



SuDS & Foul Drainage Statement

75 Folders Lane, Burgess Hill, RH15 0DY

Client

Talbot Developments (Sussex) Ltd

Ref: 13884

Date: April 2026

Consulting Engineers

GTA Civils & Transport Ltd

Maple House

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Burgess Hill

West Sussex, RH15 9RD

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Issue	Issue date	Compiled	Checked
Preliminary/ 1st Issues	11 November 2025	JP	FVV / MR
2 nd issue	02 April 2026	FVV	FVV / MR

1 Introduction

- 1.1 GTA Civils & Transport Ltd. was appointed by the Client to prepare a SuDS & Foul Drainage Statement in relation to the proposed development at 75 Folders Lane, Burgess Hill, RH15 0DY. No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.2 The objective of this Statement is to support a planning application to Mid Sussex District Council and demonstrate that the foul and surface water drainage networks shall comply with current national and local drainage policies.

2 Existing Site

- 2.1 The application site comprises a redundant clinic building, accessed from Folders Lane to the south. It lies in the area administered by Mid Sussex District Council (MSDC). A site location map and an aerial view are shown in Appendix A.
- 2.2 Hydrology: the site falls within the River Adur's catchment. The Adur is the nearest hydrological feature and is a Main River at this point. It flows northwards approximately 220m to the west at its closest.
- 2.3 Topography: a topographic survey is included in Appendix B. The site is relatively flat/level with slopes levels ranging from 53.10m Above Ordnance Datum (AOD) to 52.10m AOD approximately at the NW corner. Levels around the building are typically 52.5m – 52.6m AOD.
- 2.4 Geology: The BGS's online geology map shows the area is underlain by Weald Clay (mudstone) with no recorded superficial deposits. From experience of many residential developments in recent years along Folders Lane, this soil type possesses too low a soakage rate for infiltration features, eg soakaways and porous pavings.
- 2.5 Public sewers: Southern Water's records (see Appendix B) show a 150mm diameter foul sewer flowing westwards along Folders Lane, with manhole ref 7002 closest to the site's access. There is a 150mm diameter surface water sewer within Wheelwright Lane, flowing from south to north.
- 2.6 On-site drainage: the topographic survey (in Appendix B) shows the foul and storm drainage networks. The surface water drains are routed with the foul and this combined network is routed south – to the public sewer. There is no indication that the flow rate is restricted into the public sewerage.
- 2.7 Greenfield runoff rate calculations were generated using the FEH Statistical method (UK SuDS tool) – refer to Appendix D. The QBar rate for the contributing area of 0.08ha is 1.0l/s.

3 Proposed SuDS Strategy and Foul Drainage

- 3.1 This proposal comprises building 4 new dwelling houses (2x detached and 2x semi-detached) after the redundant clinic building is demolished.
- 3.2 The NPPF states that SuDS should be utilised unless there are practical reasons for not doing so. The SuDS hierarchy has been applied, with infiltration features at the top of this list. A drainage strategy layout has been developed, applying the SuDS Hierarchy (infiltration, watercourses, public sewers). It is proposed to route the site's runoff to the existing surface water network to the east.
- 3.3 The clay soil precludes the use of infiltration features and there is no watercourse within this site. Further testing will be conducted at the next stage to confirm this, and it is suggested that this can be covered via a condition.
- 3.4 The drainage strategy layout, in Appendix C, shows the development's surface water routed via a porous paved area to the existing surface water sewer in the adjacent property (no. 54). Correspondence with the landowner is included in Appendix F that confirms their agreement to this. Further surveys will be required to confirm levels at the point of connection. It is suggested that this can be covered via a condition.
- 3.5 The offsite flow rate shall be restricted to the greenfield QBAR rate of 1 l/s. This represents a significant improvement upon the existing flow regime from the site. Calculations are included in Appendix D, using FEH22 rainfall data and Cv values of 1. These demonstrate that the paved area shall contain all storm events up to and including the 1 in 100+45% climate change event.
- 3.6 Any exceedance flows would drain overland west-northwest, much as per the existing situation, with no increase in flood risks downstream.
- 3.7 The current 2025 National Standards for SuDS published by DEFRA were applied. A water butt shall be installed in each unit's garden - standard 1 is met in this manner. Unlined porous pavings satisfy Standard 2 by intercepting the first 5mm of each rainfall event (because the area of pavings exceeds the impermeable area.)
- 3.8 Water quality: the proposed permeable driveway will provide pollutant controls for the driveway runoff; with the pollution hazard of the roofs expected to be very low. This is in line with the Simple Index approach as described in the SuDS manual.
- 3.9 It is proposed to route the new units' foul effluent to the public sewer, via the existing connection between 7002 and 7001 – refer to the sewer records in Appendix B. Note that this connection is to be

