Furners Lane, Henfield

Flood Risk Assessment

Project No: AC23068

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Revision: P04

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consultancy engineering business environment member

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The Institution of StructuralEngineers

Version Record

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P01	First Issue	MH	MRW	13/09/24
P02	Site plan updated	MH	MH	20/09/24
P03	Site plan updated	MH	MH	23/01/25
P04	Site plan updated	AS	MH	23/04/25

Contents

1. Introduction

ABSTRUCT Consulting have been appointed by Elivia Homes Eastern to prepare a Flood Risk Assessment (FRA) to support a planning application for a new development of 29 dwellings.

The purpose of this FRA is to support a planning application by establishing the risk of flooding to the proposed development. Suitable mitigation methods will be recommended where required to reduce any potential risk to a more acceptable level. The FRA will show that the development will be safe for its lifetime (assumed to be 100 years) considering the vulnerability of the users, without increasing flood risk elsewhere.

This FRA will consider risk from tidal, fluvial, surface water, groundwater, sewer, and artificial sources in accordance with the National Planning Policy Framework and the corresponding Planning Practice Guidance and the Non Statutory Technical Standards for Sustainable Drainage Systems.

1.1. Site Address / Location

Furners Lane, Henfield, West Sussex, BN5 9HS

Ordnance Survey Grid TQ 217 161

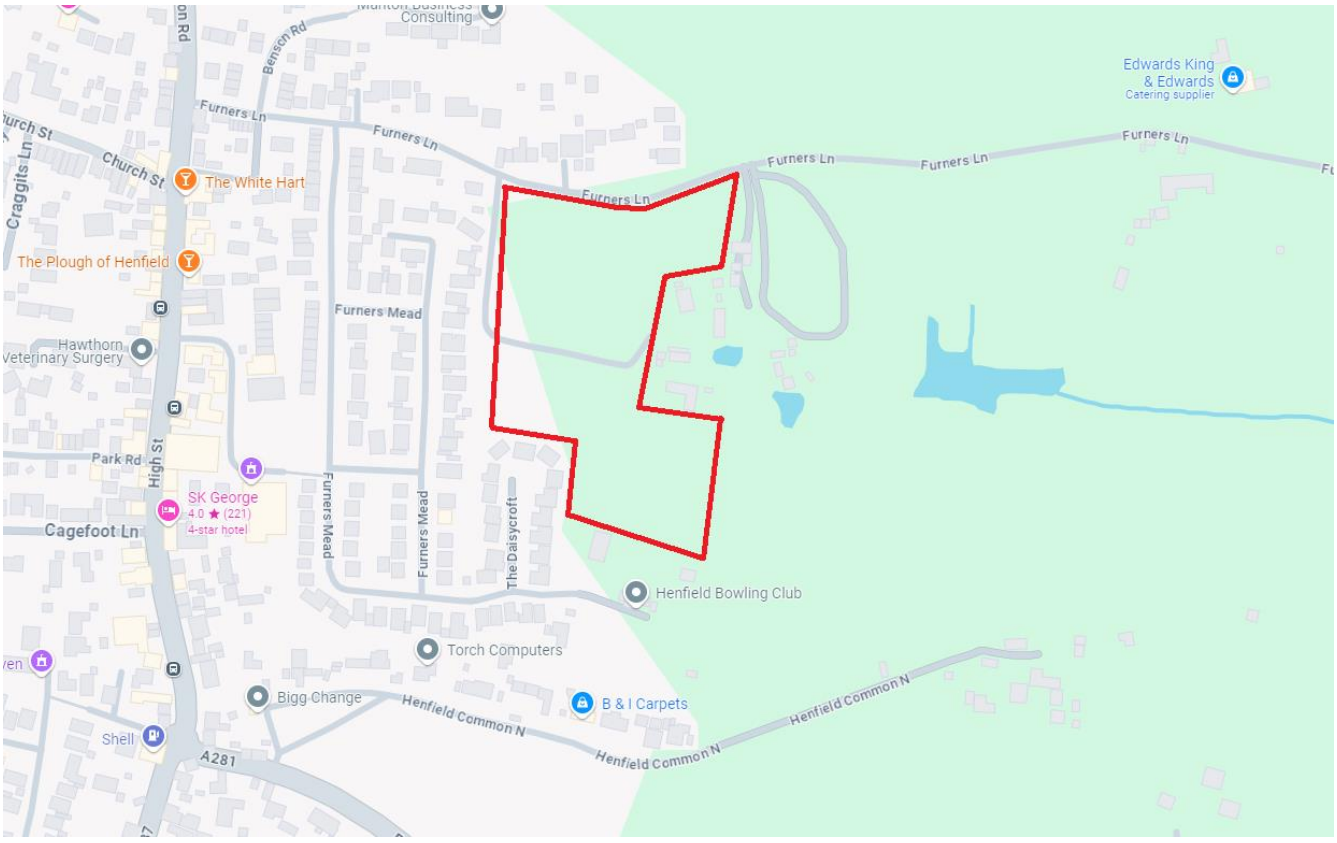

Figure 1 – Site Location Plan

1.2. Description of Site

1.2.1. Site

The site extends to 2.90ha and is located within the administrative boundary of Horsham District Council. The site comprises a greenfield with a track running through it which serves several dwellings on the eastern side of the site.

1.2.2. Surrounding Area

The site is immediately south of Furners Lane

To the west is the village of Henfield, whilst to the south is Henfield Bowling Club. There are further fields and small areas of woodland to the north and east.

1.2.3. Access

The site is accessed via an existing track, accessed off Furners Lane (public highway), beyond the existing track access Furners Lane changes to private. The existing access onto the development will be upgraded and formalised into a junction whilst the development is built out.

1.3. Description of Development

The development will comprise 29 dwellings along with associated access roads, parking areas, driveways, and landscaping. A proposed site layout can be found in Appendix A.

2. Site Information

2.1. Topography

The topographic survey of the site in Appendix B shows that the site generally falls from a high point at the south west of the site towards a low point at the north east of the site. Site levels shown on the topographic survey are to ordnance datum and generally range from 31.50 in the south western corner to 29.70 in the north eastern corner. There is a corner in the south east which is higher than this (highest level is 33.20), however this part of the site will remain green post development.

2.2. Hydrology

The nearest open water feature is a pond to the east of the site, approximately 60m away and 1m below the site. This is the first of a small series of ponds to the east of the site. However, levels continue to fall away from the site to the east as evidenced by the watercourse flowing east away from this series of ponds.

2.3. Geology

The British Geological Society (BGS) mapping for the site shows the site to underlain by the Lower Greensand Group – Sandstone, silty. Mapping is included within Appendix C.

Nearby BGS borehole backs this up and a log is presented in Appendix C which shows clay beneath the sandstone.

2.4. Hydrogeology

Online mapping provided by Magic Maps shows the site is underlain by a Principal aquifer, with a groundwater vulnerability of Medium High to High.

The mapping also shows that the site is not within a Source Protection Zone. Mapping is included within Appendix C.

2.5. Existing Sewer Drainage

The area around the proposed development is served by Southern Water for sewerage and a copy of the sewer records can be found in Appendix D. The records show that there is a Southern Water foul water sewer to the north west of the site entrance. The nearest surface water sewer is further west, along Furners Lane.

It is not anticipated that there will be any existing drainage within the site boundary.

2.6. Internal Drainage Board

The site does not lie within any internal drainage board area.

3. Source of Information

A number of online mapping services have been used to gather information on the site, these can be found in Appendix C.

3.1. Environment Agency

The EA Flood Zone mapping shows the site to be within Flood Zone 1, meaning that there is a less than 1:1000 year probability of flooding from fluvial sources.

The EA Flood Risk from Surface Water takes into account the likelihood of surface water flooding from rainfall events. This shows the site to be at Very Low risk of flooding, with some areas of High in the areas around the site.

3.2. Local Authorities

The Lead Local Flood Authority (LLFA) for the area is Horsham District Council.

The West Sussex County Council Preliminary Flood Risk Assessment shows no particular flood risk to the site.

4. Flood Risk

4.1. Fluvial / Tidal Flood Risk

The EA flood zone map shows that the site is classified as Flood Zone 1, representing a less than 1:1000 year probability of flooding from fluvial sources. The nearest open water (a pond) is approximately 60m to the east and 1m below the site. This is the first of a small series of ponds to the east of the site. However, levels continue to fall away from the site to the east as evidenced by the watercourse flowing east away from this series of ponds. Therefore, these pose a low flood risk.

As the site is within Flood Zone 1 the EA will not have any detailed flood risk modelling for the site.

The West Sussex County Council Preliminary Flood Risk Assessment Historical Flood Map information shows no record of any historic flooding within the site. However, there was a flooding incident within Henfield to the east of the site. No specific details on this event were available.

4.2. Surface Water Flooding

Large rainfall events can overwhelm the local infiltration and drainage capacity leading to localised flooding and surface water flowing overland. Surface water flooding can also be caused by a reduction in the capacity of the local surface water drainage due to blockage.

The site topographic survey shows that the site falls from a point on the south western boundary to the north eastern boundary, therefore surface water is likely to be conveyed away from the site towards the open fields and highway to the north east. The EA's surface water flood map shows the site to be at very low risk of flooding from pluvial sources.

The proposed site layout shows that impermeable area will be increased post development. However, by employing the drainage strategy discussed in Section 6 we can ensure that surface water flood risk will not be increased as a result of the development through the use of a restricted outfall, set to the Greenfield QBar runoff rate, to ensure that offsite flows are not increased post development.

Therefore, the overall risk of pluvial flooding to the site can be considered low.

Due to surface water flooding likely increasing in the future due to the effects of climate change this should be accounted for in the surface water drainage strategy.

4.3. Groundwater Flood Risk

Groundwater flooding generally occurs after long periods of sustained high rainfall. High rainfall means more water will infiltrate into the ground and cause the water table to rise above normal levels. Groundwater tends to flow from areas of higher ground level to areas of lower ground level. Low lying areas typically have the water table at shallower depths, but during very wet periods this can raise to the surface causing groundwater flooding.

Geological mapping shows the site to be underlain by the Lower Greensand Group – Sandstone, silty. The site is generally higher than the ground levels to the east and it is unlikely that groundwater flooding will be an issue on this site.

As the proposed development does not include any basement works and taking into account the above the risk of groundwater flooding to the site is assessed as low.

4.4. Sewer Flood Risk

Flooding of sewers is typically caused by either a blockage of the system reducing the capacity, or an excess of surface water entering the system overwhelming the sewer.

The Southern Water sewer records show that there is a Southern Water foul water sewer to the north west of the site entrance. The nearest surface water sewer is further west, along Furners Lane.

Post development all surface water will be dealt with via discharge to ground as described in Section 6 which will further decrease the flood risk.

The impact of climate change is likely to cause more regular flooding from sewers due to increased rainfall overwhelming the local network. However, this is not significant in terms of the proposed development.

4.5. Reservoir Flood Map

The EA no longer publish Reservoir Flood Maps showing the maximum extent of flooding that would occur if a reservoir were to fail.

Reservoir flooding is extremely unlikely with no loss of life in the UK from reservoir flooding since 1925. Reservoir safety legislation has been introduced since then to ensure reservoirs are maintained. Reservoirs can be further managed by controlling inflow and outflow of water, therefore helping to control the effects of climate change. It is therefore unlikely that there will be a substantial change to the risk of flooding for this site.

4.6. Canals

There are no Canal and River Trust owned canals within the vicinity of the site.

4.7. Blockage of Artificial Drainage Systems

There is a possibility that flooding may occur due to blockage of drainage systems by debris, or structural failure. This would cause water to backup and localised flooding.

The new drainage will require maintenance to reduce the risk of blockage, this is described within the Drainage Strategy Report which is issued separately.

5. Planning Context

The NPPF and PPG set out criteria for development and flood risk based on inappropriate development in high risk flood areas should be avoided with these directed towards areas of low risk.

PPG includes a list of land uses and their suitability in each flood zone. This is reproduced in Table 1 below with the site classification highlighted. Table 2 of the PPG shows the proposed development is classified as More Vulnerable.

Flood Risk Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	Appropriate	Appropriate	Appropriate	Appropriate	Appropriate
	Zone 2	Appropriate	Appropriate	Exception Test Required	Appropriate	Appropriate
	Zone 3a	Exception Test Required	Appropriate	Should not be permitted	Exception Test Required	Appropriate
	Zone 3b functional floodplain	Exception Test Required	Appropriate	Should not be permitted	Should not be permitted	Should not be permitted

Table 1 – Flood Risk Vulnerability and Flood Zone Compatibility

As demonstrated in Table 1 above, the usage classification of the site is suitable for the Flood Zone the sequential test can be shown as passed, with no need for an exception test.

6. Surface Water Drainage Strategy

AC23068-ABS-XX-XX-RP-C-5800 – Drainage Strategy Report (issued separately) contains details on how surface water will be managed on site.

In summary the site will use temporary storage features and a restricted, pumped, outfall to manage surface water runoff from the site to the Greenfield QBar Runoff Rate.

7. Flood Mitigation Measures and Other Constraints

As the site is within Flood Zone 1, no further measures to control external runoff to the site are recommended beyond ensuring any drainage features in this area are protected via levels to divert water flow around the attenuation.

Surface water runoff generate on site will be dealt with via controlled discharge to the sewer. The temporary storage features will be designed to cope with all storms up to and including the 1:100 year event with a 45% allowance for climate change.

As the site is in Flood Zone 1 no finished floor level requirements or further flood mitigation is required.

8. Conclusions

This document complies with the NPPF and Planning Practice Guidance and demonstrates that flood risk from all sources has been considered in the proposed development. It is also consistent with the Local Planning Authority requirements with regard to flood risk.

Based on the available information, the site is located within Flood Zone 1 and is considered to be at a low risk of flooding from all sources considered (fluvial / tidal, reservoir, surface water, groundwater, and artificial sources).

All surface water run-off generated by the site will be dealt with on site through controlled discharge of surface water to the sewer.

Therefore, this development should not be refused on grounds of flood risk.

Appendix A – Proposed Site Plan

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

Designers Hazard Register

1. Conflict between construction work and Furners Lane highway.
2. Sloping site could cause subsidence when strip foundations are dug.
3. Construction works on an existing highway to create site access.
4. Close proximity to existing dwellings on Furners Mead and The Daisycroft.
5. Existing mature trees on site that are to be retained, full arboriculturalist recommended protection measures to be implemented.
6. Overhead cables to be buried as part of the works.

