

Project ref: TV260608

05th June 2026

CLIENT: MK SURVEYS

SITE: Land Northwest of Southwater

Two Mile Aash Road

Horsham

RH13 0LA

CCTV Survey Report

Sewer Inspection, Cleaning and Repair

www.insewer.co.uk

Tel : 01634 861 768



*Embedded video links within
report for online viewing*



Project Information

Project Name
TV260608

Project Number

Project Date
05/06/2026

Client

Company: MK Surveys
Contact: Chris Peacock

Site

Department: Land Northwest of Southwater
Street: Two Mile Ash Road
Town or City: Horsham
Post Code: RH13 0LA

Contractor

Company: InSewer Surveys
Contact: Liam Sellar
Street: 16A Revenge Road
Town or City: Chatham
County: Kent
Post Code: ME5 8UD
Phone: 01634 861 768
Fax: 01634 201 376
Mobile: [REDACTED]
Email: [REDACTED]



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TV260608

Project Number

Project Date
05/06/2026

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Scoring Summary

Project Name
TV260608

Project Number

Project Date
05/06/2026

Structural Defects

- Grade 3: Best practice suggests consideration should be given to repairs in the medium term.
- Grade 4: Best practice suggests consideration should be given to repairs to avoid a potential collapse.
- Grade 5: Best practice suggests that this pipe is at risk of collapse at any time. Urgent consideration should be given to repairs to avoid total failure.

Item No.	PLR	Grade	Description
1	IC3X	5	Missing bricks from 12 o'clock to 12 o'clock
4	IC3-BX	5	Multiple defects
7	HW3X	4	Multiple defects

Service / Operational Condition

- Grade 3: Best practice suggests consideration should be given to maintenance activities in the medium term.
- Grade 4: Best practice suggests consideration should be given to maintenance activity to avoid potential blockages.
- Grade 5: Best practice suggests that this pipe is at a high risk of backing up or causing flooding.

Item No.	PLR	Grade	Description
1	IC3X	5	Other obstacles, external pipe or cable from 10 o'clock to 2 o'clock, 20% cross-sectional area loss
3	OF2X	5	Settled deposits, coarse, 100% cross-sectional area loss
4	IC3-BX	4	Multiple defects
5	IC1X	4	Connection defective, connecting pipe is intruding at 2 o'clock, 150mm dia intrusion: 20%

Abandoned Surveys

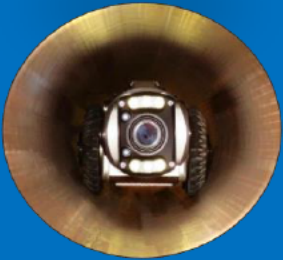
Item No.	PLR	Description
1	IC3X	Survey abandoned
2	IC3X	Survey abandoned
3	OF2X	Survey abandoned
4	IC3-BX	Survey abandoned

Information

These scoring summaries are based on the SRM grading from the WRc.



Site Photos





HW1



HW1 RUN A



HW1 RUN B



HW2



IC1



LOCATION OF IC1



IC2



LOCATION OF IC2



IC2



OF1 INTO IC2



IC2—OF1—OF2



IC3



LOCATION OF IC3



OF2 INTO SLABBED CHAMBER



OF2 SLABBED NO ACCESS



OF2 CHAMBER



OF2 CHAMBER



HW3



LOCATION OF HW3



HW3 RUN X



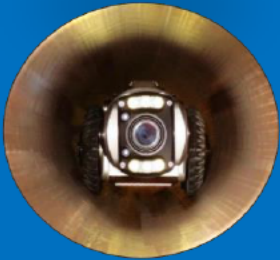
OF3



LOCATION OF OF3



Site Plan



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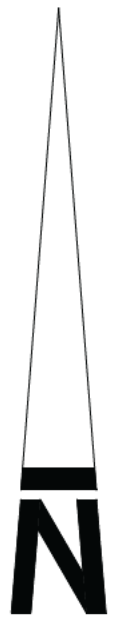


DETECTION SURVEY REPORT

CONNECTIVITY SURVEY
All drainage connectivity was carried out in accordance with PAS 128:2022 (Publicly Available Specification from BSI). Quality levels are determined by the detection methodology. Please refer to PAS 128:2022 Quality Level Guide for details.

TARGETED CCTV SURVEY
Drainage was lifted with pipe sizes and invert levels recorded. Wherever possible the chamber sizes have been recorded and positioned on the drawing. If the drain / sewer has been CCTV surveyed, saddle connections and line deviations are indicative and not positioned via Ground penetrating radar (GPR) or Electromagnetic locator (EML). All connections from gullies, external rainwater pipes and external soil stacks should be treated as assumed, unless proven with a CCTV Survey. Where a saddle connection / line deviation is present the position is assumed only until proven to Q2 or above. In instances where other detection methods were unsuccessful connections between manholes have been assumed to be straight and labelled as Q24. All sub-surface drainage positions should be cross-checked in critical areas by EML, GPR survey or hand-dug trial holes (verification survey type A). Attempts have been made to carry out CCTV surveys of all sewers within the scope of work at the 2 no. areas highlighted by the client. As pre-cleaning via high-pressure water jetting has not taken place, surveys may have been abandoned due to a build-up of silt/debris and any other obstruction/obstacle. In other cases, structural defects within the system may prevent completion of CCTV surveys between assets.

