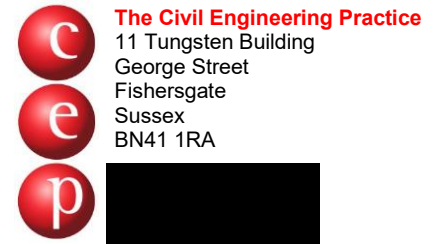


# SuDS Verification Report



|                       |                                                                        |
|-----------------------|------------------------------------------------------------------------|
| <b>Project</b>        | <b>Hook Lane, Westergate</b>                                           |
| <b>Project Number</b> | <b>23582</b>                                                           |
| <b>Works Verified</b> | Construction of SuDS including associated drainage and outlet headwall |
| <b>By</b>             | Stuart Magowan IEng MICE                                               |
| <b>Date</b>           | 13 October 2026                                                        |

## 1 Introduction

- 1.1 The Civil Engineering Practice Limited (CEP) was commissioned to undertake a verification review of the installed surface water drainage system at Hook Lane, Westergate, West Sussex.
- 1.2 The purpose of this report is to demonstrate, as far as reasonably practicable from the available evidence, that the drainage infrastructure has been constructed generally in accordance with the approved drainage design and that sufficient evidence exists to verify the principal drainage and attenuation measures installed on site.
- 1.3 The verification assessment has been undertaken using the following information:
  - Approved drainage design drawings.
  - As-built drainage survey information.
  - Marked-up construction drawings provided by the groundworks contractor.
  - Site construction photographs.
  - Material delivery tickets.
  - Correspondence relating to construction levels.
  - Ordinary Watercourse Consent documentation.

## 2 Approved Drainage Design

- 2.1 The approved drainage design was prepared by The Civil Engineering Practice Limited and constructed in accordance with the following approved drawings:



| <b>Drawing No.</b> | <b>Revision</b> | <b>Title</b>           |
|--------------------|-----------------|------------------------|
| 23582/202          | Rev F           | Site Layout - Drainage |
| 23582/250          | Rev D           | Manhole Schedule       |
| 23582/251          | Rev B           | Construction Details   |
| 23582/252          | Rev D           | Construction Details   |

### **3 Verification Information Reviewed**

#### **3.1 General**

3.1.1 The verification exercise has been undertaken using information provided by the developer (Oceanview Developments) and groundworks contractor (Pegley Groundworks).

#### **3.2 As-Built Survey**

3.2.1 An as-built drainage survey was carried out by Skilltran Limited and supplied on the following drawings:

- 26008\_01 Sheet 1
- 26008\_01 Sheet 2

3.2.2 The survey records the installed drainage network and associated cover and invert levels.

3.2.3 For ease of review, downstream invert levels were added to the survey drawings to assist in confirming drainage falls and connectivity throughout the network.

#### **3.3 As Constructed Drawings**

3.3.1 Pegley Groundworks provided an over-marked version of Drawing 23582/201 Rev A identifying the installed drainage infrastructure and confirming the general arrangement of the constructed system.

3.3.2 From the overmarked Drawing and the As-built Survey the drainage layout drawing 202 AB has been produced to reflect the As Built Drainage System.

#### **3.4 Construction Photographs**

3.4.1 Construction photographs were provided showing:

- Formation and construction of the surface water outfall headwall.

- Installation of the Hydro-Brake flow control device.
- Completion of the permeable surfacing.

3.4.2 The photographs provide visual confirmation that the principal drainage components were installed during the construction process.

### 3.5 Material Delivery Tickets

3.5.1 Copies of delivery tickets were provided for Type 3 voided stone used within the attenuation blanket.

3.5.2 The delivery records confirm that material was delivered to site between 5 February 2025 and 25 March 2025. A total of 1,296.6 tonnes of Type 3 stone was delivered.

3.5.3 Using the bulk density of 2.0 tonnes/m<sup>3</sup> noted on the delivery tickets this equates to approximately 648m<sup>3</sup> of Type 3 stone delivered to the development.

### 3.6 Construction Level Confirmation

3.6.1 An email chain between Pegley Groundworks and Oceanview Developments dated between 24 January 2025 and 28 January 2025 confirms that the base level of the attenuation stone was set out at 9.58m in accordance with the design requirement for a level base to the voided stone at 9.58m.

3.6.2 Copies of the correspondence are included within the appendices to this report.

3.6.3 The as built survey confirms there have been changes to finished levels and cover and invert levels of the surface water pipework upstream of the connection to the voided stone storage area.