Accommodation Schedule

Affordable Rented Dwellings [10no. - 34.5%]

2no.	1-Bedroom M4(3) Flats	AFF Type 1	Block	607sqft
2no.	2-Bedroom Flats	AFF Type 2	Block	716sqft
2no.	2-Bedroom Houses	AFF Type 3	Terraced	874sqft
4no.	3-Bedroom Houses	AFF Type 4	Terraced	1003sqft

Open Market Dwellings [19no. - 65.5%]

2no.	3-Bedroom Chalet Bungalows	New House Type A	Detached	1526sqft
2no.	2-Bedroom Chalet Bungalows	New House Type B	Detached	1261sqft
2no.	3-Bedroom Chalet Bungalows	New House Type C	Semi-D	1295sqft
3no.	3-Bedroom Chalet Bungalows	Birdley	Detached	1238sqft
3no.	4-Bedroom Houses	Ashcombe II	Detached	1427sqft
5no.	4-Bedroom Houses	Barnham	Detached	1605sqft
2no.	4-Bedroom w/ Study Houses	Goring	Detached	1854sqft

Total; 29 Dwellings

Parking

Allocated Spaces:	55 spaces
Visitor Parking:	19 spaces
Private Garages	15 (Garages to Plot 26 & 23 to be included in allocated spaces)

Total Parking Spaces: 74 spaces

N

SITE PLAN

Rev	Date	Revision Details	Dr	Ch
P10	20.03.25	Revised visitor parking and pedestrian path.	NK	TW
P9	20.02.25	Accessible visitor parking spaces hatched	NK	TW
P8	04.02.25	Revised landscaping	NK	TW
P7	17.01.25	Revised landscaping	NK	TW
P6	16.01.25	Revised visitor parking	NK	TW
P5	03.01.25	Issued to Planning	LP	TW
P4	23.12.24	Issued to Planning	LP	TW
P3	18.12.24	Amended to clients comments	LP	TW
P2	12.12.24	Amended to clients comments	LP	TW
P1	27.09.24	Planning Submission	NK	TW

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Client's Name
Elivia Homes

Job Title
Land West of Backsettown, Furners Lane, Henfield

Drawing Title
Proposed Site Plan: Presentation

Scale
1:500 @ A1 / 1:1000 @ A3

metres 10 20 30 40 50

Drawn	Checked	Date
AK	KE	17.09.24

Job No	Drawing No	Rev
7227	PL-04	P10

Status
APPROVAL

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

CAD Plot date: 20/03/2025 - 16:22:07 7227m henfield site plan.dwg

Appendix B – Topographic Survey

KEY

TOPOGRAPHICAL KEY

SURVEY STATION 5
TOP
BANKING
BOTTOM
HEDGE S PREADS
WOODLAND CANOPY
ARROW ON STEPS / RAMPS INDICATES DIRECTION UPWARDS
TREES SPREAD & GIRTH SHOWN TO SCALE
ON TE
KERB CHANNEL
ROAD UNLEVELLED

FENCE
WALL
BUILDING
OPEN SIDED BUILDING
OVERHANG / CANOPY
GLASSHOUSE
CONTOUR 38.00
SPOT LEVEL +127.13 SUNKEN LEVEL -127.13
BORE HOLE BH
TRIAL HOLE TH
FOOTPATH
CHANGE IN SURFACE

GENERAL

CL	CENTRE LINE
CONC	CONCRETE WALL
CW	CONCRETE WATER
DE	DEEP
DG	DROP KERB
EML	ELECTROMAGNETIC LOCATOR
EOT	EXTENT OF TRACE
FP	FIRE HYDRANT
FP	FOOTPATH
FW	FOUL WATER
GP	GATE POST
GPR	GROUND PENETRATING RADAR
HB	HAND BIG
HP	HIGH PRESSURE
HV	HIGH VOLTAGE
IP	INSPECTION PIT
IP	INTERMEDIATE PRESSURE
LP	LOW PRESURE
LV	LOW VOLTAGE
MP	MEDIUM PRESSURE
NAD	NO APPARENT DEPTH
NDC	NO DETECTABLE CONNECTION
NDV	NO DUCTS VISIBLE
NPV	NO PIPES VISIBLE
OSBM	ORDNANCE SURVEY BENCHMARK
PBOX	POST BOX
RED	REDUNDANT SERVICE
RW	RETAINING WALL
SB	SOFT BED
SP	STEEL POST OR PILLAR
TAC	TACTILE PAVING
TOW	TOP OF WALL
TP	TRIAL PIT / SOFT SPOT
UNK	UNABLE TO ASCERTAIN
UTE	UNABLE TO RAISE
UTS	UNABLE TO SURVEY

APPARATUS

ACU	AIR CONDITIONING UNIT
BH	BOREHOLE
BM	BELOW MINOR
BO	BOLLARD
BOL	BOLLARD LIGHT
BS	BUS STOP
CATV	CABLE TELEVISION
CB	CONTROL BOX
CCB	CROSSING CONTROL BUTTON
CP	CATCH PIT
CP	CAT SCAN
DOH	DRAGE CHANNEL
EB	ELECTRIC CONTROL BOX
EP	ELECTRIC POLE
ER	EARTH ROD
FD	FILTER DRAIN
FFP	FUEL TANK FILL POINT
FH	FIRE HYDRANT
GU	GAS VALVE
GV	GULLY
IC	INSPECTION COVER
INT	INTERCEPTOR
LO	KERB OUTLET
LD	LOOP DETECTOR
LP	LAMP POST
MH	MANHOLE
MK	MARKER POST /PLATE
MT	METER
MW	MONITORING WELL
OU	OUTFALL
PO	POST
RE	RAIL ROAD EYE
RS	ROAD SIGN
RWP	RAIN WATER PIPE
SC	STOP COCK
SD	SOUNDING / SOIL PIPE
SLT	STAY PLATE
SVP	SOIL VENT PIPE
TCB	TELEPHONE CALL BOX
TIC	TELECOM INSPECTION COVER
TL	TRAFFIC LIGHT
TLC	TRAFFIC LIGHT COVER
TM	TICKET MACHINE
TP	TELECOM POLE
VP	VENT PIPE
WAP	WATER APPLIANCE
WR	WATER RISER
WT	WATER TAP
WW	WET WELL

DEPTHS

e	ELECTRONICALLY DERIVED
Pd	PAD BOLT OVERHAND
Rd	RADIATED
Sd	DEPTH TO STRUNG
Id	DEPTH TO INVERT
Dd	DEPTH TO SUPPLY

PIPE MATERIALS

A/C	ASBESTOS CEMENT
ALK	ALKATHENE
BK	BRICK
CI	CAST IRON
CO	CONCRETE
DI	DUCTILE IRON
HDPE	HIGH DENSITY PE
MDPE	MEDIUM DENSITY PE
PE	POLYETHYLENE
PP	POLYPROPYLENE
PVC	POLYVINYL CHLORIDE
PVCU	ULTRA RIB (PVC)
SI	SPUN IRON
ST	STEEL
VC	VITRIFIED CLAY

FENCES

BWF	BARBED WIRE FENCE
CB	CLOSED BOARD DEFENCE
CPL	CONCRETE PANEL FENCE
CI	CORRUGATED IRON FENCE
OHF	OVE HEDGE FILLING
CL	CHAIN LINK FENCE
IR	IRON RAILINGS
MF	MISCELLANEOUS
PJR	POST AND RAIL FENCE
PW	POST AND WIRE FENCE
WM	WIRE MESH FENCE

LEVELS

BC	BACKDROP LEVEL
BL	BASE LEVEL
CL	CASED LEVEL
CR	CROWN LEVEL
DPC	DAMP PROOF COURSE
FL	FLOOR LEVEL
IL	INVERT LEVEL
PT	P TRAP LEVEL
RL	ROOF LEVEL
SL	SILT LEVEL
SO	SOFFIT LEVEL
TH	THRESHOLD LEVEL
WL	WATER LEVEL

LINESTYLE

INTERNAL METER
POTENTIOMETER SERVICE
SEWER CAPPED RUN
SURVEY ABANDONED
INTERNAL VALVE
UNKNOWN UNDERGROUND ANOMALY
UNDERGROUND CHAMBERS
POST PROCESSED HS&RA 1 mm = 1 m
VERIFICATION TRIAL HOLES/EXCAVATION
ABOVE GROUND (AG)
ASSUMED ROUTE GSH(AR)
EMPTY DUCTS (D)
OH EPHEAD (OH)
BACK DROP
P TRAP
UTILITY CROSSOVER
SURVEY BOUNDARY
VERBAL INFORMATION GSH(V)
RECORDS INFORMATION GSH(R)
REDUNDANT SERVICE R
REMOVED MAIN
ADDITIONS AS PER S.A.D.D. & HOLES ADDED IN FIELD

SERVICE TYPE

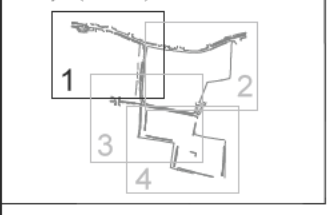
COLD WATER
ELECTRICITY (HV)
ELECTRICITY (LV)
FUEL
GAS
HEATING
OVERHEAD ELECTRIC
OVERHEAD TELECOM
TRADE EFFLUENT
COMBINED SEWER
FOUL SEWER
SURFACE SEWER
UNIDENTIFIED SEWER
TELECOM
UNKNOWN SERVICE
WATER
SERVICES SURVEY WARNING

CAUTIONARY NOTES

1. EML techniques have been used in the detection of underground utilities as outlined in Table 2 of PAS 128:2014, the results are not infallible and trial excavations must be carried out in order to confirm identification, position and in particular depth of the utility.
2. GPR techniques has been used in the detection of non-metallic utilities as outlined in Table 2 of PAS 128:2014. The interpretation of these results is not infallible, and success will depend on a number of factors including soil type, ground water levels and surface conditions. Trial excavations must be carried out in order to confirm identification, position and in particular depth of the utility.
3. Depths derived via EML are taken to the centre of the conductor (cable, metallic pipe) and these derivations of PE are usually the centre of the utility unless otherwise indicated.
4. Where cables cannot be detected individually an average depth has been obtained and trial excavations are recommended to confirm number and depths of cables beneath the layer.
5. Thin walled cables are difficult to detect and although every effort has been made to maximise the identification rate, we cannot guarantee that all 'pipe-like' cables have been located.
6. Fibre optic cables are often difficult to detect, and commonly access chambers can be located and thereby make assumptions to the utility provider. All reasonable efforts have been made to locate these cables using GPR. Cables not located have been transposed from records.
7. Within close proximity of wooden substructures and timber structures results using EML may become distorted. All reasonable efforts have been made to verify our results using GPR where conditions permitted.
8. Underneath surface type concretes results using EML may become distorted. All reasonable efforts have been made to verify our results using GPR where ever conditions permitted.
9. Drainage information has been obtained without man entry into the chamber.
10. Wherever possible we have attempted to locate the route of the sewer, issues such as blockages, surcharging, flooding, obstruction, sewer collapse, root ingress, excessive depth, obstructions or heavy traffic flow may have affected our ability to obtain meaningful results. In these cases recommendations have been made for further survey or maintenance work.
11. Fibre optic cables have been mapped via either surface inspection or taken from record information. Pipe sizes have been recorded in millimetres and depths in metres, except in instances where sizes are indicated in imperial units on the record information.
12. Water and Gas utilities to individual properties are often of a size that cannot be detected using EML or GPR investigation, wherever possible the route has been established from surface evidence (pipe risers, valves, etc), but this should be viewed as a guide only.
13. All utilities recorded by MK Surveys should be considered live unless confirmed otherwise by client or service provider.
14. MK Surveys cannot confirm that utilities are not present unless there is visual or record evidence to indicate this. In addition MK Surveys cannot guarantee being able to detect all electricity cables.
15. Wherever available the results of our investigations have been cross-referenced with record information. If a utility shown on the records cannot be detected on site, the information has been added to the drawing and indicated as GSH (R). However it should be noted that the records we have seen are not accurate all the records cannot be guaranteed.
16. The utility information has been obtained from non-intrusive survey techniques, it always remains possible that there are additional utilities within the survey boundary that we have been unable to detect. We recommend that care is taken at all times and all duty holders are advised to contact us should they find anything.
17. The responsibility for ensuring damaged or unidentified utilities is the sole responsibility of the person proposing to excavate within the surveyed area, who shall indemnify the actual owner and any third party who may be affected in any way by any loss or damage.

ALWAYS EXERCISE CAUTION WHEN EXCAVATING

Sheet Layout: (Not to Scale)



Notes :

1. GRID AND LEVELS BASED ON ORDNANCE DATUM, DERIVED FROM THE NATIONAL GNSS NETWORK, LOCAL SCALE FACTOR 0.99979 APPLIED.
2. TREE AND HEDGE SPECIES HAVE BEEN IDENTIFIED AS ACCURATELY AS POSSIBLE BUT SHOULD BE CROSS CHECKED IN CRITICAL AREAS.
3. THIS SURVEY SHOULD ALWAYS BE READ IN CONJUNCTION WITH THE DESKTOP UTILITY REPORT, THAT WAS CARRIED OUT AS A PREREQUISITE TO THIS DETECTION SURVEY.
4. BACKGROUND INFORMATION (SHOWN GREY) PROVIDED BY THE CLIENT.

Coordinate Table

S tation	Description	Easting	Northing	Level
S1	ROAD NAIL	521629.085	116181.868	26.633
S2	ROAD NAIL	521682.736	116176.876	28.082
S3	ROAD NAIL	521741.829	116147.849	28.712
S31	ROAD NAIL	521771.278	116141.770	28.815
S32	ROAD NAIL	521845.803	116136.759	27.762
S33	ROAD NAIL	521902.803	116182.273	27.366
S4	PEG	521775.036	116083.947	29.641
S5	PEG	521775.547	116004.393	30.514
S51	PEG	521826.232	115955.317	30.432
S6	ROAD NAIL	521730.851	116039.591	30.274
S61	PEG	521827.959	116018.801	29.417
S7	ROAD NAIL	521680.337	116044.756	30.272
S8	ROAD NAIL	521609.859	116077.368	28.910

Equipment Information

Equipment	Manufacturer	Model	Serial Number	MX S/W#	Date of Calibration
EML Tx Transmitter	GPX Radiodetection	RD8100	16464	RD14	17/06/2021
EML Rx Receiver	GPX Radiodetection	RD8100	2147	RD14	17/06/2021
GPR	UtiliScanner	Opera	88/81A	GPR7	29/05/2022

DETECTION SURVEY REPORT

GENERAL

This survey was carried out in accordance with PAS 128:2014 (Published by Authority Specification from BSI). After a pre-survey consultation with the client it was agreed to carry out the detection survey using methodology MT as per Table 2 of the PAS 128:2014. The survey boundary has been shown on the drawing, please see linestyle section of the key for reference.

DESKTOP UTILITY REPORT

Prior to the survey commencing record information was gathered and compiled in a separate desktop utility report. This report should be read in conjunction with the information contained in this utility detection survey. Record information was at the time of the survey less than 90 days old in accordance with the requirements of the PAS 128:2014. For a full list of the provides searched, records received and the dates the information was obtained, please refer to the attachments page of the desktop utility report.

DETECTION SURVEY

DRAINAGE

Drainage was still tied with pipe sizes and invert levels recorded. Wherever possible the chamber sizes have been recorded and positioned on the drawing. All connections from gullies, external rainwater pipes and external soil stacks have been proven wherever possible in to manholes and sewer runs by radio sonde location and/or GPR. Where a saddle connection is present and the position is assumed only until proven to GB2 or above. In instances where other detection methods were unsuccessful connections between manholes have been assumed to be straight and labelled as GSH. All drainage should be cross checked in critical areas by CCTV survey or ventilation survey type A. Supplied information from our client suggests some drainage to be present in the field. These utilities do not feature in the Thames Water records and therefore have limited information regarding these.