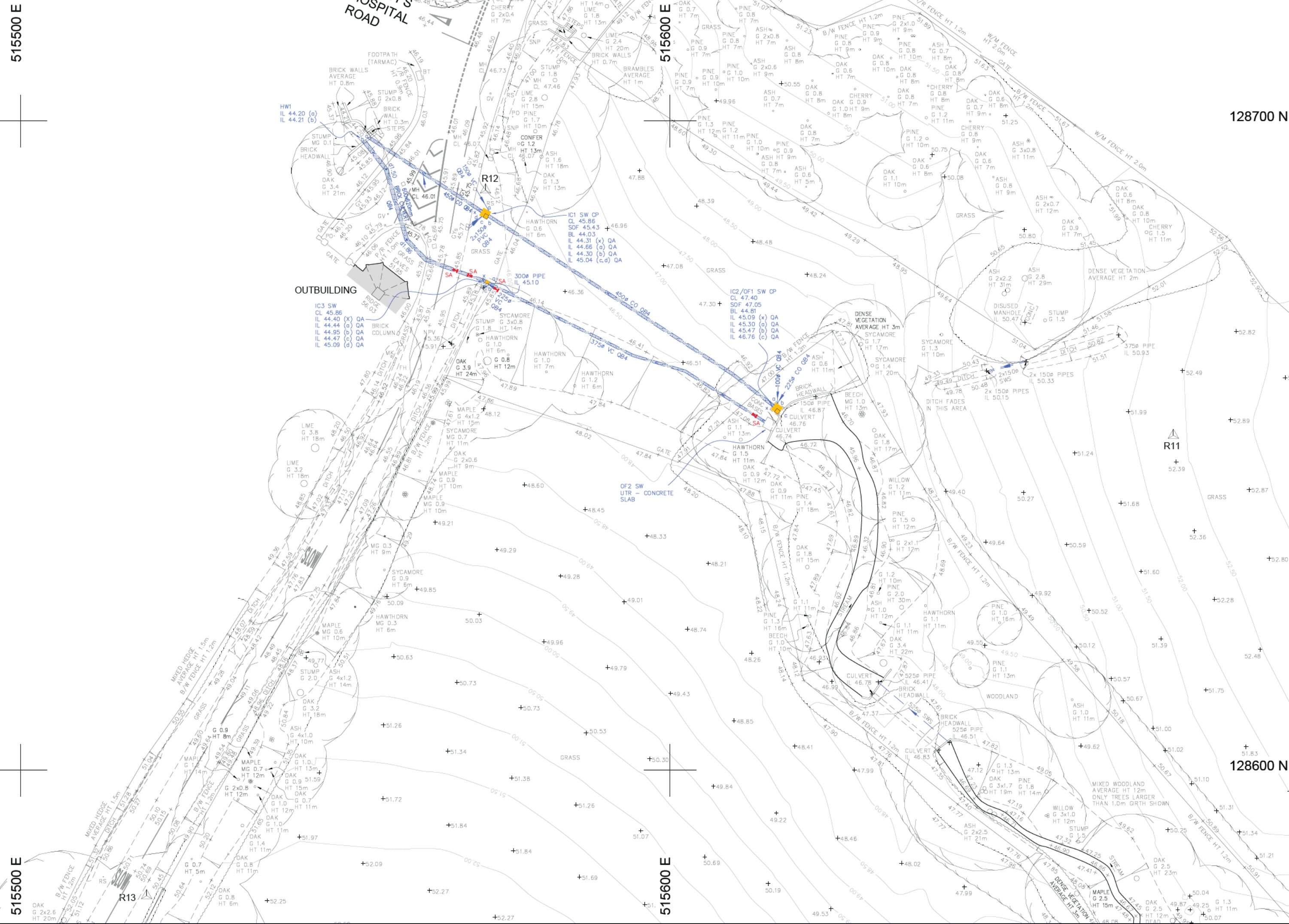
Information regarding the drainage system has been added to the drawing. For all information regarding the CCTV survey, please refer to TV260608 CCTV Report.