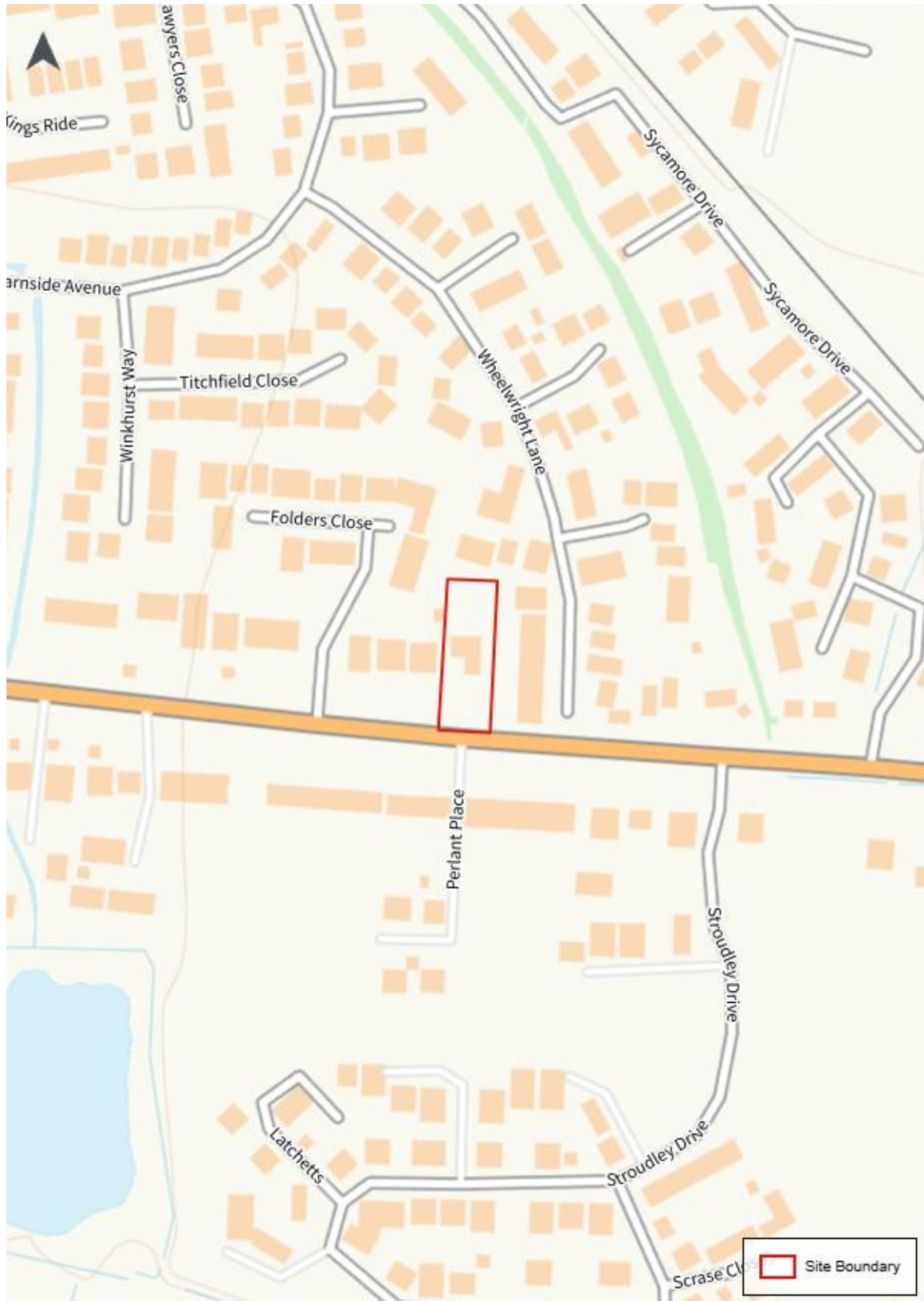
confirmed by undertaking a CCTV drainage survey at the next stage. This indirect connection will be subject to a S106 application in due course to Southern Water.

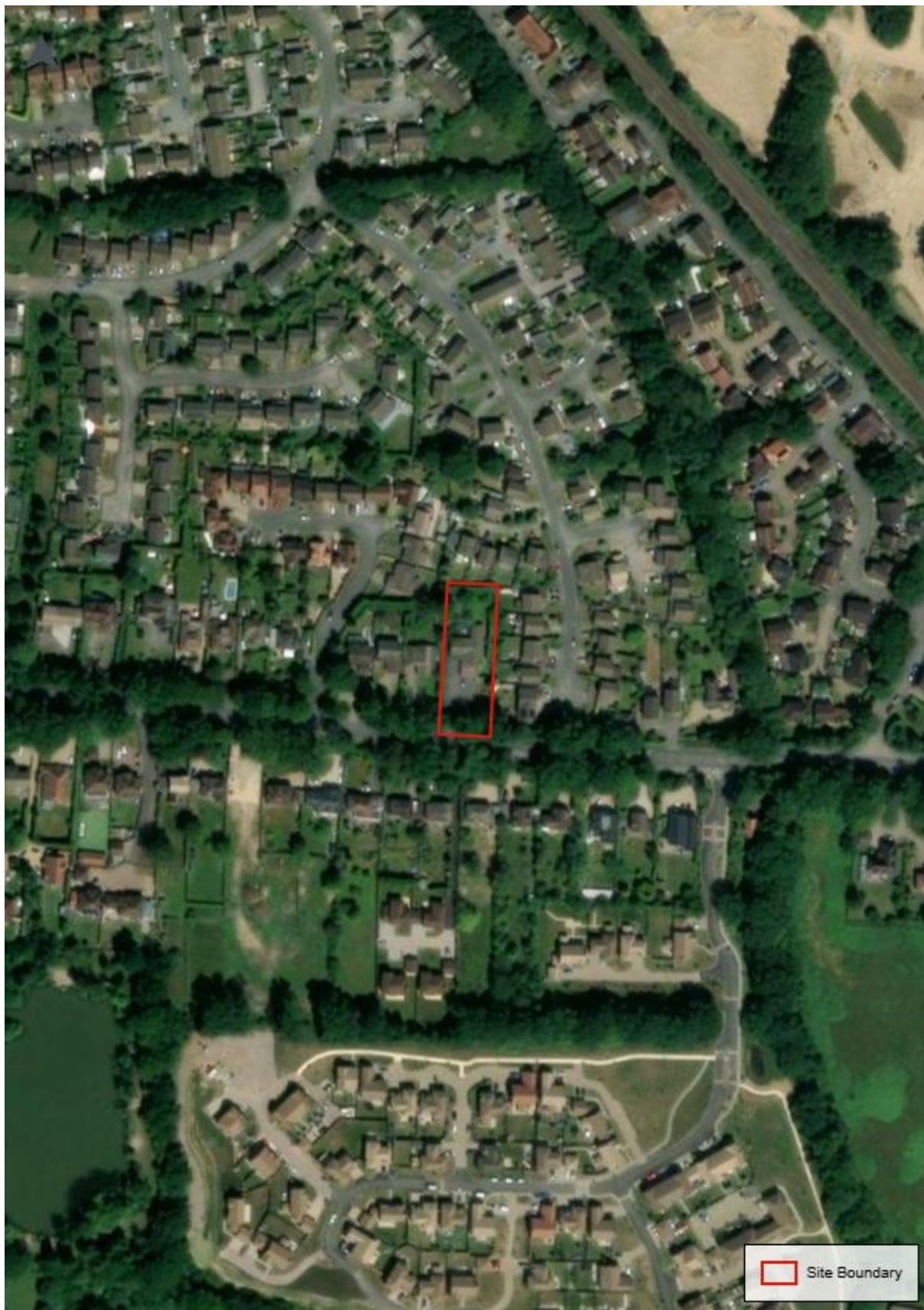
- 3.10 Maintenance: A planning stage drainage maintenance schedule is included in Appendix E. This sets out how the various components will be inspected and maintained – in line with Industry Standards as per CIRIA's SuDS Manual C753. The responsibility of maintenance, repair, renewal and replacement of the surface water drainage system will be conferred on to the property owners with all costs shared on an equal basis. These arrangements will be administered in the Transfer Document **TP1** of each property at the point of sale with the same responsibilities transferring with each property to the successors in title.
- 3.11 It is contended that the development's SuDS and foul drainage networks shall be fully sustainable and comply fully with national and local drainage policies.