WATER

Water utilities have been located using GPR with depths recorded to the crown of the pipe. Undetected routes have been added from the supplied record information. Trial excavations are recommended to confirm location and depth of pipes in critical areas.

GAS

Gas utilities have been located using GPR with depths recorded to the crown of the pipe. Undetected routes have been added from the supplied record information. Trial excavations are recommended to confirm location and depth of pipes in critical areas.

ELECTRICITY

Electricity utilities have been located using GPR and EML methods with depths recorded electronically and to the crown of the duct. Trial excavations are recommended to confirm location and depth of pipes in critical areas.

TELECOM

Telecom ducts have been traced with depths recorded. Due to laws protecting British Telecom apparatus all ducts have been located using remote detection techniques only and compared with record information. Chamber sizes have been recorded using GPR techniques wherever possible. For further information regarding BT apparatus please contact Openreach directly.

CATV

There were no CATV utilities detected on site which matches with the supplied record information.

UNKNOWNS

Some unknown targets identified on the drawing using GPR are classified as "non-linear targets". These are not consistent with what we expect to see when identifying a buried utility, and appear on the drawing as single targets with depths (i.e. not linking two or more depth readings). This does not mean they are not utilities, we are just unable to positively identify them as a utility. We would strongly recommend that further verification surveys (PAS 128:2014 survey type A) are carried out to identify these targets in critical areas. Unknown anomalies located using EML or GPR techniques with electronically derived depths recorded where possible. Recommend trial excavations to confirm identity position and depths in critical areas.

SEE CAUTIONARY NOTES WITHIN THE UTILITY KEY

PAS 128:2014 Quality Level Guide

Quality Level	Description	Accuracy
QL4	A utility is expected to exist but cannot be detected - APL (PL 4A)	Unsurveyed
QL3	Multi-sited location only using one geophysical technique. No depth information - PAS.	+/- 500mm Horizontal Unknown Vertical
QL2	Multi-sited and vertical location only using one geophysical technique.	+/- 250mm or +/- 40% of length whichever is greater
QL1 QL1/P	Horizontal and vertical location only using two geophysical techniques.	+/- 150mm or +/- 15% of length whichever is greater
QL	Service verified from open excavation, trace an inspection chamber (show pit, or at the point the service meets with the ground.	+/- 50mm Horizontal +/- 25mm Vertical

Desktop Utility Records

Utility Type	Provider Details	Data Acquired
Drainage	Southern Water	09/03/2022
Water	Southern Water	09/03/2022
Gas	SGN	09/03/2022
Electricity	UK Power Networks	09/03/2022
Telecom	Openreach	09/03/2022
CATV	Virgin Media	09/03/2022
Terrestrial Pipelines	Linesearchbeforeu.Uity	09/03/2022

Scale 0m 2 4 6 8 10 12 14 16 18 20 22

Topographical and PAS 128:2014 Utility Survey

MILLWOOD

Furners Lane
Henfield
West Sussex

Scale:	Sheet Size:	Sheet Number:	Date:
1:200	A0	1	March 2022
Project Number:	Rev:	Surveyed by:	Checked by:	Approved by:
31022	-	JL/LW	AJ/TW	CP/NF

mksurveys

www.mksurveys.com www.surveys4sm.co.uk
Head Office: Milton Keynes t: 01908 565561 e: mail@mksurveys.co.uk

KEY

TOPOGRAPHICAL KEY

S.RN BY STATION 5
BANDING TOP BOTTOM
HEDGE S PREADS
WOODLAND CANOPY
ARROW ON STEPS / RAMPS INDICATES DIRECTION UPWARDS
TREES SPREAD & GIRTH SHOWN TO SCALE
ON TE
KERB CHANNEL
ROAD UNKERBED

FENCE
WALL
BUILDING
OPEN SIDED BUILDING
OVERHANG / CANOPY
GLASSHOUSE
CONTOUR 38.00
SPOT LEVEL + 127.13 SPAR LEVEL ⊙ 127.13
BORE HOLE BH
TRIAL HOLE TH
FOOTPATH
CHANGE IN SURFACE

GENERAL

CL CLOSE
COW COVER
DD DOUBLE
DE DROP KERB
EML ELECTROMAGNETIC LOCATOR
EOT EDGE OF TARMAC
FP FINGER POST
FW FOOTPATH
GM FUEL MARKER
GP GATE POST
GPR GROUND PENETRATING RADAR
HAND DIG HAND EXCAVATION
HP HIGH PRESSURE
HV HIGH VOLTAGE
IC INSPECTION COVER
IP INTERMEDIATE PRESSURE
LP LOW PRESURE
LV LOW VOLTAGE
MP MEDIUM PRESSURE
NAD NO APPARENT DEPTH
NDV NO DUCTS VISIBLE
NPV NO PIPES VISIBLE
OBM OSGB 36 SURVEY BENCHMARK
PBOX POST BOX
RED REDUNDANT SERVICE
RW RETAINING WALL
SB SOFT BED
SCP SCAFFOLD POLE
TAC TACTILE PAVING
TOW TOP OF WALL
TP TRIAL PIT / SOFT SPOT
UNS UNABLE TO SURVEY
UTE UNABLE TO ENTER

APPARATUS

ACU AIR CONDITIONING UNIT
BH BOREHOLE
BO BELOW GROUND
BO BOLLARD
BOL BOLLARD LIGHT
BS BUS STOP
CATV CABLE TELEVISION
CB CONTROL BOX
CCB CROSSING CONTROL BOX
CP CATCHPIT
CR CABLE RISER
DB DRAINAGE CHANNEL
EB ELECTRIC CONTROL BOX
EP ELECTRICITY POLE
ER EARTH ROD
FD FILTER DRAIN
FFP FUEL TANK FILL POINT
FP FLAG POLE / MAST
GU GULLY
GV GUY WIRE
IC INSPECTION COVER
INT INTERCEPTOR
KO KERB OUTLET
LD LOOP DETECTOR
LP LAMP POST
MH MANHOLE
MK MARKER POST / PLATE
MT METER
OW OBSERVATION WELL
PO POST
RS ROAD SIGN
SVP SOIL VENT PIPE
TCB TELEPHONE CALL BOX
TIC TELECOM INSPECTION COVER
TL TRAFFIC LIGHT
TLC TRAFFIC LIGHT COVER
TM TICKET MACHINE
TP TELECOM POLE
VP VENT PIPE
WB WATER BOWSER
WR WATER RISER
WT WATER TAP
WW WET WELL

DEPTHS

e ELECTRONICALLY DERIVED
Pd PAS 128:2014 DERIVED
Ed EXTRAPOLATED
Dt DEPTH TO CROWN
Di DEPTH TO INVERT
Ds DEPTH TO SUMP/FT

PIPE MATERIALS

A/C ASBESTOS CEMENT
ALK ALKATHENE
BK BRICK
CI CAST IRON
CO CONCRETE
DI DUCTILE IRON
HDPE HIGH DENSITY PE
MDPE MEDIUM DENSITY PE
PE POLYETHYLENE
PP POLYPROPYLENE
PVC POLYVINYL CHLORIDE
PVCU ULTRA RIB (PVC)
SI SPUN IRON
ST STEEL
VC VITRIFIED CLAY

FENCES

BWF BARBED WIRE FENCE
CJB CLOSED BOARD EDF ENCE
CPL CONCRETE PANEL FENCE
CI4 CORRUGATED IRON FENCE
CHP CHESTNUT PALING
CL CHAIN LINK FENCE
IF IRON RAILINGS
LF LATTICE FENCE
P/R POST AND RAIL FENCE
P/W POST AND WIRE FENCE
WM WIRE MESH FENCE

LEVELS

BD BALCONY/DECK LEVEL
BL BASE LEVEL
EL EAVES LEVEL
CRL CROWN LEVEL
DPC DAMP PROOF COURSE
FL FLOOR LEVEL
IL INVERT LEVEL
PT P TRAP LEVEL
RL ROOF LEVEL
SL SILT LEVEL
SOF SOFFIT LEVEL
TKL TRACKSIDE LEVEL
WL WATER LEVEL

LINESTYLE

INTERNAL METER
POTENTIAL SERVICE
SEWER CAPPED/PLUG
SURVEY ABANDONED
INTERNAL VALVE
UNKNOWN UNDERGROUND ANOMALY
UNDERGROUND CHAMBERS
POST PROCESSED HAZARD
VERIFICATION TRIAL HOLE/EXCAVATION
ABOVE GROUND (AG)
ASSUMED ROUTE (ASR)
EMPTY DUCTS (D)
ON EMBED (OH)
BACK DROP
P TRAP
UTILITY CROSSOVER
SURVEY BOUNDARY
VERBAL INFORMATION (SR-M)
RECORDS INFORMATION (SR-R)
REDUNDANT SERVICE R
REMEMBER
ADDITIONS AND ALTERATIONS TO THIS PLAN SHOULD BE REFERRED TO MK SURVEYS

SERVICE TYPE

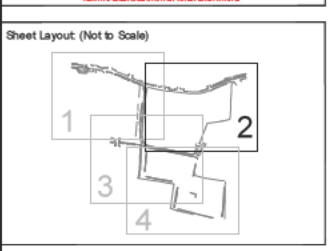
COMMUNICATIONS
ELECTRICITY (HV)
ELECTRICITY (LV)
FUEL
GAS
HEATING
OVERHEAD ELECTRIC
OVERHEAD TELECOM
TRADE EFFLUENT
COMBINED SEWER
FOUL SEWER
SURFACE SEWER
UNIDENTIFIED SEWER
TELECOM
UNKNOWN SERVICE
WATER
SERVICES SURVEY WARNING

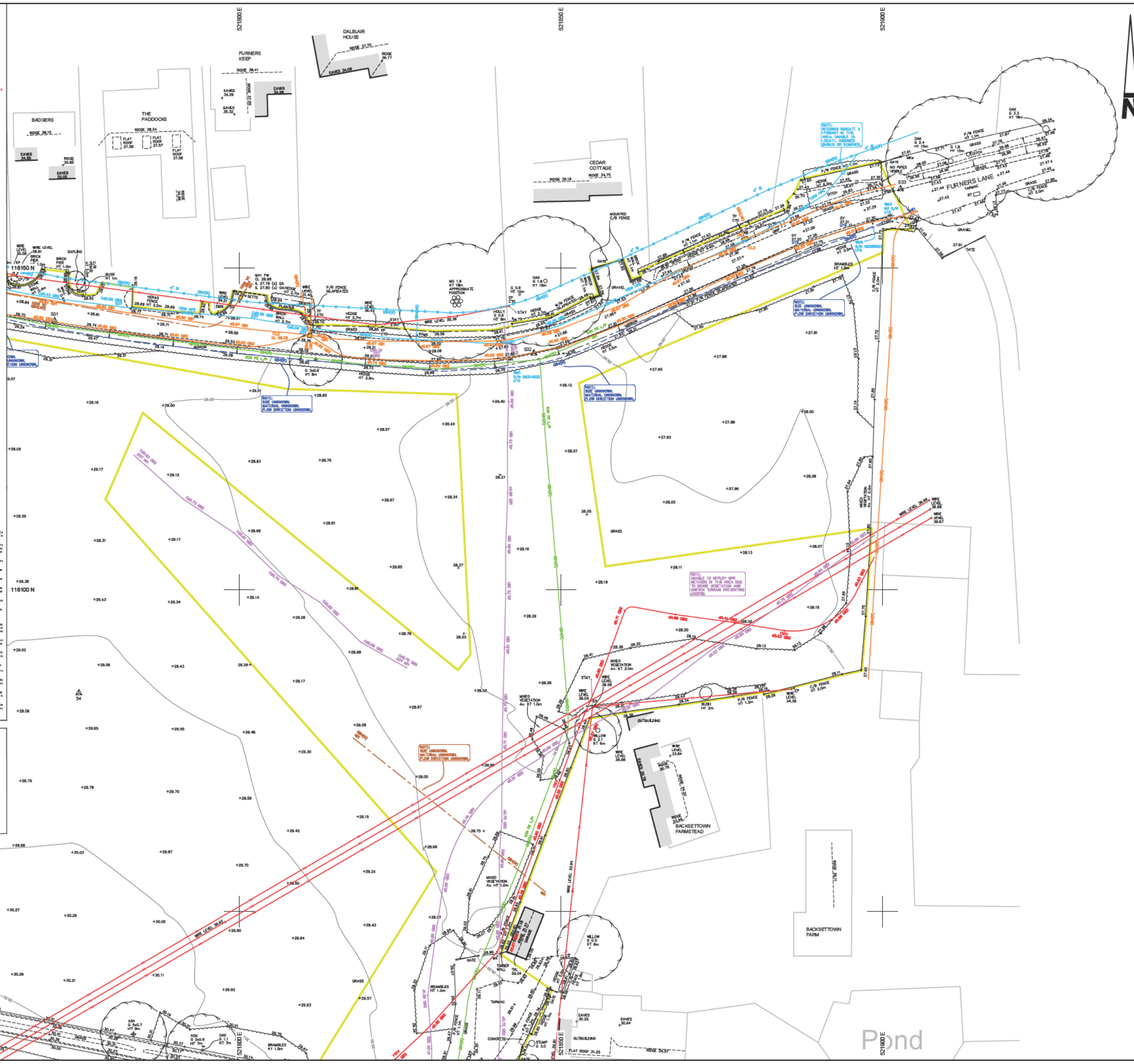
CAUTIONARY NOTES

1. EML techniques have been used in the detection of underground utilities as outlined in Table 2 of PAS 128:2014, the results are not infallible and trial excavations may be carried out in order to confirm identification, position and in particular depth of the utility.
2. GPR techniques has been used in the detection of non-metallic utilities as outlined in Table 2 of PAS 128:2014. The interpretation of these results is not infallible and success will depend on a number of factors including soil type, depth and size of pipe. Trial excavations may be carried out in order to confirm identification, position and in particular depth of the feature.
3. Depths derived via EML and shown to the centre of the conductor (cable, metallic pipe) and those derived via GPR are usually to the crown of the utility unless otherwise indicated.
4. Where cables cannot be detected individually an average depth has been obtained and trial excavations are recommended to confirm number and depths of cables bundled together.
5. This detailed survey was restricted to those areas and buildings as were made available to the date of transmission. We take no responsibility for any services installed after the date of this survey.
6. Where cables are often difficult to detect, and commercial considerations can be balanced there by trade associations try the utility provider. All reasonable efforts have been made to locate these cables using GPR. Cables not located have been interpreted from records.
7. Within close proximity of electric substations and similar structures results using EML may become distorted. All reasonable efforts have been made to verify our results using GPR where conditions permit.
8. Underneath overhead power lines results using EML may become distorted. All reasonable efforts have been made to verify our results using GPR where ever conditions permitted.
9. Drainage information has been obtained without necessarily lifting the chamber.
10. Wherever possible we have attempted to locate the route of the sewer, issues such as blockages, surcharging, flooding, sedimentation, sewer collapse, root ingress, excessive depth, obstructions or heavy traffic flow may have affected our ability to obtain meaningful results. In these cases recommendations have been made to further survey or undertake work.
11. Pipe / cable sizes have been recorded from surface inspection or taken from record information. Pipe sizes have been recorded in millimetres and depths in metres, except in instances where it has been stated in imperial units in the record information.
12. Water and Gas utilities to individual properties are often of a size that cannot be detected using EML or GPR investigation, wherever possible the route has been established from surface evidence (pipe risers, valves, etc), but this should be treated as a guide only.
13. All utilities detected by MK Surveys have been considered live unless confirmed otherwise by client or service provider.
14. MK Surveys cannot confirm whether utilities are redundant unless there is result or record evidence to indicate this. In addition MK Surveys cannot guarantee being able to detect all redundant utilities.
15. Wherever available the results of our investigations have been cross referenced with record information. If a utility shown on the records cannot be detected on site, the information has been added to the drawing and labelled as per GS4 (R). However it should be noted that the completeness and accuracy of the records cannot be guaranteed.
16. The utility information has been obtained from non-intrusive survey techniques. It does not necessarily mean that there are additional utilities within the survey boundary that we have not been able to detect. We recommend that care is taken on site and that all utility records are used in conjunction with this survey.
17. The responsibility for avoiding damage to assets and utilities rests with behalf of the persons proposing to excavate within the surveyed area, who should advise the appropriate owner and any third party who may be affected in any way by works on site.