Northern Culvert

128700 N

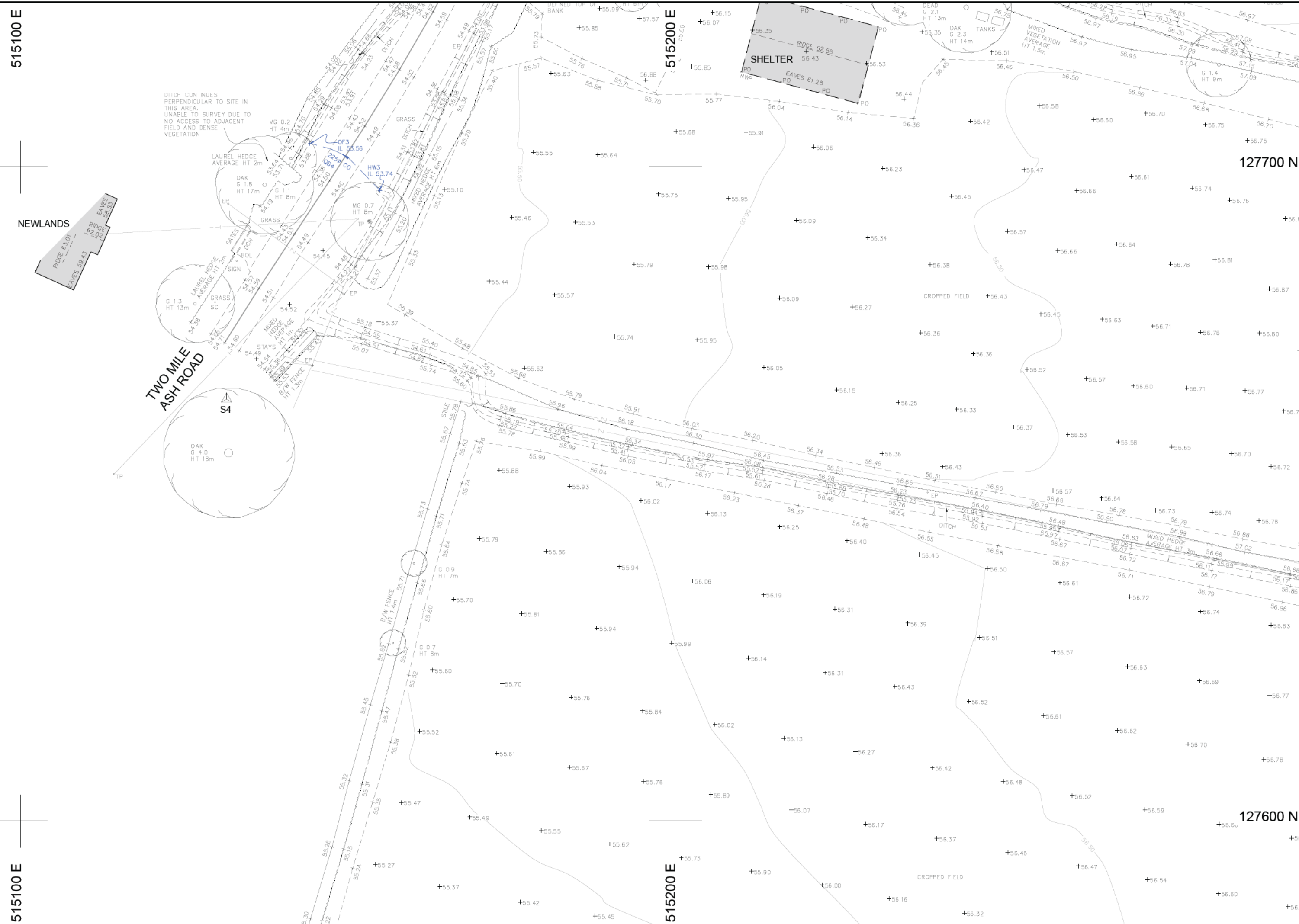
128600 N



Southern Culvert

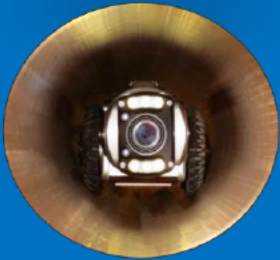
127700 N

127600 N





Report



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Tel : 01634 861 768





Section Inspection - 05/06/2026 - IC3X



Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
1	1	05/06/26	8:48	TV260608	No Rain Or Snow	No	IC3X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
InSewer DW		Not Specified		Not Specified	Not Specified	-	-

Town or Village:	Horsham	Inspection Direction:	Upstream	Upstream Node:	IC3
Road:	Two Mile Ash Road	Inspected Length:	26.20 m	Upstream Pipe Depth:	1.470 m
Location:	Verge	Total Length:	26.20 m	Downstream Node:	HW1
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface water	Pipe Shape:	Rectangular		
Type of Pipe:	-	Dia/Height:	620 mm	Width:	600 mm
Flow Control:	-	Material:	Brick		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		
Comments:					
Recommendations: -					

Scale:	1:227	Position [m]	Code	Observation	Grade	
Depth: m						
HW1						
		0.00	OF	Start node, outfall, reference: HW1		
		0.00	WL	Water level, 5% of the vertical dimension		
		6.06	LR	Line deviates right		
		16.51	S01	LL	Line deviates left, start: Sweeping	
		19.01	S02	DES	Settled deposits, fine, 20% cross-sectional area loss, start	4
		20.65	F01	LL	Line deviates left, finish: Sweeping	
		21.13	MB	Missing bricks from 12 o'clock to 12 o'clock	5	
		22.54	OBP	Other obstacles, external pipe or cable from 10 o'clock to 2 o'clock, 20% cross-sectional area loss	5	
		26.20	SA	Survey abandoned: Unable to continue		

The diagram shows a vertical shaft with a grey circular top labeled 'HW1'. A vertical grey line represents the shaft, with horizontal lines indicating depth markers. A blue arrow points upwards along the left side of the shaft. The depth markers are: 0.00, 0.00, 6.06, 16.51, 19.01, 20.65, 21.13, 22.54, and 26.20. The markers from 16.51 to 26.20 are associated with codes and observations in the table. The marker 26.20 is at the bottom of the shaft, marked with a red horizontal line.

