



Chalvington Barn, Unit C Dittons Business Park, Dittons Road
Polegate, East Sussex. BN26 6HY.

Surface Water Drainage Verification Report

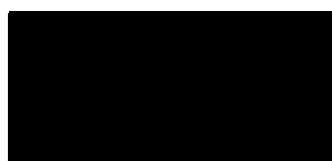
for

Fairfield Cottages, Cowfold, Sussex

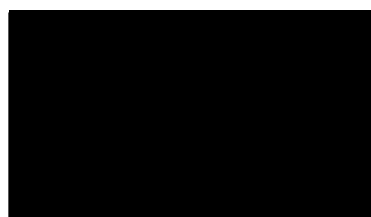
E9395

DOCUMENT CONTROL SHEET

Project Name: Fairfield Cottages, Cowfold, Sussex
Project Number: E9395
Client: Sunninghill Construction Co Ltd
Report Title: Drainage Verification Report
Reference: 9395-SWP-XX-XX-RE-C-9505



Signed by.....
Craig Searle (BEng Hons)
Civil Engineer



Countersigned by.....
Dean Giles (I.Eng. AMI Struct E)
Managing Director

FOR AND ON BEHALF OF STEPHEN WILSON PARTNERSHIP

Date: June 2026

Rev: A

NB: The copyright at all times remains with STEPHEN WILSON PARTNERSHIP

Document Issue Record

Rev	Date	Description	Prepared	Reviewed	Approved
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1 INTRODUCTION AND BRIEF

1.1 Introduction and Brief

- 1.1.1 Stephen Wilson Partnership Ltd as the designing Engineers have been instructed by Sunninghill Construction Co Ltd, to provide a surface water Drainage Verification Report on the built drainage system at Fairfield Cottages, Cowfold, Sussex.
- 1.1.2 This verification report does not include the foul drainage.
- 1.1.3 Stephen Wilson Partnership has no responsibility to any other parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of this report solely at their own risk.
- 1.1.4 All copyrights and other intellectual rights in and over this report and its content shall remain vested in Stephen Wilson Partnership. The client and any other person authorised by them is granted an irrevocable royalty-free licence to use and reproduce this report for all purposes relating to the property, but Stephen Wilson Partnership shall not be liable for any use of the report for any purpose other than that for which it was originally prepared.

2 **CONDITION SURVEY**

2.1 **Location Plan**

- 2.1.1 The site is located at Fairfield Cottages, Cowfold, Sussex. The figure below shows the site location plan.

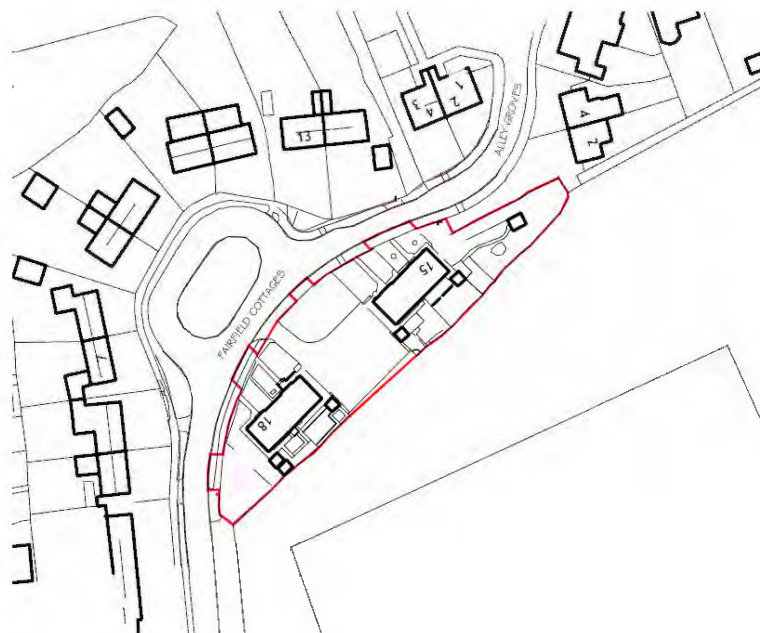


Figure 2.1 – Site Location – Site Boundary Shown in Red.

- 2.1.2 The centre of the site may be located by the National Grid Reference 521453, 122686.

2.2 **CCTV Survey**

- 2.2.1 A CCTV Survey report of the built drainage was produced by Advanced Blockage Clearance. The CCTV surveys can be found in Appendix 4.
- 2.2.2 The footage of the surveys was also supplied. These were reviewed as part of the verification.
- 2.2.3 A review of the CCTV survey identified no issues with the drainage.

2.3 **Site Report**

- 2.3.1 Throughout the construction phase, continual communication was held with the contractors so that as problems on site arose, a solution could be found that was within the design requirements and specification.
- 2.3.2 Agreed changes between SWP and the contractor were made and are further discussed in section 3.
- 2.3.3 Photos from site were provided of the construction of the drainage. These can be found in appendix 5.

3 ALTERATIONS FROM PLANNING APPROVED DRAWING

- 3.1.1 Stephen Wilson Partnership (SWP) were instructed by Sunninghill Construction Co Ltd to provide a construction level information drainage design for the proposed development.
- 3.1.2 An agreed drainage scheme was submitted to Horsham District Council as the local planning authority for condition 8 with a planning reference of DISC/22/2010. The drainage design was approved, and that condition was discharged.
- 3.1.3 Since the information was submitted to approval for the condition, amendments have been made during construction. These include:
- Changing the point of connection to the highway drainage system to be downstream of manhole H1.4. This was to avoid closure of the highway, restricting access to Alley Groves. The changes were approved under the Ordinary Watercourse Consent and agreement from West Sussex Highways.
- 3.1.4 The drainage construction record drawings can be found in Appendix 1.

4 VERIFICATION

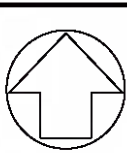
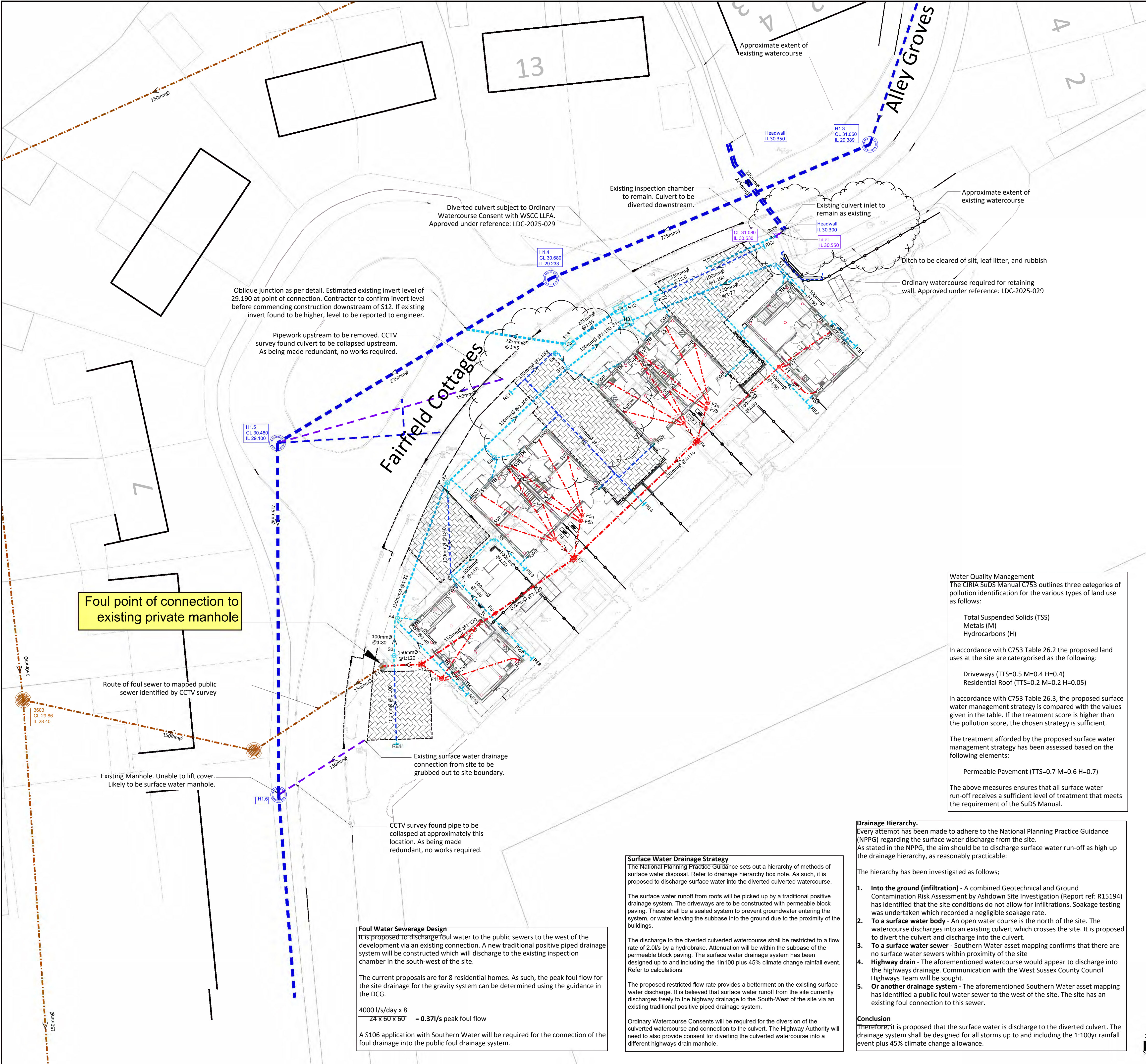
- 4.1.1 To the best of SWP's knowledge, we can confirm that the onsite surface water drainage system has been constructed in accordance with our design drawings, details, and specification.
- 4.1.2 The CCTV survey, site photos and information relayed from site show that surface water drainage is in accordance with the overall drainage strategy.
- 4.1.3 A S106 application has been granted by Southern Water for the connection of the surface water from the site. The approval letter can be found in appendix 2.
- 4.1.4 An Ordinary Watercourse Consent has been granted for the diversion of the watercourse and construction of the retaining wall adjacent to plot 15/16. The Ordinary Watercourse Consent can be found in appendix 3.

5 DRAINAGE MAINTENANCE RESPONSIBILITY

- 5.1.1 All drainage within the site boundary will be the responsibility of the Saxon Weald. This includes the watercourse within and on the site boundary of the site.
- 5.1.2 The contact details for Saxon Weald are as follows:
Philip Tunncliffe
Saxon Weald
Saxon Weald House
38-42 Worthing Road
Horsham
West Sussex
RH12 1DT
01403 226000
Philp.tunncliffe@saxonweald.com
- 5.1.3 A drainage maintenance plan has been produced which has been provided to the Saxon Weald. Refer to SWP document 9395-SWP-XX-XX-RE-C-9503.
- 5.1.4 Drainage outside the site boundary will be the responsibility of West Sussex Highways or Southern Water.

Appendix 1.0

Drainage Construction Record



Drawing Legend	
Surface Water Drainage	
	Proposed surface water drainage
	Proposed perforated pipe
	Existing surface water drainage
	Existing Highway Drainage
	Existing Surface Water Manhole
	Type C manhole Rigid Construction - Rectangular
	Type D inspection chamber Flexible Construction
	Type E inspection chamber Flexible Construction
	Rodding Eye
	Permeable Block Paving (Sealed)
	Rain Water down Pipe Location.
	Threshold Drain
	Catchpit
	Hydrobrake 2.0l/s @ 1.0m head
Foul Water Drainage	
	Existing private foul water sewer
	Proposed foul water drainage
	Existing public foul water sewer
	Public Sewer Manhole
	Existing Private Inspection Chamber
	Type D inspection chamber Flexible Construction
	Type D inspection chamber Rigid Construction
	Type E inspection chamber Flexible Construction
	Soil Vent Pipe Location
	Stub Stack with Air Admittance Valve

- NOTES:
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 - All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
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 - The main contractor is responsible for all occurrences of ground water during the construction period.
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 - The contractor must comply with all current legislation relating to health & safety.
 - All products specified shall be installed in strict accordance with the manufacturers recommendations and instructions. If there are discrepancies between that information and the details on any swp drawings, the manufacturers instructions must be used.

Position of existing drainage is approximate and is to be confirmed on site.

Existing drainage levels shown are approximate and are to be confirmed on site

Not all connections to existing highway gullies not shown

Cover levels shown are indicative only and subject to final adjustment on site

All new connections to the public sewer approved under section 106 consent from Southern Water. Reference: 19961

REV.	DATE	DESCRIPTION
CR1	11.06.2026	CONSTRUCTION RECORD
C06	22.08.2025	SURFACE WATER MANHOLES S11, S12 & S13 - DIMENSIONS AMENDED
C04	18.08.2025	POINT OF CONNECTION TO HIGHWAY DRAIN UPDATED
C03	07.07.2025	FLAT INVERT LEVEL UPDATED, DRAINAGE AMENDED TO SUIT
C02	13.06.2025	ADDITIONAL STUB STACKS TO HOUSES
C01	21.05.2025	CONSTRUCTION ISSUE
P04	17.04.2025	WORK IN PROGRESS ISSUE: FOUL DRAINAGE AMENDED TO FOUNDATION DESIGN
P03	27.03.2025	SITE LAYOUT UPDATED, ADDITIONAL EXISTING DRAINAGE INFORMATION ADDED
P02	21.02.2025	STAGE 3 ISSUE
P01	11.02.2025	PRELIMINARY ISSUE

CONSTRUCTION RECORD

STEPHEN WILSON PARTNERSHIP LTD
Chalvington Barn, Dittons Business Park, Dittons Road, POLEGATE, BN26 6HY Telephone: 01323 412020 E-mail: info@swpeast.co.uk • Website: www.swpeast.co.uk

CLIENT		SUNNINGHILL CONSTRUCTION CO. LTD	
ARCHITECT		MH ARCHITECTS	
JOB TITLE		FAIRFIELD COTTAGES COWFOLD, SUSSEX	
DRAWING TITLE		DRAINAGE LAYOUT	
SCALE AT A1	DATE	DRAWN	CRS
1-200	FEB 2025	CRS	JWM
REVISION	REVISION	REVISION	REVISION
STAGE	STAGE	STAGE	STAGE
STAGE 6 - HANDOVER & CLOSE OUT	STAGE 6 - HANDOVER & CLOSE OUT	STAGE 6 - HANDOVER & CLOSE OUT	STAGE 6 - HANDOVER & CLOSE OUT
DRAWING CR	DRAWING CR	DRAWING CR	DRAWING CR
STATUS	STATUS	STATUS	STATUS
CONSTRUCTION RECORD	CONSTRUCTION RECORD	CONSTRUCTION RECORD	CONSTRUCTION RECORD
JOB NO.	PROJECT / ORGANISATION / VOLUME / DATE / DRAWN / CHECKED / NUMBER	JOB NO.	PROJECT / ORGANISATION / VOLUME / DATE / DRAWN / CHECKED / NUMBER
E9395	9395-SWP-ZZ-XX-DP-C-1100	E9395	9395-SWP-ZZ-XX-DP-C-1100
CR1		CR1	

Water Quality Management
The CIRIA SuDS Manual C753 outlines three categories of pollution identification for the various types of land use as follows:

Total Suspended Solids (TSS)
Metals (M)
Hydrocarbons (H)

In accordance with C753 Table 26.2 the proposed land uses at the site are categorised as the following:

Driveways (TTS=0.5 M=0.4 H=0.4)
Residential Roof (TTS=0.2 M=0.2 H=0.05)

In accordance with C753 Table 26.3, the proposed surface water management strategy is compared with the values given in the table. If the treatment score is higher than the pollution score, the chosen strategy is sufficient.

