Surface Water Drainage Technical Note

July 2026

Prepared for:

Wildgoose UK ltd

Location:

Units 4 To 5 Redkiln Close,

Horsham

West Sussex

RH13 5QL

Our reference:

96656-MadeArch-RedkilnCl_CD



Unda

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Document Issue Record

Project Details	
Project:	Surface Water Drainage Technical Note
Prepared for:	Wildgoose UK ltd
Application:	Demolition of warehouse building and associated structures. Construction of two no self-contained warehouse units for storage (Class B8).
Location:	Units 4 To 5 Redkiln Close, Horsham, West Sussex, RH13 5QL
Our reference:	96656-MadeArch-RedkilnCl_CD
Issue no.:	v1.0
Issue date:	16th July 2026

Project Consultants	
Lead Consultant:	Mr Antony Rousou, BSc (Hons) C.WEM MCIWEM
Document Check:	Ellen Webb, BSc (Hons) GradCIWEM
Authorisation:	Mr Antony Rousou, BSc (Hons) C.WEM MCIWEM

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1. Introduction

1.1. This Surface Water Drainage Technical Note has been prepared by Unda Consulting Limited on behalf of Wildgoose UK ltd, to address Condition 3 of a planning application.

1.2. The planning application relates to the demolition of warehouse building and associated structures. Construction of two no self-contained warehouse units for storage (Class B8). These works are proposed to be undertaken at Units 4 To 5 Redkiln Close, Horsham, West Sussex, RH13 5QL.

1.3. Post development the impermeable area onsite will be reduced by approximately 198m^2.

1.4. This report assesses the surface water drainage arrangement for the proposed development, which forms Condition 3 of a planning application. Condition 3 states the following:

Condition 3:

Notwithstanding the submitted details, no development shall commence until a drainage strategy detailing the proposed means of surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

1.5. This Technical Note provides the information required to address the surface water elements of planning application Condition 3.

2. Existing Site

2.1. The site consists of an existing warehouse unit, and smaller ancillary structures adjoined to the warehouse such as the compressor housing, metal sheds and a metal enclosure housing a diesel tank.

2.2. The surrounding area is primarily industrial, with a residential area to the west of the site within Bowes Close.

2.3. Existing plans are provided in the report Appendix.



Figure 1: Existing Site Plan (Source: made Architects Ltd)

Site Topography:

2.4. A topographic survey of the site shows ground topography on site ranges between 66.03mAOD to 67.42mAOD. Refer to Appendix.

Existing Ground Conditions:

2.5. The 1:50,000 BGS map shows that the bedrock underlying the site is Upper Tunbridge Wells Sand-Mudstone.

2.6. The BGS mapping shows there are not superficial deposits underlying the site.

2.7. The soil type taken from the UKSO Soil Map Viewer shows the site to be located upon relatively deep soils of Claystone/ Mudstone parent material with a soil texture of Clay to Clayey Loam.

2.8. The published Environment Agency Groundwater Source Protection Zone map shows the site is not located within a Groundwater Source Protection Zone.



Figure 2: BGS Bedrock Geology (Source: BGS)

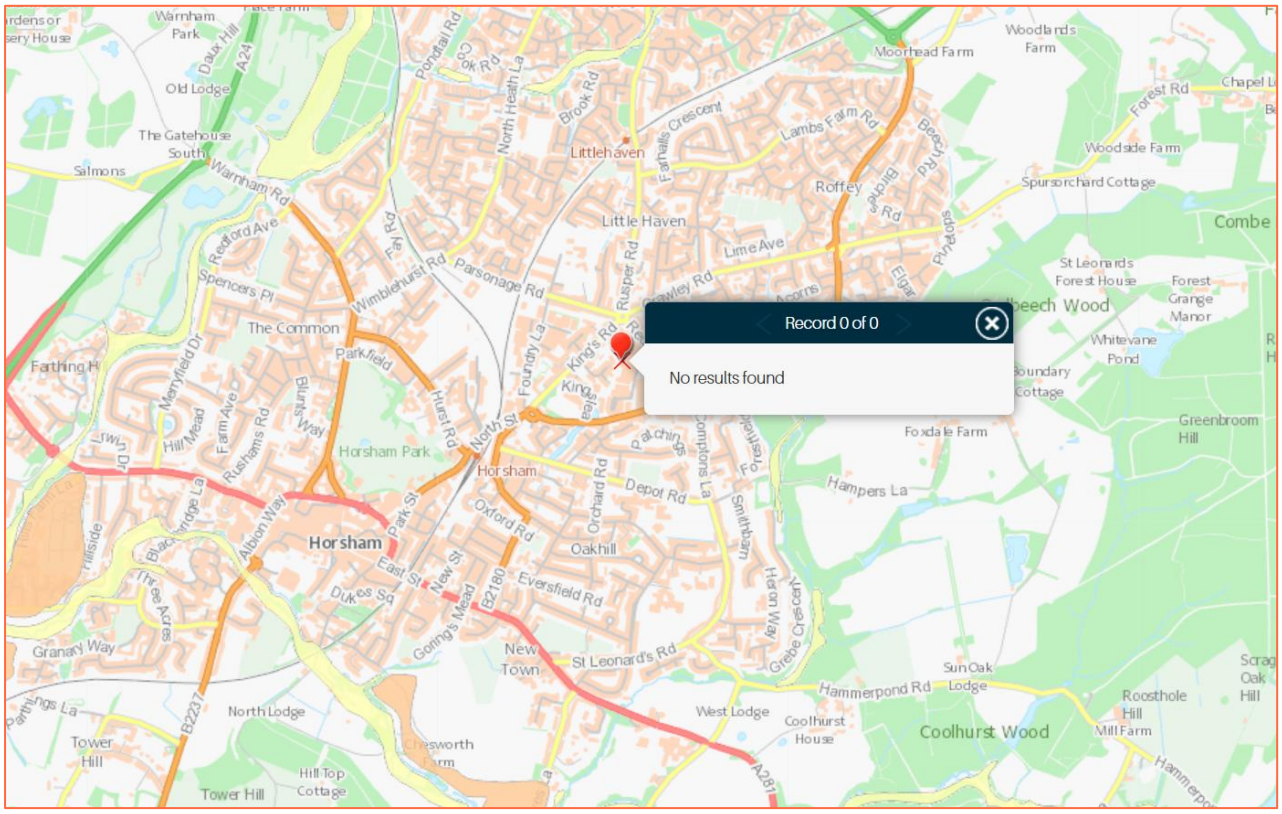


Figure 3: BGS superficial deposits (Source: BGS)



Figure 4: Soil map (Source: UK Soils, BGS)

Nearby Watercourses / Drainage Features:

2.9. The nearest watercourse is an unnamed watercourse, located approximately 160m south west of the site.

3. Development Proposal

3.1. The proposed planning application is for the demolition of warehouse building and associated structures. Construction of two no self-contained warehouse units for storage (Class B8).

3.2. Post development the impermeable area onsite will be reduced by approximately 198m^2.

3.3. Proposed plans are provided in the report Appendix.

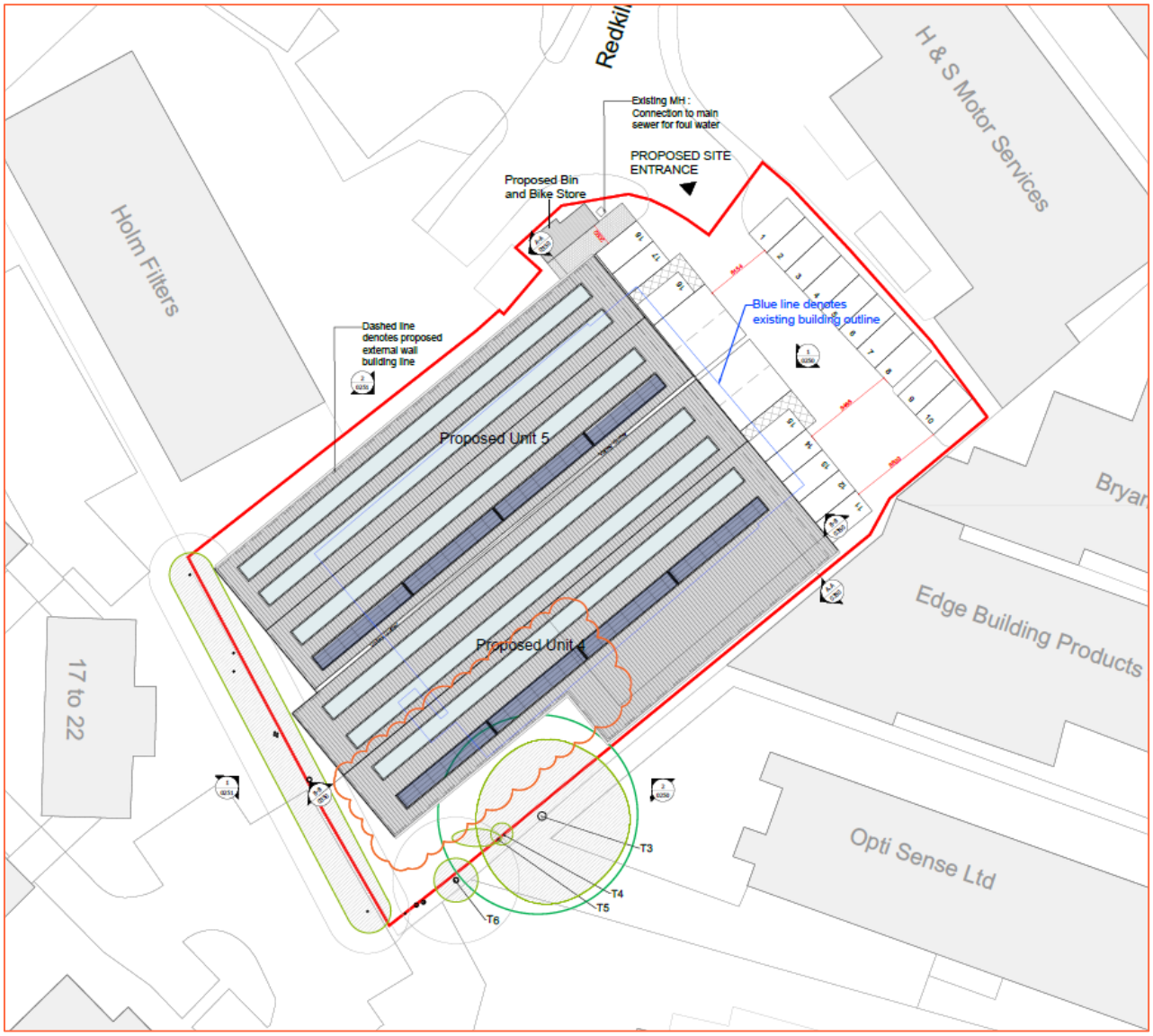


Figure 5: Proposed site block plan (Source: made Architects Ltd)

4. Surface Water Drainage Strategy

Existing Drainage:

4.1. The existing site is understood to discharge the majority of its surface water to surface water sewer at an unattenuated rate. Refer to the drainage survey in the Appendix.

4.2. Asset records obtained from Southern Water indicate that there is a public foul water sewer within the site and a public surface water sewer to the east of the site.

Drainage Hierarchy:

4.3. In order to mitigate flood risk posed by post development runoff, adequate control measures will need to be considered within the site. This will ensure that surface water runoff is dealt with at source and flood risk is not increased elsewhere.

4.4. The drainage strategy for the site has been prepared according to the drainage discharge hierarchy from CIRIA C753 The SuDS Manual, as follows:

1. Infiltration to the maximum extent that is practical;
2. Discharge to surface waters;
3. Discharge to surface water sewer;
4. Discharge to combined sewer.

Infiltration Potential:

4.5. The 1:50,000 BGS map showed the site to be located upon the bedrock of Upper Tunbridge Wells Sand-Mudstone. The soil type taken from the UKSO Soil Map Viewer shows the site to be located upon relatively deep soils of Claystone/ Mudstone parent material with a soil texture of Clay to Clayey Loam.

