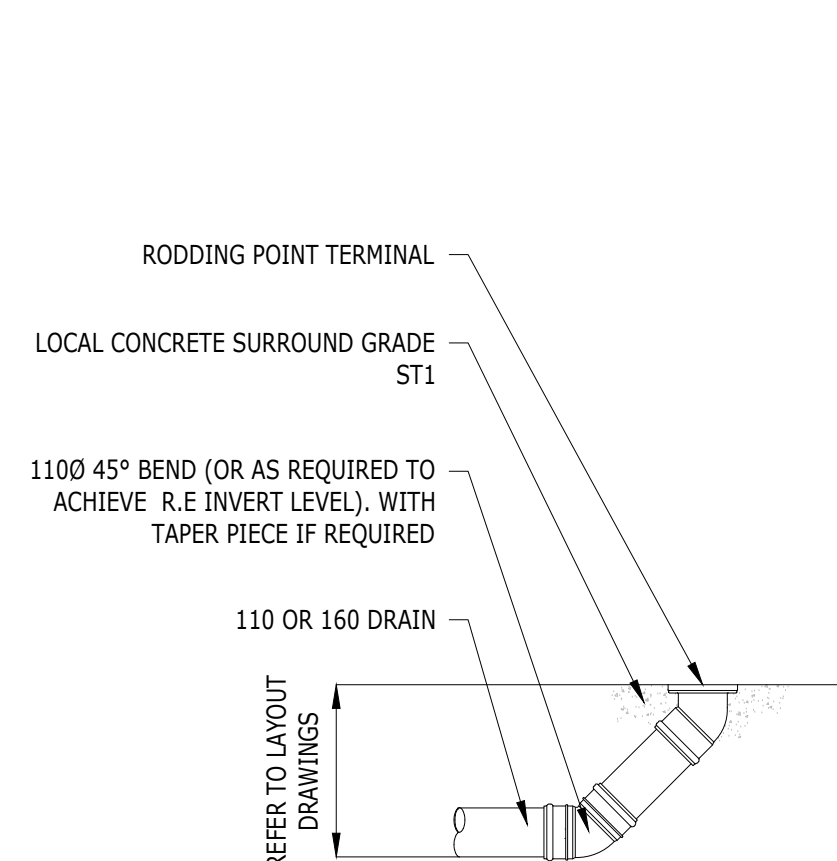
INTERNAL WASTE PIPE CONNECTION