The treatment afforded by the proposed surface water management strategy has been assessed based on the following elements:

Permeable Pavement (TTS=0.7 M=0.6 H=0.7)

The above measures ensures that all surface water run-off receives a sufficient level of treatment that meets the requirement of the SuDS Manual.

Drainage Hierarchy.
Every attempt has been made to adhere to the National Planning Practice Guidance (NPPG) regarding the surface water discharge from the site. As stated in the NPPG, the aim should be to discharge surface water run-off as high up the drainage hierarchy, as reasonably practicable:

The hierarchy has been investigated as follows;

- Into the ground (infiltration)** - A combined Geotechnical and Ground Contamination Risk Assessment by Ashdown Site Investigation (Report ref: R15194) has identified that the site conditions do not allow for infiltrations. Soakage testing was undertaken which recorded a negligible soakage rate.
- To a surface water body** - An open water course is the north of the site. The watercourse discharges into an existing culvert which crosses the site. It is proposed to divert the culvert and discharge into the culvert.
- To a surface water sewer** - Southern Water asset mapping confirms that there are no surface water sewers within proximity of the site.
- Highway drain** - The aforementioned watercourse would appear to discharge into the highways drainage. Communication with the West Sussex County Council Highways Team will be sought.
- Or another drainage system** - The aforementioned Southern Water asset mapping has identified a public foul water sewer to the west of the site. The site has an existing foul connection to this sewer.

Conclusion
Therefore, it is proposed that the surface water is discharge to the diverted culvert. The drainage system shall be designed for all storms up to and including the 1:100yr rainfall event plus 45% climate change allowance.

Surface Water Drainage Strategy
The National Planning Practice Guidance sets out a hierarchy of methods of surface water disposal. Refer to drainage hierarchy box note. As such, it is proposed to discharge surface water into the diverted culverted watercourse.

The surface water runoff from roofs will be picked up by a traditional positive drainage system. The driveways are to be constructed with permeable block paving. These shall be a sealed system to prevent groundwater entering the system, or water leaving the subbase into the ground due to the proximity of the buildings.

The discharge to the diverted culverted watercourse shall be restricted to a flow rate of 2.0l/s by a hydrobrake. Attenuation will be within the subbase of the permeable block paving. The surface water drainage system has been designed up to and including the 1in100 plus 45% climate change rainfall event. Refer to calculations.

The proposed restricted flow rate provides a betterment on the existing surface water discharge. It is believed that surface water runoff from the site currently discharges freely to the highway drainage to the South-West of the site via an existing traditional positive piped drainage system.

Ordinary Watercourse Consents will be required for the diversion of the culverted watercourse and connection to the culvert. The Highway Authority will need to also provide consent for diverting the culverted watercourse into a different highways drain manhole.

Foul Water Sewerage Design
It is proposed to discharge foul water to the public sewers to the west of the development via an existing connection. A new traditional positive piped drainage system will be constructed which will discharge to the existing inspection chamber in the south-west of the site.

The current proposals are for 8 residential homes. As such, the peak foul flow for the site drainage for the gravity system can be determined using the guidance in the DCG.

4000 l/s/day x 8
24 x 60 x 60 = 0.37l/s peak foul flow

A S106 application with Southern Water will be required for the connection of the foul drainage into the public foul drainage system.

Foul Water Manhole Schedule													
Manhole Ref	Cover Level	Depth to Invert (M)	Depth to Soffit (M)	Pipe Out Dia (mm)	Pipe Out Invert Level	Pipe In Dia (mm)	Pipe In Invert Level	Manhole Type	Manhole Size (mm)	Cover Grade	Eastings	Northings	Notes
F1	31.090	0.700	0.600	100	30.390	100	30.390	PPIC	250	A15	521463.896	122698.105	
						100	30.390						
F2a	31.100	0.800	0.700	100	30.300	100	30.300	PPIC	450	A15	521456.322	122694.302	Small diameter base with level inverts
F2b	31.090	0.810	0.710	100	30.280	100	30.280	PPIC	450	A15	521456.156	122693.725	Small diameter base with level inverts
						100	30.280						
F3	31.100	0.830	0.730	100	30.270	100	30.270	PPIC	450	A15	521453.799	122692.164	Small diameter base with level inverts
						100	30.270						
						100	30.270						
F4	31.060	0.825	0.675	150	30.235	100	30.235	PC CONC	600x450	A15	521455.154	122690.209	Level inverts
						100	30.235						
F5a	30.950	0.800	0.700	100	30.150	100	30.150	PPIC	450	A15	521442.960	122682.382	Small diameter base with level inverts
F5b	30.940	0.810	0.710	100	30.130	100	30.130	PPIC	450	A15	521442.845	122681.793	Small diameter base with level inverts
						100	30.130						
F6	30.950	0.835	0.735	100	30.115	100	30.115	PPIC	450	A15	521440.111	122679.882	Small diameter base with level inverts
						100	30.115						
						100	30.115						
F7	30.900	0.820	0.670	150	30.080	150	30.080	PC CONC	600x450	A15	521442.120	122677.779	
						100	30.080						
						100	30.080						
F8	30.980	0.985	0.835	150	29.995	150	29.995	PPIC	450	A15	521433.808	122672.021	
F11	31.140	1.140	1.040	100	30.000	100	30.000	PPIC	450	B125	521428.101	122655.088	
						100	30.050						
						100	30.050						
F12	31.140	1.225	1.075	150	29.915	150	29.915	PPIC	450	B125	521425.987	122666.609	
						100	29.965						
F13	30.810	0.930	0.780	150	29.880	150	29.880	Existing	Existing	C250	521421.964	122686.416	Existing Chamber

Surface Water Manhole Schedule													
Manhole Ref	Cover Level	Depth to Invert (M)	Depth to Soffit (M)	Pipe Out Dia (mm)	Pipe Out Invert Level	Pipe In Dia (mm)	Pipe In Invert Level	Manhole Type	Manhole Size (mm)	Cover Grade	Eastings	Northings	Notes
S1	31.350	1.125	0.975	150	30.225	100	30.275	PPIC	450	C250	521463.438	122708.902	
						100	30.275						
S2	31.000	0.685	0.585	100	30.315	100	30.315	PPIC	450	C250	521450.776	122705.276	
S3	30.900	0.645	0.545	100	30.255	100	30.255	PPIC	450	C250	521423.077	122667.539	
S4	31.100	0.950	0.800	150	30.150	100	30.200	PPIC	450	A15	521423.424	122671.507	
						100	30.200						
						100	30.200						
S5	30.880	0.600	0.500	100	30.280	100	30.280	PPIC	250	B125	521433.683	122679.799	
S6	30.880	0.750	0.650	100	30.130	100	30.130	PPIC	450	B125	521429.342	122675.945	
						100	30.180						
						100	30.180						
S7	30.700	0.855	0.705	150	29.845	150	29.485	PPIC	450	B125	521428.737	122685.843	
						100	29.895						
S8	31.050	1.150	1.050	100	29.900	100	29.900	PPIC	450	A15	521433.715	122688.503	
						100	29.950						
S9	30.750	0.665	0.565	100	30.085	100	30.085	PPIC	450	C250	521440.181	122699.545	
S10	30.900	1.225	1.075	150	29.675	150	29.675	PPIC	450	C250	521441.516	122698.040	
						100	29.725						
S11	31.000	1.400	1.250	150	29.600	150	29.600	PC CONC	1200X750	A15	521447.752	122702.870	Catchpit + Hydrobrake
						150	29.600						2.0l/s @1.0m Head
						100	29.650						
						100	29.650						
S12	30.900	1.385	1.160	225	29.515	150	29.590	PC CONC	1200X750	A15	521447.090	122704.332	Catchpit
						150	29.590						
S13	30.800	1.405	1.180	225	29.395	225	29.395	PC CONC	1200X750	A15	521441.603	122700.510	Catchpit
Surface Water Rodding Eye Schedule													
Manhole Ref	Cover Level	Depth to Invert (M)	Depth to Soffit (M)	Pipe Out Dia (mm)	Pipe Out Invert Level	Pipe In Dia (mm)	Pipe In Invert Level	Manhole Type	Manhole Size (mm)	Cover Grade	Eastings	Northings	Notes
RE1	31.330	0.905	0.805	100	30.425	-	-	RE	-	A15	521472.016	122700.299	
RE2	31.180	0.990	0.890	100	30.190	-	-	RE	-	A15	521467.214	122693.895	
RE3	31.100	0.650	0.550	100	30.450	-	-	RE	-	A15	521462.296	122710.915	
RE4	30.890	0.575	0.475	100	30.315	-	-	RE	-	A15	521449.601	122683.577	
RE7	30.700	0.555	0.455	100	30.145	-	-	RE	-	A15	521435.471	122695.424	
RE8	31.000	0.720	0.620	100	30.280	-	-	RE	-	A15	521437.702	122667.187	
RE9	30.920	0.585	0.485	100	30.335	-	-	RE	-	A15	521436.990	122676.680	
RE10	31.170	0.685	0.585	100	30.485	-	-	RE	-	A15	521430.816	122663.389	
RE11	31.000	0.660	0.560	100	30.340	-	-	RE	-	A15	521423.320	122658.140	

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CR1	11.06.2026	CONSTRUCTION RECORD
C04	22.08.2025	SURFACE WATER MANHOLES S11, S12 & S13 - DIMENSIONS AMENDED
C03	18.08.2025	POINT OF CONNECTION TO HIGHWAY DRAIN UPDATED
C02	07.07.2025	F13 INVERT LEVEL UPDATED, DRAINAGE AMENDED TO SUIT.
C01	21.05.2025	CONSTRUCTION ISSUE
P02	27.03.2025	INTERIM DRAFT UPDATED: ADDITIONAL EXISTING DRAINAGE INFORMATION ADDED
P01	21.02.2025	PRELIMINARY ISSUE

REV.	DATE	DESCRIPTION
CONSTRUCTION RECORD		



STEPHEN WILSON PARTNERSHIP LTD

Chalvington Barn, Dittons Business Park, Dittons Road, POLEGATE, BN26 6HY Telephone: 01323 412020 E-mail: info@swpeast.co.uk • Website: www.swpeast.co.uk

CLIENT
SUNNINGHILL CONSTRUCTION CO. LTD

ARCHITECT
MH ARCHITECTS

JOB TITLE
FAIRFIELD COTTAGES COWFOLD, SUSSEX

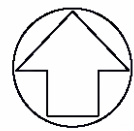
DRAWING TITLE
MANHOLE SCHEDULE

SCALE AT A1 -	DATE FEB 2025	DRAWN CRS
	ENG. CRS	CHECKED JWM

RIBA STATUS
STAGE 6 - HANDOVER & CLOSE OUT

DRAWING CR STATUS	DRAWING CR SUITABILITY	CONSTRUCTION RECORD
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JOB NO. E9395	DRAWING NO. 9395-SWP-ZZ-XX-SH-C-1101	REV. CR1
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Drawing Legend	
Exceedance	
	Exceedance Flow Direction
Surface Water Drainage	
	Proposed surface water drainage
	Proposed perforated pipe
	Existing surface water drainage
	Existing Highway Drainage
	Existing Surface Water Manhole
	Type C manhole Rigid Construction - Rectangular
	Type D inspection chamber Flexible Construction
	Type E inspection chamber Flexible Construction
	Rodding Eye
	Permeable Block Paving (Sealed)
Foul Water Drainage	
	Existing private foul water sewer
	Proposed foul water drainage
	Existing public foul water sewer
	Public Sewer Manhole
	Existing Private Inspection Chamber
	Type D inspection chamber Rigid Construction
	Type D inspection chamber Flexible Construction
	Type E inspection chamber Flexible Construction
Finished Levels	
	Proposed Finished Floor Level
	Proposed Spot Level
	Proposed Existing Spot Level
	Existing Spot Level
	Proposed Gradient
	Retaining Structure

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CR1	11.06.2026	CONSTRUCTION RECORD
C01	21.05.2025	CONSTRUCTION ISSUE
P01	21.02.2025	PRELIMINARY ISSUE
REV.	DATE	DESCRIPTION

CONSTRUCTION RECORD



STEPHEN WILSON
PARTNERSHIP LTD

Chalvington Barn, Dittons Business Park, Dittons Road,
POLEGATE, BN26 6HY Telephone: 01323 412020
E-mail: info@swpeast.co.uk • Website: www.swpeast.co.uk