- End of Statement -

Appendix A

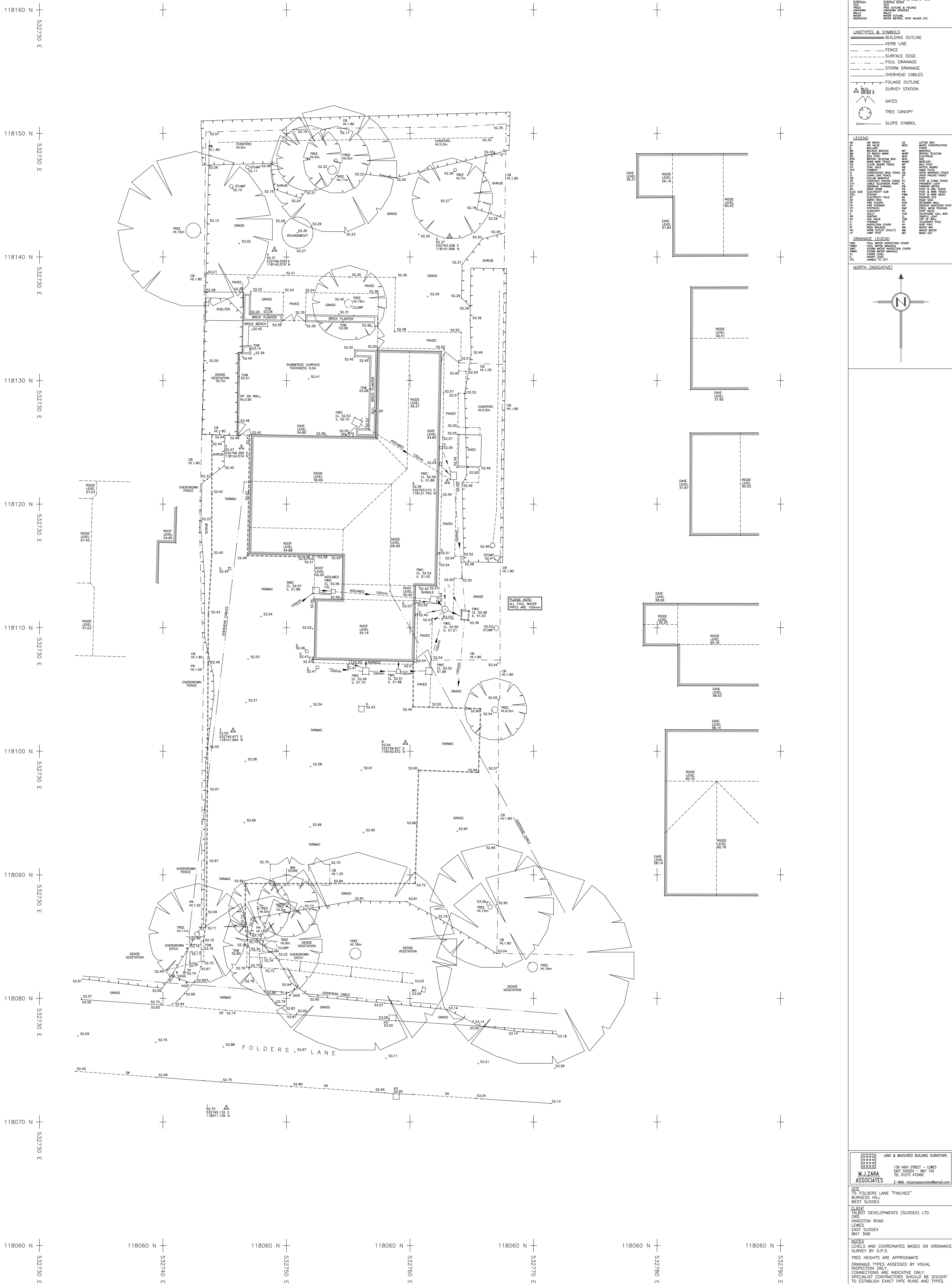
Site Location Map & Aerial Photo





Appendix B

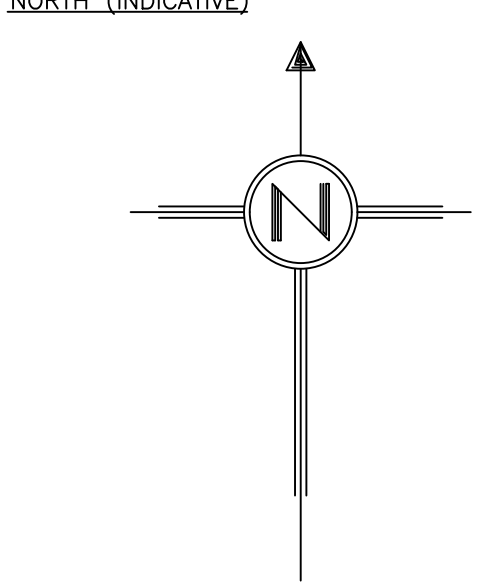
Topographic Survey & Sewer Records

[illegible][illegible]

DRAINAGE LEGEND

WC	FOUL WATER INSPECTION COVER
WMH	FOUL WATER MANHOLE
WC	STORM WATER INSPECTION COVER
WMH	STORM WATER MANHOLE
-	COVER LEVEL
-	INVERT LEVEL
TL	UNABLE TO LIFT.

NORTH (INDICATIVE)