ALWAYS EXERCISE CAUTION WHEN DIGGING

Sheet Layout: (Not to Scale)

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521850 E
521900 E
521750 E
521800 E
521850 E
521900 E
116150 N
116100 N
116050 N
DALBLAIR HOUSE
RIDGE 37.70
RIDGE 36.77
EAVES 34.05
FURNERS KEEP
RIDGE 38.41
EAVES 34.39
EAVES 35.12
RIDGE 37.52
BADGERS
RIDGE 38.10
EAVES 34.58
EAVES 35.00
RIDGE 36.10
THE PADDOCKS
RIDGE 38.24
FLAT ROOF 37.58
FLAT ROOF 37.57
FLAT ROOF 37.58
RIDGE 37.58
CEDAR COTTAGE
RIDGE 35.19
RIDGE 34.75
FURNERS LANE
TARMAC
GRAVEL
GRASS
BACKSETTOWN FARMSTEAD
BACKSETTOWN FARM
OUTBUILDING
Pond
MIXED VEGETATION Av. HT 1.0m
MIXED VEGETATION Av. HT 2.0m
HEDGE HT 3.7m
HEDGE HT 3.3m
HEDGE HT 3.0m
HEDGE HT 2.5m
BRAMBLES HT 1.0m
BRAMBLES HT 0.5m
BRAMBLES HT 1.5m
BRAMBLES HT 1.1m
BUSH HT 1m
BUSH HT 2m
HOLLY G 0.8 HT 8m
WILLOW G 2.1 HT 8m
WILLOW G 0.5 HT 6m
OAK G 1.8 HT 10m
OAK G 3.3 HT 16m
ASH G 0.9 HT 9m
ASH G 5x0.7 HT 9m
ASH G 3x0.6 HT 7m
OAK G 1.1 HT 7m
MG 1.8 HT 10m APPROXIMATE POSITION
MH1 FW CL 28.98 I. 27.74 (x) GA I. 27.80 (x) GA
MH2 FW CL 28.70 I. 27.39 (x) GA I. 27.45 (x) GA
MH3 FW CL 28.58 I. 27.27 (x) GA I. 27.33 (x) GA
MH4 FW CL 28.56 I. 27.25 (x) GA I. 27.31 (x) GA
MH5 FW CL 28.56 I. 27.25 (x) GA I. 27.31 (x) GA
MH6 FW CL 28.56 I. 27.25 (x) GA I. 27.31 (x) GA

KEY

TOPOGRAPHICAL KEY

SURVEY STATION 5

KERB: TOP / BOTTOM

HEDGE & TREES

WOODLAND & COPSE

ARROW ON STEPS / RAMPS INDICATES DIRECTION UPWARDS

TREES: SPREAD & GIRTH SHOWN TO SCALE

ON TIE

KERB CHANNEL

ROAD UNFENCED

FENCE

WALL

BUILDING

OPEN SIDED BUILDING

OVERHANG / CANOPY

GLASSHOUSE

CONTOUR 38.00

SPOT LEVEL +127.13 SUNKEN LEVEL -127.13

BORE HOLE BH

TRIAL HOLE TH

FOOTPATH

CHANGE IN SURFACE

GENERAL

CK	CHECK
CONW	CONCRETE WALL
DW	DRAINAGE
DC	CONCRETE COVER
DE	DROP KERB
EML	ELECTROMAGNETIC LOCATOR
EOT	END OF TRACE
FP	FINISHED FFC
FP	FOOTPATH
FW	FOUL WATER
GP	GATE POST
GPR	GROUND PENETRATING RADAR
HAND	HAND DIG
HP	HIGH PRESSURE
HV	HIGH VOLTAGE
IC	INSPECTION COVER
IP	INTERMEDIATE PRESSURE
LP	LOW PRESSURE
LV	LOW VOLTAGE
MP	MEDIUM PRESSURE
NF	NO FEATURE OBSERVED
NDV	NO DUCTS VISIBLE
NPV	NO PIPES VISIBLE
OSBM	ORDNANCE SURVEY BENCHMARK
PBOX	POST BOX
RED	REDUNDANT SERVICE
RW	RETAINING WALL
SB	SOFT BED
SP	SERVICE PIPE VALVE
TAC	TACTILE PAVING
TOW	TOP OF WALL
TP	TRIAL PIT / SOFT DIG
UTR	UNABLE TO RAISE
UTS	UNABLE TO SURVEY

APPARATUS

ACU	AIR CONDITIONING UNIT
BH	BOREHOLE
BI	BELOW INGROW
BO	BOLLARD
BOL	BOLLARD LIGHT
BS	BUS STOP
CCTV	CABLE TO CCTV CONTROLBOX
CB	CROSSING CONTROLBOX
CR	CROSSING
CP	CAT POINT
DM	DRAINAGE MANHOLE
DRN	DRAINAGE CHANNEL
EB	ELECTRIC CONTROL BOX
EP	ELECTRIC POLE
ER	EARTH ROD
FD	FILTER DRAIN
FFP	FUEL TANK FILL POINT
GM	GAS MARKER
GV	GAS VALVE
HY	HYDRANT
IC	INSPECTION COVER
LP	LAMP POST
LO	KERB OUTLET
LD	LOOP DETECTOR
LP	LAMP POST
MH	MANHOLE
MK	MARKER POST / PLATE
MT	METER
OW	OBSERVATION WELL
OU	OUTFALL
PO	POST
RE	RODDING EYE
RS	ROAD SIGN
RWP	RAIN WATER PIPE
SC	STOP COCK
SD	SOAKAWAY
SL	SOIL PIPE
SV	STOP VALVE
SVP	SOIL VENT PIPE
TCB	TELEPHONE CALL BOX
TIC	TELECOM INSPECTION COVER
TL	TRAFFIC LIGHT
TLC	TRAFFIC LIGHT COVER
TM	TICKET MACHINE
TP	TELECOM POLE
VP	VENT PIPE
WB	WATER BOWSER
WR	WATER RISER
WT	WATER TAP
WW	WET WELL

DEPTHS

e	ELECTRONICALLY DERIVED
Pe	PAD LEVEL TO BE AGREED
Ps	PAD LEVEL
S	DEPTH TO STROMA
M	DEPTH TO INVERT
M	DEPTH TO SUPPLY

PIPE MATERIALS

AC	ASBESTOS CEMENT
ALK	ALKATHENE
BK	BRICK
CI	CAST IRON
CO	CONCRETE
DI	DUCTILE IRON
HDPE	HIGH DENSITY PE
MDPE	MEDIUM DENSITY PE
PE	POLYETHYLENE
PF	PITCHFIBRE
PP	POLYPROPYLENE
PVC	POLYVINYL CHLORIDE
PVCU	ULTRA RIB (PVC)
SI	SPUN IRON
ST	STEEL
VC	VITRIFIED CLAY

FENCES

BWF	BARBED WIRE FENCE
CB	CLOSED BOARD DEFENCE
CPL	CONCRETE PANEL FENCE
CI	CORRUGATED IRON FENCE
CHP	CHESTNUT PALING
CL	CHAIN LINK FENCE
IR	IRON RAILINGS
M	MESH FENCE
P/R	POST AND RAIL FENCE
P/W	POST AND WIRE FENCE
WM	WIRE MESH FENCE

LEVELS

BC	BACKDROP LEVEL
BL	BALUSTRADE
EL	EAVES LEVEL
CRL	CROWN LEVEL
DPC	DAMP PROOF COURSE
FL	FLOOR LEVEL
IL	INVERT LEVEL
PT	P TRAP LEVEL
RL	ROOF LEVEL
SL	SILT LEVEL
SOF	SOFFIT LEVEL
TOK	TOP OF KERB LEVEL
WL	WATER LEVEL

LINESTYLE

INTERNAL METER

POTABLE WATER SERVICE

SEWER CAPPED/PLUG

SURVEY ABANDONED

INTERNAL VALVE

UNKNOWN UNDERGROUND ANOMALY

UNDERGROUND CHAMBERS

POST PROCESSED HEADING 1.1mm = 1m

VERIFICATION TRIAL HOLE/EXCAVATION

ABOVE GROUND (AG)

ASSUMED ROUTE GB4(AR)

EMPTY DUCTS (D)

ON ENHEAD (OH)

BACK DROP

P TRAP

UTILITY CROSSOVER

SURVEY BOUNDARY

VERBAL INFORMATION GB4(V)

RECORD INFORMATION GB4(R)

REDUNDANT SERVICE R

REMOVED

ABOVE GROUND & ASSUMED ROUTE GB4(AR)

SERVICE TYPE

LOW VOLTAGE

ELECTRICITY (HV)

ELECTRICITY (LV)

FUEL

GAS

HEATING

OH ENHEAD ELECTRIC

OH ENHEAD TELECOM

TRADE EFFLUENT

COMBINED SEWER

FOUL SEWER

SURFACE SEWER

UNIDENTIFIED SEWER

TELECOM

UNKNOWN SERVICE

WATER

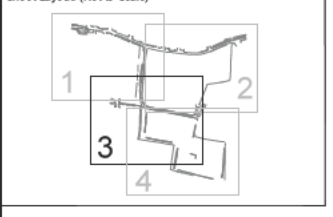
SERVICES SURVEY WARNING

CAUTIONARY NOTES

1. EML techniques have been used in the detection of underground utilities as outlined in Table 2 of PAS 128:2014, the results are not all utilities and trial excavations must be carried out in order to confirm identification, position and in particular depth of the utility.
2. GPR methodology has been used in the detection of non-metallic utilities as outlined in Table 2 of PAS 128:2014. The interpretation of these results is not infallible, and success will depend on a number of factors including soil type, moisture content, depth and size of the utility. Trial excavations must be carried out in order to confirm identification, position and in particular depth of the utility.
3. Depths derived via EML are based on the centre of the conductor (cable, metallic pipe) and these centre-lines of PE pipes usually to the crown of the utility unless otherwise indicated.
4. Where cables cannot be detected individually an average depth has been obtained and trial excavations are recommended to confirm number and depths of cables bundled together.
5. This overall cables are often difficult to detect and although some have been detected accurately this is due to transposition this information from records, we cannot guarantee that all 'joined-in' cables have been located.
6. Pipe cable routes are often difficult to detect, and commonly access chambers can be located and there by made accessible by the utility provider. All reasonable efforts have been made to locate these ducts using GPR. Cables not located have been transposed from records.
7. Within close proximity of electric substations and similar structures results using EML may be more distorted. All reasonable efforts have been made to verify our results using GPR where conditions permit.
8. Underneath overhead power lines results using EML may become distorted. All reasonable efforts have been made to verify our results using GPR where our conditions permitted.
9. Drainage information has been obtained without necessarily lifting the chamber.
10. Wherever possible we have attempted to locate the route of the power, known such as blockages, surcharging, flooding, sedimentation, sewer collapses, root ingress, excessive depth, obstructions or heavy traffic flow may have affected our ability to obtain meaningful results. In these cases recommendations have been made for further survey or maintenance work.
11. Pipe / duct sizes have been recorded from surface inspection or taken from record information. Pipe sizes have been recorded in millimetres and depths in metres, except in instances where sizes are indicated in imperial units on the record information.
12. Water and Gas utilities to individual properties are often of a size that cannot be detected using EML or GPR investigation, wherever possible the route has been added from surface evidence (pipe risers, valves, etc), but this should be viewed as a guide only.
13. All utilities detected by Mr. Screws has also recommend trial excavations to confirm identities by client or service provider.
14. Mr. Screws cannot confirm that utilities are not present where there is not or recent evidence to indicate this. In addition Mr. Screws cannot guarantee being able to detect all redundant utilities.
15. Where we undertake the results of our investigations have been cross-referenced with record information. If a utility shown on the record has not been detected on site, the information has been added to the drawing and labelled as GB4 (R). However it should be noted that the completeness and accuracy of the records cannot be guaranteed.
16. The utility information has been obtained from non-intrusive survey techniques. If adequate remedy could not find there are additional utilities within the survey boundary that we have not been able to detect. We recommend that care is taken on site and that all appropriate avoidance procedures are followed accordingly.
17. The responsibility for ensuring damaged caused and utilities not shown is that of the person proposing to excavate within the surveyed area, who should be liable to the asset owner and any third party who may be affected in any way for any loss or damage.

ALWAYS EXERCISE CAUTION WHEN EXCAVATING

Sheet Layout: (Not to Scale)



Notes:

1. GRID AND LEVELS BASED ON ORDNANCE DATUM, DERIVED FROM THE NATIONAL GNSS NETWORK, LOCAL SCALE FACTOR 0.99979 APPLIED.
2. TREE AND HEDGE SPECIES HAVE BEEN IDENTIFIED AS ACCURATELY AS POSSIBLE BUT SHOULD BE CROSS CHECKED IN CRITICAL AREAS.
3. THIS SURVEY SHOULD ALWAYS BE READ IN CONJUNCTION WITH THE DESKTOP UTILITY REPORT, THAT WAS CARRIED OUT AS A PREREQUISITE TO THIS DETECTION SURVEY.
4. BACKGROUND INFORMATION (SHOWN GREY) PROVIDED BY THE CLIENT.