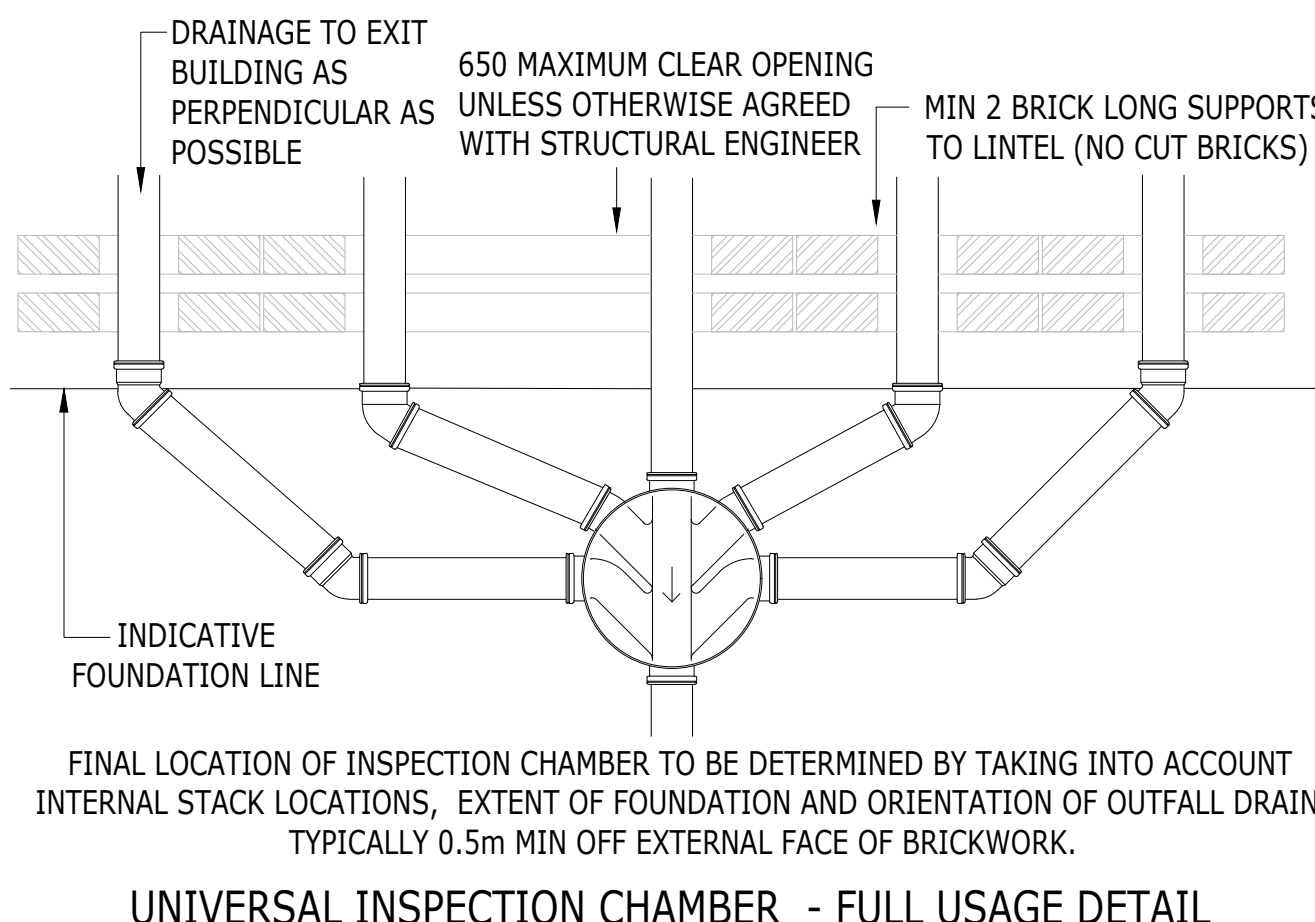
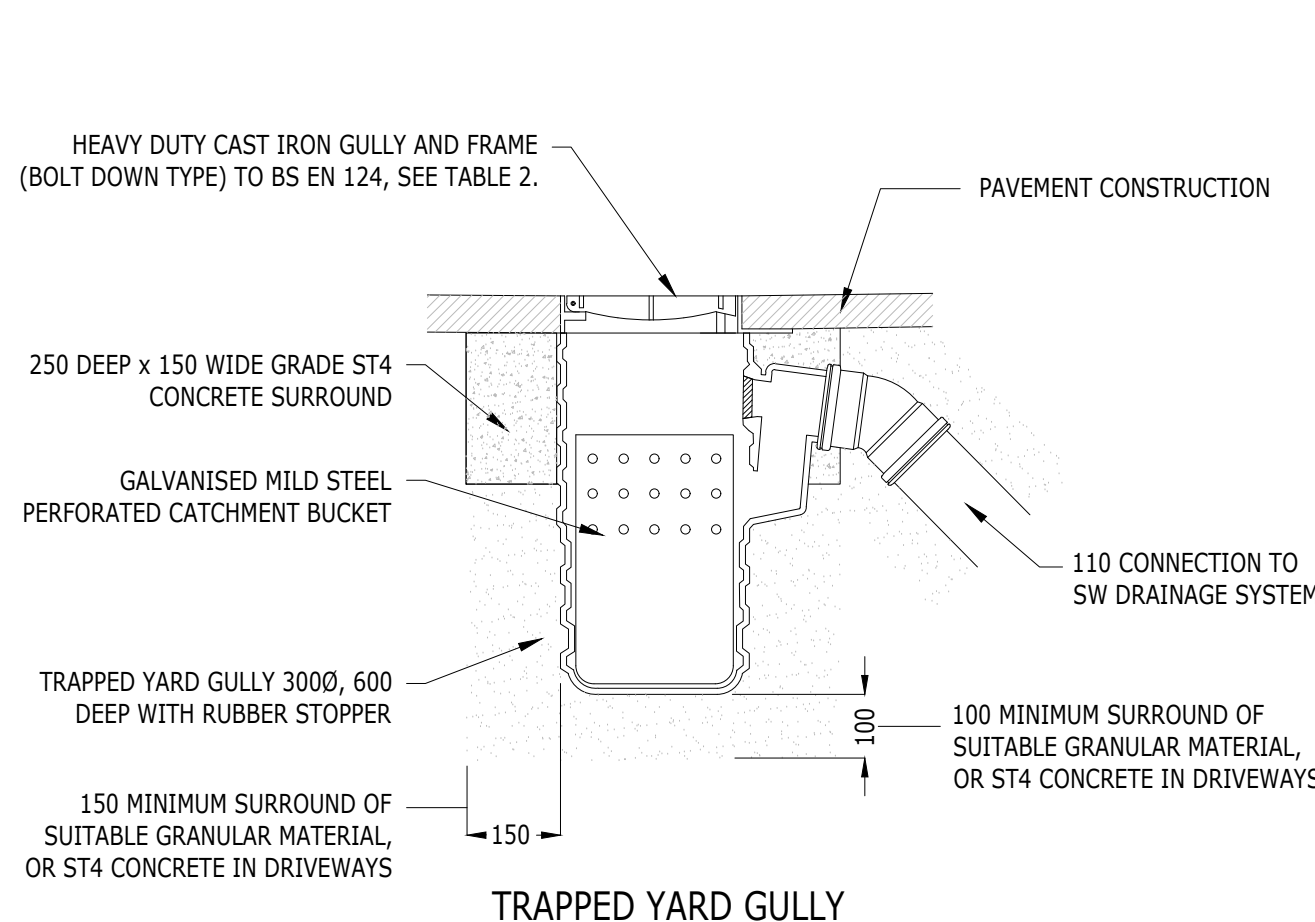
SOIL AND VENT PIPE CONNECTION AND STUB STACK CONNECTION