 LAND & MEASURED BUILDING SURVEYORS

139 HIGH STREET - LEWES
EAST SUSSEX - BN7 1XS
TEL 01273 472492

M.J.ZARA
ASSOCIATES

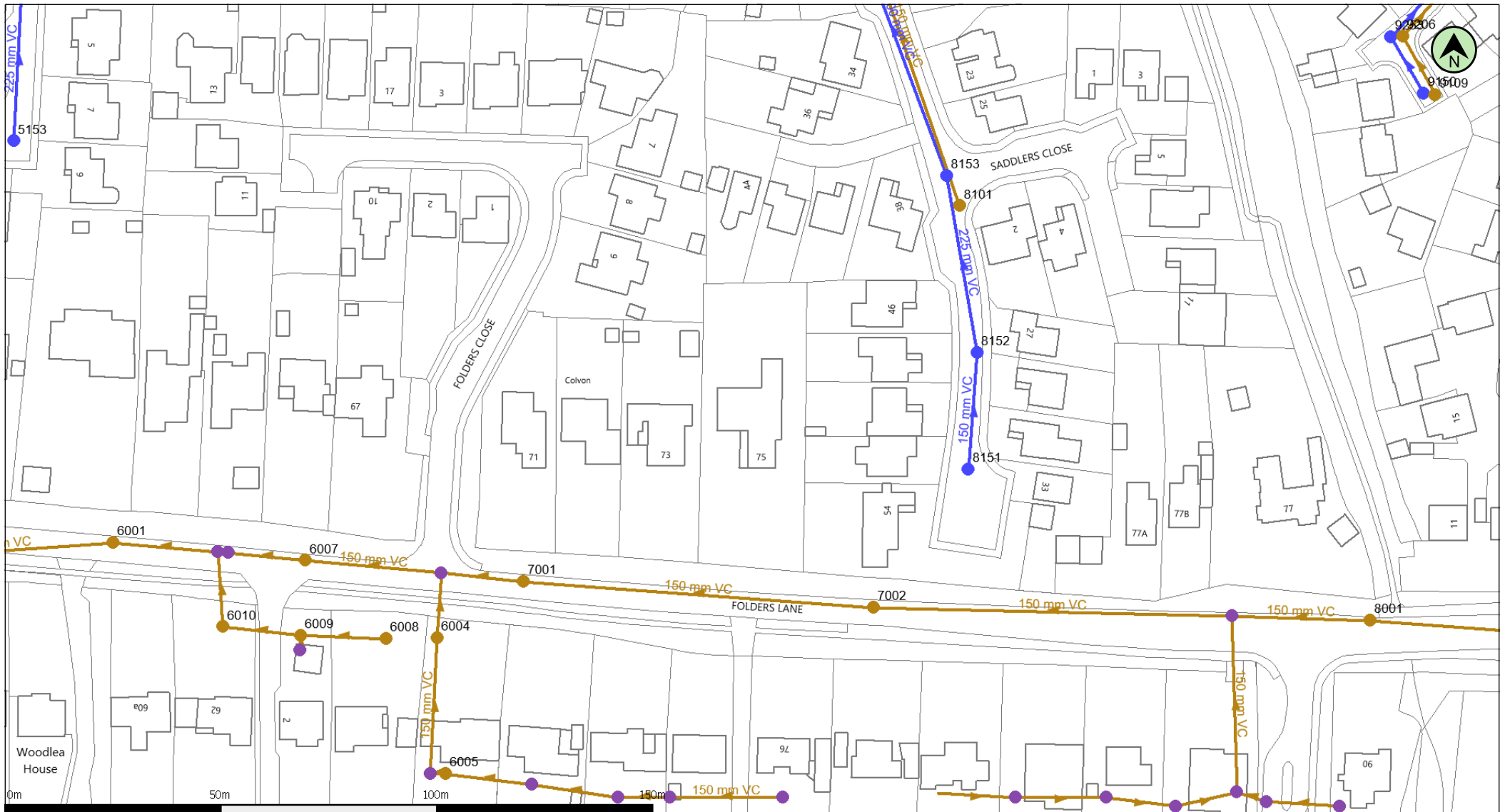
E-MAIL mjzaraassociates@gmail.com

SITE
75 FOLDERS LANE "FINCHES"
BURGESS HILL
WEST SUSSEX

CLIENT
TALBOT DEVELOPMENTS (SUSSEX) LTD
ORD
KINGSTON ROAD
LEWES
EAST SUSSEX
BN7 3NB

NOTES
LEVELS AND COORDINATES BASED ON ORDNANCE
SURVEY BY G.P.S.
TREE HEIGHTS ARE APPROXIMATE
DRAINAGE TYPES ASSESSED BY VISUAL
INSPECTION ONLY.
CONNECTIONS ARE INDICATIVE ONLY.
SPECIALIST CONTRACTORS SHOULD BE SOUGHT
TO ESTABLISH EXACT PIPE RUNS AND TYPES.
PLEASE DO NOT SCALE OFF A PRINTED PLAN.
JOB REF. 9959

SCALE 1:100	SHEET SIZE A0 PORTRAIT
DATE JULY 2025	SURVEYED BY CS



(c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122

Date: 22/09/25

Scale: 1:1250

Map Centre: 532755,118121

Data updated: 21/08/25

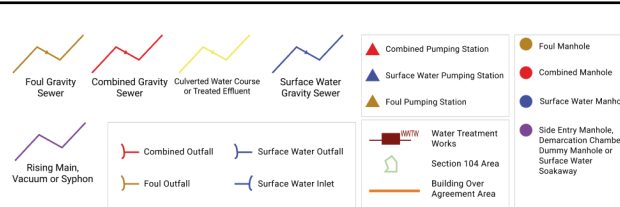
Our Ref: 1886303 - 1

Wastewater Plan A4
Powered by digdat

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



cfagan@gtacivils.co.uk

13884 75 Folders Ln



Appendix C

Proposed Drainage Strategy Layout



3. EXACT LOCATION AND LEVELS OF FINAL SW CONNECTION POINT TO BE CONFIRMED THROUGH SURVEYS.

GENERAL NOTES