CLIENT: SUNNINGHILL CONSTRUCTION CO. LTD

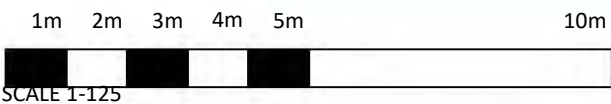
ARCHITECT: MH ARCHITECTS

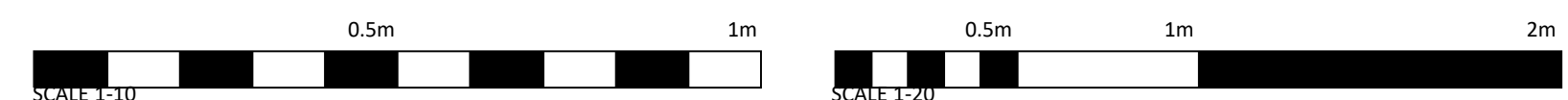
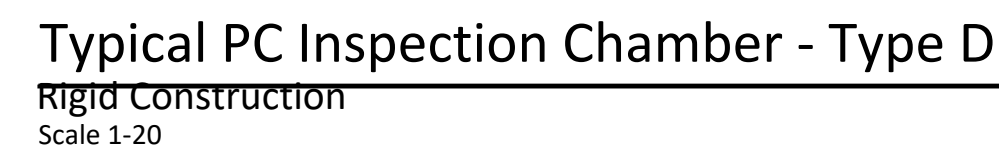
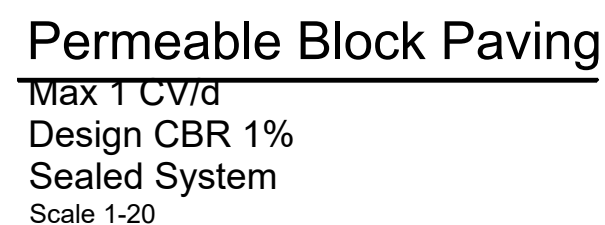
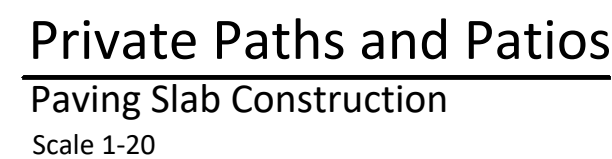
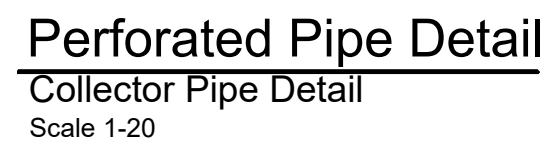
JOB TITLE: FAIRFIELD COTTAGES
COWFOLD, SUSSEX

DRAWING TITLE: EXCEEDANCE PLAN

SCALE AT A1	DATE	FEB 2025	DRAWN	CRS
1-125	ENG.	CRS	CHECKED	JWM
RIBA STATUS	STAGE 6 - HANDOVER & CLOSE OUT			
DRAWING CR STATUS	DRAWING SUBMITTAL	CONSTRUCTION RECORD		
JOB No.	PROJECT - ORIGINATOR - VOLUME - EPOCH - PDSW - DISCIPLINE - NUMBER	DRAWING No.	REV.	
E9395	9395-SWP-ZZ-XX-DP-C-1102		CR1	

COLOURED
DRAWING
REQUEST A COLOURED COPY IF
THIS STAMP IS NOT RED





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Slab size for paths and patios to be max 450x450mm size to be light enough for manual handling.

CR1	11.06.2026	CONSTRUCTION RECORD
C02	22.05.2025	THICKNESS OF ASPHALT CONCRETE UPDATED IN PERMEABLE BLOCK DETAIL
C01	21.05.2025	CONSTRUCTION ISSUE
P01	19.03.2025	PRELIMINARY ISSUE
REV.	DATE	DESCRIPTION

CONSTRUCTION RECORD



**STEPHEN WILSON
PARTNERSHIP LTD**

Chalvington Barn, Dittons Business Park, Dittons Road,
POLEGATE, BN26 6HY Telephone: 01323 412020
E-mail: info@swpeast.co.uk • Website: www.swpeast.co.uk

CLIENT
SUNNINGHILL CONSTRUCTION CO. LTD

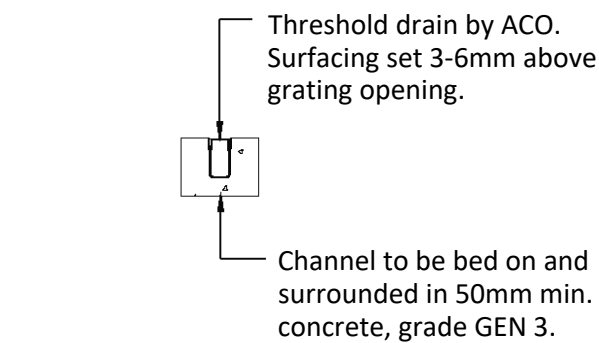
ARCHITECT

MH ARCHITECTS

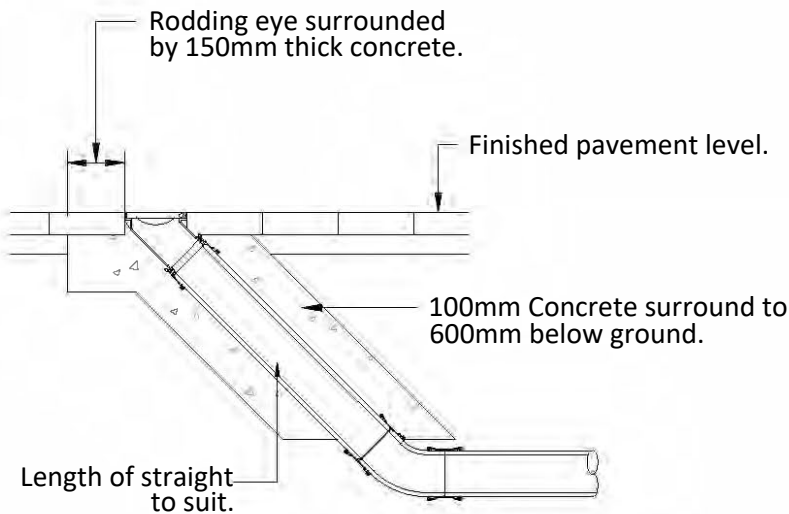
JOB TITLE FAIRFIELD COTTAGES
COWFOLD, SUSSEX

DRAWING TITLE	TYPICAL DETAILS
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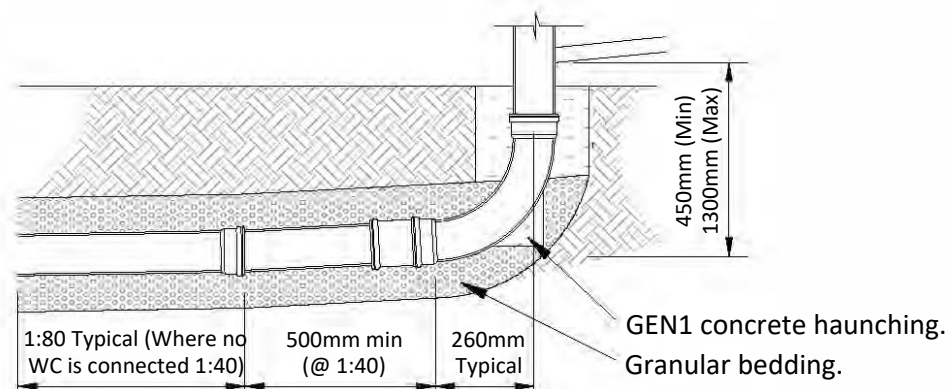
SCALE AT 1 1-10, 1-20	DATE MAR 2025	DRAWN CRS
	ENG. CRS	CHECKED JWM
RIBA STATUS	STAGE 6 - HANDOVER & CLOSE OUT	
DRAWING STATUS CR	DRAWING SUBMITTAL CONSTRUCTION RECORD	
JOB No. E9395	DRAWING No. PROJECT - ORIGINATOR - VOLUME - LEVEL - FORM - DISCIPLINE - NUMBER 9395-SWP-ZZ-XX-DD-C-5100	REV. CR1



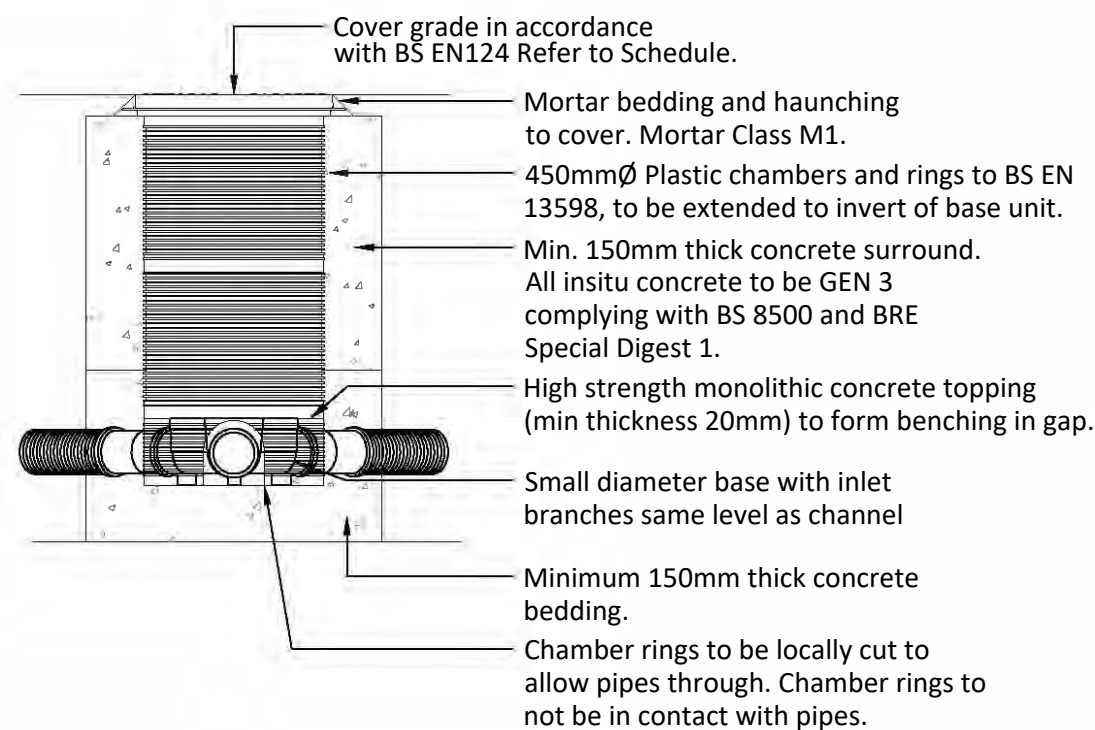
Typical Threshold Drain
ACO Threshold Drain
or Similar Approved
Scale 1-20



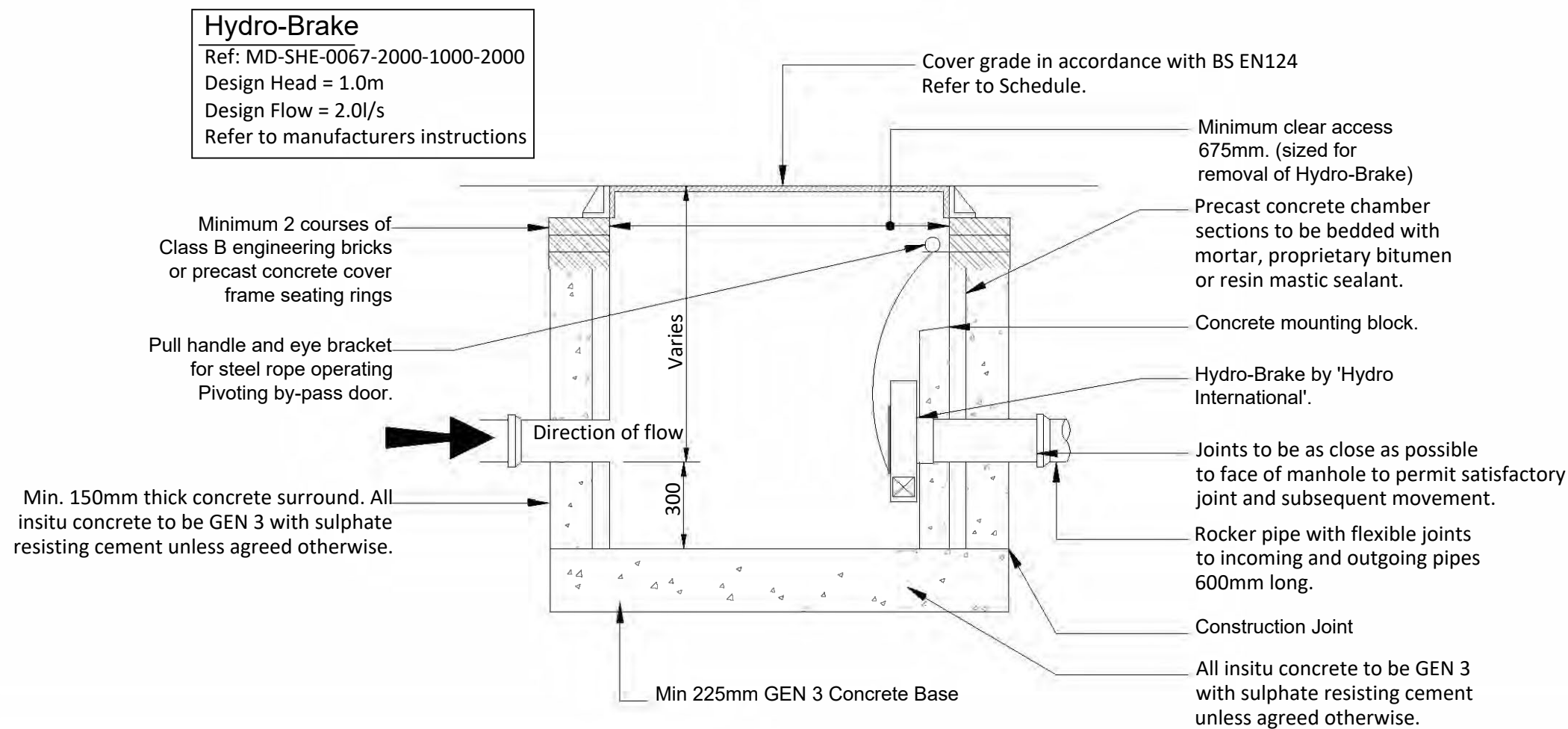
Typical Rodding Eye Access
Scale 1-20



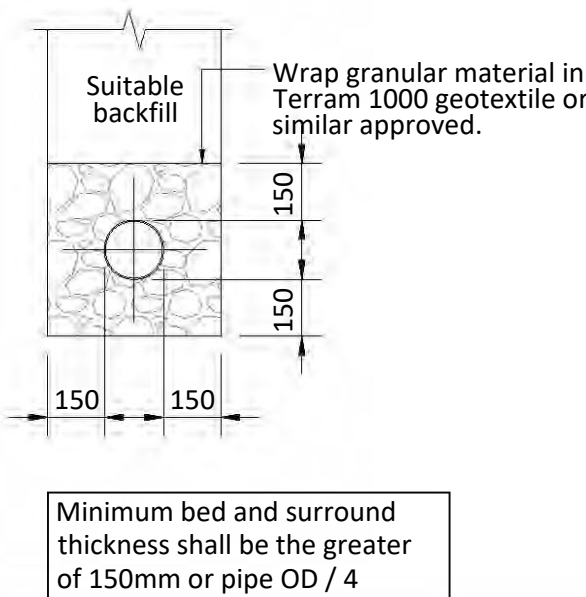
Typical Foul Rest Bend Detail
Scale 1-20