Photograph of a tunnel interior. Text overlay: SOUTH-WAY, TWO MILES ASH RD, 05/10/2016, JIM3, UPSTREAM, RUN 8, 620x900mm.

MB - 21.13

Photograph of a tunnel interior. Text overlay: SOUTH-WAY, TWO MILES ASH RD, 05/10/2016, JIM3, UPSTREAM, RUN 8, 620x900mm, 22.54m.

OBP - 22.54

Photograph of a tunnel interior. Text overlay: SOUTH-WAY, TWO MILES ASH RD, 05/10/2016, JIM3, UPSTREAM, RUN 8, 620x900mm.

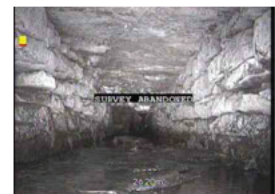
SA - 26.20



MB - 21.13



OBP - 22.54



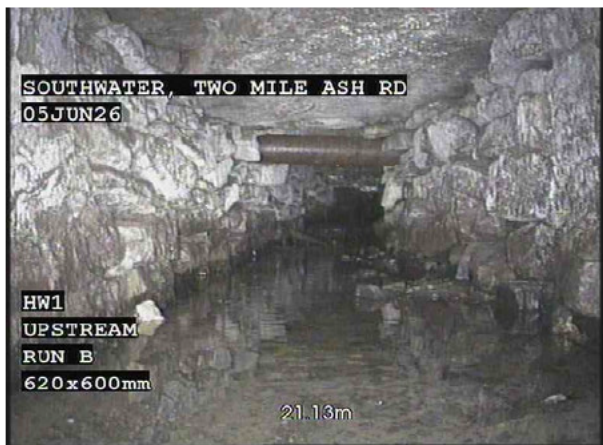
SA - 26.20

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
1	165.0	6.3	165.0	5.0	2	10.0	0.6	15.0	5.0

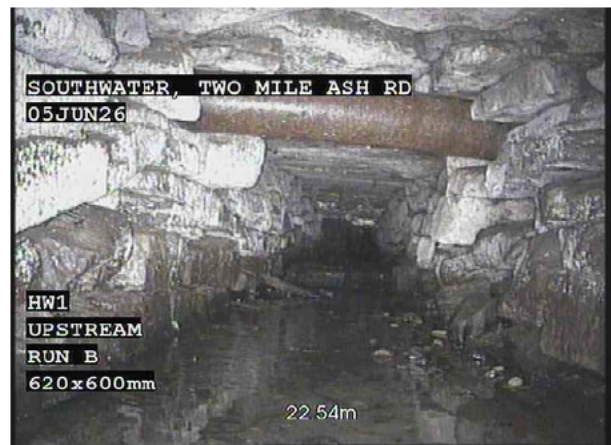


Section Pictures - 05/06/2026 - IC3X

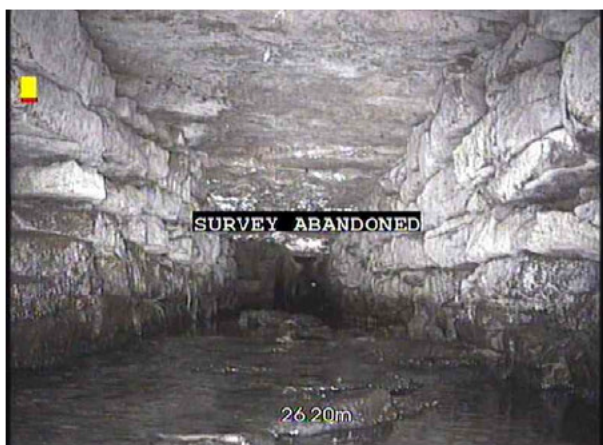
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
1	Upstream	IC3X	TV260608	



1, 00:02:31, 21.13 m
Missing bricks from 12 o'clock to 12 o'clock



2, 00:03:06, 22.54 m
Other obstacles, external pipe or cable from 10 o'clock to 2 o'clock, 20% cross-sectional area loss