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations , record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. any discrepancies shall be notified to gta prior to works commencing.

2. Tender or billing drawings shall not be used for construction or the ordering of materials.

4. This drawing shall be read in conjunction with all relevant architects consultants drawings and specifications, together with H&S plan requirements.

5. Copyright : This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.

6. All drawings specifications and recommendations made by gta are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Clients risk. gta hold no responsibility for resulting abortive works or costs.

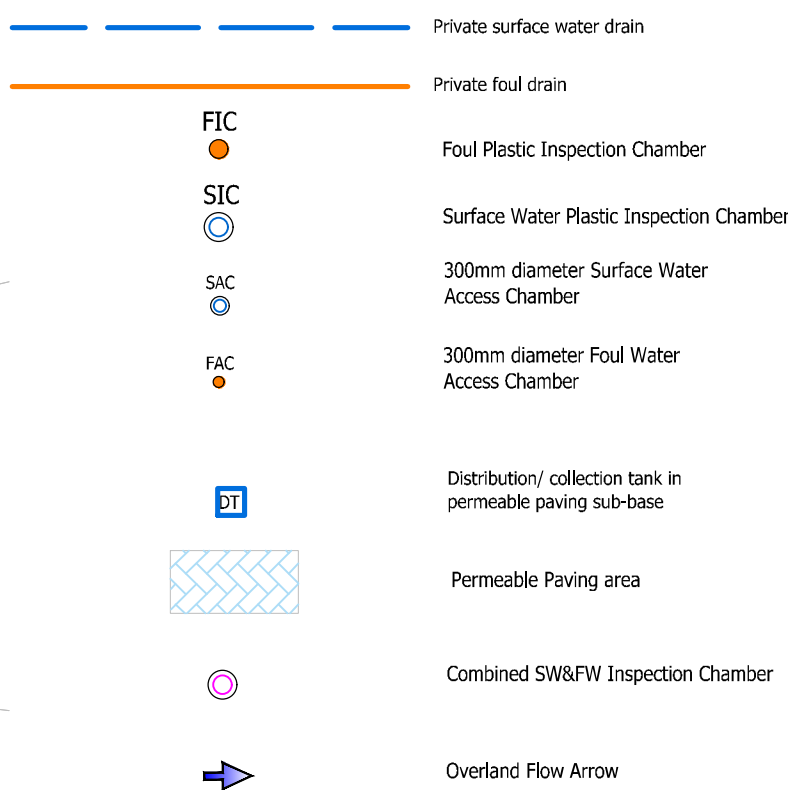
7. If viewing this drawing as an Autocad file (.dwg) in digital format then it is done so with this Disclaimer due to the fact that it can be altered and manipulated following its issue by GTA Civils & Transport and therefore, any alteration or modification of DWG data files provided by GTA Civils & Transport, by you or a third party, without GTA Civils and Transport's express written approval, is done so entirely at your own risk. Modification includes (but is not limited to) turning layers on and off, unfreezing layers and reloading, turning on and off print functions and unloading x-refs.