EXTERNAL RAINWATER PIPE (RWP) DETAIL



RODDING EYE



MANHOLE DIAMETERS
TABLE B 1 OF SEWERAGE SECTOR GUIDANCE APPENDIX C, MAY 2021

DIAMETER OF LARGEST PIPE IN MANHOLE (mm)	CHAMBER SECTION DIAMETER (mm)
LESS THAN 375	1200
375 - 450	1350
500 - 700	1500
750 - 900	1800
GREATER THAN 900	PIPE DIAMETER + 900

TABLE 2 - BS EN 124 CLASSIFICATION - GULLY

GROUP	CLASS	PLACE OF INSTALLATION	MINIMUM NOMINAL WIDTH
2	MIN. B 125	AREAS ONLY ACCESSIBLE TO PEDESTRIANS	450mm
3	MIN. D 400	ALL COMMUNAL AREAS	

TABLE 3 - BS EN 124 CLASSIFICATION - DRAINAGE CHAMBERS

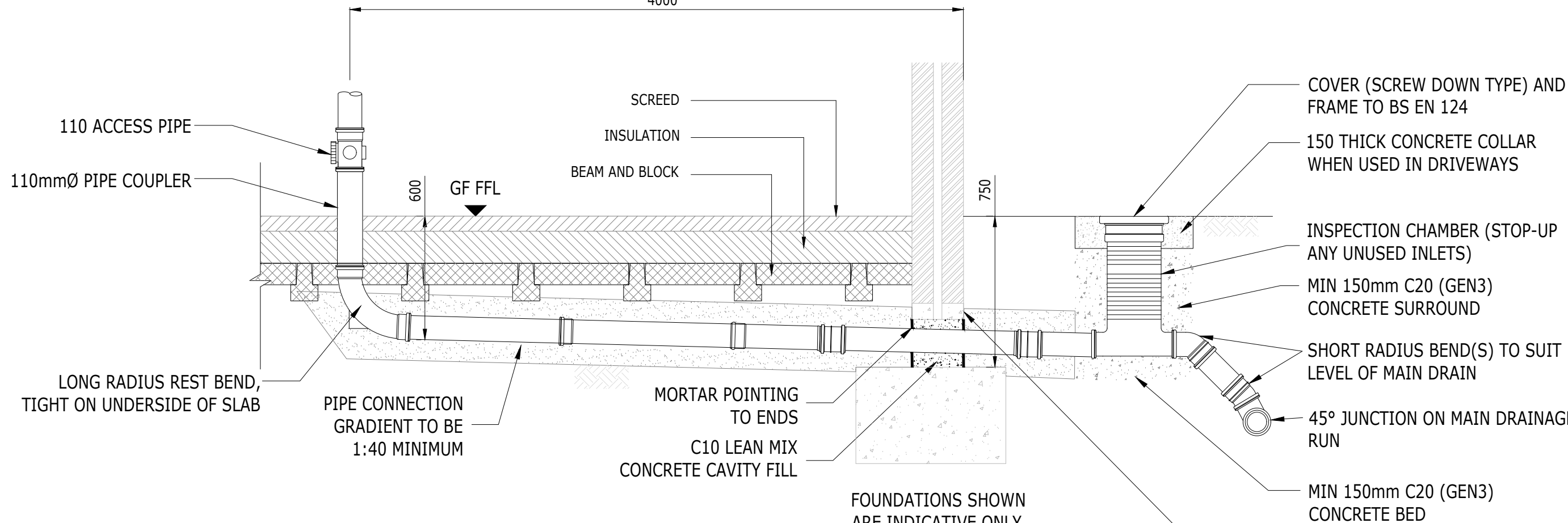
GROUP	CLASS	PLACE OF INSTALLATION
1	MIN. A 15	N/A
2	MIN. B 125	PRIVATE GARDEN AREAS ONLY
3	MIN. C 250	N/A
4	MIN. D 400	ALL COMMUNAL AREAS