Coordinate Table

Station	Description	Easting	Northing	Level
S1	ROAD NAIL	521629.085	116181.868	26.633
S2	ROAD NAIL	521682.736	116176.876	28.062
S3	ROAD NAIL	521741.829	116147.849	28.712
S31	ROAD NAIL	521771.278	116141.770	28.815
S32	ROAD NAIL	521845.803	116136.759	27.762
S33	ROAD NAIL	521902.803	116182.273	27.366
S4	PEG	521775.036	116083.947	29.641
S5	PEG	521775.547	116004.393	30.514
S51	PEG	521826.232	115955.317	30.432
S6	ROAD NAIL	521730.851	116039.591	30.274
S61	PEG	521827.959	116018.801	29.417
S7	ROAD NAIL	521680.337	116044.756	30.272
S8	ROAD NAIL	521609.859	116077.368	28.910

Equipment Information

Equipment	Manufacturer	Model	Serial Number	MX S/W#	Date of Calibration
EML Tx Transmitter	GPX Radiodetection	RD8100	91404	RD14	17/06/2021
EML Rx Receiver	GPX Radiodetection	RD8100	2747	RD14	17/06/2021
GPR	UGI Ovverader	Cpipe	88181A	GPR7	23/05/2022

DETECTION SURVEY REPORT

GENERAL

This survey was carried out in accordance with PAS 128:2014 (Published by Specification from BSI). After a pre-survey consultation with the client it was agreed to carry out the detection survey using methodology MT as per Table 2 of the PAS 128:2014. The survey boundary has been shown on the drawing, please see linestyle section of the key for reference.

DESKTOP UTILITY REPORT

Prior to the survey commencing record information was gathered and compiled in a separate desktop utility report. This report should be read in conjunction with the information contained in this utility detection survey. Record information was at the time of the survey less than 90 days old in accordance with the requirements of the PAS 128:2014. For a full list of the providers searched, records received and the dates the information was obtained, please refer to the attachments page of the desktop utility report.

DETECTION SURVEY

DRAINAGE

Drainage was lid lifted with pipe sizes and invert levels recorded. Wherever possible the chamber sizes have been recorded and positioned on the drawing. All connections from gullies, external rainwater pipes and external soil stacks have been proven wherever possible into manholes and sewer runs by radio sonde location and/or GPR. Where a sonde connection is present the position is assumed only until proven to GB2 or above. In instances where other detection methods were unsuccessful connections between manholes have been assumed to be straight and labelled as GB4. All drainage should be cross checked in critical areas by CCTV survey or verification survey type A. Supplied information from our client suggests some drainage to be present in the field. These utilities do not feature in the Thames Water records and therefore have limited information regarding these.

WATER

Water utilities have been located using GPR with depths recorded to the crown of the pipe. Undeviated routes have been added from the supplied record information. Trial excavations are recommended to confirm location and depth of pipes in critical areas.

GAS

Gas utilities have been located using GPR with depths recorded to the crown of the pipe. Undeviated routes have been added from the supplied record information. Trial excavations are recommended to confirm location and depth of pipes in critical areas.

ELECTRICITY

Electricity utilities have been located using GPR and EML methods with depths recorded electronically and to the crown of the duct. Trial excavations are recommended to confirm location and depth of pipes in critical areas.

TELECOM

Telecom ducts have been traced with depths recorded. Due to laws protecting British Telecom apparatus all ducts have been located using remote detection techniques only and compared with record information. Chamber sizes have been recorded using GPR techniques wherever possible. For further information regarding BT apparatus please contact Openreach directly.

CATV

There were no CATV utilities detected on site which matches with the supplied record information.

UNKNOWNS

Some unknown targets identified on the drawing using GPR are classified as "non-linear targets". These are not consistent with what we expect to see when identifying a buried utility, and appear on the drawing as single targets with depths (i.e. not linking two or more depth readings). This does not mean they are not utilities, we are just unable to positively identify them as a utility. We would strongly recommend that further verification surveys (PAS 128:2014 survey type A) are carried out to identify these targets in critical areas. Unknown anomalies located using EML or GPR techniques with electronically derived depths recorded where possible. Recommend trial excavations to confirm identity position and depths in critical areas.

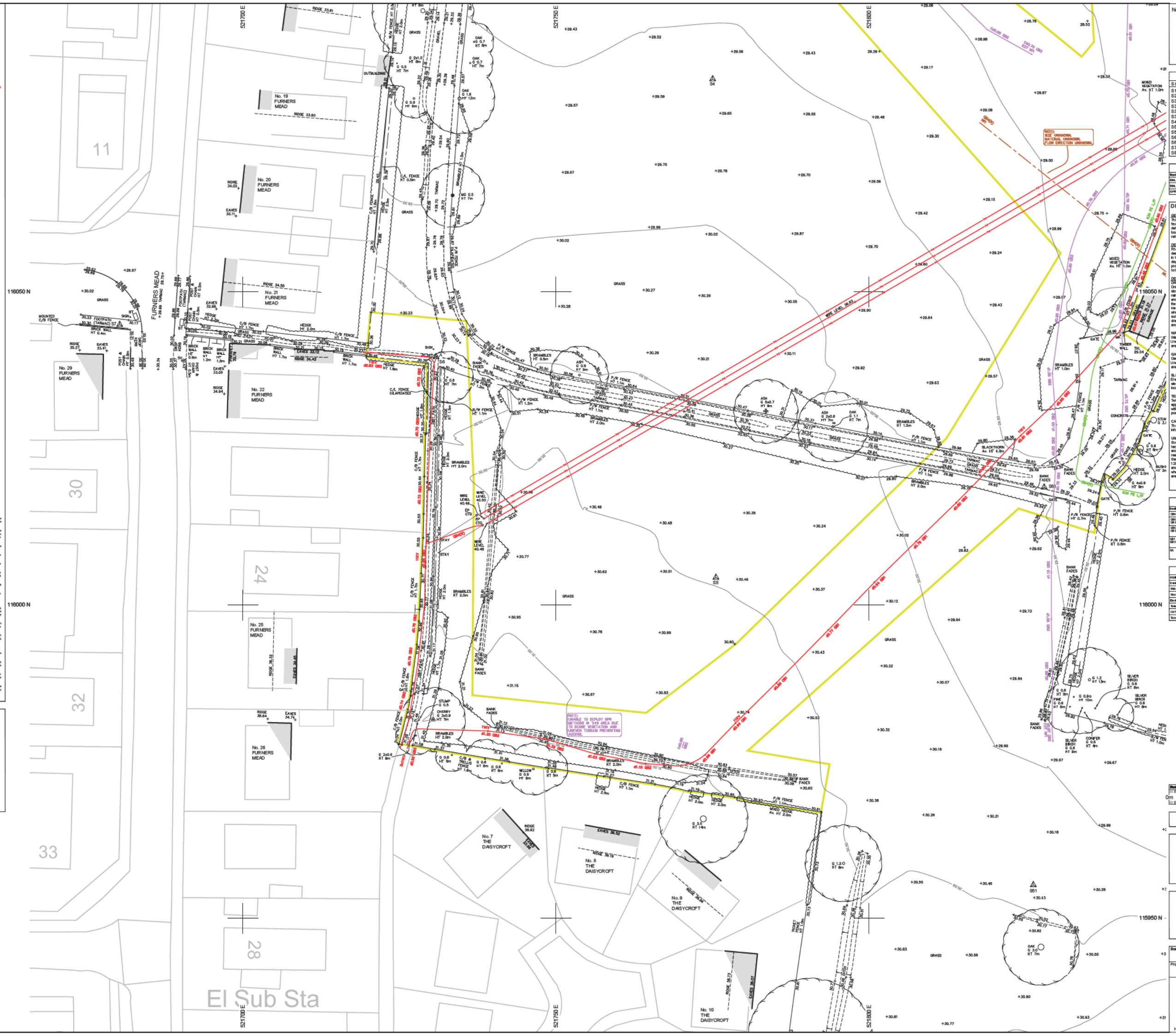
SEE CAUTIONARY NOTES WITHIN THE UTILITY KEY

Desktop Utility Records

Utility Type	Provider Details	Date Acquired
Drainage	Southern Water	09/03/2022
Water	Southern Water	09/03/2022
Gas	SGN	09/03/2022
Electricity	UK Power Networks	09/03/2022
Telecom	Openreach	09/03/2022
CATV	Virgin Media	09/03/2022
Tunnels & Pipelines	Linesearchbeforeudig	09/03/2022

PAS 128:2014 Quality Level Guide

Quality Level	Description	Accuracy
QL4	A utility is reported to exist but cannot be detected - APL (PL 4A)	Unclassified
QL3 / QL3P	Multi-plotted location only using one geophysical technique. No depth information - MIL	+/- 500mm Horizontal +/- 500mm Vertical
QL2 / QL2P	Multi-plotted and vertical location only using one geophysical technique.	+/- 250mm or +/- 40% of depth whichever is greater
QL1 / QL1P	Horizontal and vertical location only using two geophysical techniques.	+/- 150mm or +/- 40% of depth whichever is greater
QL	Surface verified from open excavation, trailer, an inspection chamber (class pit, or if beyond the same excavation) route.	+/- 50mm Horizontal +/- 25mm Vertical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5217750 E
5217800 E
116050 N
116000 N
115950 N
521650 E
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521750 E
521800 E
FURNERS MEAD
No. 19 FURNERS MEAD
No. 20 FURNERS MEAD
No. 21 FURNERS MEAD
No. 22 FURNERS MEAD
No. 29 FURNERS MEAD
No. 26 FURNERS MEAD
No. 25 FURNERS MEAD
No.7 THE DAISYCROFT
No. 8 THE DAISYCROFT
No.9 THE DAISYCROFT
No. 10 THE DAISYCROFT
OUTBUILDING
GRASS
TARMAC
BRAMBLES HT 2.0m
BRAMBLES HT 1.0m
BRAMBLES HT 1.5m
HEDGE HT 2.0m
HEDGE HT 1.8m
BANK FADES
BLACKTHORN
MIXED VEGETATION
GATE
TIMBER WALL
CONCRETE
TARMAC
P/R FENCE HT 0.8m
P/R FENCE HT 0.7m
P/R FENCE HT 1.0m
C/B FENCE HT 1.7m
C/B FENCE HT 1.8m
C/B FENCE HT 2.0m
C/B FENCE DILAPIDATED
B/W FENCE HT 1.1m
B/W FENCE HT 1.2m
B/W FENCE HT 1.3m
B/W FENCE HT 2.0m
BRICK WALL HT 1.7m
BRICK WALL HT 1.8m
BRICK WALL HT 1.5m
BRICK WALL HT 0.4m
RIDGE 33.61
RIDGE 33.60
RIDGE 34.02
RIDGE 34.56
RIDGE 34.43
RIDGE 34.94
RIDGE 36.32
RIDGE 36.64
RIDGE 36.92
RIDGE 38.73
EAVES 32.11
EAVES 32.85
EAVES 33.05
EAVES 33.12
EAVES 34.75
EAVES 36.02
EAVES 36.57
SILVER BIRCH
OAK
ASH
CHERRY
WILLOW
CONIFER
FIRE
HEDGE
BUSH
STUMP
MIXED HEDGE
MIXED VEGETATION
SIGN
MANHOLE
MWC LEVEL 40.48
MWC LEVEL 40.49
MWC LEVEL 40.50
MWC LEVEL 40.51
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MWC LEVEL 40.54
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MWC LEVEL 40.56
MWC LEVEL 40.57
MWC LEVEL 40.58
MWC LEVEL 40.59
MWC LEVEL 40.60
MWC LEVEL

KEY

TOPOGRAPHICAL KEY

SURV BY STATION 5 | FENCE | WALL | BUILDING | OPEN SIDED BUILDING | OVERHANG / CANOPY | GLASSHOUSE | CONTOUR | SPOT LEVEL | SPRING LEVEL | BORE HOLE | TRIAL HOLE | FOOTPATH | CHANGE IN SURFACE | HEDGE & TREES | WOODLAND CANOPY | RAMPS / INDICATED DIRECTION UPWARDS | TREES | ON SITE | KERB CHANNEL | ROAD UNLEVELED

GENERAL

CL Cover | CLOSE COVERALL | CW | CONCRETED WATER | DC | DROP KERB | EML | ELECTROMAGNETIC LOCATOR | EOT | END OF TRACE | FP | FIRE HYDRANT | FW | FOUL WATER | GP | GATE POST | GPR | GROUND PENETRATING RADAR | HAND DIG | HAND DIG | HP | HIGH PRESSURE | HV | HIGH VOLTAGE | IP | INTERMEDIATE PRESSURE | LP | LOW PRESSURE | LV | LOW VOLTAGE | MP | MEDIUM PRESSURE | NAD | NO ACCESS DUE TO OBSTRUCTION | NDV | NO DUCTS VISIBLE | NPV | NO PIPES VISIBLE | OSBM | ORDNANCE SURVEY BENCHMARK | PBOX | POST BOX | RED | REDUNDANT SERVICE | RW | RETAINING WALL | SB | SCOTT BED | SCP | SCRAPE POST ALLOW | TAC | TACTILE PAVING | TOW | TOP OF WALL | UTE | UNABLE TO ENTER | UTR | UNABLE TO RAISE | UTS | UNABLE TO SURVEY

APPARATUS

ACU | AIR CONDITIONING UNIT | BH | BELL END | BB | BELOW BENCH | BO | BOLLARD | BOL | BOLLARD LIGHT | BS | BUS STOP | CATV | CABLE TELEVISION | CB | CONTROL BOX | CCB | CROSSING CONTROL BOX | CP | CATCHPIT | DR | DRAIN | DCH | DRAINAGE CHANNEL | EB | ELECTRIC CONTROL BOX | EP | ELECTRIC POLE | ER | EARTH ROD | FD | FILTER DRAIN | FFP | FUEL TANK FILL POINT | GM | GAS MEASUREMENT | GV | GAS VALVE | IC | INSPECTION COVER | IHT | INTERCEPTOR | LO | KERB OUTLET | LD | LOOP DETECTOR | LP | LAMP POST | MH | MANHOLE | MP | MARKER POST /PLATE | MT | METER | MW | MONITORING WELL | OU | OUTFALL | PO | POST | RE | ROAD END | RG | ROAD GRID | RWP | RAIN WATER PIPE | SC | STOP COCK | SD | SOAKAWAY | SP | SOIL PIPE | SVP | SOIL VENT PIPE | TCB | TELEPHONE CALL BOX | TIL | TELECOM INSPECTION COVER | TL | TRAFFIC LIGHT | TM | TICKET MACHINE | TP | TELECOM POLE | VP | VENT PIPE | WM | WATER METER | WR | WATER RISER | WT | WATER TAP | WW | WET WELL

DEPTHS

e | ELECTRONICALLY DERIVED | Pe | PAD EMBLY DERIVED | Ph | PHOTOGRAPHIC | Dc | DEPTH TO CROWN | Di | DEPTH TO INVERT | Ds | DEPTH TO SUPPLY

PIPE MATERIALS

A/C ASBESTOS CEMENT | ALK ALKATHENE | BK BRICK | CI CAST IRON | CO CONCRETE | DI DUCTILE IRON | HDPE HIGH DENSITY PE | MDPE MEDIUM DENSITY PE | PE POLYETHYLENE | PY PITCHFIBRE | PP POLYPROPELENE | PVC POLYVINYL CHLORIDE | PVCU ULTRA RIB (PVC) | SI SPUN IRON | ST STEEL | VC VITRIFIED CLAY