8. Your attention is also drawn to the fact that the information contained within this file may be subject to alteration at any time, pending technical approval from an approving authority or at the client's instruction. It is therefore strongly recommended that multiple and regular cross checks are made against the current contract drawings.

It is your responsibility to ensure that the correct issue or revision of the DWG data file is being used and requests for updated information made accordingly.

9. Should any apparent discrepancies between the data contained within the DWG file and the current contract drawings become evident, it must be reported back to GTA Civils & Transport as soon as reasonably practicable. Precedence should be given to the current contract drawings (PDF) unless advised otherwise.

KEY



ABBREVIATIONS

D307.0	DETAIL NUMBER - SEE DRAINAGE DETAIL SHEET
DO	FOUL DRAIN
SWS	SURFACE WATER DRAIN
FWS	ADAPTABLE FOUL WATER SEWER
AS	ADAPTABLE SURFACE WATER SEWER
MC	MANHOLE
IC	INSPECTION CHAMBER
SA	SEWAGEWAY
FIC	450mm DIA. FOUL INSPECTION CHAMBER - D202.6
SIC	450mm DIA. SURFACE WATER INSPECTION CHAMBER - D202.6
SC	300mm DIA. FOUL ACCESS CHAMBER - D202.18
CS	300mm DIA. SURFACE WATER ACCESS CHAMBER - D202.18
CI	CAST IRON
VIC	VITRIFIED CLAY
CC	CONCRETE
PVC-U	POLYVINYL CHLORIDE - UNPLASTICISED
Y-G	SMALL GULLY - D209.0
YJ	YARD GULLY - D209.2
RG	ROAD GULLY - D208.1
CPK	CAR PARK GULLY - D208.2
DB	BELOW GROUND DRAIN POINT
SV	SOIL VENT PIPE DRAIN
SSP	STUB STACK OR DIRECT DRAIN CONNECTION
RP	EXTERNAL REDUCING POINT - D213.1
DT	SURFACE WATER DISTRIBUTION TANK
FFL	FINISHED FLOOR LEVEL
SSL	STRUCTURAL SLAB LEVEL
GL	GROUND LEVEL
CL	COVER LEVEL
IL	INVERT LEVEL
SL	SUMP LEVEL
BL	BASE LEVEL
HL	HIGH LEVEL
BD	BACOROP
CBS	CONCRETE BED & SURROUND
CLASS 5	GRANULAR BED & SURROUND
CLASS B	GRANULAR BED

P3	SW Drainage configuration adjusted	02/04/26	NG	FVV
P2	SW Drainage configuration adjusted	10/11/25	NG	FVV
P1	INITIAL ISSUE	06/11/25	NG	FVV
Rev	Amendments	Date	Dsn	Chk

Status	PRELIMINARY
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Client	TALBOT DEVELOPMENTS
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Architect

Project

75 FOLDERS LANE
BURGESS HILL

Title	DRAINAGE STRATEGY
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Date	OCTOBER 2025	Scale @ A1	1:100
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Clients Ref.	Project Ref. 13884
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Burgess Hill, West Sussex, RH15 9RD
01444 871444 Web: www.gtacivils.co.uk

Drawing Number
13884-1600

Rev.



Appendix D

Drainage Calculation Sheets

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	10/11/2025
Calculated by	NG
Reference	13884
Model version	2.2.2

Location

Site name	75 Folders Lane
Site location	Burgess Hill



Site easting (British National Grid)	532847
Site northing (British National Grid)	118109

Site details

Total site area (ha)	0.09012	ha
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Greenfield runoff

Method

Method	FEH statistical (2025)
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FEH statistical (2025)

	My value	Map value
SAAR9120 (mm)	911	mm
BFIHOST19scaled	0.236	
QMed-QBar conversion	1.136	☒ 1.136
QMed (l/s)	0.8	l/s
QBar (FEH statistical 2025) (l/s)	1	l/s

Growth curve factors

	My value	Map value
Hydrological region	7	☒ 7
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

Method	FEH statistical (2025)	
Flow rate 1 year (l/s)	0.8	l/s
Flow rate 2 year (l/s)	0.8	l/s
Flow rate 10 years (l/s)	1.6	l/s
Flow rate 30 years (l/s)	2.2	l/s
Flow rate 100 years (l/s)	3.1	l/s
Flow rate 200 years (l/s)	3.6	l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.2) developed by HR Wallingford and available at 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>). The outputs from this tool have been used to estimate Greenfield runoff rates. 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.

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Depth (m)	Invert Level (m)
S6	0.071	5.00	52.650	0.810	51.840
S3	0.008	5.00	52.650	0.900	51.750
S7 (hydrobrake)			52.650	1.000	51.650
Outfall			52.637	1.087	51.550

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	Link Type	T of C (mins)
1.000	S6	S3	11.060	0.600	51.840	51.750	0.090	122.9	300	Circular	5.13
1.001	S3	S7 (hydrobrake)	13.084	0.600	51.750	51.650	0.100	130.8	300	Circular	5.29
1.002	S7 (hydrobrake)	Outfall	3.911	0.600	51.650	51.550	0.100	39.1	100	Circular	5.34

Name	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Pro Depth (mm)	Pro Velocity (m/s)
1.000	1.417	100.1	1.3	0.510	0.600	0.071	24	0.495
1.001	1.373	97.0	1.4	0.600	0.700	0.079	25	0.503
1.002	1.237	9.7	1.4	0.900	0.987	0.079	26	0.888

Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Normal	Starting Level (m)		100 year (l/s)	17.9
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	✓	Check Discharge Volume	x
Summer CV	1.000	Drain Down Time (mins)	1440	2 year (l/s)	5.6		
Winter CV	1.000	Additional Storage (m³/ha)	0.0	30 year (l/s)	14.1		

Storm Durations

15 | 30 | 60 | 120 | 180 | 240 | 360 | 480 | 600 | 720 | 960 | 1440

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)	Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
2	0	0	0	100	45	0	0
30	40	0	0				

Pre-development Discharge Rate

Site Makeup	Brownfield	PIMP (%)	100	Betterment (%)	0	Q 100 year (l/s)	17.9
Brownfield Method	MRM	CV	1.000	Q 2 year (l/s)	5.6		
Contributing Area (ha)	0.073	Time of Concentration (mins)	30.00	Q 30 year (l/s)	14.1		

Node S7 (hydrobrake) Online Hydro-Brake® Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	x	Sump Available	✓
Invert Level (m)	51.650	Product Number	CTL-SHE-0048-1000-0850-1000
Design Depth (m)	0.850	Min Outlet Diameter (m)	0.075
Design Flow (l/s)	1.0	Min Node Diameter (mm)	1200

Node S6 Carpark Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Porosity	0.30	Width (m)	27.500	Depth (m)	0.700
Side Inf Coefficient (m/hr)	0.00000	Invert Level (m)	51.840	Length (m)	10.000	Inf Depth (m)	
Safety Factor	2.0	Time to half empty (mins)	552	Slope (1:X)	1000.0		

Results for 2 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
240 minute summer	S6	172	51.954	0.114	6.5	9.0337	0.0000	OK
240 minute summer	S3	172	51.959	0.209	4.1	0.0332	0.0000	OK
240 minute summer	S7 (hydrobrake)	172	51.961	0.311	2.8	0.3513	0.0000	SURCHARGED
720 minute winter	Outfall	360	51.571	0.021	0.9	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
240 minute summer	S6	1.000	S3	4.1	0.414	0.041	0.4264	
240 minute summer	S3	1.001	S7 (hydrobrake)	2.8	0.234	0.029	0.8036	
240 minute summer	S7 (hydrobrake)	1.002	Outfall	0.9	0.752	0.093	0.0047	19.6

Results for 30 year +40% CC Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
360 minute winter	S6	344	52.346	0.506	7.4	41.3391	0.0000	SURCHARGED
360 minute winter	S3	344	52.346	0.596	3.9	0.0948	0.0000	SURCHARGED
360 minute winter	S7 (hydrobrake)	344	52.346	0.696	2.6	0.7872	0.0000	SURCHARGED
360 minute winter	Outfall	352	51.571	0.021	0.9	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
360 minute winter	S6	1.000	S3	3.4	0.417	0.034	0.7788	
360 minute winter	S3	1.001	S7 (hydrobrake)	2.6	0.186	0.027	0.9214	
360 minute winter	S7 (hydrobrake)	1.002	Outfall	0.9	0.752	0.093	0.0047	61.2

Results for 100 year +45% CC Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
360 minute winter	S6	352	52.538	0.698	8.4	57.1988	0.0000	FLOOD RISK
360 minute winter	S3	352	52.538	0.788	4.0	0.1253	0.0000	FLOOD RISK
360 minute winter	S7 (hydrobrake)	352	52.538	0.888	2.2	1.0047	0.0000	FLOOD RISK
360 minute winter	Outfall	352	51.572	0.022	1.0	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
360 minute winter	S6	1.000	S3	3.7	0.413	0.037	0.7788	
360 minute winter	S3	1.001	S7 (hydrobrake)	2.2	0.183	0.023	0.9214	
360 minute winter	S7 (hydrobrake)	1.002	Outfall	1.0	0.776	0.104	0.0051	78.6

Appendix E

Draft SuDS Maintenance Plan

1. Introduction

This Plan sets out the framework for the management of the proposed sustainable drainage systems (SuDS) and foul drainage network. The document will be updated with further information through the next stage of detailed design and coordination. At this stage, what is set out herein is intended to be sufficient to demonstrate the viability of the proposed SuDS and foul drainage maintenance regime for planning purposes.

2. Ownership & Maintenance Responsibilities

It is the overarching responsibility of each **site owner** to ensure the Drainage Infrastructure is maintained in accordance with this Maintenance Plan.

The responsibility of maintenance, repair, renewal and replacement of the surface water drainage system will be conferred on to the property owners with all costs shared on an equal basis. These arrangements will be administered in the Transfer Document TP1 of each property at the point of sale with the same responsibilities transferring with each property to the successors in title.

Key elements of the drainage system which require maintenance are:

- Porous Pavings
- Pipes and Chambers

The following sections show schedules detailing the maintenance requirements for each of the main drainage items used within the scheme. The Owner will undertake the inspections and maintenance activities in accordance with these schedules or engage with specialist maintenance contractors to undertake maintenance tasks on their behalf.

Additional reference has been made to currently established best practice and guidance documents such as The SuDS Manual (CIRIA C753, 2015) and other resources available at the susdrain website.

This Plan is to be a live document. The frequency of maintenance intervals may need to be increased or decreased based on the observed performance of the drainage systems over time.