3, 00:04:55, 26.20 m
Survey abandoned, Unable to continue

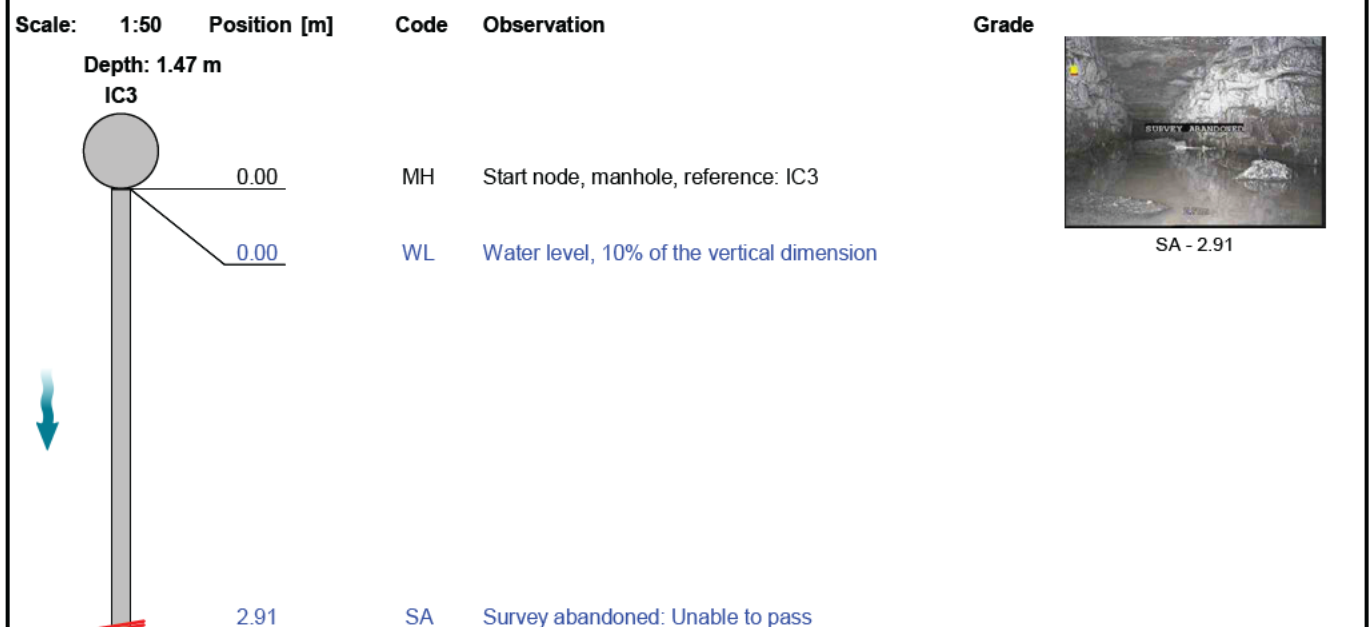


Section Inspection - 05/06/2026 - IC3X



Item No. 2	Insp. No. 1	Date 05/06/26	Time 9:54	Client's Job Ref TV260608	Weather No Rain Or Snow	Pre Cleaned No	PLR IC3X
Operator InSewer DW		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status -	Alternative ID -

Town or Village:	Horsham	Inspection Direction:	Downstream	Upstream Node:	IC3
Road:	Two Mile Ash Road	Inspected Length:	2.91 m	Upstream Pipe Depth:	1.470 m
Location:	Verge	Total Length:	2.91 m	Downstream Node:	HW1
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface water	Pipe Shape:	Rectangular		
Type of Pipe:	-	Dia/Height:	620 mm	Width:	600 mm
Flow Control:	-	Material:	Brick		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		
Comments:					
Recommendations:	-				



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



Section Pictures - 05/06/2026 - IC3X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
2	Downstream	IC3X	TV260608	



1, 00:00:29, 2.91 m
Survey abandoned, Unable to pass



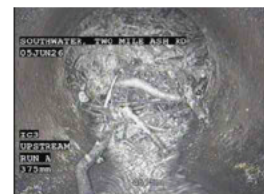
Section Inspection - 05/06/2026 - OF2X



Item No. 3	Insp. No. 1	Date 05/06/26	Time 9:56	Client's Job Ref TV260608	Weather No Rain Or Snow	Pre Cleaned No	PLR OF2X
Operator InSewer DW		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status -	Alternative ID -

Town or Village:	Horsham	Inspection Direction:	Upstream	Upstream Node:	OF2
Road:	Two Mile Ash Road	Inspected Length:	46.15 m	Upstream Pipe Depth:	
Location:	Verge	Total Length:	46.15 m	Downstream Node:	IC3
Surface Type:		Joint Length:		Downstream Pipe Depth:	1.470 m
Use:	Surface water	Pipe Shape:	Circular		
Type of Pipe:	-	Dia/Height:	375 mm		
Flow Control:	-	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		
Comments:					
Recommendations: -					