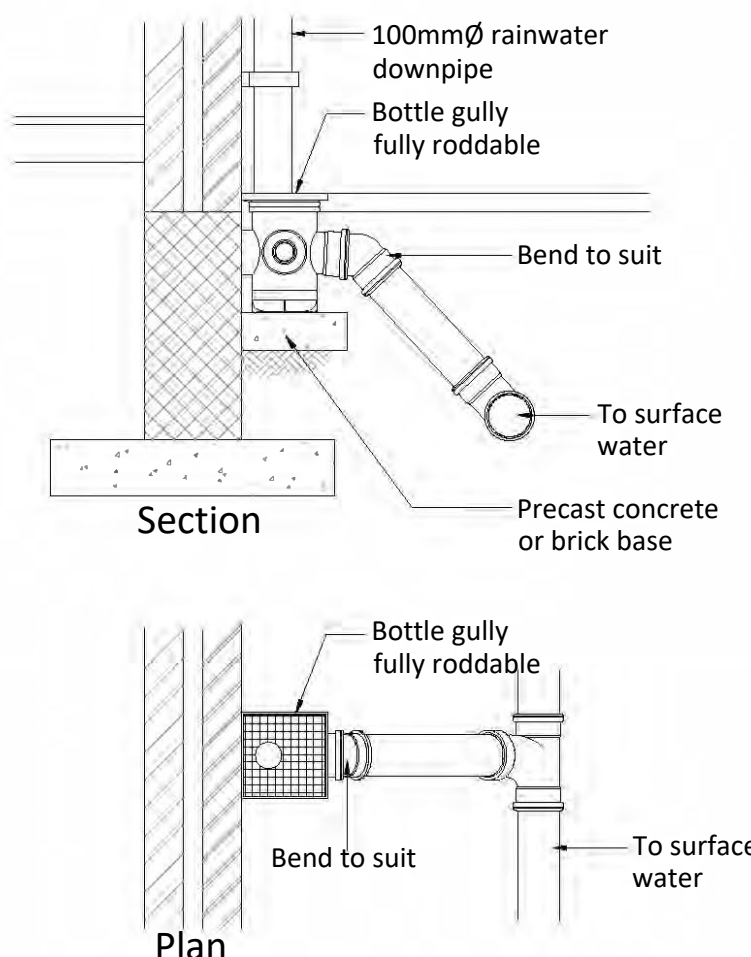
Inspection Chamber - Type D
Flexible material construction for use in areas for pedestrian access only.
Branches same level as channel.
Depth of invert level is more than 0.6m.
Scale 1-20



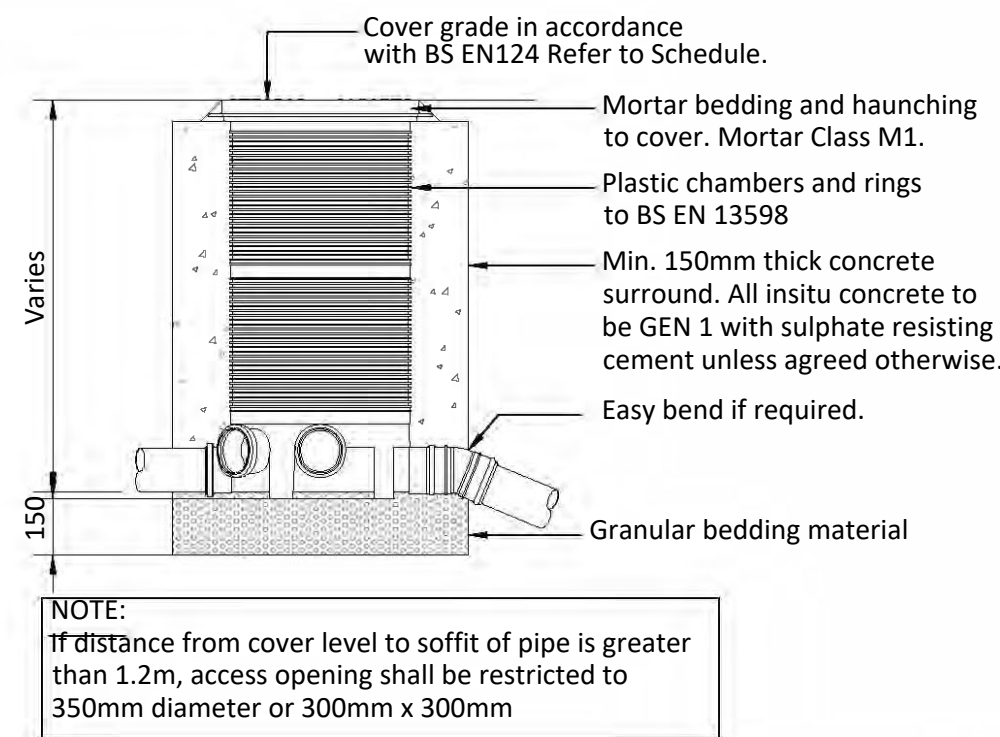
Typical Hydrobrake and Catchpit Detail
(Depth from ground level to soffit <1.50m)
Scale 1-20



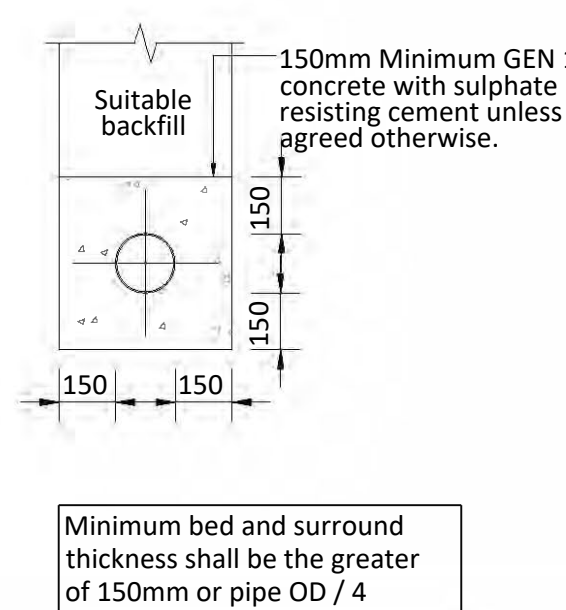
Type S Bedding
Granular Bed and Surround
(Depth to soffit >1.2m)
Scale 1-20



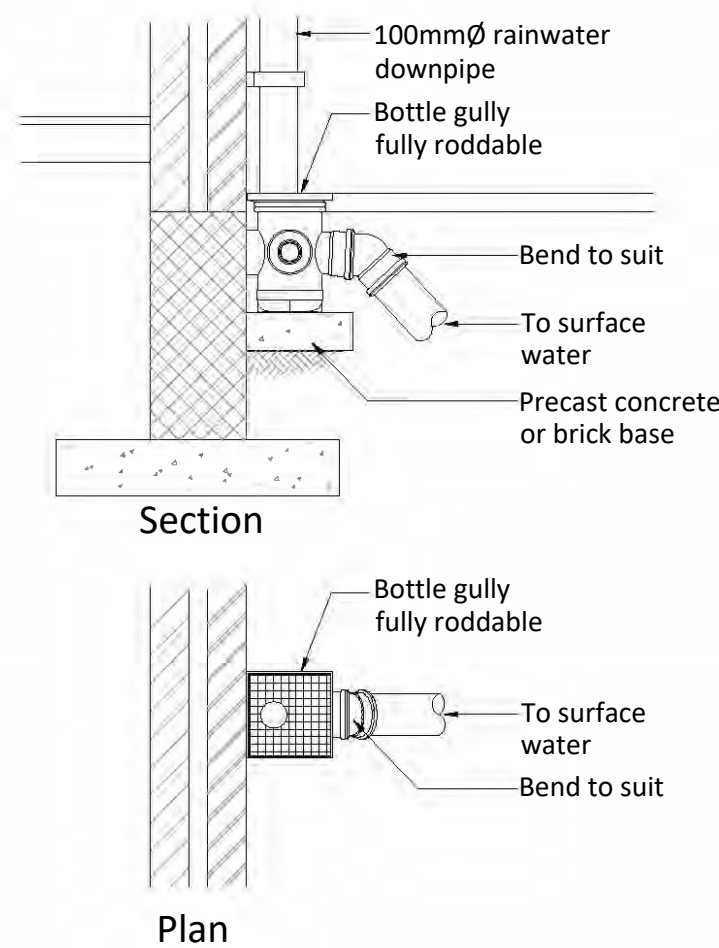
RWP to Bottle Gully
(Lateral connection)
(Please refer to drainage layout for positions)
Scale 1-20



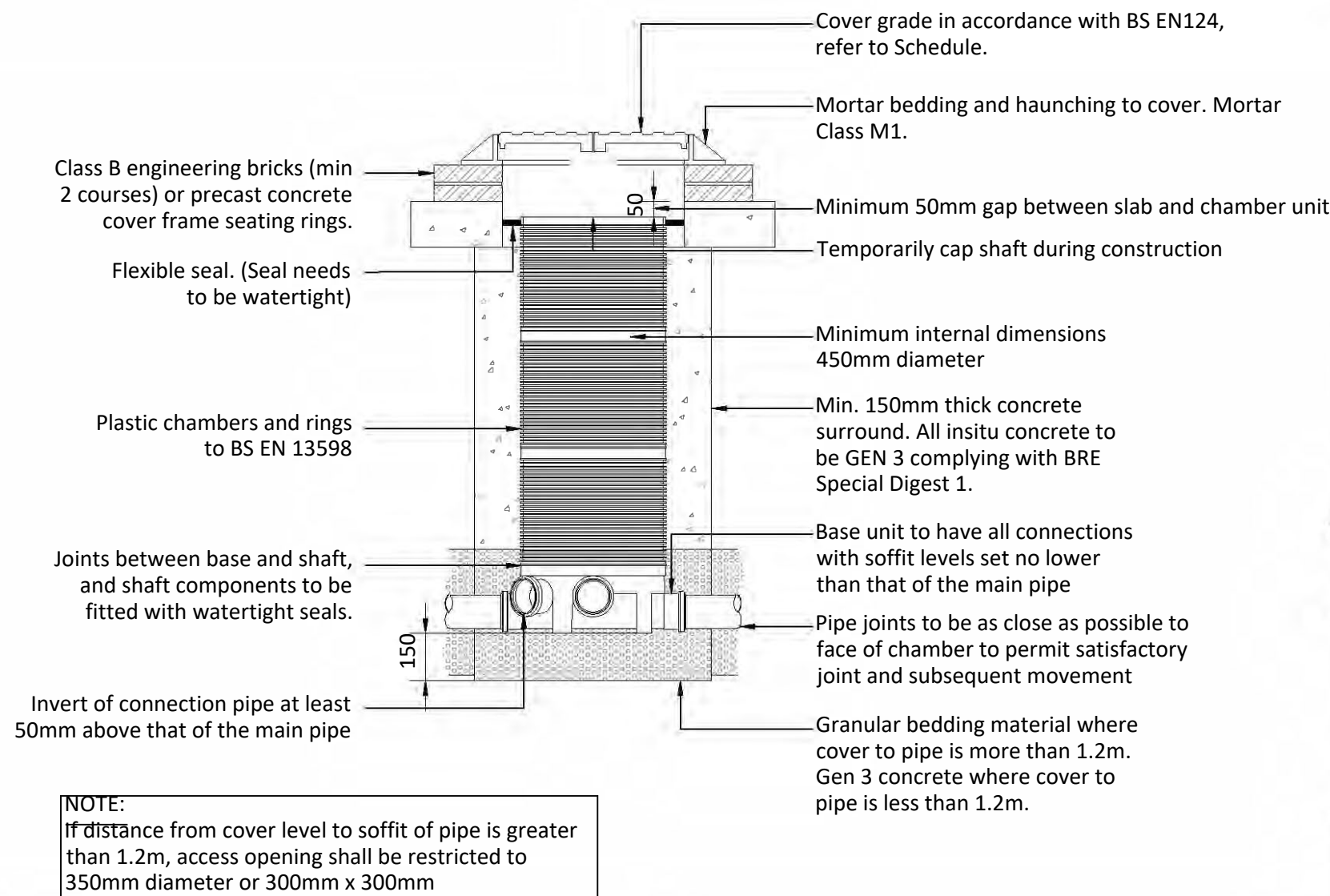
Typical Inspection Chamber - Type D
Flexible material construction for use in soft landscaping areas
Scale 1-20



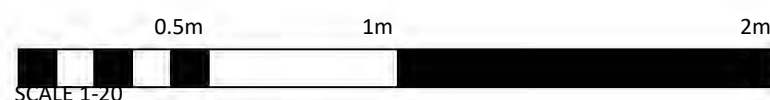
Type Z Bedding
Concrete Bed and Surround
(Depth to soffit <1.2m)
Scale 1-20