TABLE 4 - CHAMBERS FOR NON-ADOPTABLE AREAS

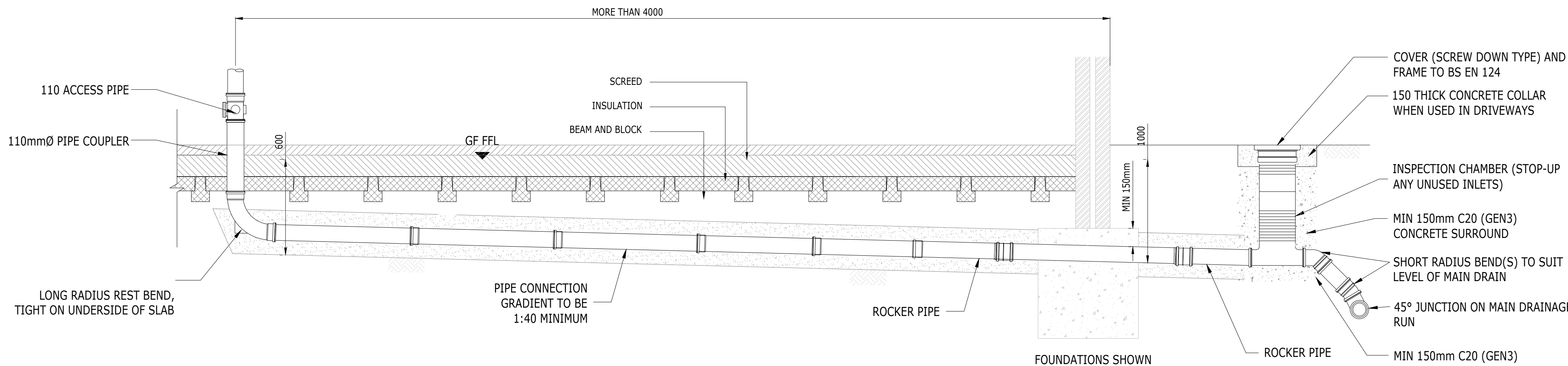
TYPE	DEPTH TO INVERT FROM COVER LEVEL (m)	INTERNAL SIZE (mm)	COVER SIZES	
			LENGTH x WIDTH (mm)	CIRCULAR (mm)
SHALLOW	0.6 OR LESS	190	-	190
	1.2 OR LESS	450	430 x 430	430
DEEP	> 1.2	450	300 x 300**	RESTRICTED ACCESS TO MAX. 350mm**

* DRAINS UP TO 150mm

** SIZE RESTRICTED FOR HEALTH & SAFETY REASONS. LARGER OPENINGS MAY BE USED IN CONJUNCTION WITH RESTRICTED ACCESS.



DETAIL FOR SVP/SS PIPES PENETRATING GROUND FLOOR OF THE BUNGALOWS (MAXIMUM 4.00m AWAY FROM FRONT OF BUILDING)



DETAIL FOR SVP/SS PIPES PENETRATING GROUND FLOOR OF THE BUNGALOWS (MORE THAN 4.00m AWAY FROM FRONT OF BUILDING)

BOX NOTE 1 - ALL DRAINAGE WORKS SHALL COMPLY WITH THE REQUIREMENTS OF 'SEWERAGE SECTOR GUIDANCE APPENDIX C, NOVEMBER 2023'.

BOX NOTE 2: ALL PIPES ENTERING OR LEAVING MANHOLES SHALL HAVE A FLEXIBLE JOINT WITHIN 600mm - 1200mm OF THE INSIDE FACE OF THE MANHOLE (DEPENDING ON PIPE SIZE, SEE TABLE 2 ON DRAWING 2408140-ACE-XX-XX-DR-C-1241).

NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES, UNLESS OTHERWISE STATED.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
- ALL WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

CDM NOTES

THE ATTENTION OF THE CLIENT, PRINCIPAL DESIGNER, PRINCIPAL CONTRACTOR, DESIGNERS AND CONTRACTORS IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT:

- WORKS IN THE VICINITY OF LIVE SERVICES INCLUDING GAS, ELECTRICITY AND BT WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
- WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE DEPARTMENT.
- HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURERS ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS. HAND DUG AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
- THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

"DCG" MANHOLE REFERENCES
TYPE A - REFER TO TYPE A, FIGURE B0
TYPE B - REFER TO TYPE B, FIGURE B10
TYPE C - REFER TO TYPE C, FIGURE B15

ALL COVER TO BE D400 UNLESS NOTED OTHERWISE

DOI PRELIMINARY ISSUE	KC	MAC	BW
Rev/ Description	Drn	Chk	App
Purpose:	PRELIMINARY		
Status:	NOT YET APPROVED		

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JONES HOMES

Project Title:

FOLDERS GROVE 2

Drawing Title:
DRAINAGE CONSTRUCTION DETAILS
(SHEET 4 OF 4)

Drawn by MAC	Checked by MAC	Approved by BW	Revision
Scale	Date		
AS SHOWN	OCT 2025		
Drawing Number:	2408140-ACE-XX-XX-DR-C-1244		