Scale: 1:400	Position [m]	Code	Observation	Grade
Depth: 1.47 m IC3				
0.00	MH	Start node, manhole, reference: IC3		
0.00	WL	Water level, 5% of the vertical dimension		
17.60	REM	General remark: Pipe wonders		
24.74	LL	Line deviates left		
25.46	DEEJ	Attached deposits, encrustation at joint from 6 o'clock to 9 o'clock, 15% cross-sectional area loss	3	
33.09	LR	Line deviates right		
46.15	DER	Settled deposits, coarse, 100% cross-sectional area loss	5	
46.15	SA	Survey abandoned: At OF2 chamber - debris filled		



DER - 46.15



SA - 46.15

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	2	10.0	0.3	12.0	5.0



Section Pictures - 05/06/2026 - OF2X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
3	Upstream	OF2X	TV260608	



1, 00:04:00, 46.15 m
Settled deposits, coarse, 100% cross-sectional area loss



2, 00:04:08, 46.15 m
Survey abandoned, At OF2 chamber - debris filled



Section Inspection - 05/06/2026 - IC3-BX



Item No. 4	Insp. No. 1	Date 05/06/26	Time 10:10	Client's Job Ref TV260608	Weather No Rain Or Snow	Pre Cleaned No	PLR IC3-BX
Operator InSewer DW		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status -	Alternative ID -

Town or Village:	Horsham	Inspection Direction: Upstream		Upstream Node:	IC3-B
Road:	Two Mile Ash Road	Inspected Length: 1.75 m		Upstream Pipe Depth:	
Location:	Verge	Total Length: 1.75 m		Downstream Node:	IC3
Surface Type:		Joint Length:		Downstream Pipe Depth:	1.470 m
Use:	Surface water	Pipe Shape:		Circular	
Type of Pipe:	-	Dia/Height:		225 mm	
Flow Control:	-	Material:		Vitrified clay	
Year Constructed:	Not Specified	Lining Type:		No Lining	
Inspection Purpose:	Routine inspection	Lining Material:		No Lining	
Comments:					
Recommendations: -					

Scale: 1:50	Position [m]	Code	Observation	Grade
	0.00	MH	Start node, manhole, reference: IC3	
	0.00	WL	Water level, 0% of the vertical dimension	
	1.20	S01	Fractures, multiple from 12 o'clock to 12 o'clock, start	4 / 2
	1.20	S02	Deformed sewer or drain, 20%, start	5 / 4
	1.20	S03	Settled deposits, fine, 10% cross-sectional area loss, start	3
	1.75	D	Deformed sewer or drain, 50%	5 / 4
	1.75	B	Broken pipe from 12 o'clock to 12 o'clock	4
	1.75	SA	Survey abandoned: Unable to pass - assumed redundant	

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
4	245.0	280.0	490.0	5.0	4	8.0	9.1	16.0	5.0



Section Pictures - 05/06/2026 - IC3-BX

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
4	Upstream	IC3-BX	TV260608	



1, 00:00:12, 1.20 m
Fractures, multiple from 12 o'clock to 12 o'clock, start



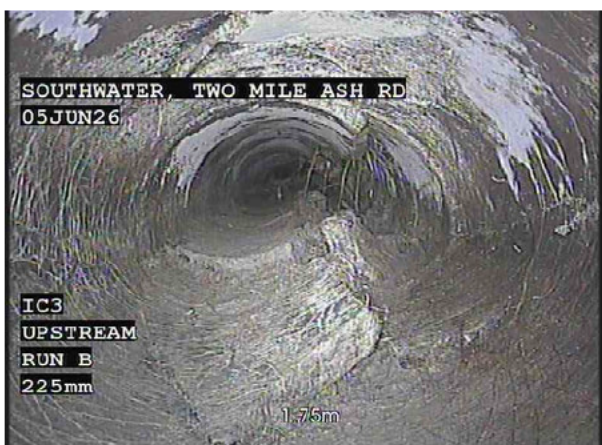
2, 00:00:18, 1.20 m
Deformed sewer or drain, 20%, start