RWP to Bottle Gully
(Please refer to drainage layout for positions)
Scale 1-20



Inspection Chamber - Type D
Depth from cover level to soffit of pipe up to 3m
Flexible material construction for use in areas subject to vehicle loading
Scale 1-20



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CR1	11.06.2026	CONSTRUCTION RECORD
C03	16.10.2025	HYDROBRAKE DETAIL UPDATED TO 300MM SUMP
C02	27.05.2025	BOTTLE GULLY DETAIL ADDED: RWP REST BEND DETAIL REMOVED
C01	21.05.2025	CONSTRUCTION ISSUE
P01	19.03.2025	PRELIMINARY ISSUE

REV.	DATE	DESCRIPTION
------	------	-------------

CONSTRUCTION RECORD



**STEPHEN WILSON
PARTNERSHIP LTD**

Chalvington Barn, Dittons Business Park, Dittons Road,
POLEGATE, BN26 6HY Telephone: 01323 412020
E-mail: info@swpeast.co.uk • Website: www.swpeast.co.uk

CLIENT: **SUNNINGHILL CONSTRUCTION CO. LTD**

ARCHITECT: **MH ARCHITECTS**

JOB TITLE: **FAIRFIELD COTTAGES
COWFOLD, SUSSEX**

DRAWING TITLE: **TYPICAL DETAILS**

SCALE AT A1: **1-20**

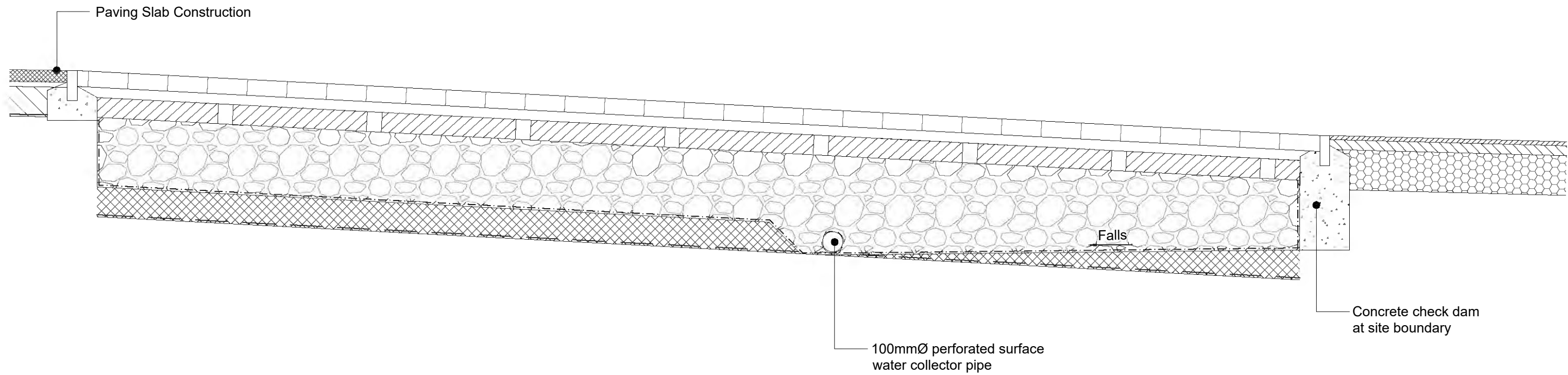
DATE: **MAR 2025** DRAWN: **CRS**

ENR: **CRS** CHECKED: **JWM**

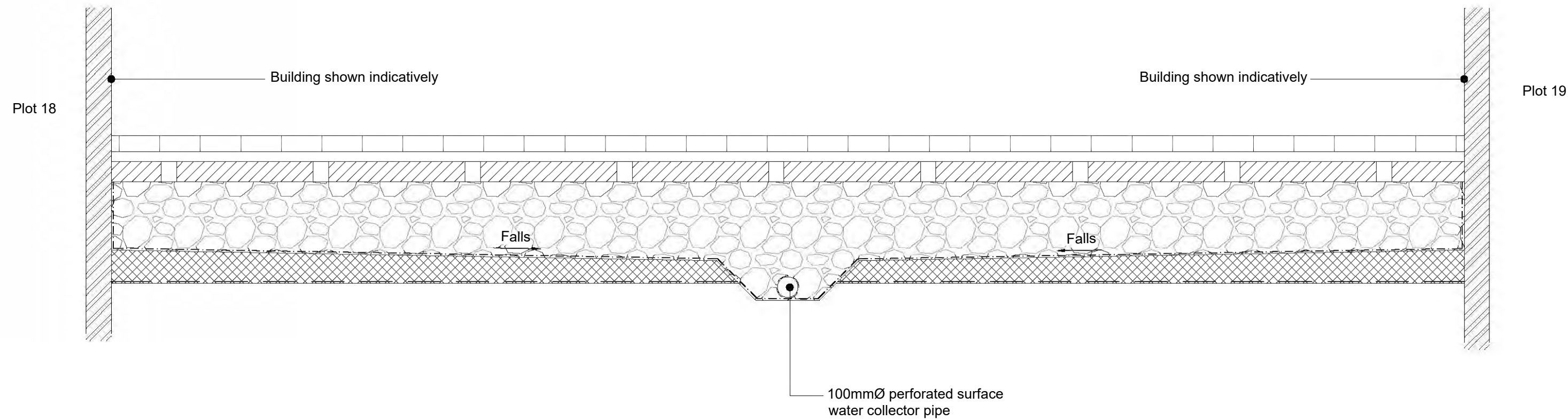
RIBA STATUS: **STAGE 6 - HANDOVER & CLOSE OUT**

DRAWING CR: **CONSTRUCTION RECORD**

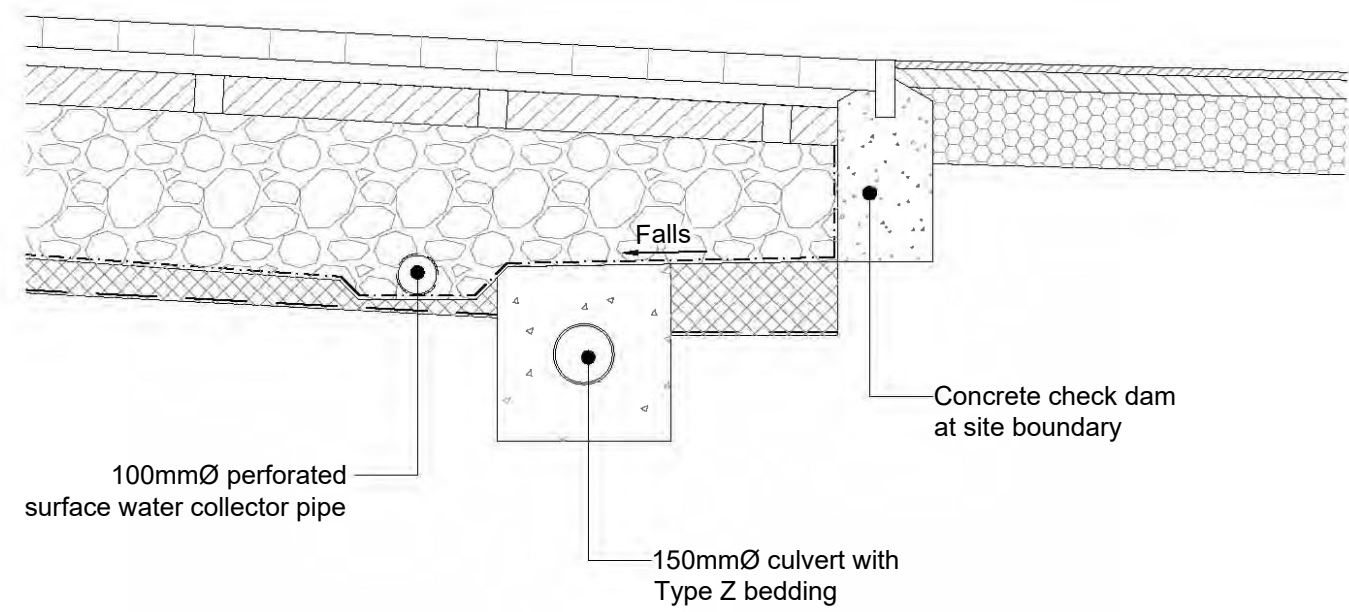
JOB No: **E9395** PROJECT: **9395-SWP-ZZ-XX-DD-C-5101** REV: **CR1**



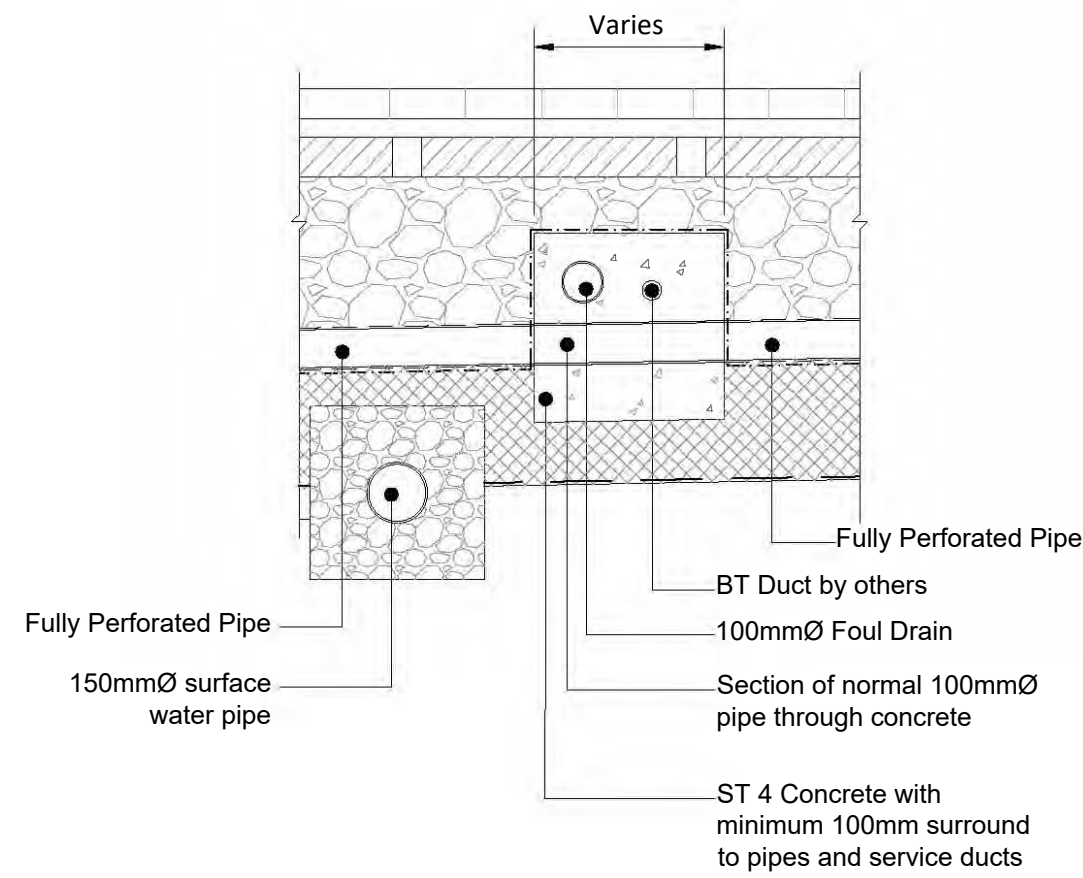
Permeable Block Paving
Driveway Section Plot 22
Scale 1-20



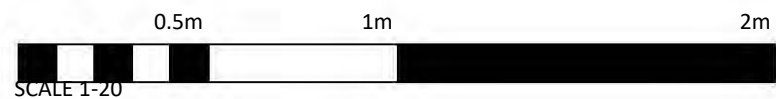
Permeable Block Paving
Driveway Section between Plot 18 & 19
Scale 1-20



Permeable Block Paving
Driveway Section Plot 15/16 at site boundary
Scale 1-20



Permeable Block Paving
Driveway Section between Plot 18 & 19
Scale 1-20



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CR1	11.06.2026	CONSTRUCTION RECORD
CO1	21.05.2025	CONSTRUCTION ISSUE
PO1	27.03.2025	PRELIMINARY ISSUE
REV.	DATE	DESCRIPTION

CONSTRUCTION RECORD



STEPHEN WILSON
PARTNERSHIP LTD

Chalvington Barn, Dittons Business Park, Dittons Road,
POLEGATE, BN26 6HY Telephone: 01323 412020
E-mail: info@swpeast.co.uk • Website: www.swpeast.co.uk

CLIENT
SUNNINGHILL CONSTRUCTION CO. LTD

ARCHITECT
MH ARCHITECTS

JOB TITLE
FAIRFIELD COTTAGES
COWFOLD, SUSSEX

DRAWING TITLE
TYPICAL DETAILS

SCALE AT A1 1-20	DATE MAR 2025	DRAWN CRS
	ENG. CRS	CHECKED JWM

RIBA STATUS
STAGE 6 - HANDOVER & CLOSE OUT

DRAWING CR
STATUS
CONSTRUCTION RECORD

JOB No. E9395	PROJECT - ORGANISATION - JOB NAME - DATE - FORM - DESCRIPTION - NUMBER 9395-SWP-ZZ-XX-DD-C-5102	REV. CR1
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Appendix 2.0

S106 Public Sewer Connection



Mr Craig Searle
Unit C, Chalvington Barn,
Ditton Road
Polegate
East Sussex
BN26 6HY

Your ref
19961

Our ref
DSA000042599

Date
07/04/2025

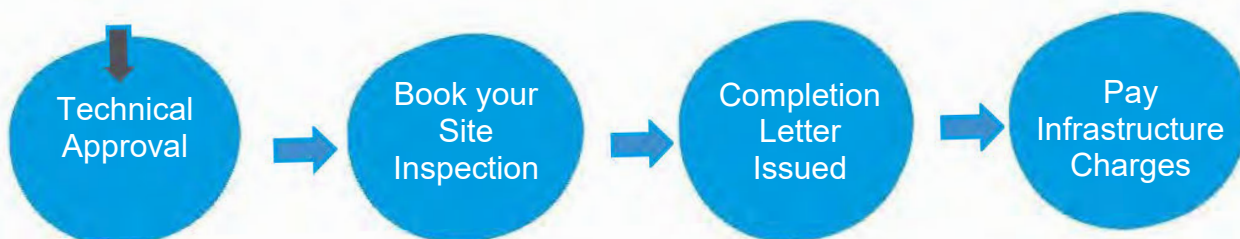
Contact
Tel 07510 379242

Dear Mr Searle,

Application to Connect to the Public Sewerage System - Section 106.