3. Health and Safety

All those responsible for and involved in the maintenance of the site drainage systems should be safety-conscious and comply with the relevant health and safety legislation. This includes:

- The Health and Safety at Work etc Act 1974
- The Management of Health and Safety at Work Regulations 1999
- The Workplace (Health, Safety and Welfare) Regulations 1992

The Employer of maintenance operatives is responsible for suitable risk assessment and management to ensure safe working conditions and practices. Measures to protect potential visitors must also be drawn up.

Specialist contractors used should work to industry guidelines and be able to demonstrate safe working practices.

Employers have a duty to employees to inform them about the risks of their work environment and to decrease the risk as far as reasonably practicable. Appropriate personal protective equipment (PPE) should be provided and practices/policies implemented based on risk assessments.

Operatives should be trained for working near water. Risks of contaminated water should be considered. Checking for open cuts and using nitrile gloves, waterproof plasters etc is advised.

Entry of pipes, chambers and culverts should be avoided. Work should be carried out from the surface using appropriate equipment. In the event that entry cannot be avoided to perform a critical task, the required safety training, protection measures and precautions must be implemented prior to entry. Lone working should never be attempted.

For further information refer to Section 36 of The SuDS Manual (CIRIA C753).

4. Schedule A – Sewers, Manholes, Gullies, Channel Drains

Regular inspection and maintenance are required to ensure the effective long-term operation of private drains, manholes, gullies & channel drains.

All gullies and drainage are private and to be maintained by the homeowner. Operation and maintenance requirements for all sewers, manholes, gullies and channel drains are described in the following table:

Schedule	Action	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	6 Monthly intervals
	Common yard & car park & other hard standing areas to be swept clear of debris, to prevent possibility of blockages to the receiving drainage systems	Monthly
	Debris removal from gullies & channel drains (where may cause risks to performance)	Monthly intervals, after autumn leaf fall, or as required based on specific observations
	Lift and inspect receiving manholes to check for any blockages	Monthly
Remedial Actions	Repair any damaged gully or channel drain gratings.	As required
	Replace / fix any loose channel drain covers	As required

Where appropriate refer also to specialist drainage manufacturer's information and maintenance requirements.

In all instances, inspection and cleaning should be carried out only by a specialist contractor and in accordance with the guidelines given in 'Safe Working in Sewers and at Sewage Works' published by National Joint Health and Safety Committee for the Water Services.

5. Schedule B – Porous Pavings

Inspection Frequency and Maintenance Requirements: as per table below.

Schedule	Action	Frequency
Regular Maintenance	Inspect for sediment and debris in pre-treatment components	Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required based on inspections)
Occasional Maintenance	Removal of sediment from pre-treatment devices (silt trap/catchpit)	Six monthly
	Remove tree roots or trees that are close to the blanket	As required
Remedial Actions	Rehabilitate infiltration or filtration surfaces	As required
	Inspect surface for clogging, standing water and structural damage	Monthly
Monitoring	Inspect pre-treatment devices (silt trap/catchpit) and ground surface for silt accumulation. Establish appropriate silt removal frequencies	Half-yearly

Sediments excavated from upstream pre-treatment devices that receive runoff from residential roof areas are generally not toxic or hazardous material and can be safely disposed of by either land application or landfilling. However, consultation should take place with the environmental regulator to confirm appropriate protocols. Sediment testing may be required before sediment excavation to determine its classification and appropriate disposal method.

6. Contamination or Dilution of Spillage

In the event of a spillage, it is the responsibility of the landowner to clear up any spillage before it enters the drainage system. The primary method of dealing with any spillage of hydrocarbons should be using sand to soak up the leak and prevent any hydrocarbons entering the drainage system. Once sand has been contaminated it should not be washed into the drainage system but disposed of by a Licensed Contractor.

Environment Agency – Emergency Contact Number

In the event of a spillage the Environment Agency should be contacted to notify the event and seek advice. The Environment Agency Incident Hotline is **0800 80 70 60** (Freephone 24hrs).

Appendix F

Correspondence with adjacent landowner

Re: Surface water drainage connection at 54 Wheelwright Lane Burgess Hill

From tina green [REDACTED]
Date Wed 2026-04-01 4:05 PM
To Robin Cross [REDACTED]
Cc Florence Van Vaerenbergh [REDACTED]; William Cross [REDACTED]; Jon Wright [REDACTED]

Good afternoon,

I would like to confirm that subject to legal agreement & contract I'm happy to agree to you connecting into my surface water drainage system to facilitate your proposed build of 4 new houses.

Kind regards,

Tina

Sent from [Outlook for iOS](#)

From: Robin Cross [REDACTED]
Sent: Wednesday, April 1, 2026 11:08:30 AM
To: tina.a.green@hotmail.com [REDACTED]
Cc: Florence Van Vaerenbergh [REDACTED]; William Cross [REDACTED]; Jon Wright [REDACTED]
Subject: Surface water drainage connection at 54 Wheelwright Lane Burgess Hill

Dear Tina

Many thanks for meeting up with me this morning. As per our conversation could you please confirm that subject to legal agreement and contract your happy to agree to us connecting in to your surface water drainage system to facilitate our proposed 4 new houses.

I would like to take this opportunity to confirm that this is for surface water only and not the foul water system.

If levels allow (subject to survey) we would connect into the existing inspection chamber under your patio (marked A on the attached plan). If that's is not possible we will run a new drain run and make a new connection as per option B on the attached plan.

I look forward to receiving your confirmation. (please CC everyone please)

Regards

Robin Cross

Talbot Developments (Sussex) Ltd

Ord
Kingston Road



Civil Engineering - Transport Planning - Flood Risk

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