3, 00:00:25, 1.20 m
Settled deposits, fine, 10% cross-sectional area loss, start



4, 00:00:42, 1.75 m
Deformed sewer or drain, 50%



5, 00:00:49, 1.75 m
Broken pipe from 12 o'clock to 12 o'clock



6, 00:00:57, 1.75 m
Survey abandoned, Unable to pass - assumed redundant

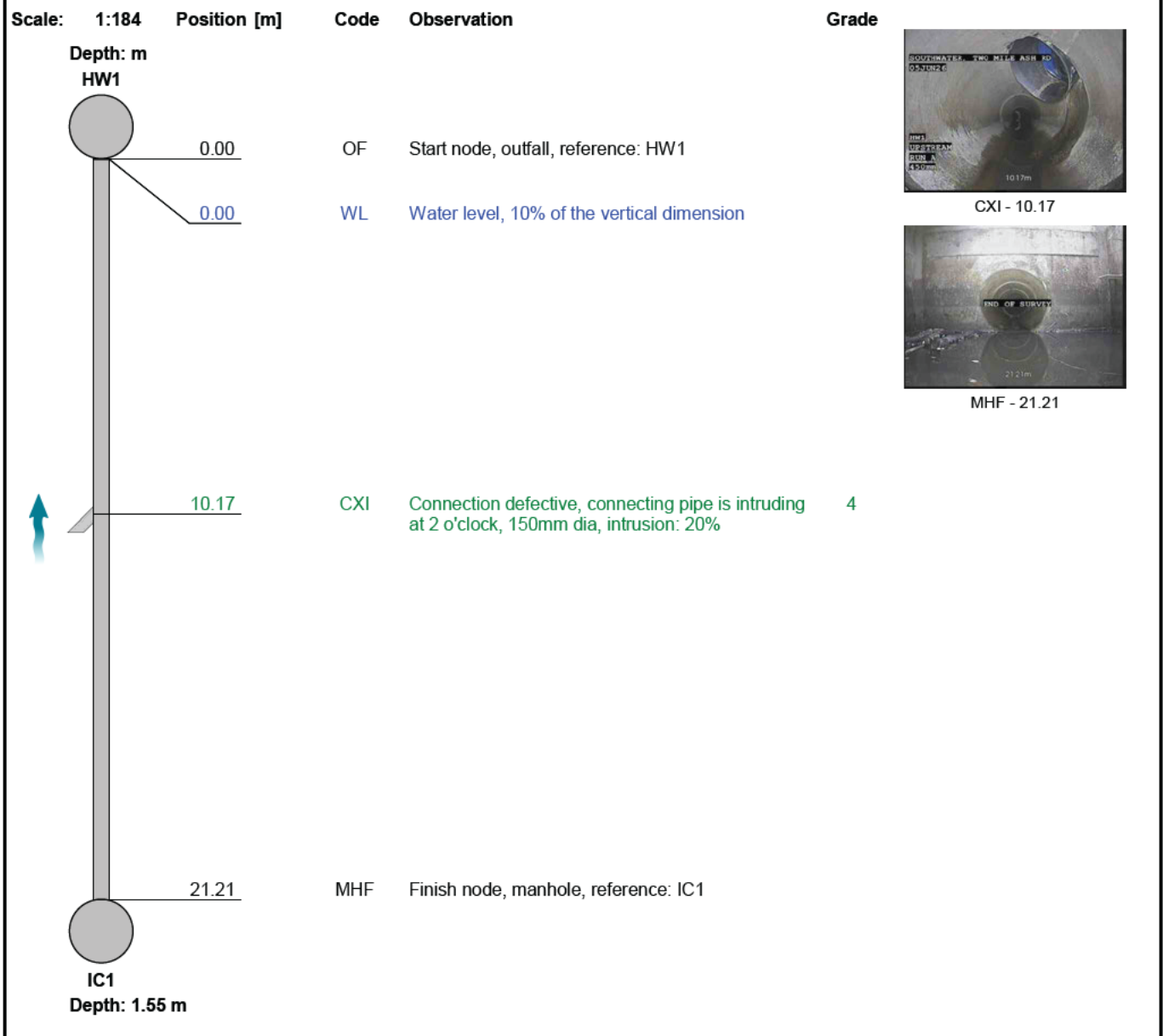


Section Inspection - 05/06/2026 - IC1X



Item No. 5	Insp. No. 1	Date 05/06/26	Time 9:05	Client's Job Ref TV260608	Weather No Rain Or Snow	Pre Cleaned No	PLR IC1X
Operator InSewer DW		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status -	Alternative ID -

Town or Village:	Horsham	Inspection Direction:	Upstream	Upstream Node:	IC1
Road:	Two Mile Ash Road	Inspected Length:	21.21 m	Upstream Pipe Depth:	1.550 m
Location:	Verge	Total Length:	21.21 m	Downstream Node:	HW1
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface water	Pipe Shape:	Circular		
Type of Pipe:	-	Dia/Height:	450 mm		
Flow Control:	-	Material:	Concrete		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		
Comments:					
Recommendations: -					



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	5.0	0.2	5.0	4.0



Section Pictures - 05/06/2026 - IC1X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
5	Upstream	IC1X	TV260608	



1, 00:00:57, 10.17 m
Connection defective, connecting pipe is intruding at 2 o'clock,
150mm dia, intrusion: 20%



2, 00:01:43, 21.21 m
Finish node, manhole, reference: IC1



Section Inspection - 05/06/2026 - IC2X



Item No. 6	Insp. No. 1	Date 05/06/26	Time 9:14	Client's Job Ref TV260608	Weather No Rain Or Snow	Pre Cleaned No	PLR IC2X
Operator InSewer DW		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status -	Alternative ID -

Town or Village:	Horsham	Inspection Direction:	Upstream	Upstream Node:	IC2
Road:	Two Mile Ash Road	Inspected Length:	53.54 m	Upstream Pipe Depth:	2.220 m
Location:	Verge	Total Length:	53.54 m	Downstream Node:	IC1
Surface Type:		Joint Length:		Downstream Pipe Depth:	1.500 m
Use:	Surface water	Pipe Shape:	Circular		
Type of Pipe:	-	Dia/Height:	450 mm		
Flow Control:	-	Material:	Concrete		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		