Location: 15-18 Fairfield Cottages, Cowfold, Horsham, West Sussex, RH13 8BL

You are here



What happens next?

1. This is your technical approval.
2. Construction of the wastewater connection begins. Once completed, ensure you book a site inspection, so we know the connection is in line with your application.
3. Once the site inspection has confirmed the work is satisfactory, a completion letter will be issued. See the Essential Sewer Connection Information document to find out why this letter is important.
4. Your infrastructure charge invoice will be issued (if applicable*).

How to book your site inspection

To progress, select the **'Accept'** option on the Get Connected customer dashboard. Or, if you have further questions, please select the 'Query' option. If you do not wish to progress with the application, then please select the 'Withdraw' option.

Now you have received our approval, you will need to arrange with your contractor to carry out your works on site to connect into our sewer. Once the connection has been made it is a mandatory requirement for the point of connection to be inspected by one of our Assistant Adoption Managers.

To arrange this inspection, please select '**Ready for Inspection**' on your Get Connected customer dashboard. Once this has been selected, please contact **Malcolm Penny** our Assistant Adoption Manager for this area on **07922860784** and request an inspection giving at least two full working days' notice.

Once we are happy that your connection to the public sewer complies with our requirements and have passed our inspection, we will send you a completion letter within 7 working days. It's important to ensure your connection is inspected to prevent any risk of disconnection at a later date.

Technical Approval

We are pleased to advise that your Section 106 application to connect to the **Foul** sewer, as shown on your drawing **9395-SWP-ZZ-XX-DP-C-1100** Rev **P03** dated **27.03.2025**, is approved by Southern Water. Our approval means we are satisfied with your connection method. Inspection of the wastewater connection is required to complete your Section 106 application. Please note approval is valid for 2 years from date of issue.

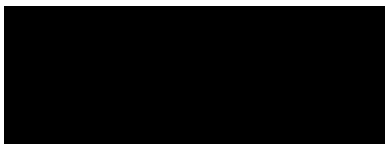
Connections to existing/new Southern Water assets (i.e., manholes) and the arrangement of Southern Water assets (i.e., pipe junctions within manholes) should always be in accordance with the new Design and Construction Guidance manual ("the Code") and Southern Water's guidance documentation. [water.org.uk/sewerage-sector-guidance-approved-documents/](https://www.southernwater.co.uk/sewerage-sector-guidance-approved-documents/)

This Section 106 approval does not confirm that public sewer network capacity is available at your location for the proposed development. The availability of capacity may be assessed through the Pre-Planning Enquiry process.

Please note that your connection should not proceed if:

- There are unapproved changes to your submitted plan or to the intended connection point. Any unapproved changes may lead to us disconnecting your connection under Section 109 of the Water Industry Act 1991.
- The relevant Planning Authority has set out conditions relating to the site's drainage and those conditions have not yet been discharged.
- You have not consulted our Health and Safety Advisory that can be viewed at the following link [southernwater.co.uk/developing-building/health-and-safety](https://www.southernwater.co.uk/developing-building/health-and-safety)
- You have not obtained the necessary Building Regulations Approvals or, if relevant, obtained a Highway Authority Road Opening License.
- Landowner consent has not been obtained where your connection is to be made through another Party's land.

Yours sincerely,



Vicky Pearce
Technical Coordinator - Wastewater
Developer Services
07510 379242



Essential Sewer Connection Information

1. Site Inspection Checklist
2. What happens if the sewer connection is not inspected?
3. Adoption of a sewer
4. Infrastructure charges
5. Enforcement Policy

1. Site Inspection Checklist

We have prepared a site inspection checklist so that inspection of your sewer connection can be passed first time southernwater.co.uk/media/3028/ds-site-inspection-checklist.pdf

2. What happens if the sewer connection is not inspected and a completion letter is not issued?

Incidences where construction of the sewer connection has been completed but a site inspection has not been requested then the sewer connection application is not completed. You will need to request for a site inspection to finalise the application. If the sewer connection has not been built as per the designs submitted then we will ask you to rectify.

3. Adoption of a sewer

When a new development is planned, the developer can construct the sewers using approved materials and to a standard, which makes them suitable for adoption by Southern Water when construction is complete.

An adoption agreement can be entered into under Section 104 of the Water Industry Act 1991, prior to the sewers being built. This is the most desirable arrangement and if all new developments were covered by such adoption agreements, there would be few, if any, new private sewers on housing estates. However, there are many kilometres of existing private sewers that were built without an adoption agreement in place.

Section 102 of the Water Industry Act 1991 provides for the adoption of such sewers to be considered. It is important to draw a distinction between sewers, drains, and lateral drains:

- Sewers are pipes carrying sewage from more than one property
- Drains are pipes carrying sewage from only one property to the curtilage of the building or premises

- Lateral drains are those pipes which extend from the curtilage of a single building to the point of connection with an existing public or private sewer

To start the process of having the private sewer adopted, please visit our website and fill in the S102 Adoption Form.

4. Infrastructure charges

New developments increase the load on our networks and may require investment in upstream network reinforcement. This investment is funded through the Infrastructure Charge where the cost of network reinforcement is levied per property at the time of final connection.

* In addition to the sewer connection application charge, a charge for sewerage infrastructure is levied on each dwelling connecting onto the sewerage system. Non domestic properties will be individually assessed according to the number of appliances/fittings producing wastewater. Infrastructure charges are applicable even if the connection is made via a private sewer providing that the private sewer ultimately discharges into the public system.

There are three scenarios:

1. Water and wastewater connections are made within Southern Water supply area. Infrastructure charges will be included in your water connection quote.
2. Water connections are made within another water company's supply zone and Wastewater is within the Southern Water supply area. Infrastructure charges will be invoiced following connection of the meters as advised by each water company.
3. You already have a water connection and require a wastewater connection in the Southern Water supply area. Infrastructure charges will be invoiced directly following completion of the wastewater connection.

For information and our current Connection Charges please refer to section 2 of the Southern Water Charging Arrangements [Connection charging arrangements \(southernwater.co.uk\)](https://www.southernwater.co.uk/connection-charging-arrangements)

5. Enforcement Policy

It is an offence to not comply with the requirements of a S106 Water Industry Act 1991, which are detailed in the body of the letter. This can result in prosecution and a fine and/or removal of the illegal connection.

Please contact the Developer Services Team via the Get Connected customer dashboard / on 0330 303 0119 should you require any further advice.

Appendix 3.0

Ordinary Watercourse Consent

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date: 14th May 2025

Craig Searle
Stephen Wilson Partnership
Unit C
Ditton Business Park
Dittons Road
Polegate
BN36 6HY BY EMAIL

Dear Craig,

RE: Land Drainage Works at 15 Fairfield Cottages, Cowfold RH13 8BL

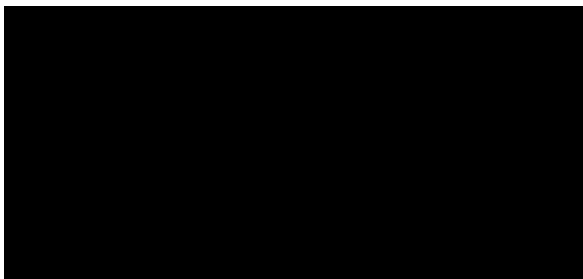
Thank you for your recent applications for Ordinary Watercourse Land Drainage Consent.

I confirm that your proposal for the permanent works under Application references WSCC- 703950152 and 703024213 is approved by West Sussex County Council. I enclose consent number LDC-2025-029 issued under Section 23 of the Land Drainage Act 1991.

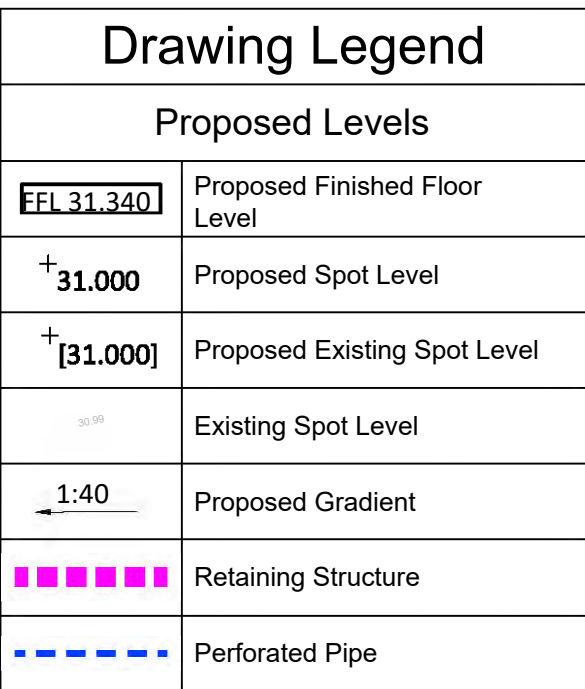
Please notify this authority no less than seven days before commencement and upon completion of the works, quoting the above consent number for reference. Please note that inspections will be carried out as deemed necessary.

The applicant must provide photographs of the works during construction and on completion, and forward digital copies to this office. Please note the 'Conditions' attached to this approval.

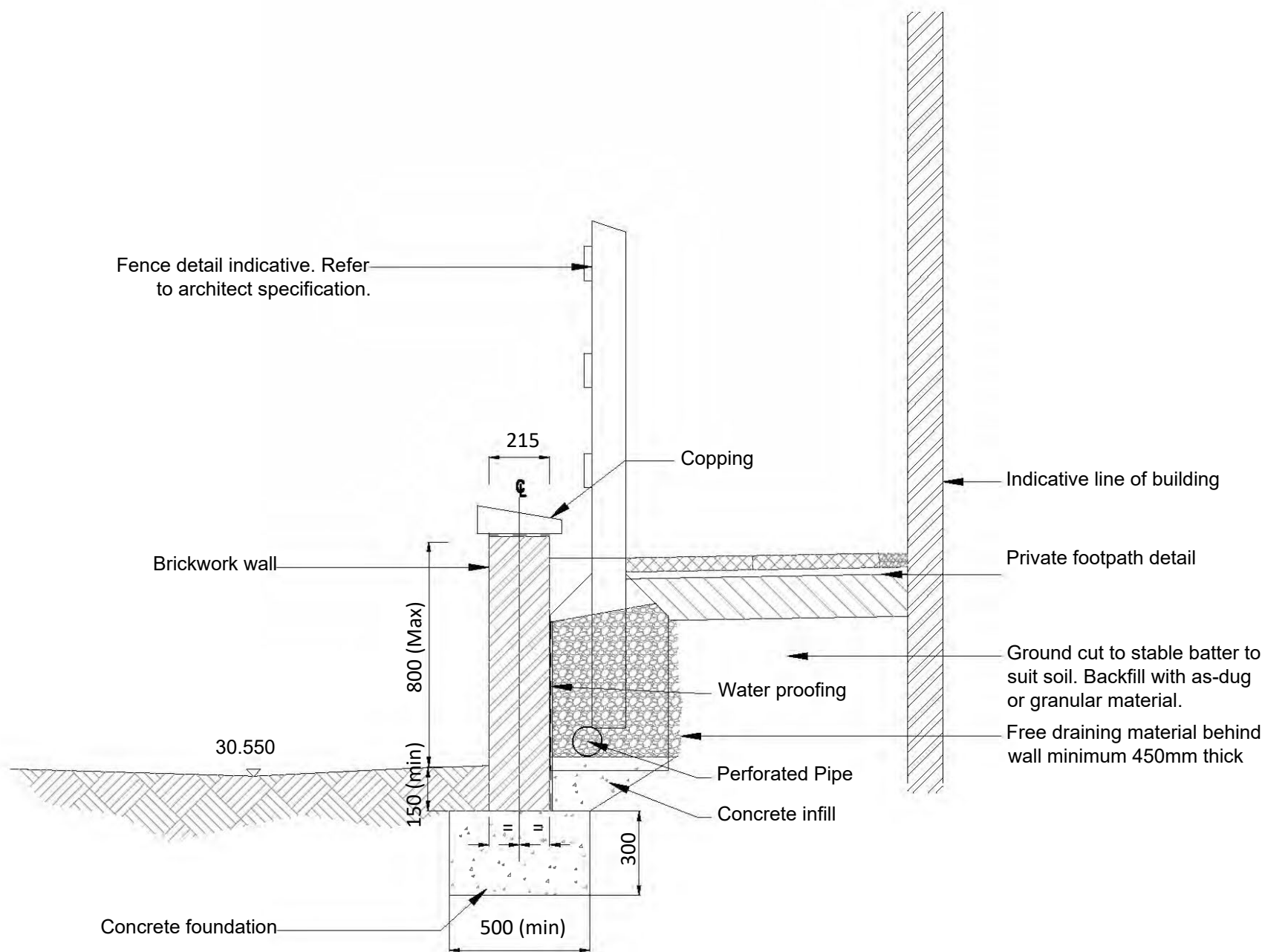
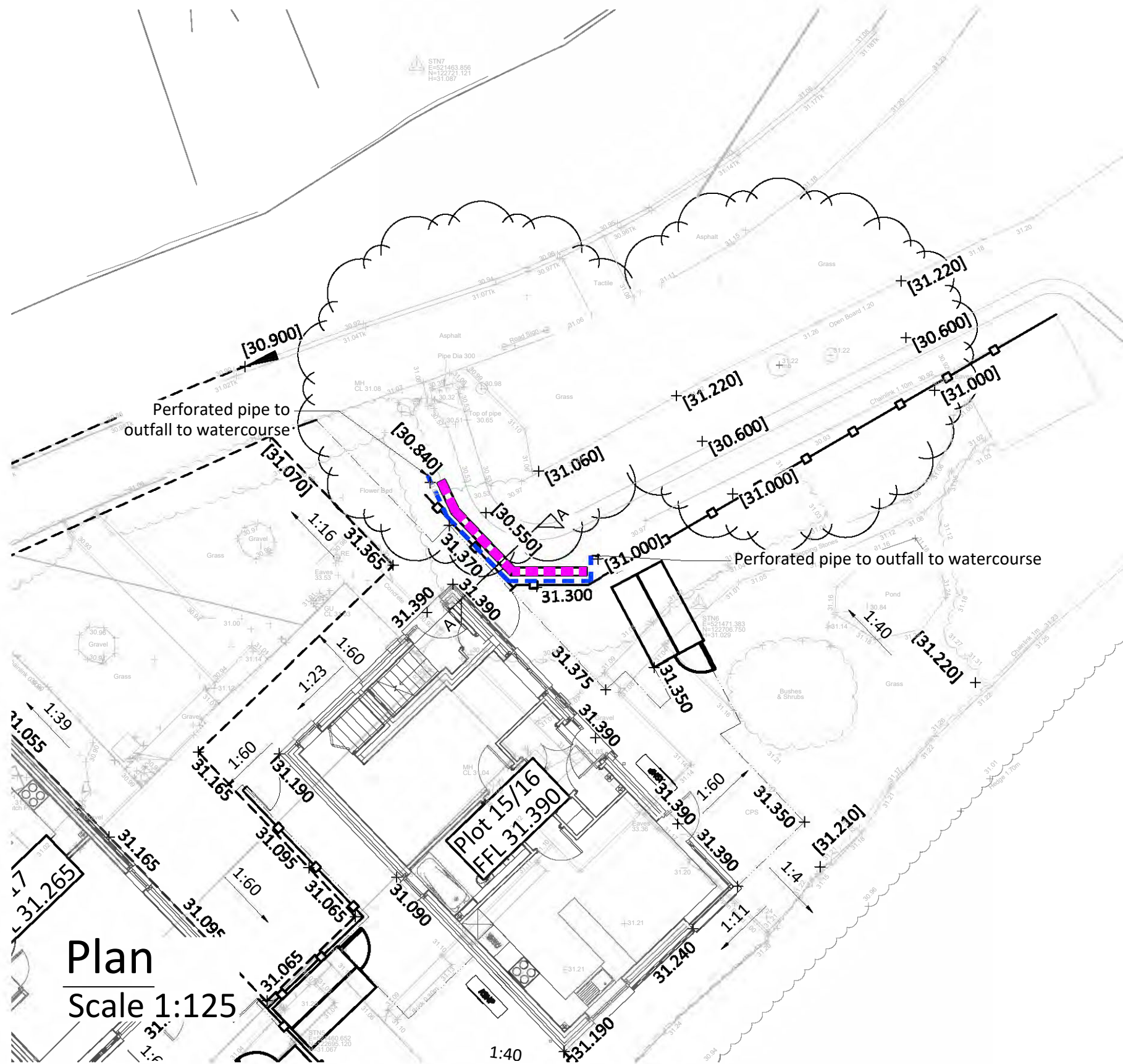
Yours sincerely,