4.6. Ground investigations at the site have shown there to be shallow groundwater with a minimum recorded depth of 0.94m below ground level (bgl). Therefore, infiltration SuDS are not considered feasible at the site.

Proposed Discharge Rate and Location:

4.7. Runoff from the impermeable ground surfaces and roof areas will be directed into the Southern Water sewer to the east of the site via existing connections.

4.8. All new ground surfaces shown on the layout 96656_CD-01 will be of permeable construction.

4.9. Betterment will be provided on the existing situation by the 198m^2 reduction in impermeable area.

Water Quality:

4.10. Roof water will contain negligible contaminant concentrations and does not warrant treatment. Nevertheless, it is suggested to include debris / sediment traps on any new drainage.

4.11. Runoff from any trafficked areas will pass through oil interceptors and catchpits.

Design Exceedance:

4.12. Should the onsite drainage system fail under extreme rainfall events or blockage, flooding may occur within the site. In the event of the drainage system failure, the runoff flow can be managed through detailing the new external levels to direct water away from structures.

Adoption and Maintenance:

4.13. It is proposed that all drainage features will be maintained privately by the end users.

4.14. A draft Maintenance Schedule is outlined below.

4.15. In addition, it is recommended that all drainage elements are inspected following the first storm event and monthly for the first 3 months following commissioning.

Pipework, Inspection Chambers and Catchpits:

4.16. It is not envisaged that silt build up within the pipework systems will require a rigorous maintenance regime so long as silt is removed from upstream catch pits on a regular basis. Notwithstanding this, a suitable maintenance regime for the systems is outlined in the table below.

Maintenance Schedule	Action	Frequency
Routine Maintenance	• Remove silt and debris from inspection chambers and catchpits. • Cleaning of gutters and downpipe filters.	Annually or as required.
	• Remove root ingress.	Action as required.
Monitoring	• Inspect for silt and debris.	Every three months.
	• CCTV survey of drainage system to identify alignment issues, cracked pipes or leaking joints.	Every 10 years.

Table 1: Suggested maintenance regime for pipework, inspection chambers and catchpits

5. Discussion and Conclusion

5.1. This Surface Water Drainage Technical Note has been prepared by Unda Consulting Limited on behalf of Wildgoose UK ltd, to address Condition 3 of a planning application.

5.2. The planning application relates to the demolition of warehouse building and associated structures. Construction of two no self-contained warehouse units for storage (Class B8). These works are proposed to be undertaken at Units 4 To 5 Redkiln Close, Horsham, West Sussex, RH13 5QL.

5.3. Post development the impermeable area onsite will be reduced by approximately 198m^2.

5.4. This report assesses the surface water drainage arrangement for the proposed development, which forms Condition 3 of a planning application. Condition 3 states the following:

Condition 3:

Notwithstanding the submitted details, no development shall commence until a drainage strategy detailing the proposed means of surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

5.5. The site consists of an existing warehouse unit, and smaller ancillary structures adjoined to the warehouse such as the compressor housing, metal sheds and a metal enclosure housing a diesel tank.

5.6. The surrounding area is primarily industrial, with a residential area to the west of the site within Bowes Close.

5.7. A topographic survey of the site shows ground topography on site ranges between 66.03mAOD to 67.42mAOD.

5.8. The 1:50,000 BGS map shows that the bedrock underlying the site is Upper Tunbridge Wells Sand-Mudstone.

5.9. The BGS mapping shows there are not superficial deposits underlying the site.

5.10. The soil type taken from the UKSO Soil Map Viewer shows the site to be located upon relatively deep soils of Claystone/ Mudstone parent material with a soil texture of Clay to Clayey Loam.

5.11. The published Environment Agency Groundwater Source Protection Zone map shows the site is not located within a Groundwater Source Protection Zone.

5.12. The existing site is understood to discharge the majority of its surface water to surface water sewer at an unattenuated rate. Refer to the drainage survey in the Appendix.

5.13. Asset records obtained from Southern Water indicate that there is a public foul water sewer within the site and a public surface water sewer to the east of the site.

5.14. Ground investigations at the site have shown there to be shallow groundwater with a minimum recorded depth of 0.94mbgl. Therefore, infiltration SuDS are not considered feasible at the site.

5.15. Runoff from the impermeable ground surfaces and roof areas will be directed into the Southern Water sewer to the east of the site via existing connections.

5.16. All new ground surfaces shown on the layout 96656-01 will be of permeable construction.

5.17. Betterment will be provided on the existing situation by the 198m^2 reduction in impermeable area.

5.18. Roof water will contain negligible contaminant concentrations and does not warrant treatment. Nevertheless, it is suggested to include debris / sediment traps on any new drainage.

5.19. Runoff from any trafficked areas will pass through oil interceptors and catchpits.

5.20. It is proposed that all drainage features will be maintained privately by the end users. A draft Maintenance Schedule is outlined within the report.

5.21. Should the onsite drainage system fail under extreme rainfall events or blockage, flooding may occur within the site. In the event of the drainage system failure, the runoff flow can be managed through detailing the new external levels to direct water away from structures.

This drainage strategy has been undertaken in accordance with the principles set out in NPPF. We can conclude that providing the development adheres to the conditions advised above, the said development proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the EA.

Unda Consulting Limited
July 2026

Appendix

A – Development Plans:

- Site location, existing and proposed plans – made Architects Ltd.

B – Drainage Survey:

- Drainage Survey – Jetting Services Direct Ltd.

C – Southern Water:

- Sewer records – Southern Water.

D – Drainage Layout Plans:

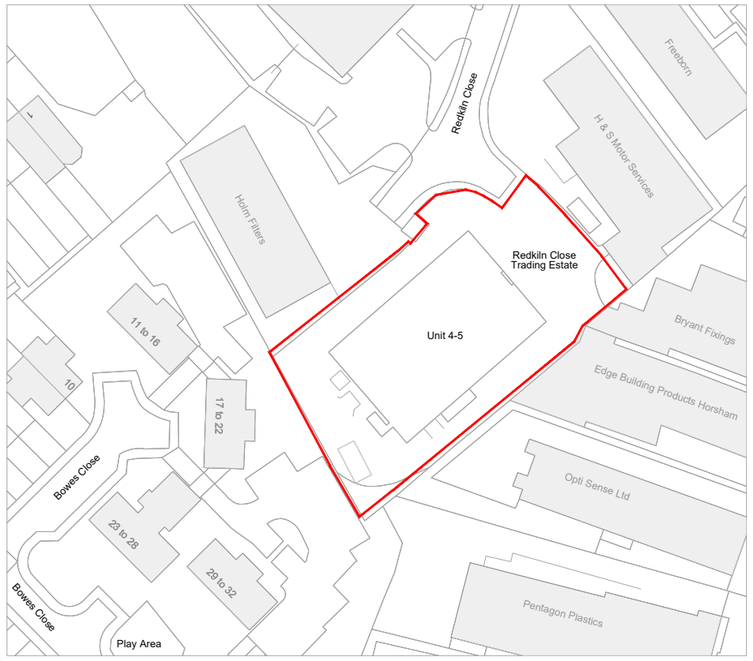
- Proposed permeable area plan [96656_CD-01].

THIS DRAWING IS ONLY LICENSED FOR THE PURPOSE INDICATED IN THE STATUS BAR.

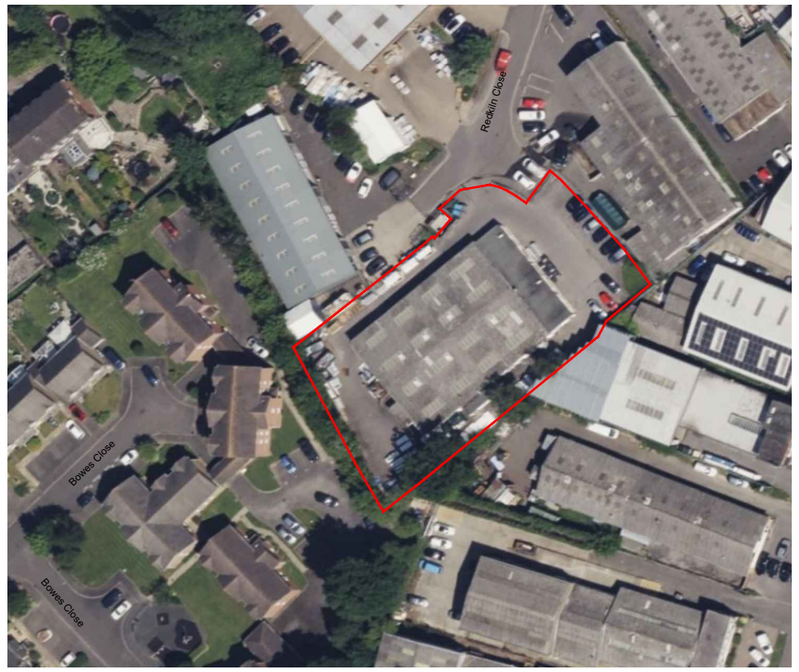
UNAUTHORISED USE SHOULD BE REPORTED TO THE DRAWING OFFICE AND ANY SUCH USE IS NOT INDEMNIFIED

KEY

APPLICATION BOUNDARY



Site Location Plan @ 1:1250



Google Map Extract - NTS

0' 25' 50' 75' 100' 125' 150' 175' 200' 225' 250' 275' 300'
0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

REVISIONS				
P1	23.4.25	For planning	AM	NM
REV.	DATE	REVISION	DRW.	CHK.

made Architects Ltd
The Stables | 1B Howard Road | Reigate
w: www.made-architects.com
e: info@made-architects.com
t: +44 (0)203 633 4625
madearchitects_

Client:	Wildgoose UK Limited
Job:	2473
Address:	Redkiln Close, Horsham RH13 5QL
Drawing:	Site Location Plan
Scale:	1:1250
Drawn	AM
Checked	NM
Date:	02/12/2024
Size	A3

PRELIMINARY
Liable to change without notice, not for construction

2473-MAL-XX-00-DR-A 0001 Rev P1

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UNAUTHORISED USE SHOULD BE REPORTED TO THE DRAWING OFFICE AND ANY SUCH USE IS NOT INDEMNIFIED

KEY

- APPLICATION BOUNDARY
- EXISTING TREE CANOPIES AS PER SURVEY DRAWING. Refer ARB drawings for details.
- EXISTING BUILDINGS OUTSIDE BOUNDARY
- EXISTING TARMAC WITHIN APPLICATION BOUNDARY
- S/S EXISTING Sub-Station

RPA KEY (As per ARB Tree Restraint Plan)

- Category A
- Category B
- Category C
- T## Tree Reference - in accordance with ARB tree survey.