3.6.4 Whilst the changes are not strictly within standard construction tolerances, the pipe sizes are in accordance with the design drawings and all pipework is indicated draining to the voided stone above the level of the base of the storage area.

3.6.5 The information supplied confirms the voided stone storage has been installed with a level base at 9.58m.

3.6.6 The hydrobrake invert level is confirmed at 9.58m.

3.6.7 The outfall headwall is confirmed with an invert level at 9.22m.

3.6.8 The outfall pipework from the hydrobrake to the outfall headwall has therefore been laid as a 225mm diameter pipe a gradient of 1:230 rather than the designed gradient of 1:192.

3.6.9 The gradient remains sufficient to meet self-cleansing velocity of 0.7m/s to meet Building Regulations which for a 225mm diameter surface water pipe with ks 'roughness' of 0.6 requires a minimum gradient of 1:333. The change does not

adversely affect the approved flow-control arrangement, attenuation performance, storage volume, hydraulic capacity or design discharge of 2.0 l/s.

### 3.7 Other Changes During Construction

- 3.7.1 Oceanview Development confirm that the driveways of plots 4 and 5, 6 and 7 and Plot 8 had been constructed in permeable tarmac in lieu of permeable block paving. The system however is a suitable permeable paving scheme and as no effect on the function of the surface water system.

### 3.8 Ordinary Watercourse Consent

- 3.8.1 Ordinary Watercourse Consent Reference LDC/Arun/20243/009 was granted on 28 April 2023 for the construction of the surface water outfall headwall and associated works to the receiving ordinary watercourse.

- 3.8.2 A copy of the consent should be retained with the site drainage records.

## 4 Verification of Attenuation Storage

- 4.1 The approved design incorporates a Type 3 stone attenuation blanket beneath the development, the base of the storage area has been confirmed at 9.58m in accordance with the design.
- 4.2 The approved attenuation area measures 924m<sup>2</sup> with a minimum construction depth of 620mm. This requires a minimum stone volume of  $924\text{m}^2 \times 0.62\text{m} = 572.88\text{m}^3$
- 4.3 The site delivery tickets confirm that approximately 648m<sup>3</sup> of Type 3 stone was delivered to the site.
- 4.4 The volume delivered exceeds the minimum volume required by the approved design,  $648\text{m}^3 - 572.88\text{m}^3 = 75.12\text{m}^3$  surplus volume of Type 3 stone delivered to the site.
- 4.5 The delivery records demonstrate that the quantity of Type 3 stone delivered to the site was sufficient to construct the minimum specified attenuation blanket. The as-built information and contractor records have subsequently been reviewed to assess the installed geometry and formation level.

## 5 Verification of Drainage Infrastructure

- 5.1 The available evidence demonstrates that the drainage system was constructed generally in accordance with the approved drainage design drawings.
- 5.2 An as-built survey was undertaken following installation of the drainage network.
- 5.3 Invert levels were recorded and drainage connectivity verified.
- 5.4 The Hydro-Brake flow control was installed and levels confirmed in accordance with the design.

- 5.5 The approved headwall outfall structure was constructed.
- 5.6 Material delivery records demonstrate that adequate quantities of Type 3 attenuation stone were delivered to site.
- 5.7 Construction level information confirms the attenuation blanket formation level.
- 5.8 The outfall works were approved by Ordinary Watercourse Consent Reference LDC/Arun/20243/009.
- 5.9 The combination of as-built survey information, contractor mark-up drawings, construction photographs, correspondence and material delivery records provides a reasonable level of evidence that the drainage infrastructure has been constructed substantially in accordance with the approved design.

## **6 Conclusions**

- 6.1 The Civil Engineering Practice Limited has reviewed the information available in relation to the construction of the surface water drainage system at Hook Lane, Westergate, West Sussex.
- 6.2 The review has been based upon:
- Approved drainage design drawings.
  - As-built survey information prepared by Skilltran Limited.
  - Contractor mark-up drawings.
  - Construction photographs.
  - Material delivery tickets.
  - Contractor and developer correspondence.
  - Ordinary Watercourse Consent documentation.
- 6.3 The evidence reviewed confirms that:
- The drainage system was constructed using the approved drainage design drawings.
  - The drainage network has been surveyed on completion.
  - The attenuation system was constructed using Type 3 voided stone and delivery records confirm that approximately 648m<sup>3</sup> of Type 3 stone was delivered to the site, exceeding the minimum design requirement of 572.88m<sup>3</sup>.
  - Correspondence confirms the formation level of the attenuation blanket was set at 9.58m AOD.