Michael Elkington
Head of Planning Services
West Sussex County Council



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Notes:

Concrete foundation: GEN1 (10N/mm²) or ST2 concrete with s3 consistence class (130mm target slump) min 180kg/m³/ cement content and 20mm max aggregate

Brickwork wall: HD: F2 and S2 bricks, English or Flemish bond (min 1500kg/m³/ density) in M12 mortar with bucket handle joints. Minimum brick strength 50N/mm².

Concrete infill: GEN1 concrete infill (as for main footing) to underside of weep holes

Rear face of wall: painted with two coats of bitumastic paint

Allow 28 days for mortar to cure before backfilling
or provide temporary propping

Free draining material: min 450mm width of 20mm single size stone wrapped in filter fabric - Terram T1000 or similar, with perforated pipe at base to drain to ends of wall.

Coping: Forticrete ow315 coping (or similar to be agreed with architect) laid in M4 mortar on flexible DPC.

Coping: Forticrete ow315 coping (or similar to be agreed with architect) laid in M4 mortar on flexible DPC.

Chainage	0.000	0.862	1.700	2.185	3.185
Proposed Level	30.575	30.550	30.587	31.325	31.350

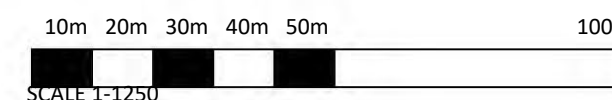
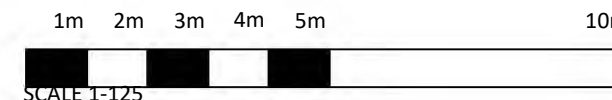
Section A-A

Proposed
Scale 1-20

Chainage	0.000	0.862	1.700	3.185
Existing Level	30.575	30.550	30.850	30.950

Section A-A

Existing
Scale 1-20



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DRAWING
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CR1	11.06.2026	CONSTRUCTION RECORD
C01	21.05.2025	CONSTRUCTION ISSUE
P01	27.03.2025	PRELIMINARY ISSUE
REV.	DATE	DESCRIPTION

CONSTRUCTION RECORD



STEPHEN WILSON
PARTNERSHIP LTD

Chalvington Barn, Dilttons Business Park, Dilttons Road
POLEGATE, BN26 6HY Telephone: 01323 412020
E-mail: info@swpeast.co.uk • Website: www.swpeast.co.uk

CLIENT
SUNNINGHILL CONSTRUCTION CO. LTD

ARCHITECT **MH ARCHITECTS**

JOB TITLE FAIRFIELD COTTAGES
COWFOLD, SUSSEX

DRAWING TITLE
ORDINARY WATERCOURSE CONSENT
RETAINING WALL

SCALE AT A1	DATE	MAR 2025	DRAWN	CRS
AS SHOWN	ENG.	CRS	CHECKED	JWM
RBA STATUS	STAGE 6 - HANDOVER & CLOSE OUT			
DRAWING STATUS	CR	DRAWING SUBMITALITY		
CONSTRUCTION RECORD				
JOB NO.	DRAWING No.			REV.
E9395	PROJECT - ORIGINATOR - VOL UNIT - LEVEL - FORM - DISCIPLINE - NUMBER 9395-SWP-ZZ-XX-DP-C-1350			CR1

Location Plan
Scale 1:1250

Proposed Plan
Scale 1:200

Existing Plan
Scale 1:200

Drawing Legend	
Surface Water Drainage	
	Proposed surface water drainage
	Existing surface water drainage
	Existing Highway Drainage
	Existing Surface Water Manhole
	Type C manhole Rigid Construction - Rectangular
	Type D inspection chamber Flexible Construction
	Catchpit
	Hydrobrake 2.0/s @ 1.0m head

- NOTES:
- This drawing is to be read in conjunction with all other SWP drawings, and with all relevant architect's and engineer's drawings and specification and any discrepancies found are to be reported immediately to the engineer.
 - No dimensions are to be scaled from this drawing, unless noted otherwise all dimensions are in millimeters and all levels are in metres from the site datum.
 - All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
 - The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. figured dimensions must be used for setting out and detailing. swp logos and company information must be removed from copies if information is re-used.
 - The main contractor is responsible for the design of all temporary works, and is also responsible for the safe maintenance and stability of existing buildings at all times.
 - The main contractor is responsible for all occurrences of ground water during the construction period.
 - Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care and attention whilst undertaking the works.
 - The contractor must comply with all current legislation relating to health & safety.
 - All products specified shall be installed in strict accordance with the manufacturers recommendations and instructions. If there are discrepancies between that information and the details on any swp drawings, the manufacturers instructions must be used.

CR1	11.08.2026	CONSTRUCTION RECORD
C02	18.08.2025	POINT OF CONNECTION TO HIGHWAY DRAIN UPDATED
C01	21.05.2025	CONSTRUCTION ISSUE
P01	27.03.2025	PRELIMINARY ISSUE
REV.	DATE	DESCRIPTION

CONSTRUCTION RECORD



STEPHEN WILSON
PARTNERSHIP LTD

Chalvington Barn, Dittons Business Park, Dittons Road,
POLEGATE, BN26 6HY Telephone: 01323 412020
E-mail: info@swpeast.co.uk • Website: www.swpeast.co.uk

CLIENT
SUNNINGHILL CONSTRUCTION CO. LTD

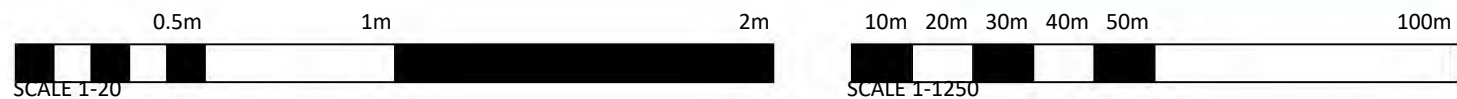
ARCHITECT
MH ARCHITECTS

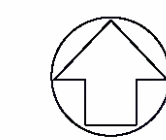
JOB TITLE
FAIRFIELD COTTAGES
COWFOLD, SUSSEX

DRAWING TITLE
ORDINARY WATERCOURSE CONSENT
CULVERT - PLAN

SCALE AT A1 AS SHOWN	DATE MAR 2025	DRAWN CRS
	ENG. CRS	CHECKED JWM
RIBA STATUS STAGE 6 - HANDOVER & CLOSE OUT		
DRAWING CR STATUS	DRAWING BLANKET	CONSTRUCTION RECORD
JOB No. E9395	DRAWING No. 9395-SWP-ZZ-XX-DP-C-1351	REV. CR1

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Drawing Legend	
Surface Water Drainage	
	Existing surface water drainage
	Existing Highway Drainage
	Existing Surface Water Manhole
	Existing Flows within Watercourse

1. This drawing is to be read in conjunction with all other SWP drawings, and with all relevant architect's and engineer's drawings and specification and any discrepancies found are to be reported immediately to the engineer.
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CR1	11.06.2026	CONSTRUCTION RECORD
C01	21.05.2025	CONSTRUCTION ISSUE
P01	08.04.2025	PRELIMINARY ISSUE
REV.	DATE	DESCRIPTION

SWP

Chalvington Barn, Dittons Business Park, Dittons Road
POLEGATE, BN26 6HY Telephone: 01323 412020
E-mail: info@swpeast.co.uk • Website: www.swpeast.co.uk

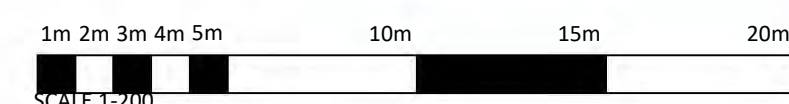
JOB TITLE
FAIRFIELD COTTAGES
COWFOLD, SUSSEX

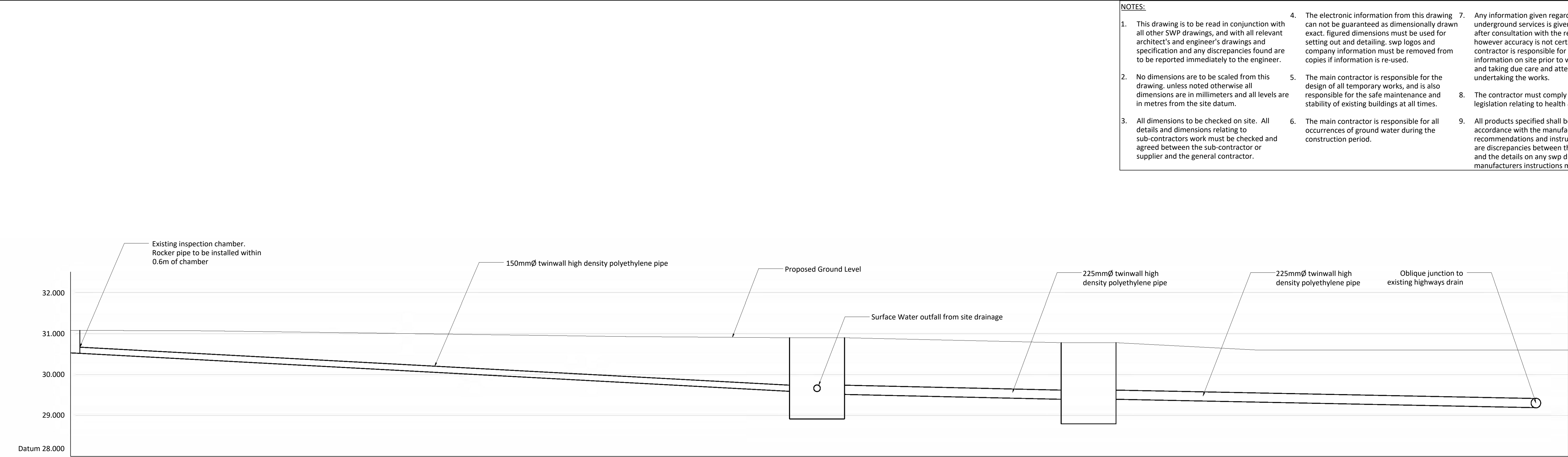
SCALE AT A1	DATE APR 2025	DRAWN CRS
1-200	ENG. CRS	CHECKED CRS

DRAWING DATE	R	DRAWING DATE	CONSTRUCTION RECORD
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JOB No.	DRAWING No.	REV.
E9395	9395-SWP-ZZ-XX-DP-C-1352	CR1