FENCES

BWF BARBED WIRE FENCE | CLB CLOSED BOARD EDI FENCE | CPL CONCRETE PANEL FENCE | CI CORRUGATED IRON FENCE | CHP CHESTNUT PALING | CL CHAIN LINK FENCE | IF IRON RAILINGS | WF WOOD RAILINGS | P&R POST AND RAIL FENCE | P&W POST AND WIRE FENCE | WMF WIRE MESH FENCE

LEVELS

BC BACKDROP LEVEL | BL BALUSTRADE | CL CAVED LEVEL | CRL CROWN LEVEL | DPC DAMP PROOF COURSE | FL FLOOR LEVEL | IL INVERT LEVEL | PT P TRAP LEVEL | RL ROOF LEVEL | SL SILT LEVEL | SOF SOFFIT LEVEL | TOS TOP OF SLOPE LEVEL | WL WATER LEVEL

LINESTYLE

INTERNAL METER | POTTED HEAD SERVICE | SEWER CAPPED RUN | SURVEY ABANDONED | INTERNAL VALVE | UNKNOWN UNDERGROUND ANOMALY | UNDERGROUND CHAMBERS | POST PROCESSED MARKS | VERIFICATION TRIAL HOLES/DAVIN'S | ABOVE GROUND (AG) | ASSUMED ROUTE (ASM/AR) | EMPTY DUCTS (D) | ON EMBED (OH) | BACK DROP | P TRAP | UTILITY CROSSOVER | SURVEY BOUNDARY | VERBAL INFORMATION (SM/VI) | RECORD INFORMATION (SM/RI) | REDUNDANT SERVICE (R)

REMOVED MARK

SERVICE TYPE

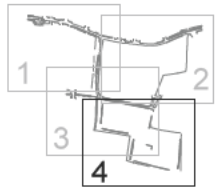
COMMUNICATIONS | ELECTRICITY (HV) | ELECTRICITY (LV) | FUEL | GAS | HEATING | OVERHEAD ELECTRIC | OVERHEAD TELECOM | TRADE EFFLUENT | COMBINED SEWER | FOUL SEWER | SURFACE SEWER | UNIDENTIFIED SEWER | TELECOM | UNKNOWN SERVICE | WATER | SERVICES SURVEY WARNING

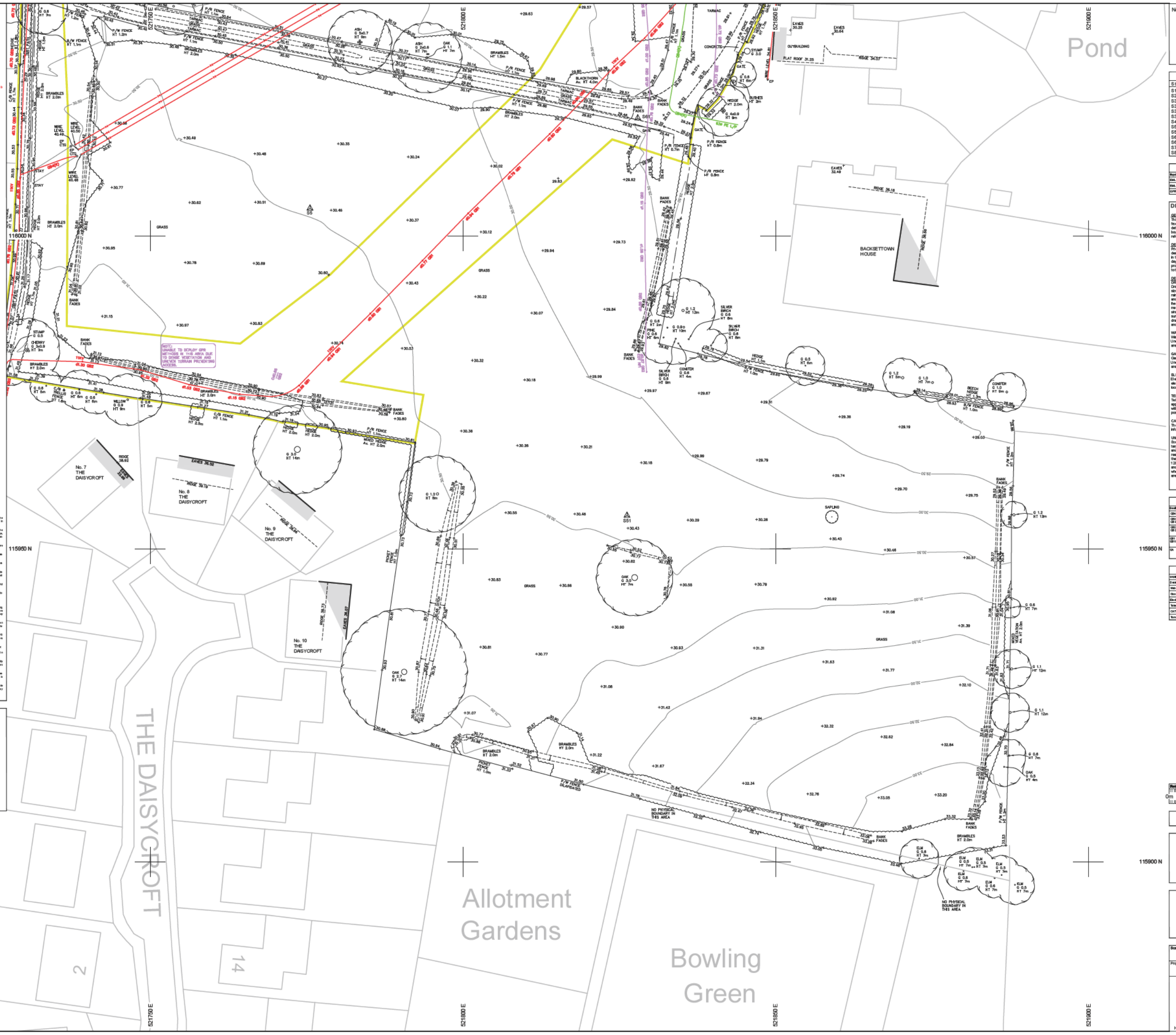
CAUTIONARY NOTES

1. EML techniques have been used in the detection of underground utilities as outlined in Table 2 of PAS 128:2014, the results are not infallible and trial excavations must be carried out in order to confirm identification, position and in particular depth of the utility.
2. GPR techniques have been used in the detection of non-metallic utilities as outlined in Table 2 of PAS 128:2014. The interpretation of these results is not infallible and success will depend on a number of factors including soil type, depth and size of pipe. The results are not infallible and trial excavations must be carried out in order to confirm identification, position and in particular depth of the utility.
3. Depths derived via EML and shown in the centre of the conductor (cable, metallic pipe) and these were GPR are usually to the crown of the utility unless otherwise indicated.
4. Where cables cannot be detected individually an average depth has been obtained and trial excavations are recommended to confirm number and depths of cables bundled together.
5. This detail outlines are to the best of our knowledge and belief although we have made all reasonable efforts to locate all transport this information from records, we cannot guarantee that all 'private drains' outlines have been located.
6. Many cable outlines are often difficult to detect, and commonly access chambers can be located and there by made inaccessible by the utility provider. All reasonable efforts have been made to locate these ducts using GPR. Cables not located have been transposed from records.
7. Within close proximity of electric substations and similar structures results using EML may become distorted. All reasonable efforts have been made to verify our results using GPR where conditions permitted.
8. Underground overhead power lines results using EML may become distorted. All reasonable efforts have been made to verify our results using GPR where ever conditions permitted.
9. Drainage information has been obtained without warranty into the chamber.
10. Wherever possible we have attempted to locate the route of the sewer, issues such as blockages, surcharging, flooding, sedimentation, sewer collapse, root ingress, excessive depth, obstructions or heavy traffic flow may have affected our ability to obtain meaningful results. In these cases recommendations have been made for further survey or maintenance work.
11. Pipe / duct sizes have been cross-checked from surface inspection or taken from record information. Pipe sizes have been recorded in millimetres and depths in metres, except in instances where it was annotated in imperial units on the record information.
12. Water and Gas utilities for individual properties are often of a size that cannot be detected using EML or GPR investigation, wherever possible the route has been established from surface evidence (pipe risers, valves, etc), but this should be viewed as a guide only.
13. All utilities detected by Mr. Screws have been recorded and are considered to be confirmed by client or owner/operator.
14. Mr. Screws cannot confirm that utilities are not present where there is visual or record evidence to indicate this. In addition Mr. Screws cannot guarantee being able to detect all redundant utilities.
15. Wherever available the results of our investigations have been cross-referenced with record information. If a utility shown on the records cannot be detected on site, the information has been added to the drawing and labelled as (DNE/R). However, should evidence of this incompleteness and accuracy of the records cannot be guaranteed.
16. The utility information has been obtained from non-intrusive survey techniques & does not necessarily confirm that there are additional utilities within the survey boundary that we have not been able to detect. We recommend that care is taken on site and that all utility services are exposed by hand before any excavation commences.
17. The responsibility for ensuring damaged caused and utilities is not with that of the person preparing to excavate within the surveyed area, who should be liable to the asset owner and any third party who may be affected in any way by any loss or damage.

ALWAYS EXERCISE CAUTION WHEN EXCAVATING

Sheet Layout: (Not to Scale)





Notes:

1. GRID AND LEVELS BASED ON ORDNANCE DATUM, DERIVED FROM THE NATIONAL GNSS NETWORK, LOCAL SCALE FACTOR 0.99979 APPLIED.
2. TREE AND HEDGE SPECIES HAVE BEEN IDENTIFIED AS ACCURATELY AS POSSIBLE BUT SHOULD BE CROSS CHECKED IN CRITICAL AREAS.
3. THIS SURVEY SHOULD ALWAYS BE READ IN CONJUNCTION WITH THE DESKTOP UTILITY REPORT, THAT WAS CARRIED OUT AS A PREREQUISITE TO THIS DETECTION SURVEY.
4. BACKGROUND INFORMATION (SHOWN GREY) PROVIDED BY THE CLIENT.

Coordinate Table

Station	Description	Easting	Northing	Level
S1	ROAD NAIL	521629.085	116181.868	26.633
S2	ROAD NAIL	521682.736	116176.876	28.082
S3	ROAD NAIL	521741.829	116147.849	28.712
S31	ROAD NAIL	521771.278	116141.770	28.815
S32	ROAD NAIL	521845.803	116136.759	27.762
S33	ROAD NAIL	521902.803	116182.273	27.366
S4	PEG	521775.036	116083.947	29.641
S5	PEG	521775.547	116004.393	30.514
SS1	PEG	521826.232	115955.317	30.432
S6	ROAD NAIL	521730.851	116039.591	30.274
S61	PEG	521827.959	116018.801	29.417
S7	ROAD NAIL	521680.337	116044.756	30.272
S8	ROAD NAIL	521609.859	116077.368	28.910

Equipment Information

Equipment	Manufacturer	Model	Serial Number	HD X:Y:Z	Date of Calibration
EML Tx Transmitter	GPX Radiodetection	RD8100	91404	RD1X	17/08/2021
EML Rx Receiver	GPX Radiodetection	RD8100	2747	RD1X	17/08/2021
GPR	IDS Georadar	Opera	88181A	GPRT	23/08/2022

DETECTION SURVEY REPORT

GENERAL

This survey was carried out in accordance with PAS 128:2014 (Published by Authority of the Cabinet Office) and from BSI). After a pre-survey consultation with the client it was agreed to carry out the detection survey using methodology MT as per Table 2 of the PAS 128:2014. The survey boundary has been shown on the drawing, please see lineside section of the key for reference.

DESKTOP UTILITY REPORT

Prior to the survey commencing record information was gathered and compiled in a separate desktop utility report. This report should be read in conjunction with the information contained in this utility detection survey. Record information was at the time of the survey less than 90 days old in accordance with the requirements of the PAS 128:2014. For a full list of the data provides searched, records received and the dates the information was obtained, please refer to the attachments page of the desktop utility report.

DETECTION SURVEY

DRAINAGE

Drainage was sited with pipe sizes and invert levels recorded. Wherever possible the chamber sizes have been recorded and positioned on the drawing. All connections from gullies, external rainwater pipes and external soil stacks have been proven wherever possible in the manhole and sewer runs by radio sonde insertion and/or GPR. Where a sealed connection is present the position is assumed only until proven to GB2 or above. In instances where other detection methods were unsuccessful connections between manholes have been assumed to be the straight and labelled as GB4. All drainage should be cross checked in critical areas by CCTV survey or verification survey type A. Assuming information from our client suggests some drainage to be present in the field. These utilities do not feature in the Thames Water records and therefore have limited information regarding these.

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QA	Surface verified from open excavation, trial pit inspection, vacuum dig, or a) & beyond the same excavation route (as point).	+/- 50mm Horizontal +/- 25mm Vertical

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Telecom	Openreach	09/09/2022
CATV	Virgin Media	09/09/2022
Tunnels & Pipelines	Linesearchbeforeudig	09/09/2022

N

Revision	Description	Rev. by	Check. by	Date

0m 2 4 6 8 10 12 14 16 18 20 22

Topographical and PAS 128:2014 Utility Survey

MILLWOOD

Furners Lane
Henfield
West Sussex

Scale:	Sheet Size:	Sheet Number:	Date:
1:200	A0	4	March 2022
Project Number:	Rev:	Surveyed by:	Checked by:	Approved by:
31022	-	JL/LW	AJ/TW	CP/NF

mksurveys
www.mksurveys.com www.surveys4bim.co.uk
Head Office: Milton Keynes t: 01908 565561 e: mail@mksurveys.co.uk

Appendix C – Online Mapping, EA, BGS, & Magic Map

Key

Rivers and the sea

- Extent
- High: More than 3.3% chance each year
- Medium: Between 1% and 3.3% chance each year
- Low: Between 0.1% and 1% chance each year
- Very low: Less than 0.1% chance each year