- Photographic records confirm construction of the Hydro-Brake chamber and outfall headwall.
- The outfall works were authorised under Ordinary Watercourse Consent Reference LDC/Arun/20243/009 dated 28 April 2023.

6.4 Based upon the evidence reviewed, it is the opinion of The Civil Engineering Practice Limited that sufficient information has been provided to demonstrate that the surface water drainage system has been constructed generally in accordance with the approved drainage design and that the attenuation storage infrastructure has been installed with sufficient Type 3 stone to satisfy the approved design requirements.

## Appendix A – Photographic Record

### Outfall Headwall and Watercourse Works



### Hydrobrake prior to final benching



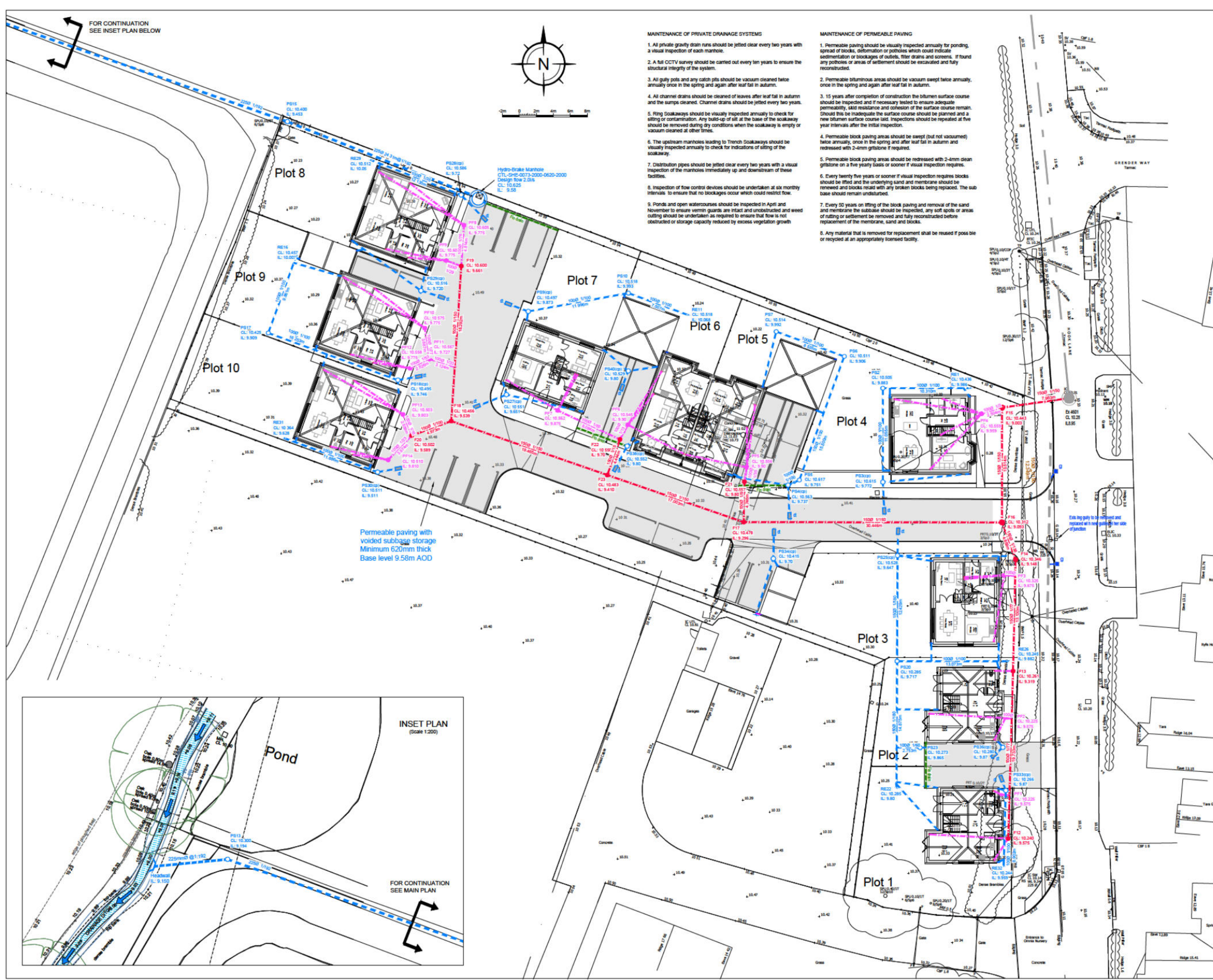
**Completed Surfacing**



## Appendix B

### Approved Drawings

| Drawing No. | Revision | Title                  |
|-------------|----------|------------------------|
| 23582/202   | Rev F    | Site Layout - Drainage |
| 23582/250   | Rev D    | Manhole Schedule       |
| 23582/251   | Rev B    | Construction Details   |
| 23582/252   | Rev D    | Construction Details   |