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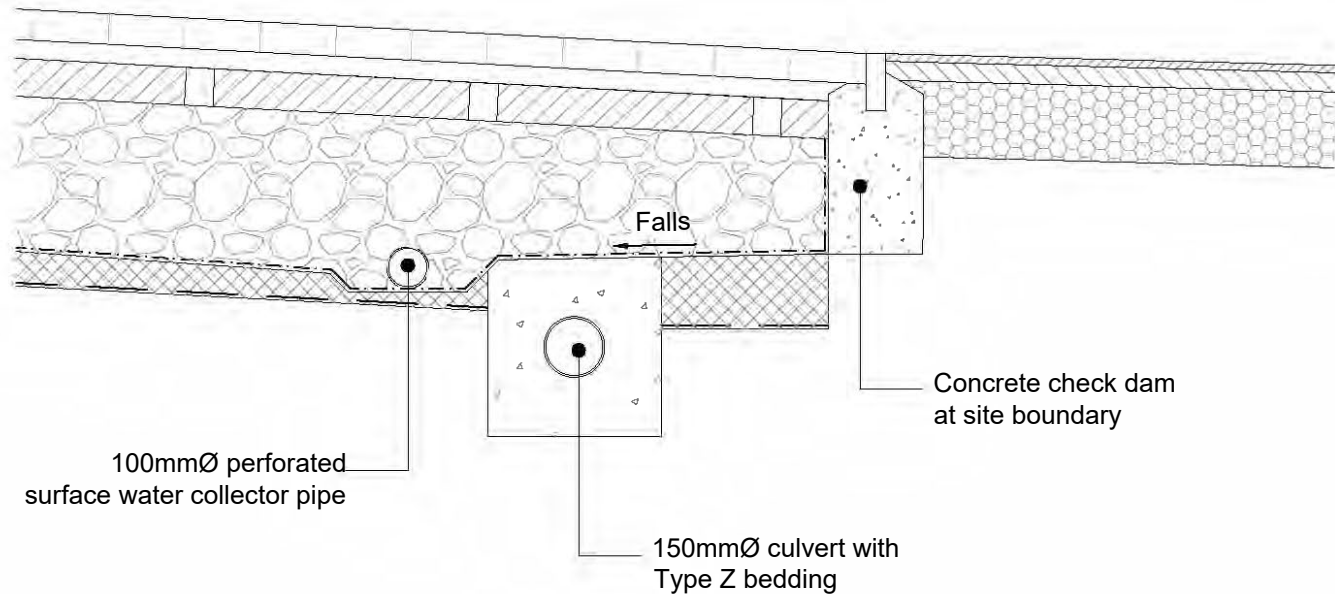


Chainage	0.000	3.340	13.485	17.565	24.202	25.542	35.795
Proposed Invert Level	30.530 30.520			29.590 29.515	29.395 29.395		29.190 29.190
Proposed Ground Level	31.080	31.070	30.930	30.900	30.800	30.800	30.600
Notes	SW6 SW6 Out	Edge of Driveway	Edge of Driveway	S12 In Catchpit S12 Out	S13 In Catchpit S13 Out	Edge of carriageway	Existing

Proposed Culvert Long Section

Proposed Culvert Long Section

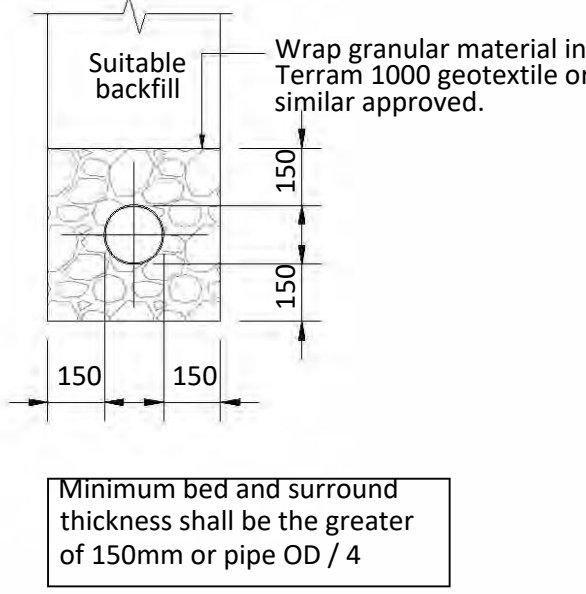
Scale 1:50



Permeable Block Paving

Driveway Section Plot 15/16 at site boundary

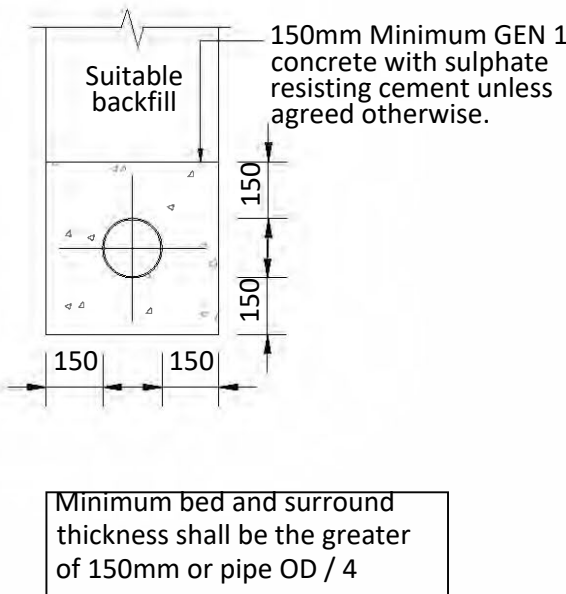
Scale 1:20



Type S Bedding

Granular Bed and Surround
(Depth to soffit >1.2m)

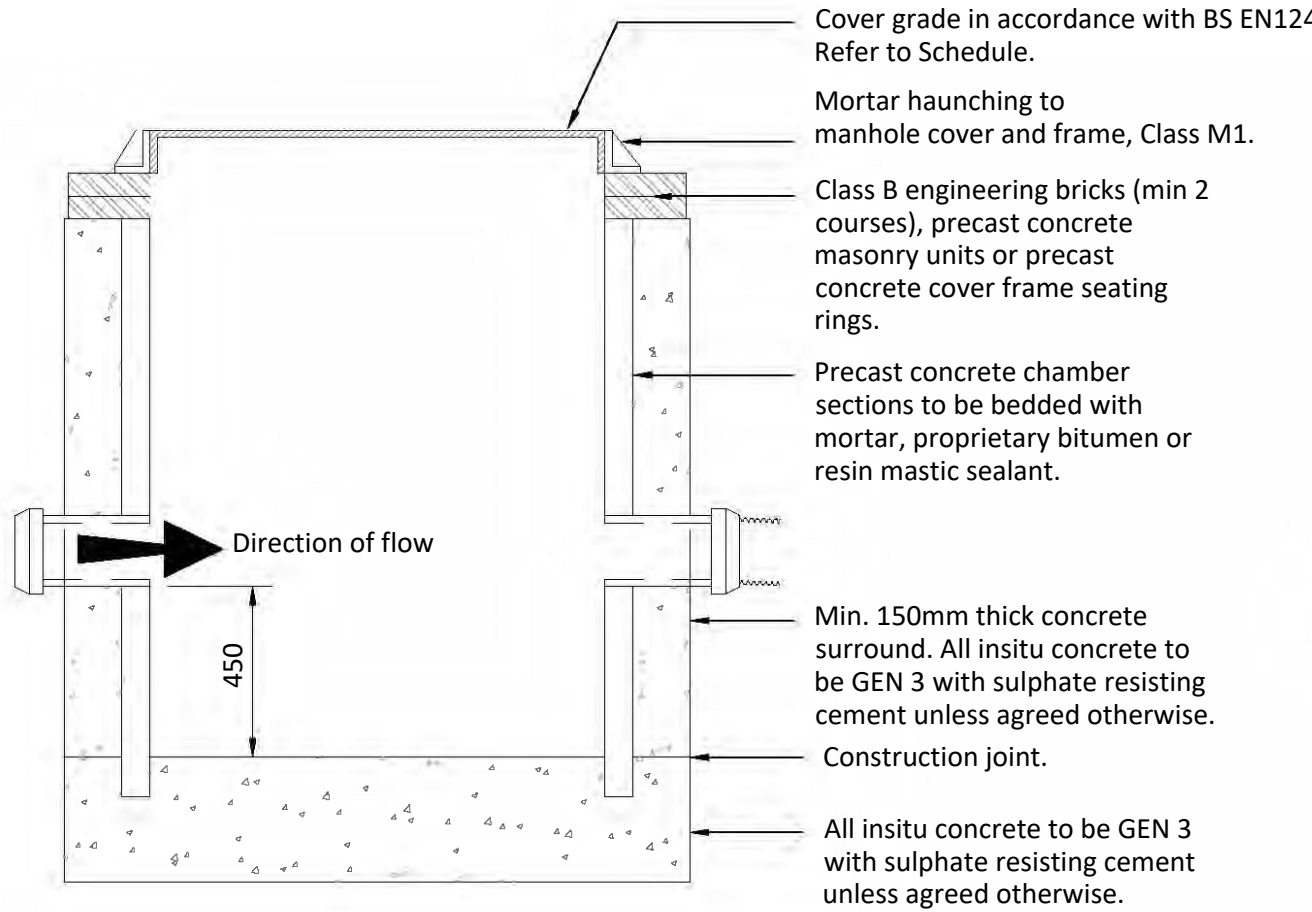
Scale 1:20



Type Z Bedding

Concrete Bed and Surround
(Depth to soffit<1.2m)

Scale 1:20

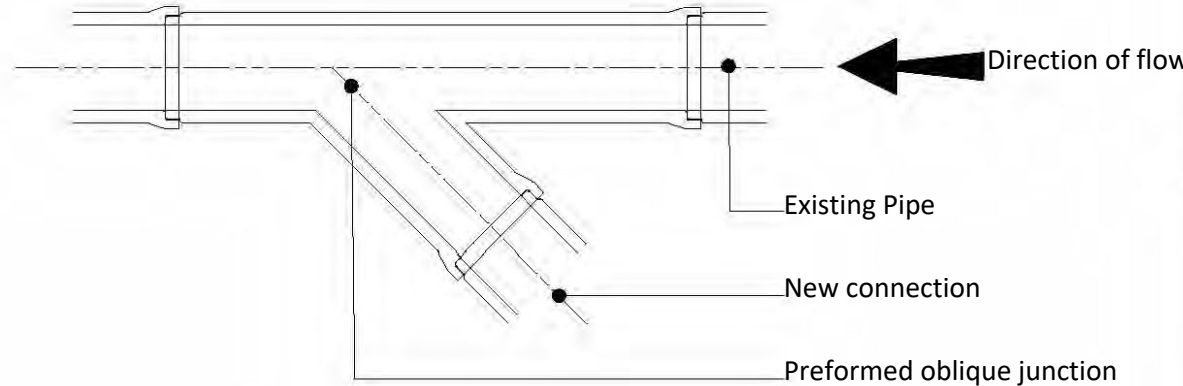


Typical Manhole Detail

(Depth from ground level to soffit <1.50m)

Scale 1:20

Notes:
1. Condition of existing pipe to which the connection is proposed shall be assessed. If the existing pipe is damaged a sufficient length shall be replaced to ensure a satisfactory connection.



Oblique Junction Connection

Connection to same size diameter pipe

Scale 1:20



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Appendix 4.0

CCTV Survey

Advanced Blockage Clearance Ltd

84 Upper Ratton Drive EASTBOURNE BN20 9DJ

Mobile : 07866 410870 Telephone : 01323 503345

E - Mail : .Ross@abcdrainage.co.uk

CCTV DRAINAGE REPORT

Client : Sunninghill Construction

Location : Fairfield Cowfold

Order no : Email

Manhole S6

0.00m Survey starts upstream

7.80m Rest bend to vertical

Manhole S6

0.00m Survey starts upstream

0.10m Lateral connection on right

9.60m Lateral connection on right

11.40m Rest bend to vertical (rodding eye)

Manhole S7

0.00m Survey starts upstream

1.00m Pipework becomes perforated

6.00m Pipework no longer perforated

7.20m Enters Manhole S6

Advanced Blockage Clearance Ltd

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Manhole S7

0.00m	Survey starts upstream
14.40m	Pipework reduces to 100mm
14.70m	Enters Manhole S4
15.50m	Saddle connection from above
20.00m	Lateral connection on left
21.70m	Lateral connection on left
23.60m	Lateral connection on left
24.00m	Rest bend to vertical (Rodding eye)

Manhole S8

0.00m	Survey starts upstream
2.20m	Rest bend to vertical

Manhole S8

0.00m	Survey starts upstream
1.60m	Rest bend to vertical

Manhole S8

0.00m	Survey starts upstream
4.30m	Lateral connection on left
5.20m	Enters Manhole S7

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Manhole S10

0.00m	Survey starts upstream
6.90m	Saddle connection from above
12.40m	Enters Manhole S8
7.80m	Rest bend to vertical

Manhole S10

0.00m	Survey starts upstream
2.70m	Pipework becomes perforated
4.70m	Lateral connection on left (RWP-RE4)
8.50m	Blank end cap

Manhole S10

0.00m	Survey starts downstream
0.90m	Saddle connection from above
3.90m	Saddle connection from above
6.70m	Enters Catch pit 1 S11

Manhole S11 Catch Pit 1

0.00m	Survey starts upstream
2.40m	Rest bend to vertical

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Manhole S11 Catch Pit 1

0.00m Survey starts downstream

0.30m Enters S12

Manhole S11 Catch Pit 1

0.00m Survey starts upstream

1.90m Saddle connection from above

3.50m Saddle connection from above

6.40m Lateral connection on right

15.80m Pipework reduces to 100mm

16.70m Enters Manhole S1

Manhole S12

0.00m Survey starts upstream

16.70m Enters Existing pipework

17.70m Enters Manhole SW6

18.50m Enters Headwall

Manhole S12

0.00m Survey starts downstream

3.50m Enters Manhole S13

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E - Mail : .Ross@abcdrainage.co.uk

Manhole S2

0.00m	Survey starts upstream
0.50m	Pipework becomes perforated
11.90m	Rest bend to rodding eye

Manhole S2

0.00m	Survey starts downstream
1.10m	Enters Main storm run

Manhole S1

0.00m	Survey starts upstream
6.30m	Lateral connection on right
8.30m	Lateral connection on right
10.00m	Lateral connection on right
10.40m	Rest bend to vertical (rodding eye)

Manhole S1

0.00m	Survey starts upstream
0.30m	Lateral connection on right
2.00m	Rest bend to vertical

Advanced Blockage Clearance Ltd

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Rodding eye 2

0.00m	Survey starts downstream
8.20m	Lateral connection on left
9.00m	Lateral connection on right
15.60m	Enters main storm run

RWP- RE4

0.00m	Survey starts downstream
0.00m	Pipe is perforated
4.00m	Enters run from RE4
15.50m	Enters run upstream from Manhole S10
20.00m	Enters Manhole S10

Manhole S13

0.00m	Survey starts downstream
12.00m	Camera underwater due to size of pipe
15.50m	Enters connection to run in road

Appendix 5.0

Construction Photos