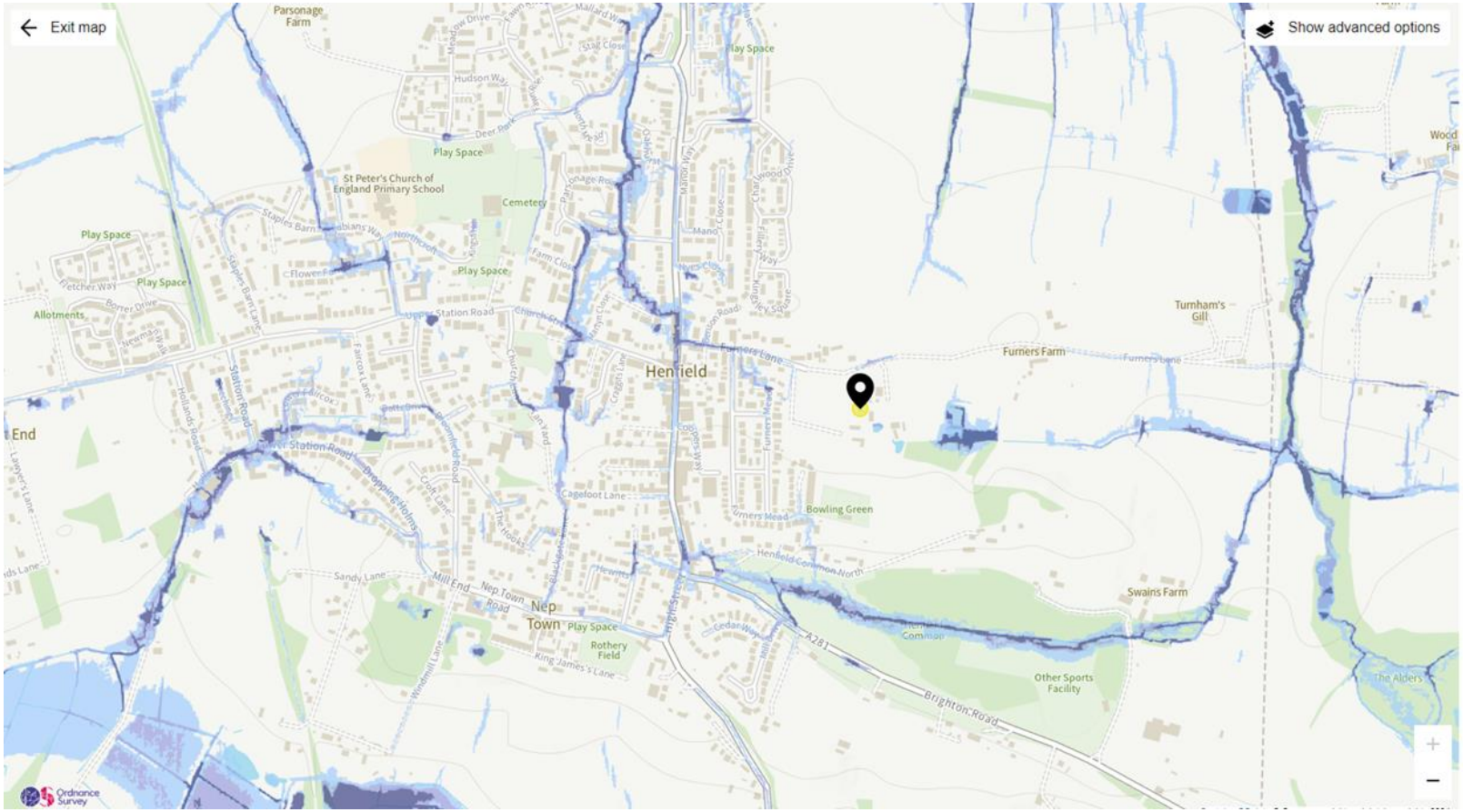
Map details

- Show flooding
- Selected address

Pause to updates of flood risk data

We have paused updates to information about flood risk from rivers and the sea and surface water while we get ready for new data.

Environment Agency – Flood Risk from Rivers and Sea



Key

Surface water

- Extent
- High: More than 3.3% chance each year
- Medium: Between 1% and 3.3% chance each year
- Low: Between 0.1% and 1% chance each year
- Depth

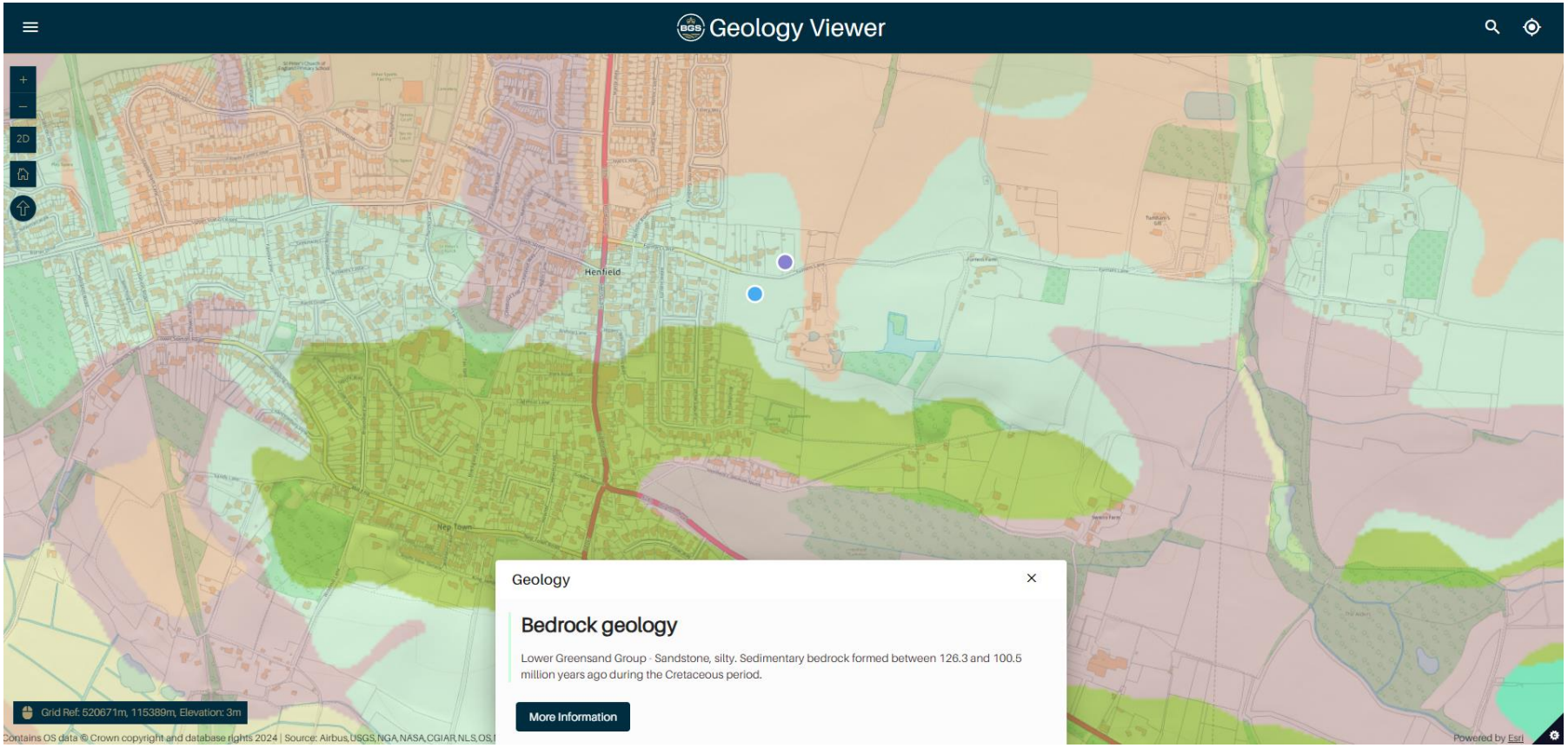
Map details

- Show flooding
- Selected address
- 15m boundary

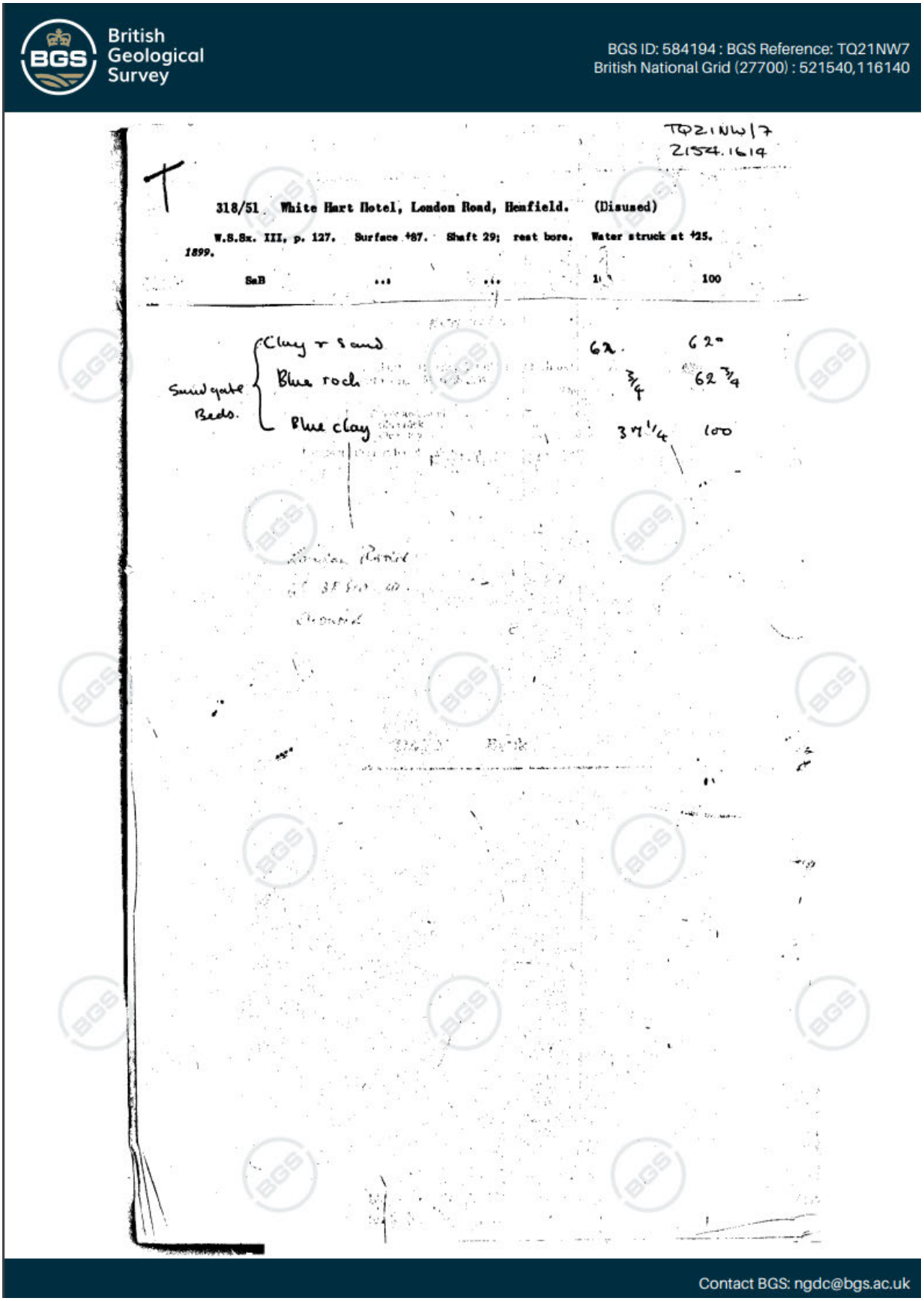
Pause to updates of flood risk data

We have paused updates to information about flood risk from rivers and the sea and surface water while we get ready for new data.

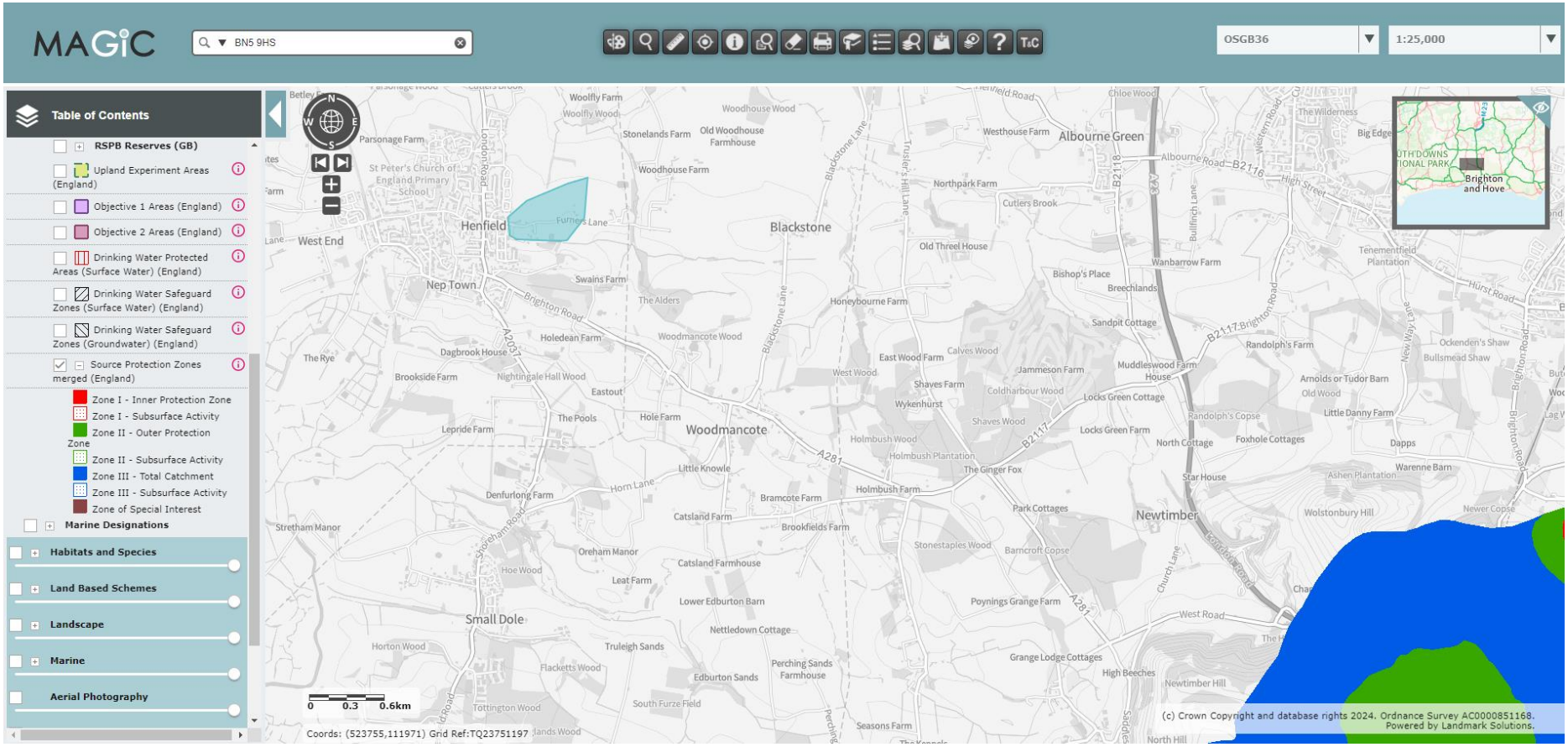
Environment Agency – Flood Risk from Surface Water