EXISTING BOUNDARY TYPES

1. Chain Link Fencing
2. Palisade Security Fencing
3. Timber Fencing



0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100' 110' 120' 130' 140' 150'

0m 5m 10m 15m 20m 25m 30m 35m 40m 45m 50m

REVISIONS				
P2	23.4.25	For planning	AM	NM
P1	19.2.25	ARB input	AM	NM
REV.	DATE	REVISION	DRW	CHK

made Architects Ltd
The Stables | 1B Howard Road | Reigate
w: www.made-architects.com
e: info@made-architects.com
t: +44 (0)203 633 4625
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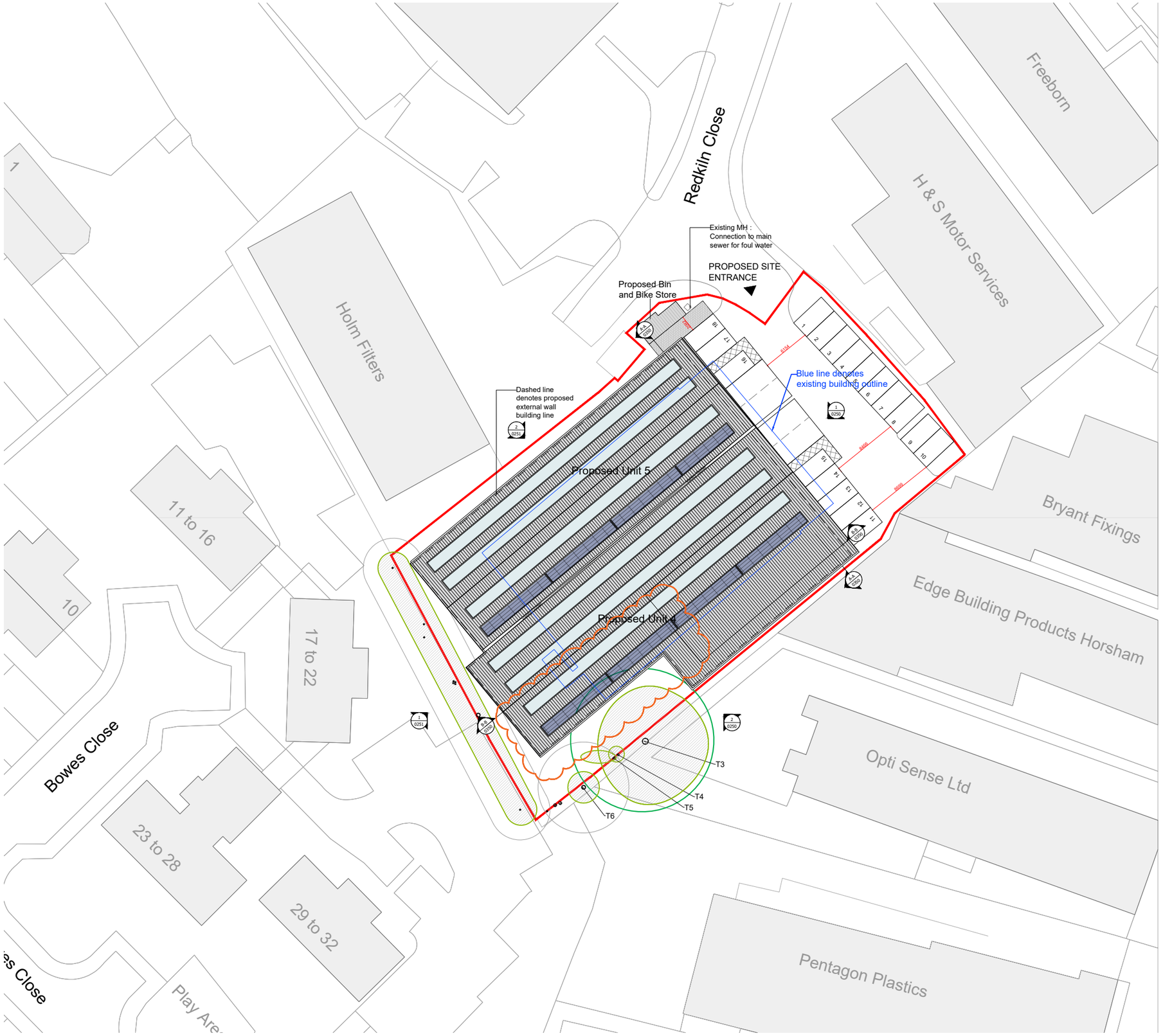
Client:	Wildgoose UK Limited
Job:	2473
Address:	Redkiln Close, Horsham RH13 5QL
Drawing:	Existing Site Plan
Scale:	1:500
Drawn	AM
Checked	NM
Date:	02/12/2024

PRELIMINARY
Liable to change without notice, not for construction

Size		Rev
A3	2473-MAL-XX-00-DR-A-0010	P2



THIS DRAWING IS ONLY LICENSED FOR THE PURPOSE INDICATED IN THE STATUS BAR.

UNAUTHORISED USE SHOULD BE REPORTED TO THE DRAWING OFFICE AND ANY SUCH USE IS NOT INDEMNIFIED

KEY

- APPLICATION BOUNDARY
- PROPOSED ROOFLIGHT
- PROPOSED PV PANELS
- EXISTING TREE CANOPIES AS PER SURVEY DRAWING. Refer ARB drawings for details.
- EXISTING BUILDINGS OUTSIDE BOUNDARY
- PROPOSED PAVIORS

RPA KEY (As per ARB Tree Restraint Plan)

- Category A
- Category B
- Category C
- T## Tree Reference - in accordance with ARB tree survey.

GIA

GF : 1401 sqm
MEZZANINE : 134 sqm

TOTAL GIA = 1535 sqm / 16522 sqft

BIN PROVISION

-360 litres for residual waste
- 660 litres for mixed dry recycling

BIKE PARKING ROVISION

- Enclosed bike store providing 6 cycles (3 sheffield stands)
- Bike store to be secured and lockable

Total Bin and Bike store GIA = 13 sqm / 139 sqft

PARKING

- 18no. car parking spaces including 2no. disabled parking spaces

DELIVERY BAY

- 4no. van bays

REV.	DATE	REVISION	DRY	CHK
P3	06.8.25	Revised tenant to 13-HDC comments	AM	NM
P2	23.4.25	For planning	AM	NM
P1	18.2.25	ARB input	AM	NM

made Architects Ltd
The Stables | 1B Howard Road | Reigate
w: www.made-architects.com
e: info@made-architects.com
t: +44 (0)203 633 4625
madearchitects_

Client:	Wildgoose UK Limited
Job:	2473
Address:	Redkiln Close, Horsham RH13 5QL
Drawing:	Proposed Site Plan
Scale:	1:500
Drawn	AM
Checked	NM
Date:	02/12/2024

PRELIMINARY
Liable to change without notice, not for construction

Size		Rev
A3	2473-MAL-XX-00-DR-A 0050	P3

0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100' 110' 120' 130' 140' 150'
0m 5m 10m 15m 20m 25m 30m 35m 40m 45m 50m

Drainage Report

Prepared For

Unit 4&5, Redkiln Close,

Horsham,
RH13 5QL

Site

Unit 4&5, Redkiln Close,

Horsham,
RH13 5QL

JETTING SERVICES DIRECT LTD
Surveyor:

contact@jettingservicedirect.com

Total Defects for Project



Total DRB Grades for Project



Unit 4&5, Redkiln Close, Horsham, RH13 5QL - CCTV Survey Report : 11/12/25

Name :	JETTING SERVICES DIRECT LTD
Contact :	
Location :	Unit 5 Starborough Farm
Town :	Edenbridge
Region :	
Postcode :	TN8 5RB
Email :	contact@jettingservicedirect.com
Contact Number :	
Surveyor :	
Valid Certification No :	

Client Information

Name :	
Contact :	
Location :	Unit 4&5, Redkiln Close,
Town :	
Region :	Horsham,
Postcode :	RH13 5QL
Tel :	
Mobile :	
Email :	
Fax :	

Site Information

Name :	
Contact :	
Location :	Unit 4&5, Redkiln Close,
Town :	
Region :	Horsham,
Postcode :	RH13 5QL
Tel :	
Mobile :	
Email :	
Fax :	

Total Defects for Project

0 | 1 | 0 | 0 | 0

Total DRB Grades for Project

24 | 0 | 0

Report interpretation.

Overview:

Each section of the drainage system is allocated a score indicating areas that require attention. These areas are detailed in the Overview section on the following page and also at the bottom right of the first few pages. We use colour coding as an indicator of severity. Additional information concerning rehabilitation options/recomendations is included in the Overview page, which can also be used as an, "at a glance" indication of system condition. More in depth information for each section, Including images can be found later in the report. Grade indicators are as follows:

Grade A: Drain is serviceable no recommendations required

Grade B: There is an issue that might require remedial works

Grade C: There is a defect that requires remedial works, the drain is not serviceable.

Observations:

Each section of drainage reported on (manhole to manhole for example), contains detailed information about that drain and any observations made concerning condition are detailed below the header section. The observations are colour coded and given a severity score, with more significant defects being given a higher score, using a scale from 1 to 5 as detailed below:

Severity 1 to 2: These defects may require remedial monitoring

Severity 3: These defects probably require some form of remedial works

Severity 4 to 5: Defects that will require remedial repair or replacement

General:

The information provided is relevant at the time of survey. The coding system in this report is based on the Manual of Sewer Condition Classification, 5th edition (MSCC5) domestic codes (BS EN 13508-1:2003). This is the official standard for the water industry.

The severity system is based on significant experience in general practice and the 1 -5 grades represent the severity of individual defects: 5 representing a more serious defect.

Please feel free to contact us for further explanation or pricing for remedial works required.

Total Defects for Project



Total DRB Grades for Project



Overview

Section: 1 **From: MH1** **To: LINE 1** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**
Section: 2 **From: MH1** **To: LINE 2** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**
Section: 3 **From: MH1** **To: LINE 3** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**
Section: 4 **From: MH1** **To: LINE 4** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**
Section: 5 **From: MH2** **To: LINE 5** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**
Section: 6 **From: MH2** **To: LINE 6** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**

Total Defects for Project

0 1 0 0 0

Total DRB Grades for Project

24 0 0

Section: 7 **From: MH2** **To: LINE 7** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**
Section: 8 **From: MH3** **To: LINE 8** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**
Section: 9 **From: MH3** **To: LINE 9** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**
Section: 10 **From: MH3** **To: LINE 10** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**
Section: 11 **From: SW1** **To: LINE 11** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Surface Water**
Section: 12 **From: SW1** **To: LINE 12** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Surface Water**
Section: 13 **From: MH9** **To: LINE 13** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**

Total Defects for Project

0 1 0 0 0

Total DRB Grades for Project

24 0 0

Section: 14 **From: MH5** **To: LINE 14** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**
Section: 15 **From: MH5** **To: LINE 15** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**
Section: 16 **From: SW2** **To: LINE 16** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 150** **Material: Vitrified Clay (i.e. all clayware)** **Use: Surface Water**
Section: 17 **From: SW2** **To: LINE 17** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 150** **Material: Vitrified Clay (i.e. all clayware)** **Use: Surface Water**
Section: 18 **From: SW3** **To: LINE 18** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 150** **Material: Vitrified Clay (i.e. all clayware)** **Use: Surface Water**
Section: 19 **From: SW3** **To: LINE 19** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Surface Water**
Section: 20 **From: SW3** **To: LINE 20** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Surface Water**

Total Defects for Project

0 1 0 0 0

Total DRB Grades for Project

24 0 0

Section: 21 **From: GYF** **To: LINE 21** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Surface Water**
Section: 22 **From: GYF REAR** **To: LINE 22** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Surface Water**
Section: 23 **From: MH6** **To: LINE 23** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Foul**
Section: 24 **From: SW1** **To: LINE 24** **MH**	Grade A	**DRB Grade: A** **Pipe Size: 100** **Material: Vitrified Clay (i.e. all clayware)** **Use: Surface Water**

Site: Redkiln Close, , Section 1

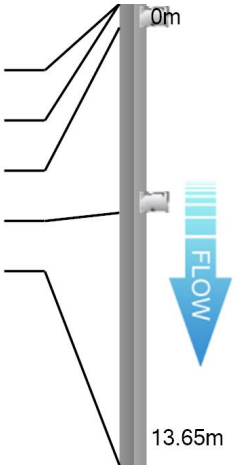
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Redkiln Close,				11/12/2025

Start Node Ref:	MH1	Finish Node Ref:	LINE 1	Direction:	D	Height/Dia:	100
Start Node Depth:	0.70	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	13.65	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		0_0	
00.00m	WL	Water level 0%			0:00:00
00.70m	JN	Junction 11 : 0mm Diameter		0_2	0:00:07
06.18m	JN	Junction 09 : 0mm Diameter		0_3	0:00:19
13.65m	MHF	Finish node type, manhole		0_99	