Comments:

Recommendations: -

Scale: 1:464 Position [m] Code Observation Grade

Depth: 1.50 m
IC1



0.00

MH

Start node, manhole, reference: IC1

0.00

WL

Water level, 5% of the vertical dimension

20.63

WL

Water level, 20% of the vertical dimension

26.17

WL

Water level, 5% of the vertical dimension

44.78

LR

Line deviates right

53.54

MHF

Finish node, manhole, reference: IC2

IC2
Depth: 2.22 m



MHF - 53.54

Construction Features

Structural Defects

Miscellaneous Features

Service & Operational Observations

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



Section Pictures - 05/06/2026 - IC2X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
6	Upstream	IC2X	TV260608	



1, 00:03:53, 53.54 m
Finish node, manhole, reference: IC2

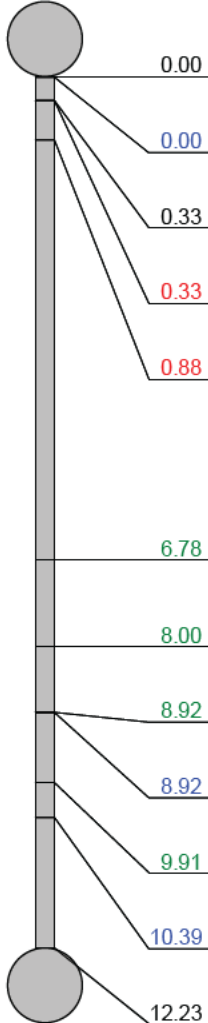


Section Inspection - 05/06/2026 - HW3X



Item No. 7	Insp. No. 1	Date 05/06/26	Time 10:45	Client's Job Ref TV260608	Weather No Rain Or Snow	Pre Cleaned No	PLR HW3X
Operator InSewer DW		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status -	Alternative ID -

Town or Village:	Horsham	Inspection Direction:	Downstream	Upstream Node:	HW3
Road:	Two Mile Ash Road	Inspected Length:	12.23 m	Upstream Pipe Depth:	
Location:	Verge	Total Length:	12.23 m	Downstream Node:	OF3
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface water	Pipe Shape:	Circular		
Type of Pipe:	-	Dia/Height:	225 mm		
Flow Control:	-	Material:	Concrete		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		
Comments:					
Recommendations:					

Scale: 1:106	Position [m]	Code	Observation	Grade
Depth: m HW3				
				
0.00	OF	Start node, outfall, reference: HW3		
0.00	WL	Water level, 5% of the vertical dimension		
0.33	VV	Void visible beyond defect		
0.33	B	Broken pipe from 10 o'clock to 4 o'clock	4	
0.88	FM	Fractures, multiple from 12 o'clock to 12 o'clock	4 / 2	
6.78	LL	Line deviates left: Slight		
8.00	LL	Line deviates left: Slight		
8.92	LL	Line deviates left: Slight		
8.92	WL	Water level, 10% of the vertical dimension		
9.91	LL	Line deviates left		
10.39	WL	Water level, 45% of the vertical dimension		
12.23	OFF	Finish node, outfall, reference: OF3		
OF3 Depth: m				
				

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
2	80.0	13.1	160.0	4.0	1	1.0	0.1	1.0	2.0



Section Pictures - 05/06/2026 - HW3X

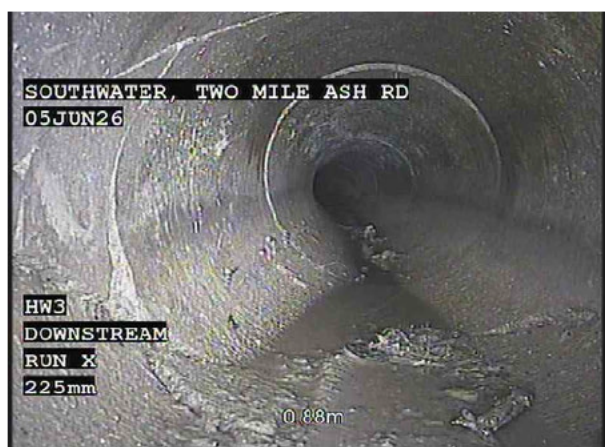
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
7	Downstream	HW3X	TV260608	



1, 00:00:32, 0.33 m
Void visible beyond defect



2, 00:00:40, 0.33 m
Broken pipe from 10 o'clock to 4 o'clock



3, 00:01:02, 0.88 m
Fractures, multiple from 12 o'clock to 12 o'clock



"A Family Run Business since 1977"



Our Services

- ***CCTV Surveys***
- ***Sewer and Utility Location***
- ***Topographical Surveys***
- ***Tanker Jetting***
- ***High Pressure Jetting***
- ***Cesspool Emptying***
- ***Interceptor Cleaning***
- ***Pump Station Cleaning***
- ***Root and Scale Cutting***
- ***Pipe Lining***
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