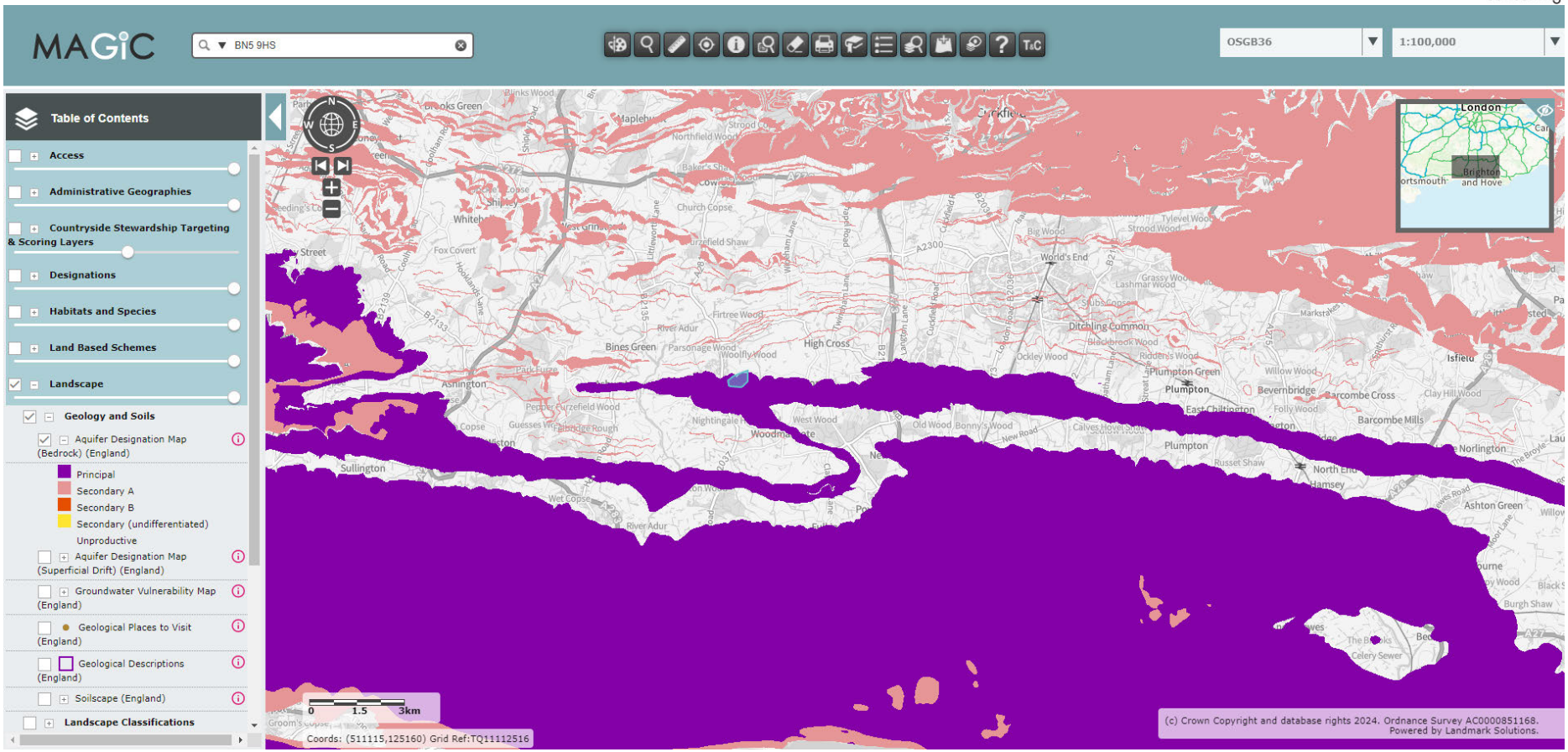
British Geological Society – Bedrock and Superficial Deposits



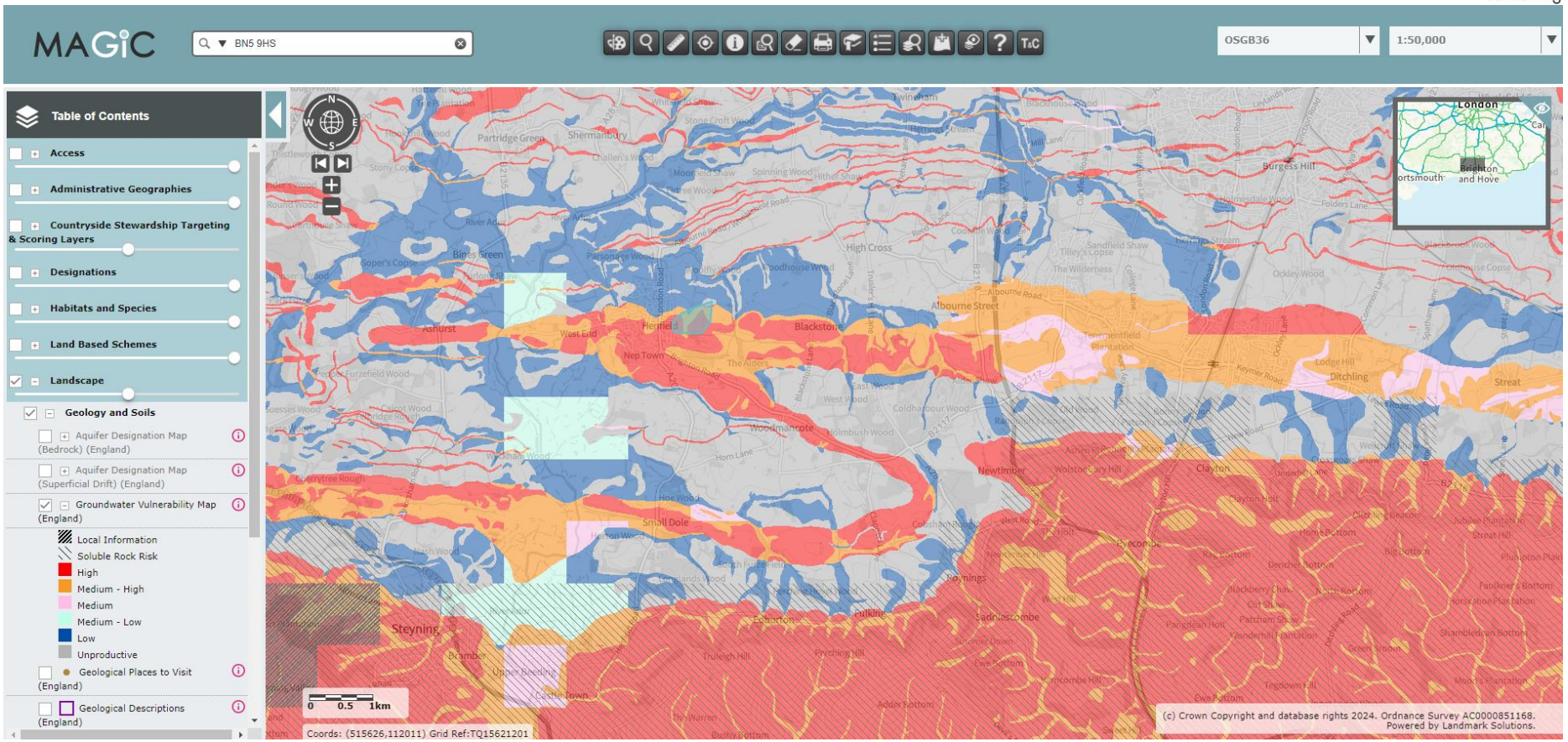
British Geological Society – Borehole Log



Magic Map – Source Protection Zones



Magic Map – Aquifer Designation



Magic Map – Groundwater Vulnerability

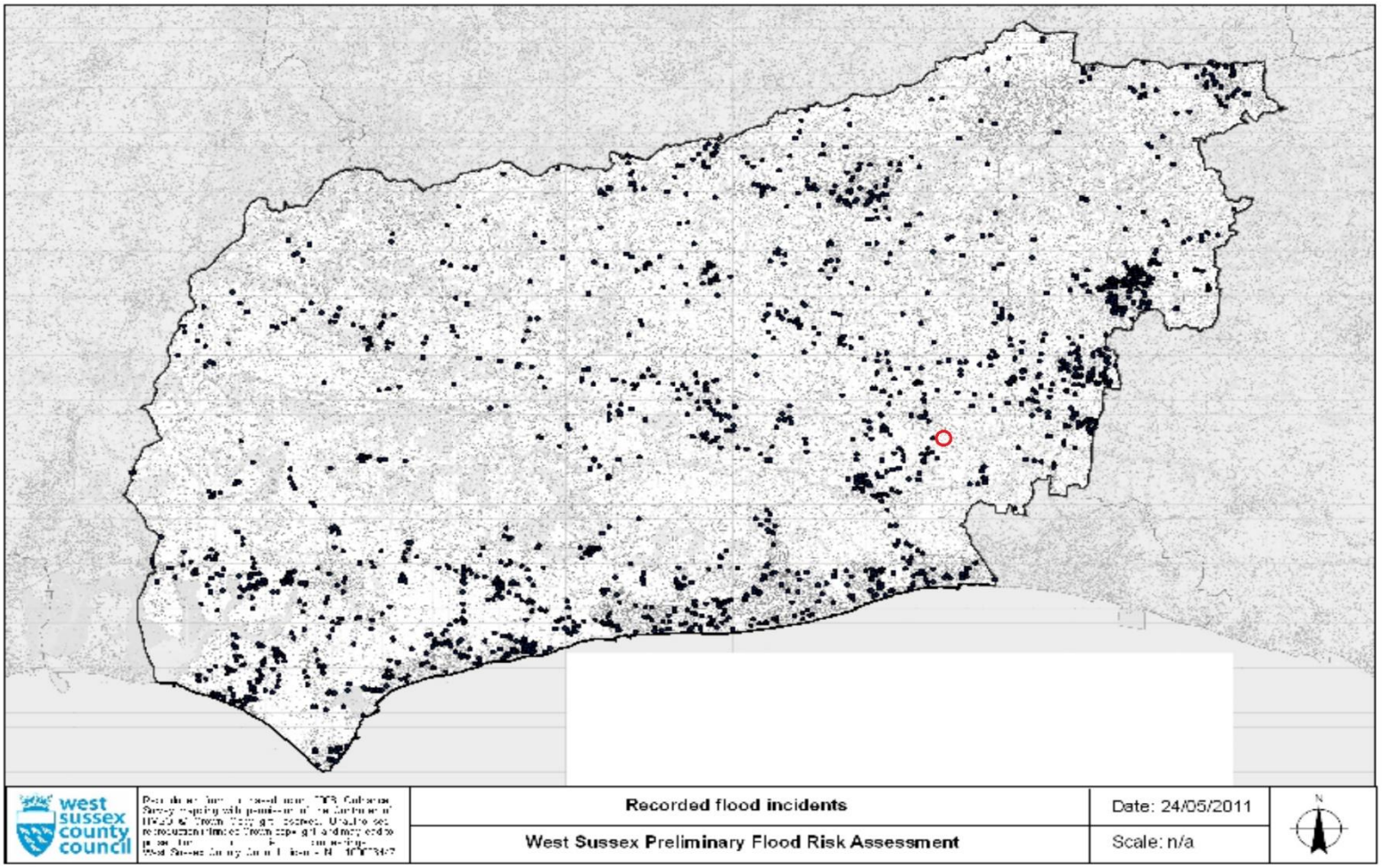
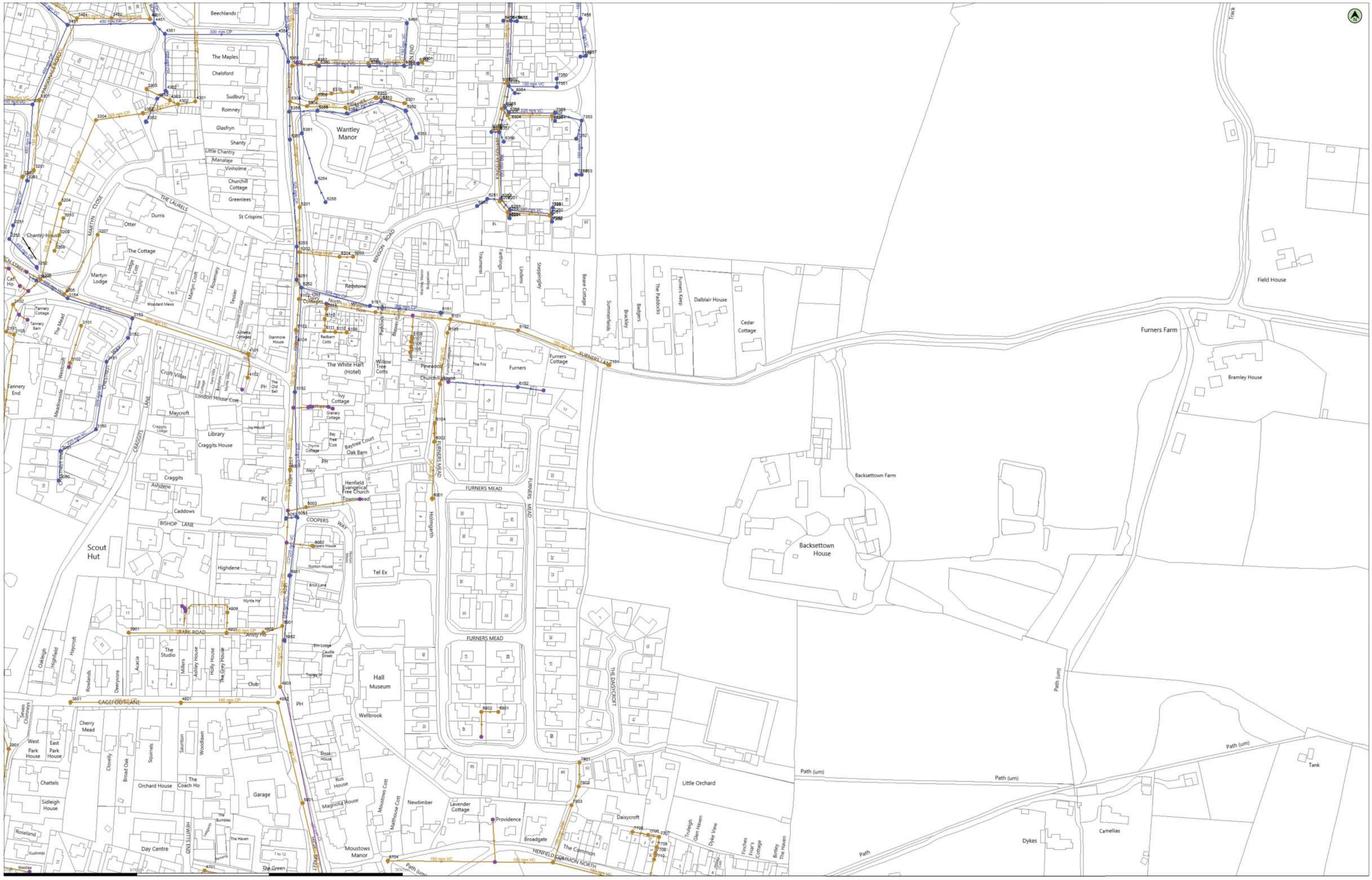


Figure 4.1 Recorded flood incidents across West Sussex from all local sources

West Sussex County Council Preliminary Flood Risk Assessment – Historic Flooding Summary

Appendix D – Southern Water Sewer Records

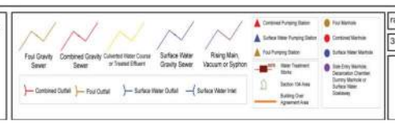


(c) Crown copyright and database rights 2022 Ordnance Survey 100031673 | Date: 08/02/22 | Scale: 1:1250 | Map Centre: 521804,116094 | Data updated: 17/01/22 | Our Ref: 776934 - 3 | Wastewater Plan A1

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 2022 Ordnance Survey 100031673 .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.



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WATER for LIFE from Southern Water.