Total Defects for section

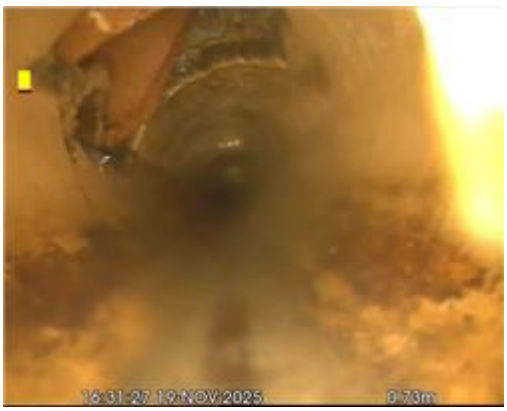
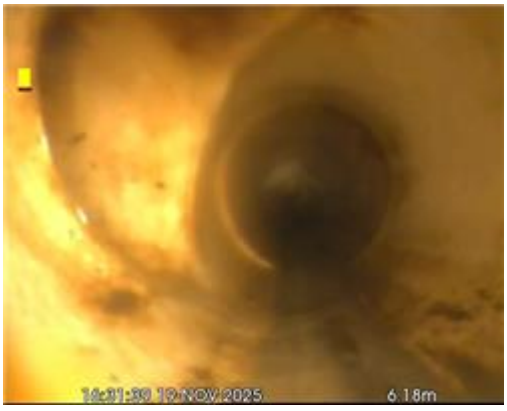
0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images

Section 1

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole MH1	Image Provided - Ref: 0_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
00.70m	0:00:07	JN	Junction at 11 o'clock: 0mm Diameter	Image Provided - Ref: 0_2 
06.18m	0:00:19	JN	Junction at 09 o'clock: 0mm Diameter	Image Provided - Ref: 0_3 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Pos	Video Ref	Code	Description	Image
13.65m		MHF	Finish node type, manhole LINE 1 ENTERS MH AT GATE UNABLE TO LIFT	Image Provided - Ref: 0_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Redkiln Close, , Section 2

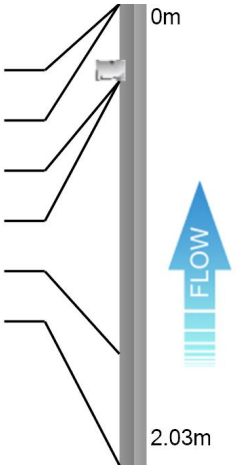
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Redkiln Close,				11/12/2025

Start Node Ref:	MH1	Finish Node Ref:	LINE 2	Direction:	U	Height/Dia:	100
Start Node Depth:	0.70	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	2.03	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		1_0	
00.00m	WL	Water level 0%			0:00:00
00.34m	JN	Junction 02 : 0mm Diameter		1_2	0:00:04
00.34m	CM	Cracks, multiple		1_3	0:00:04
01.54m	LUF	Line of drain/sewer deviates up [full]		1_4	0:00:11
02.03m	GYF	Finish node type Gully		1_99	



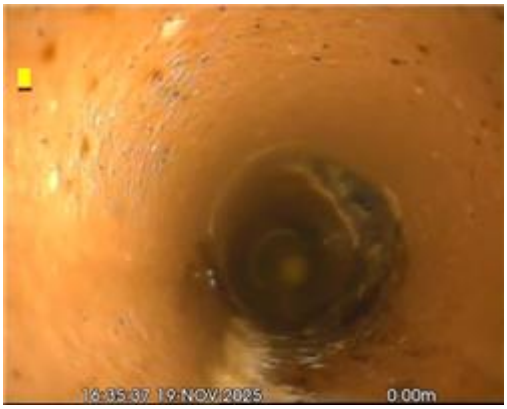
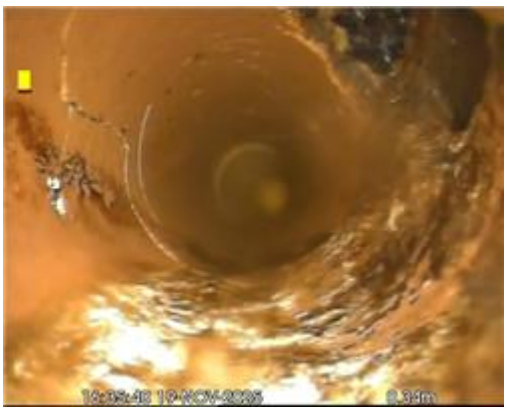
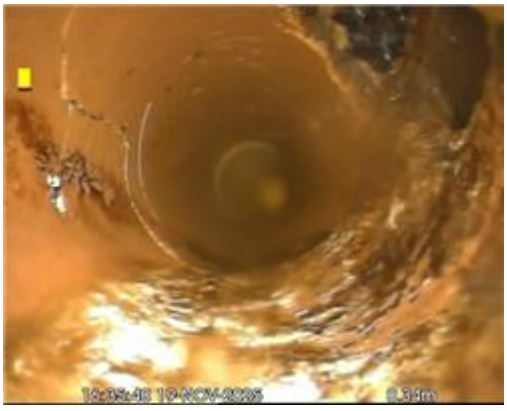
Total Defects for section

0	1	0	0	0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images — Section 2

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole MH1	Image Provided - Ref: 1_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
00.34m	0:00:04	JN	Junction at 02 o'clock: 0mm Diameter	Image Provided - Ref: 1_2 
00.34m	0:00:04	CM	Cracks, multiple - Severity 2	Image Provided - Ref: 1_3 

Total Defects for section

0	1	0	0	0

DRB Grade for Section

A

Pos	Video Ref	Code	Description	Image
01.54m	0:00:11	LUF	Line of drain/sewer deviates up [full]	Image Provided - Ref: 1_4 
02.03m		GYF	Finish node type Gully LINE 2	Image Provided - Ref: 1_9999 

Total Defects for section

0	1	0	0	0

DRB Grade for Section

A

Site: Redkiln Close, ,

Section 3

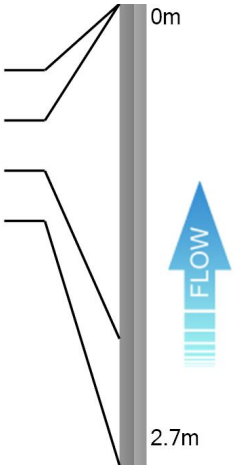
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Redkiln Close,				11/12/2025

Start Node Ref:	MH1	Finish Node Ref:	LINE 3	Direction:	U	Height/Dia:	100
Start Node Depth:	0.70	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	2.7	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		2_0	
00.00m	WL	Water level 0%			0:00:00
01.96m	LUF	Line of drain/sewer deviates up [full]		2_2	0:00:06
02.70m	MHF	Finish node type, manhole		2_99	



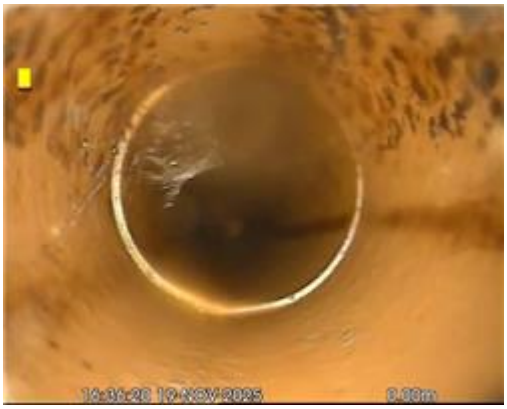
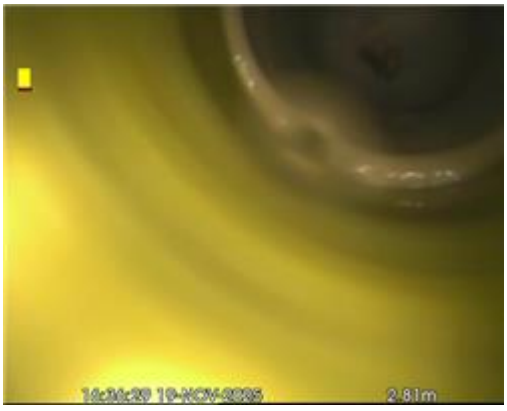
Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images — Section 3

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole MH1	Image Provided - Ref: 2_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
01.96m	0:00:06	LUF	Line of drain/sewer deviates up [full]	Image Provided - Ref: 2_2 
02.70m		MHF	Finish node type, manhole LINE 3 ENTERS W.C	Image Provided - Ref: 2_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 4

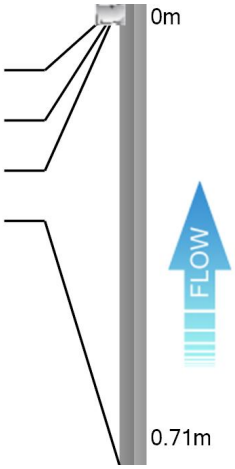
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	MH1	Finish Node Ref:	LINE 4	Direction:	U	Height/Dia:	100
Start Node Depth:	0.70	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	0.71	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		3_0	
00.00m	WL	Water level 0%			0:00:00
00.00m	JN	Junction 03 : 0mm Diameter		3_2	0:00:01
00.71m	MHF	Finish node type, manhole		3_99	



Total Defects for section

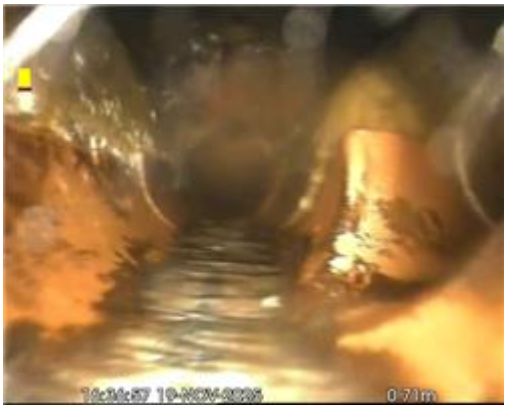
0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images

Section 4

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole MH1	Image Provided - Ref: 3_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
00.00m	0:00:01	JN	Junction at 03 o'clock: 0mm Diameter	Image Provided - Ref: 3_2 
00.71m		MHF	Finish node type, manhole LINE 4 ENTERS MH2	Image Provided - Ref: 3_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 5

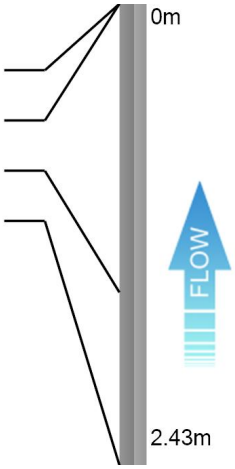
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	MH2	Finish Node Ref:	LINE 5	Direction:	U	Height/Dia:	100
Start Node Depth:	0.62	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	2.43	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		4_0	
00.00m	WL	Water level 0%			0:00:00
01.52m	LUF	Line of drain/sewer deviates up [full]		4_2	0:00:07
02.43m	WRF	Finish node type, major connection without		4_99	



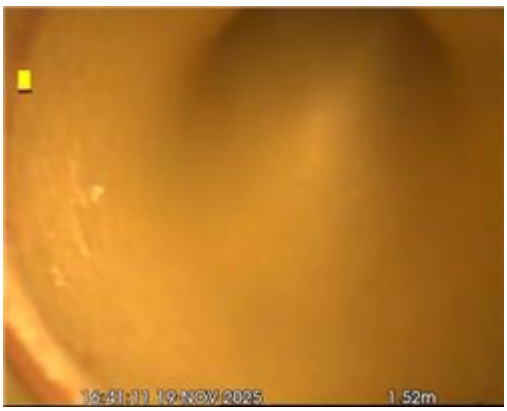
Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images — Section 5

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole MH2	Image Provided - Ref: 4_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
01.52m	0:00:07	LUF	Line of drain/sewer deviates up [full]	Image Provided - Ref: 4_2 
02.43m		WRF	Finish node type, major connection without manhole LINE 5 ENTERS W.C	Image Provided - Ref: 4_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 6

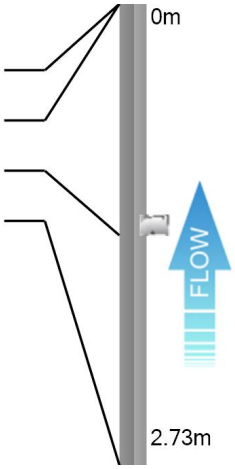
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	MH2	Finish Node Ref:	LINE 6	Direction:	U	Height/Dia:	100
Start Node Depth:	0.62	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	2.73	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		5_0	
00.00m	WL	Water level 0%			0:00:00
01.37m	JN	Junction 09 : 0mm Diameter		5_2	0:00:05
02.73m	WRF	Finish node type, major connection without		5_99	



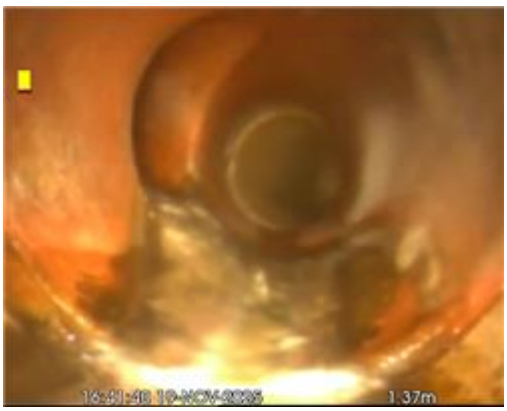
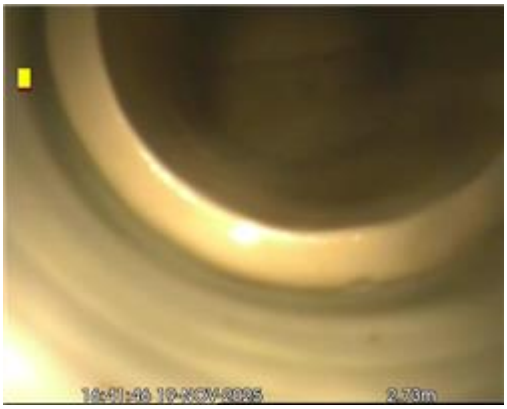
Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images — Section 6

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole MH2	Image Provided - Ref: 5_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
01.37m	0:00:05	JN	Junction at 09 o'clock: 0mm Diameter	Image Provided - Ref: 5_2 
02.73m		WRF	Finish node type, major connection without manhole LINE 6 ENTERS W.C	Image Provided - Ref: 5_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 7

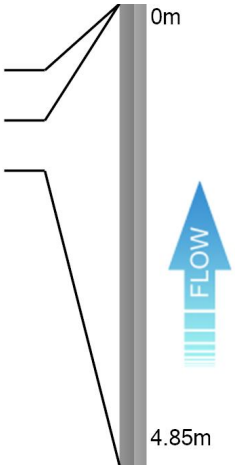
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	MH2	Finish Node Ref:	LINE 7	Direction:	U	Height/Dia:	100
Start Node Depth:	0.62	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	4.85	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		6_0	
00.00m	WL	Water level 0%			0:00:00
04.85m	MHF	Finish node type, manhole		6_99	



Total Defects for section

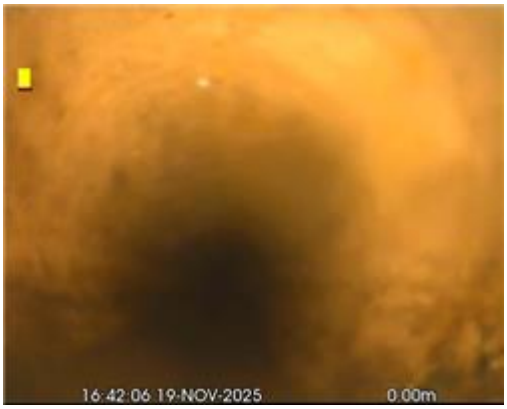
0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images

Section 7

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole MH2	Image Provided - Ref: 6_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
04.85m		MHF	Finish node type, manhole LINE 7 ENTERS MH3	Image Provided - Ref: 6_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 8

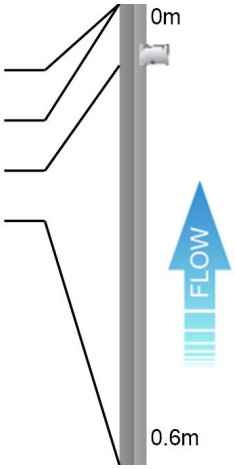
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	MH3	Finish Node Ref:	LINE 8	Direction:	U	Height/Dia:	100
Start Node Depth:	0.52	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	0.6	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		7_0	
00.00m	WL	Water level 0%			0:00:00
00.08m	JN	Junction 09 : 0mm Diameter		7_2	0:00:02
00.60m	GYF	Finish node type Gully		7_99	



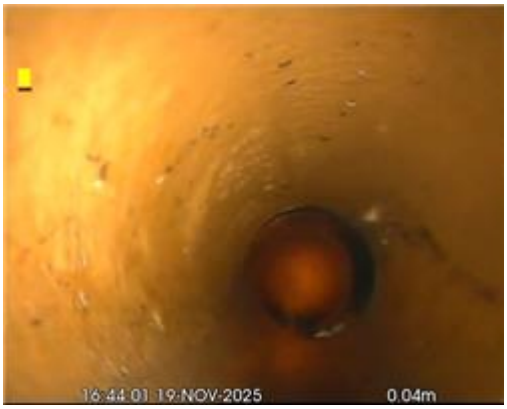
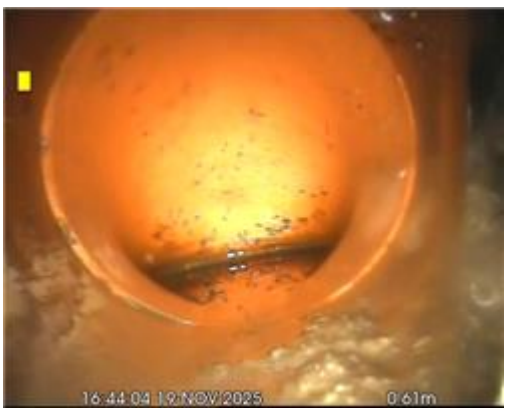
Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images — Section 8

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole MH3	Image Provided - Ref: 7_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
00.08m	0:00:02	JN	Junction at 09 o'clock: 0mm Diameter	Image Provided - Ref: 7_2 
00.60m		GYF	Finish node type Gully LINE 8	Image Provided - Ref: 7_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 9

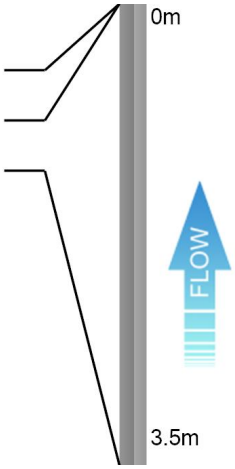
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	MH3	Finish Node Ref:	LINE 9	Direction:	U	Height/Dia:	100
Start Node Depth:	0.52	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	3.5	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		8_0	
00.00m	WL	Water level 0%			0:00:00
03.50m	GYF	Finish node type Gully		8_99	



Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images

Section 9

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole MH3	Image Provided - Ref: 8_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
03.50m		GYF	Finish node type Gully LINE 9	Image Provided - Ref: 8_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 10

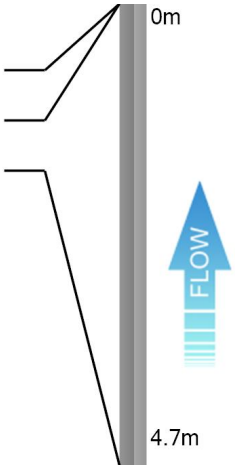
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	MH3	Finish Node Ref:	LINE 10	Direction:	U	Height/Dia:	100
Start Node Depth:	0.52	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	4.7	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		9_0	
00.00m	WL	Water level 0%			0:00:00
04.70m	GYF	Finish node type Gully		9_99	



Total Defects for section

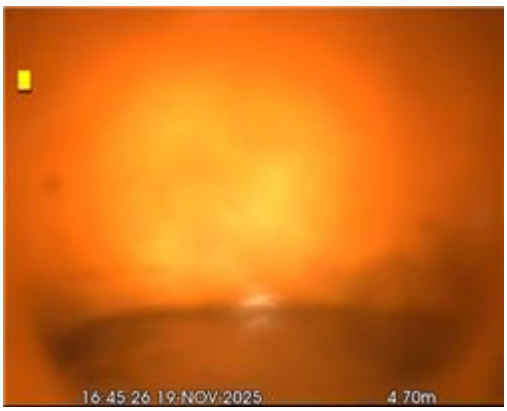
0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images

Section 10

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole MH3	Image Provided - Ref: 9_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
04.70m		GYF	Finish node type Gully LINE 10	Image Provided - Ref: 9_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 11

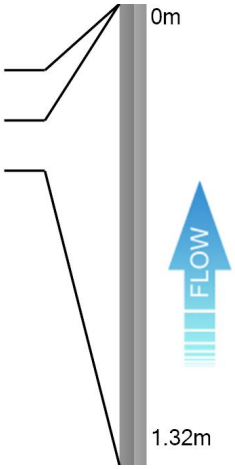
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	SW1	Finish Node Ref:	LINE 11	Direction:	U	Height/Dia:	100
Start Node Depth:	0.35	Finish Node Depth:	0.00	Use:	S	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	1.32	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		10_0	
00.00m	WL	Water level 0%			0:00:00
01.32m	GYF	Finish node type Gully		10_9	



Total Defects for section

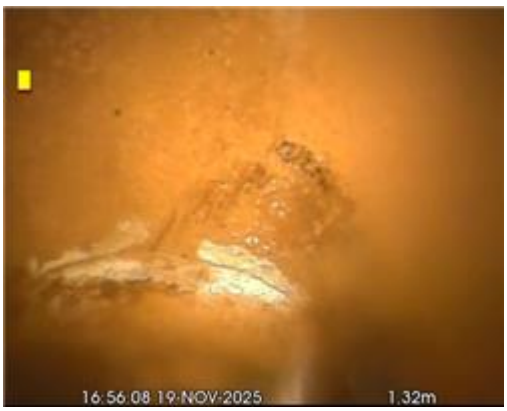
0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images

Section 11

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole SW1	Image Provided - Ref: 10_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
01.32m		GYF	Finish node type Gully LINE 11	Image Provided - Ref: 10_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit , Redkiln Close, ,

Section 12

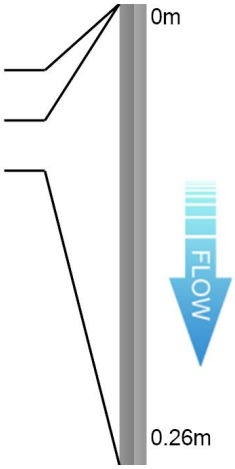
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit , Redkiln Close,				11/12/2025

Start Node Ref:	SW1	Finish Node Ref:	LINE 12	Direction:	D	Height/Dia:	100
Start Node Depth:	0.35	Finish Node Depth:	0.00	Use:	S	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	0.26	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		11_0	
00.00m	WL	Water level 0%			0:00:00
00.26m	SKF	Finish node type, soakaway		11_9	



Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images

Section 12

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole SW1	Image Provided - Ref: 11_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
00.26m		SKF	Finish node type, soakaway LINE 12	Image Provided - Ref: 11_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 13

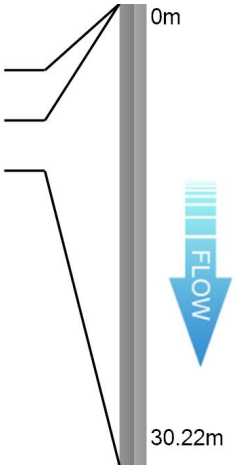
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	MH9	Finish Node Ref:	LINE 13	Direction:	D	Height/Dia:	100
Start Node Depth:	1.35	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	30.22	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		12_0	
00.00m	WL	Water level 0%			0:00:00
30.22m	MHF	Finish node type, manhole		12_9	



Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images — Section 13

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole SW2	Image Provided - Ref: 12_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
30.22m		MHF	Finish node type, manhole LINE 13 ENTERS HIDDEN MH	Image Provided - Ref: 12_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, , Section 14

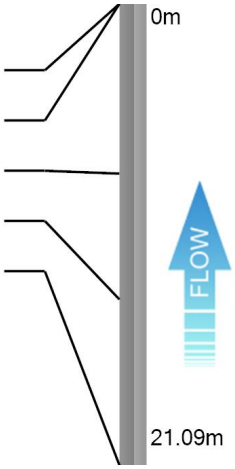
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	MH5	Finish Node Ref:	LINE 14	Direction:	U	Height/Dia:	100
Start Node Depth:	1.20	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	21.09	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		13_0	
00.00m	WL	Water level 0%			0:00:00
07.76m	REM	General remark		13_2	0:00:22
13.51m	REM	General remark		13_3	0:01:28
21.09m	MHF	Finish node type, manhole		13_9	



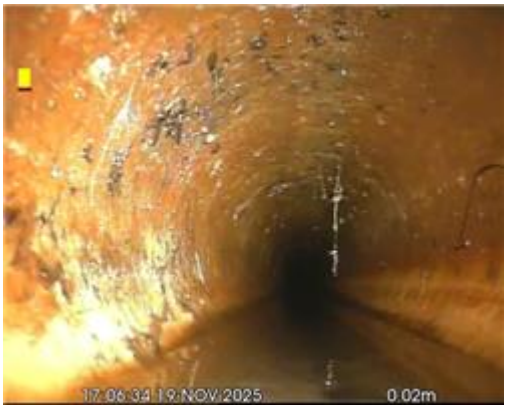
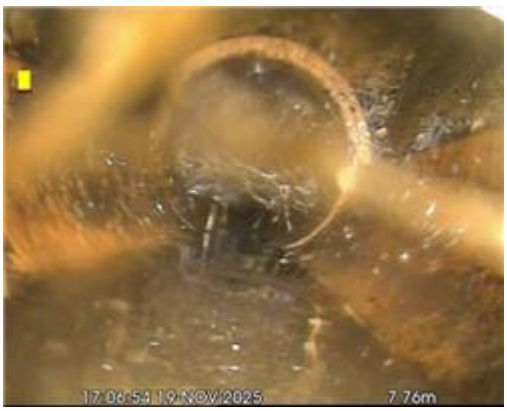
Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images — Section 14

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole SW3	Image Provided - Ref: 13_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
07.76m	0:00:22	REM	General remark ENTERS SW4	Image Provided - Ref: 13_2 
13.51m	0:01:28	REM	General remark ENTERS SW5	Image Provided - Ref: 13_3 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Pos	Video Ref	Code	Description	Image
21.09m		MHF	Finish node type, manhole LINE 14 ENTERS SW6	Image Provided - Ref: 13_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 15

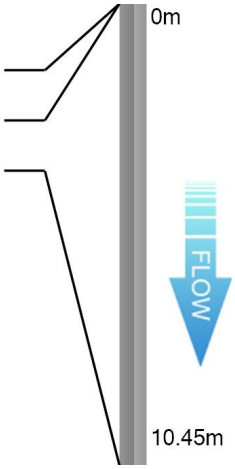
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	MH5	Finish Node Ref:	LINE 15	Direction:	D	Height/Dia:	100
Start Node Depth:	1.20	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	10.45	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		14_0	
00.00m	WL	Water level 0%			0:00:00
10.45m	MHF	Finish node type, manhole		14_9	



Total Defects for section

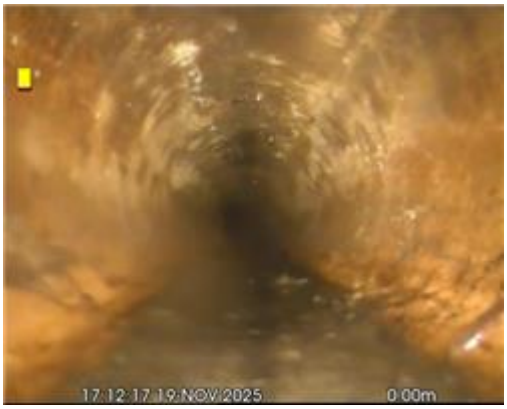
0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images

Section 15

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole SW3	Image Provided - Ref: 14_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
10.45m		MHF	Finish node type, manhole LINE 15 ENTERS MH UNDER SKIP	Image Provided - Ref: 14_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 16

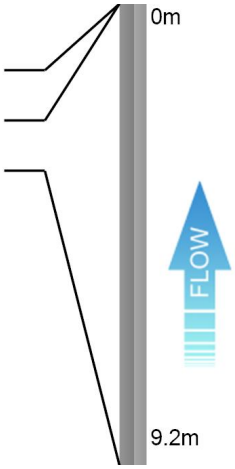
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	SW2	Finish Node Ref:	LINE 16	Direction:	U	Height/Dia:	150
Start Node Depth:	1.20	Finish Node Depth:	0.00	Use:	S	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	9.2	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		15_0	
00.00m	WL	Water level 0%			0:00:00
09.20m	GYF	Finish node type Gully		15_9	



Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images — Section 16

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole SW7	Image Provided - Ref: 15_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
09.20m		GYF	Finish node type Gully LINE 16 ENTERS ROAD GULLY	Image Provided - Ref: 15_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 17

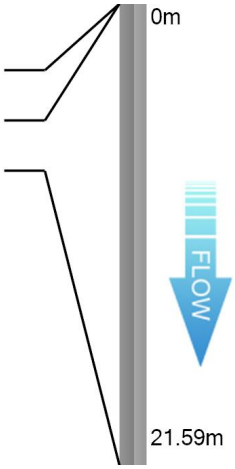
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	SW2	Finish Node Ref:	LINE 17	Direction:	D	Height/Dia:	150
Start Node Depth:	1.20	Finish Node Depth:	0.00	Use:	S	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	21.59	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		16_0	
00.00m	WL	Water level 0%			0:00:00
21.59m	MHF	Finish node type, manhole		16_9	



Total Defects for section

0	0	0	0	0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images

Section 17

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole SW7	Image Provided - Ref: 16_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
21.59m		MHF	Finish node type, manhole LINE 17 ENTERS LINE 13	Image Provided - Ref: 16_9999 

Site: Unit 3, Redkiln Close, , Section 18

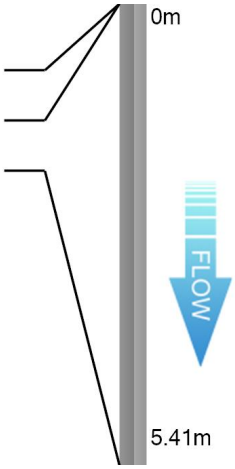
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	SW3	Finish Node Ref:	LINE 18	Direction:	D	Height/Dia:	150
Start Node Depth:	1.00	Finish Node Depth:	0.00	Use:	S	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	5.41	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		17_0	
00.00m	WL	Water level 0%			0:00:00
05.41m	WRF	Finish node type, major connection without		17_9	



Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images — Section 18

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole SW2	Image Provided - Ref: 17_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
05.41m		WRF	Finish node type, major connection without manhole LINE 18 ENTERS COLVERT	Image Provided - Ref: 17_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, , Section 19

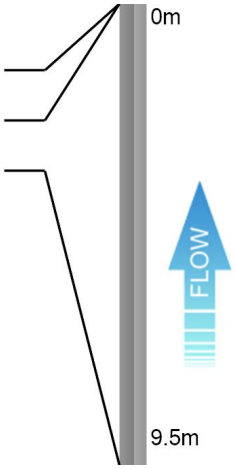
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	SW3	Finish Node Ref:	LINE 19	Direction:	U	Height/Dia:	100
Start Node Depth:	1.00	Finish Node Depth:	0.00	Use:	S	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	9.5	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		18_0	
00.00m	WL	Water level 0%			0:00:00
09.50m	WRF	Finish node type, major connection without		18_9	



Total Defects for section

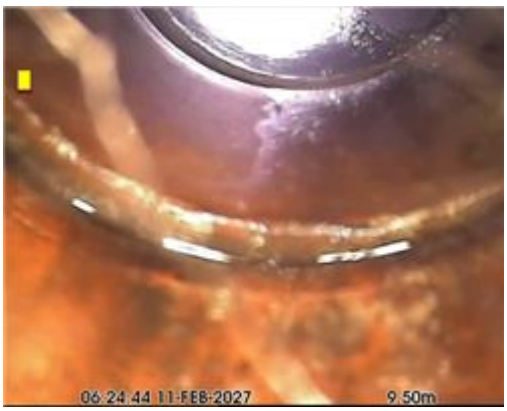
0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images

Section 19

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole SW3	Image Provided - Ref: 18_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
09.50m		WRF	Finish node type, major connection without manhole LINE 19 ENTERS RWDP	Image Provided - Ref: 18_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 20

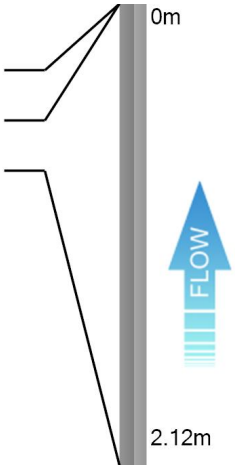
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	SW3	Finish Node Ref:	LINE 20	Direction:	U	Height/Dia:	100
Start Node Depth:	1.00	Finish Node Depth:	0.00	Use:	S	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	2.12	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		19_0	
00.00m	WL	Water level 0%			0:00:00
02.12m	GYF	Finish node type Gully		19_9	



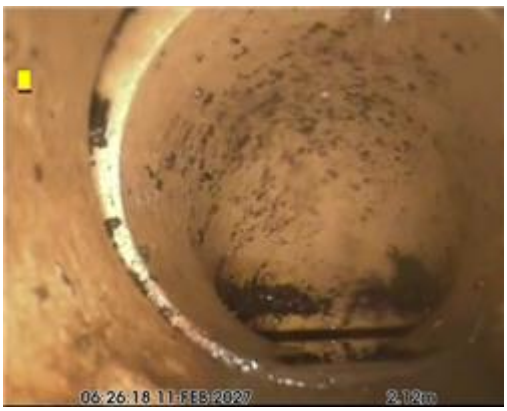
Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images — Section 20

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole SW3	Image Provided - Ref: 19_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
02.12m		GYF	Finish node type Gully LINE 20	Image Provided - Ref: 19_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 21

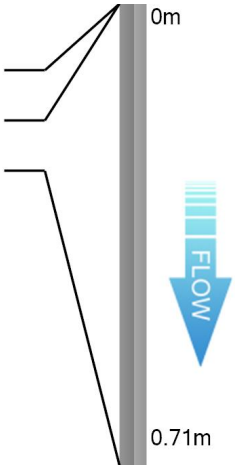
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	GYF	Finish Node Ref:	LINE 21	Direction:	D	Height/Dia:	100
Start Node Depth:	1.00	Finish Node Depth:	0.00	Use:	S	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	0.71	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		20_0	
00.00m	WL	Water level 0%			0:00:00
00.71m	MHF	Finish node type, manhole		20_9	



Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images

Section 21

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole GYF	Image Provided - Ref: 20_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
00.71m		MHF	Finish node type, manhole LINE 21 ENTERS SOAKAWAY MANHOLE	Image Provided - Ref: 20_9999 

Site: Unit 3, Redkiln Close, , Section 22

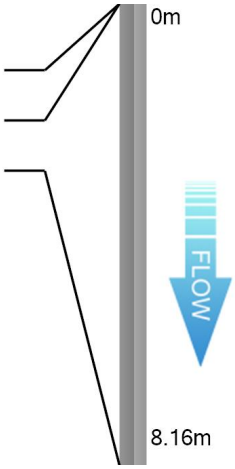
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	GYF REAR	Finish Node Ref:	LINE 22	Direction:	D	Height/Dia:	100
Start Node Depth:	1.00	Finish Node Depth:	0.00	Use:	S	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	8.16	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		21_0	
00.00m	WL	Water level 0%			0:00:00
08.16m	WRF	Finish node type, major connection without		21_9	



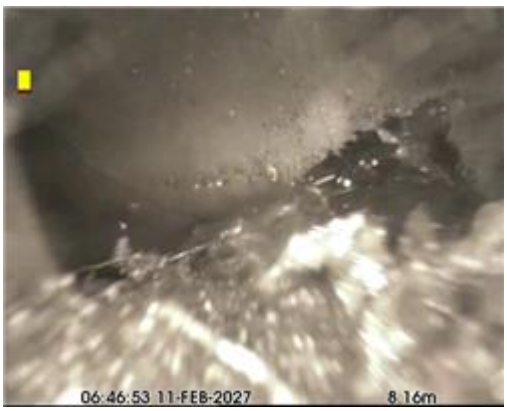
Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images — Section 22

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole GYF REAR	Image Provided - Ref: 21_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
08.16m		WRF	Finish node type, major connection without manhole LINE 22 ENTERS 12INCH MAIN RAINWATER RUN BELIEVED TO RUN TO COLVERT	Image Provided - Ref: 21_9999 

Site: Unit 3, Redkiln Close, , Section 23

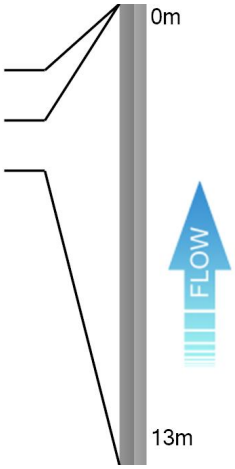
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	MH6	Finish Node Ref:	LINE 23	Direction:	U	Height/Dia:	100
Start Node Depth:	1.00	Finish Node Depth:	0.00	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	13	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		22_0	
00.00m	WL	Water level 0%			0:00:00
13.00m	MHF	Finish node type, manhole		22_9	



Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images — Section 23

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole MH6	Image Provided - Ref: 22_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
13.00m		MHF	Finish node type, manhole LINE 23 ENTERS MANHOLE NEXT DOOR UNITS	Image Provided - Ref: 22_9999 

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Site: Unit 3, Redkiln Close, ,

Section 24

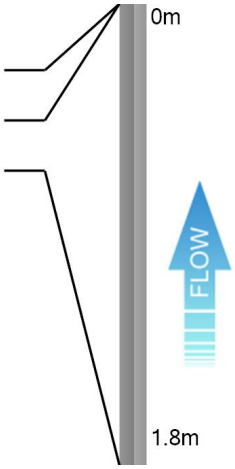
Client:	Location (Street Name):	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date:
	Unit 3, Redkiln Close,				11/12/2025

Start Node Ref:	SW1	Finish Node Ref:	LINE 24	Direction:	U	Height/Dia:	100
Start Node Depth:	1.00	Finish Node Depth:	0.00	Use:	S	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
MH				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	1.8	

Position	Code	Description	CD	Pic	Video Ref
00.00m	MH	Start node type, manhole		23_0	
00.00m	WL	Water level 0%			0:00:00
01.80m	GYF	Finish node type Gully		23_9	



Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Descriptive Report with Remarks and Observation Images

Section 24

Pos	Video Ref	Code	Description	Image
00.00m		MH	Start node type, manhole SW1	Image Provided - Ref: 23_0 
00.00m	0:00:00	WL	Water level: 0% Height/Diameter	
01.80m		GYF	Finish node type Gully LINE 24 ENTERS RAIN WATER GULLY	Image Provided - Ref: 23_9999 

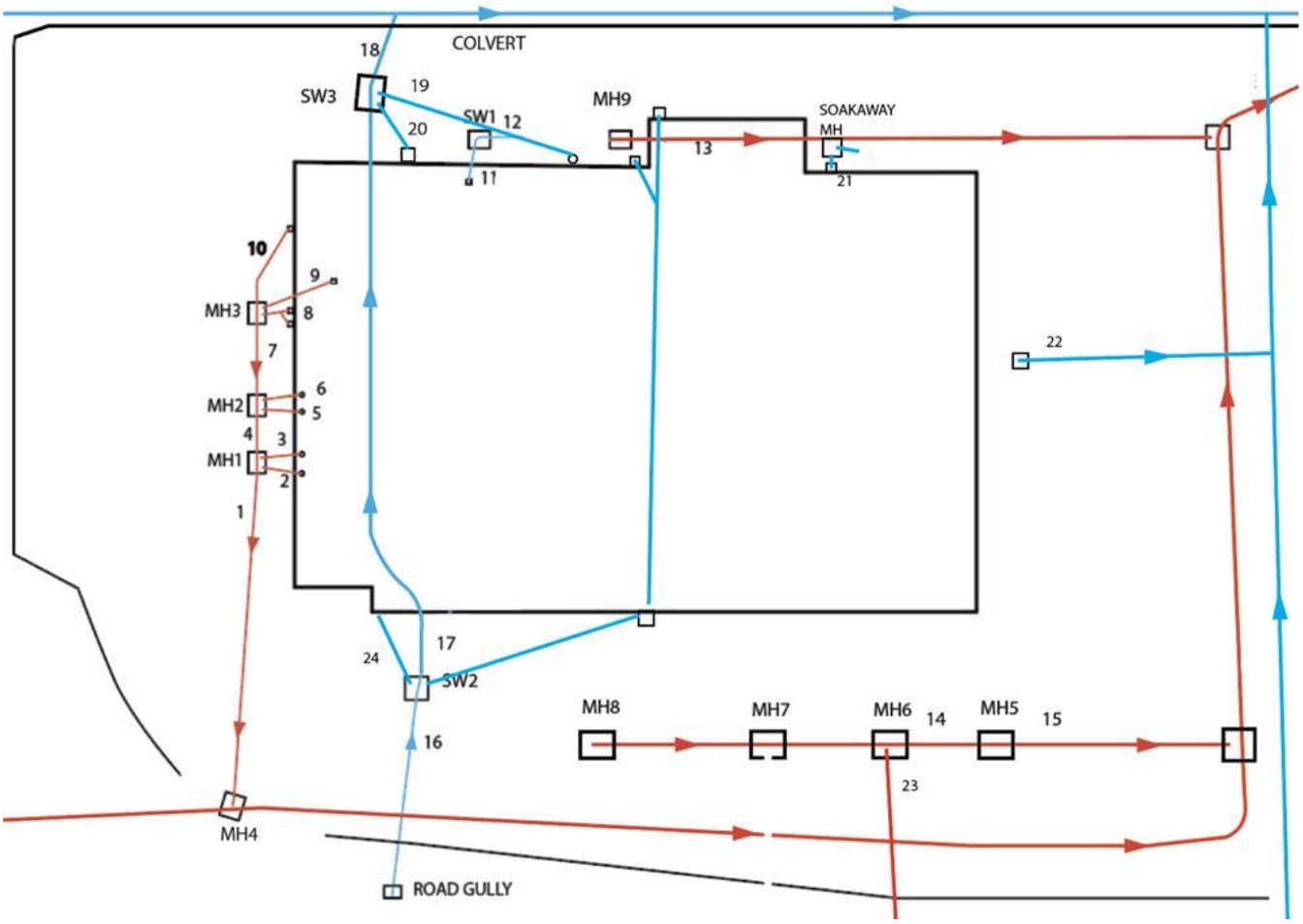
Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

Plan of Site



Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

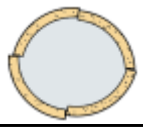
A guide to defects and other observations in drainage systems

More detailed information can be found in the National Standard (BS EN 13508-1:2003) and in the Manual of Sewer Condition Classification (MSCC) 5th Edition, written by the Water Research Centre (WRc).

Use	
Code	**Description**
C	Combined
F	Foul
S	Surface Water
T	Trade Effulent
W	Culverted Watercourse
Z	Other

Common Materials	
Code	**Description**
VC	Vitrified Clay
PVC	Polyvinyl Chloride
CO	Concrete
CI	Cast Iron
PF	Pitch Fibre
PE	Polyethylene
DI	Ductile Iron

Start Node	Description	Finish Node
MH	Manhole	MHF
IC	Inspection Chamber	ICF
GY	Gulley	GYF
RE	Rodding Eye	REF
SK	Soakaway	SKF
BN	Buchan Trap	BNF
BR	Major Connection without Ref	BRF
CP	Cacth Pit	CPF
OC	Other Special Chamber	OCF
OF	Outfall	OFF
OS	Oil Seperator	OSF
WR	Winser Trap	WRF
LH	Lamphole	LHF

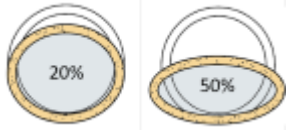
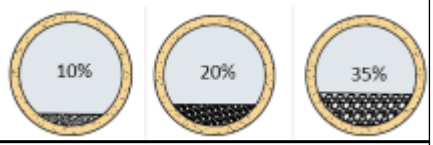
Code	Observation	Description	Attributes	
B	Broken	Pieces pipe have visibly moved	Defined by clock references. Associated with deformity in rigid pipe	
CC CL CM CR	Cracks	Cracks are break lines that are not visibly open	Defined by clock reference position/s. Longitudinal and radiating cracks attract only one clock reference	
CN	Connection	Lateral pipe has been connected after original construction	Described by clock reference position and diameter	

Total Defects for section

0 0 0 0 0

DRB Grade for Section

A

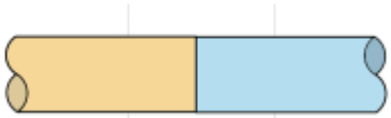
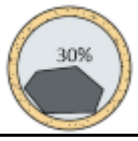
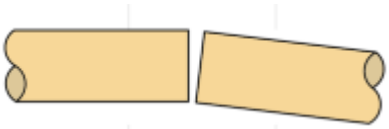
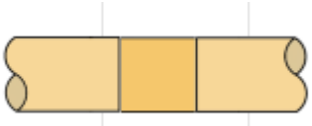
CX(I)	Defective Connection (Intruding)	Defective by intrusion or damage due to factors including: cracks, fractures, obstruction, position etc	Described by clock reference position and diameter (+ % intrusion)	
CU	Loss of Vision	Lens of camera is obscured by debris, water etc. Operator is unable to see drain clearly	'W' can be added if loss of vision is due to water	
D	Deformed	Pipe has lost its structure	Described by percentage loss of height or width. Recorded in 5% increments	
DEE	Deposits Encrustation	Eg. Attached scale deposits evident	Described by clock referenced position and percentage loss of cross-sectional area (5% increments)	
DEG	Deposits Grease	Attached grease deposits evident	Described by clock referenced position and percentage loss of cross-sectional area (5% increments)	
DER DES	Deposits Coarse/Fine	Settled deposits on the invert of the pipe.	Described by percentage loss of height or diameter. Recorded in 5% increments.	
FC FL FM FR	Fractures	Fractures are visibly open. Pieces of pipe have not moved	Defined by clock reference position/s. Longitudinal and radiating fractures attract only one clock reference	
H	Holes	Section of pipe fabric is missing	Defined by clock reference location. Normally two clock references	
I	Infiltration	Water is infiltrating the pipe, normally via a joint but could be via another defect	Can be described in Remarks using terms such as Seeper, Dripper and Runner	
JDL	Joint Displaced Large	Pipe has moved at joint, perpendicular to axis of pipe	More than 1.5 times the pipe wall thickness must be visible	

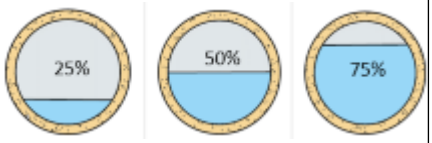
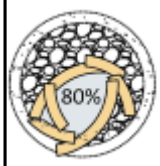
Total Defects for section

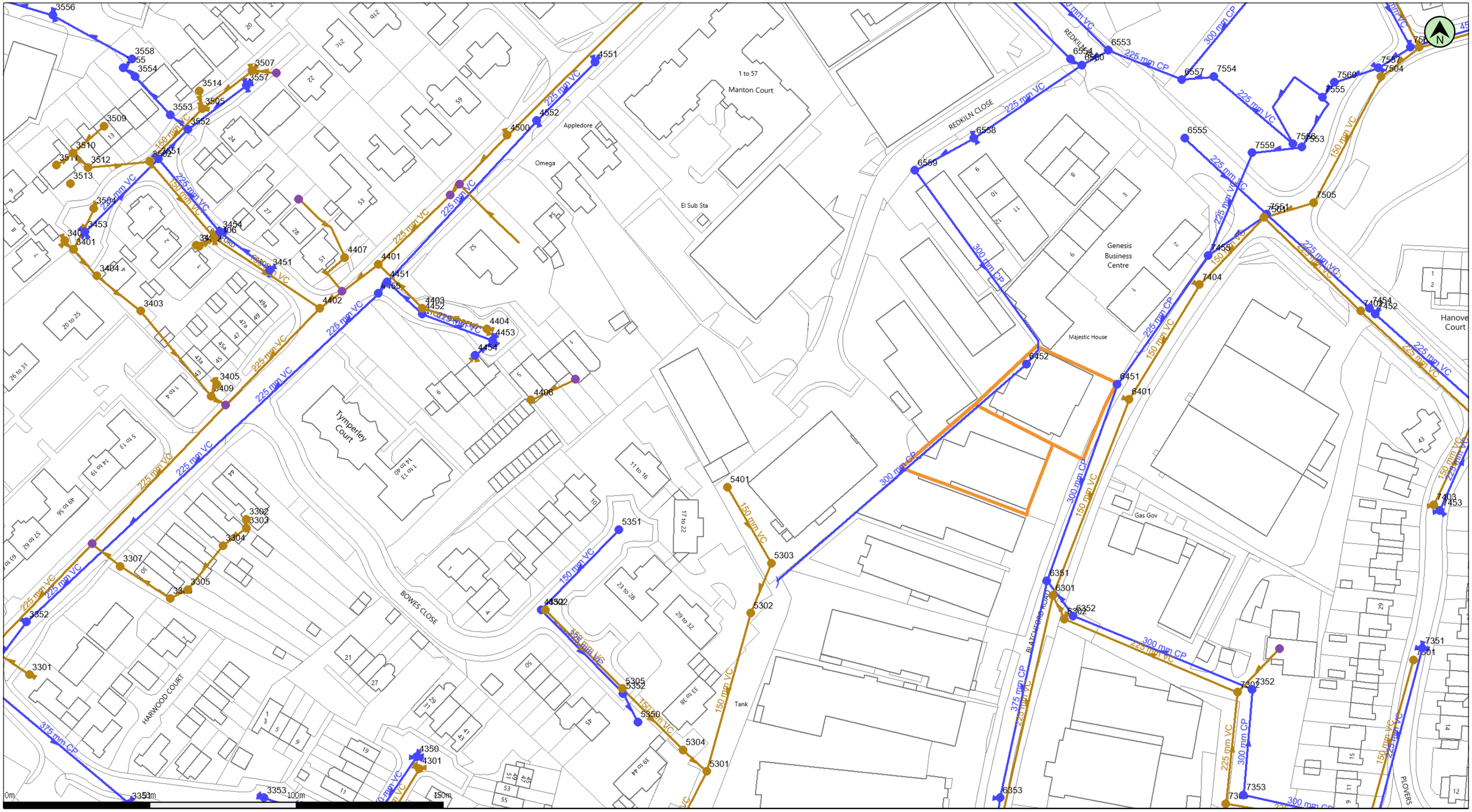
0 0 0 0 0

DRB Grade for Section

A

JDM	Joint Displaced Medium	Pipe has moved at joint, perpendicular to axis of pipe	Between 1 and 1.5 times the pipe wall thickness must be visible	
JN	Junction	Lateral pipe was installed at construction	Described by clock reference position and diameter	
JX	Defective Junction	Lateral pipe was installed at construction but is defective in some way	Joint can be defective due to factors including: cracks, fractures, obstruction, position etc	
LD **LU** **LL** **LR**	Line Deviation	LD = Line Down, LU = Line Up, LL = Line Left, LR = Line Right. Not related to CIPP lining.	Additional modifiers are added: Q = Quarter (22.5), H = Half (45), F = Full (90). In degrees.	
LC	Lining Changes	If the drain is lined, the lining material has changed	Position of lining material change	
MC	Material Change	The pipe material has changed	Position of change is noted. Type of material change can be defined	
OB	Obstruction/Obstacle	An obstruction or obstacle is affecting the flow through the pipe	Described in percentage loss of cross-sectional area	
OJL	Open Joint Large	Pipe has moved at joint, along the axis of pipe	More than 1.5 times the pipe wall thickness must be visible	
OJM	Open Joint Medium	Pipe has moved at joint, along the axis of pipe	Between 1 and 1.5 times the pipe wall thickness must be visible	
PC	Pipe Length Changes	Length of individual pipe changes	New length described at this position	

R	Roots	Evidence of root ingress	Roots will normally infiltrate via bad joints, cracks, fractures, breaks etc	
REM	Remark	General remark	Used for additional information	
S	Surface Damage	This might include corrosion, spalling and chemical attack	Position only. Additional information can be added in Remarks	
SA	Survey Abandoned	Used when a survey cannot continue for any reason	The reason for abandoning a survey should be noted in the remarks area	
SC	Shape Changes	Dimension of drain changes	Diameter dimension change recorded. Second dimension is recorded for no circular pipe changes	
SR	Sealing Ring	Sealing ring intrudes into pipe at joint	Described by clock reference position	
V	Vermin	Evidence of Vermin in pipe	Can also be used for evidence within manhole etc	
WL	Water Level	Used to record changes in water level. Always shown at the beginning of every survey, if dry noted as 00.	Described by percentage of height or diameter. Recorded in 5% increments	
XP	Collapsed	Drain is suffering from complete loss of structural integrity. Always followed by SA - Survey Abandoned	Percentage loss of cross-sectional area is recorded. Other related structural defects are not recorded	



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WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

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

Foul Gravity Sewer
Combined Gravity Sewer
Culverted Water Course or Treated Effluent
Surface Water Gravity Sewer
Rising Main, Vacuum or Syphon
Combined Outfall
Surface Water Outfall
Foul Outfall
Surface Water Inlet
Combined Pumping Station
Surface Water Pumping Station
Foul Pumping Station
Water Treatment Works
Section 104 Area
Building Over Agreement Area
Foul Manhole
Combined Manhole
Surface Water Manhole
Side Entry Manhole, Demarcation Chamber, Dummy Manhole or Surface Water Soakaway

edward.bouet@unda.co.uk
96656

WATER for LIFE from Southern Water

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
3301	F	65.15	63.60	
3302	F	66.60	0.00	
3303	F	66.37	0.00	
3304	F	66.15	0.00	
3305	F	65.99	0.00	
3306	F	65.92	0.00	
3307	F	65.78	0.00	
3401	F	66.82	65.92	
3402	F	66.85	66.01	
3403	F	66.75	0.00	
3404	F	66.83	0.00	
3405	F	66.94	65.84	
3406	F	67.13	65.82	
3409	F	66.96	65.46	
3411	F	0.00	0.00	
3412	F	0.00	0.00	
3502	F	66.91	66.11	
3504	F	66.80	66.08	
3505	F	67.27	66.28	
3507	F	67.41	66.51	
3509	F	0.00	0.00	
3510	F	0.00	0.00	
3511	F	0.00	0.00	
3512	F	0.00	0.00	
3513	F	0.00	0.00	
3514	F	0.00	0.00	
4301	F	66.13	64.63	
4302	F	65.39	64.54	
4401	F	67.95	0.00	
4402	F	67.61	65.27	
4403	F	68.03	66.26	
4404	F	67.84	66.44	
4406	F	0.00	0.00	
4407	F	0.00	0.00	
4500	F	69.16	66.71	
5301	F	65.40	63.43	
5302	F	65.57	63.95	
5303	F	66.15	64.21	
5304	F	65.26	64.03	
5305	F	64.96	64.26	
5401	F	66.30	64.56	
6301	F	67.86	65.26	
6302	F	67.92	65.48	
6401	F	69.25	67.15	
7301	F	73.55	71.29	
7302	F	72.44	67.35	
7303	F	72.35	67.89	
7402	F	73.16	71.20	
7403	F	74.02	72.02	
7404	F	70.14	68.34	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
7501	F	70.88	69.38	
7503	F	74.14	71.68	
7504	F	73.75	71.33	
7505	F	71.41	70.00	
3351	S	65.49	62.71	
3352	S	66.18	64.75	
3353	S	66.06	64.85	
3451	S	67.23	66.11	
3453	S	66.77	65.88	
3454	S	67.15	66.14	
3551	S	66.96	65.73	
3552	S	67.17	65.64	
3553	S	67.15	0.00	
3554	S	67.02	0.00	
3555	S	66.97	0.00	
3556	S	66.24	65.24	
3557	S	67.40	65.74	
3558	S	66.94	0.00	
4350	S	66.18	64.54	
4352	S	65.39	64.34	
4451	S	67.90	66.86	
4452	S	67.93	67.01	
4453	S	67.82	67.08	
4454	S	67.86	67.24	
4455	S	67.85	66.83	
4551	S	69.58	68.66	
4552	S	69.24	68.12	
5350	S	65.30	0.00	
5351	S	65.40	64.60	
5352	S	64.94	63.82	
6351	S	67.82	65.97	
6352	S	67.98	66.22	
6353	S	67.35	65.34	
6451	S	69.18	67.28	
6452	S	68.39	66.83	
6553	S	69.94	0.00	
6554	S	69.85	68.62	
6555	S	70.24	0.00	
6557	S	70.61	69.49	
6558	S	69.37	68.14	
6559	S	69.03	0.00	
6560	S	0.00	0.00	
7351	S	73.53	71.61	
7352	S	72.56	67.95	
7353	S	72.43	68.49	
7452	S	73.24	71.15	
7453	S	74.05	72.68	
7454	S	73.18	71.09	
7455	S	70.35	0.00	
7551	S	70.86	69.08	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
7553	S	72.43	70.98	
7554	S	71.58	69.90	
7555	S	73.33	0.00	
7556	S	72.44	70.84	
7557	S	73.76	70.96	
7559	S	70.84	68.25	
7560	S	73.49	70.61	
7561	S	74.11	71.03	

Redkiln Close

H & S Motor Services

Holm Filters

11 to 16

17 to 22

23 to 28

Edge Building Produc

Opti Sense Ltd

Existing MH : Connection to main sewer for foul water

PROPOSED SITE ENTRANCE

Proposed Bin and Bike Store

Dashed line denotes proposed external wall building line

Blue line denotes existing building outline

Proposed Unit 5

Proposed Unit 4

T3

T4

T5

T6

Notes:

1. Runoff from the impermeable ground surfaces and roof areas will be directed into the Southern Water sewer to the east of the site via existing connections.
2. Betterment will be provided on the existing situation by the 198m^2 reduction in impermeable area.

Legend

Proposed Permeable Areas

Unda Consulting Limited
Unit 3
Oak Cottage
County Oak Way
County Oak
Crawley
RH11 7ST

Tel: 01293 214444
Email: info@unda.co.uk
Web: www.unda.co.uk

Client:
Wildgoose UK ltd

Site Address:
Units 4 To 5 Redkiln Close
Horsham
West Sussex
RH13 5QL

Job Reference:	Date:
96656-MadeArch-RedkilnCl_CD	15-Jul-26
Drawing Number:	**Revision:**
96656_CD-01	v1

Designed by:	Drawn by:	Checked by:
AR	AR	EW

Scale: 1:250@A2

Disclaimer:
The drawings provided are for planning purposes only.