**MAINTENANCE OF PRIVATE DRAINAGE SYSTEMS**

1. All private gravity drain runs should be jetted clear every two years with a visual inspection of each manhole.
2. A full CCTV survey should be carried out every ten years to ensure the structural integrity of the system.
3. All gully pots and any catch pits should be vacuum cleaned twice annually once in the spring and again after leaf fall in autumn.
4. All channel drains should be cleaned of leaves after leaf fall in autumn and the sumps cleaned. Channel drains should be jetted every two years.
5. Ring Soakaways should be visually inspected annually to check for settling or contamination. Any build-up of silt at the base of the soakaway should be removed during dry conditions when the soakaway is empty or vacuum cleaned at other times.
6. The upstream manholes leading to Trench Soakaways should be visually inspected annually to check for indications of settling of the soakaway.
7. Distribution pipes should be jetted clear every two years with a visual inspection of the manholes immediately up and downstream of these facilities.
8. Inspection of flow control devices should be undertaken at six monthly intervals to ensure that no blockages occur which could restrict flow.
9. Ponds and open watercourses should be inspected in April and November to ensure vermin guards are intact and unobstructed and weed cutting should be undertaken as required to ensure that flow is not obstructed or storage capacity reduced by excess vegetation growth.

**MAINTENANCE OF PERMEABLE PAVING**

1. Permeable paving should be visually inspected annually for ponding, spread of blocks, deformation or potholes which could indicate sedimentation or blockages of outlets, filter drains and screens. If found any potholes or areas of settlement should be excavated and fully reconstructed.
2. Permeable bituminous areas should be vacuum swept twice annually, once in the spring and again after leaf fall in autumn.
3. 15 years after completion of construction the bitumen surface course should be inspected and if necessary tested to ensure adequate permeability, skid resistance and cohesion of the surface course remain. Should this be inadequate the surface course should be planned and a new bitumen surface course laid. Inspections should be repeated at five year intervals after the initial inspection.
4. Permeable block paving areas should be swept (but not vacuumed) twice annually, once in the spring and after leaf fall in autumn and redressed with 2-4mm gritstone if required.
5. Permeable block paving areas should be redressed with 2-4mm clean gritstone on a five yearly basis or sooner if visual inspection requires.
6. Every twenty five years or sooner if visual inspection requires blocks should be lifted and the underlying sand and membrane should be renewed and blocks read with any broken blocks being replaced. The sub base should remain undisturbed.
7. Every 50 years on lifting of the block paving and removal of the sand and membrane the subbase should be inspected, any soft spots or areas of rutting or settlement be removed and fully reconstructed before replacement of the membrane, sand and blocks.
8. Any material that is removed for replacement shall be reused if possible or recycled at an appropriately licensed facility.

- GENERAL NOTES:**
1. 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.
  2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
  3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
  4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.
- DRAINAGE NOTES:**
1. All adoptable pipes, bends and junctions shall be vitrified clay in accordance with the current version of BS EN 252-1, with flexible joints and kitemark certified.
  2. All Adoptable sewers shall be in strict accordance with the SSG Appendix C - Design and Construction Guidance. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class 3 bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.9m elsewhere the pipe shall be laid with a class 2 bedding.
  3. Where a pipe is within 1m of a foundation the trench shall be filled with class GEN 3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN 3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN 3 concrete.
  4. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.
  5. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (treboard or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 16mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
  6. Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.
  7. Any discrepancy between the drawing and site should be reported immediately to the Engineer.
  8. All manhole and chamber sizes are given as a minimum to meet the SSG Appendix C-Design and Construction Guidance.

| DRAINAGE KEY:              |                               |
|----------------------------|-------------------------------|
| Existing Sewers            |                               |
| Existing Storm Sewer       |                               |
| Existing Foul Sewer        |                               |
| Private Storm Drainage     |                               |
| PS (PS1) PS (PS2)          | Inspection Chamber / Catchpit |
| RE                         | Rodding Eye                   |
| dt                         | Disinfection Tank (Single)    |
|                            | Permeable Sub Base            |
| Pin drain                  | Pin drain                     |
| Private Foul Drainage      |                               |
| P                          | Inspection Chambers           |
| Adoptable Highway Drainage |                               |
| Road Gully                 | Road Gully                    |
| Adoptable Foul Drainage    |                               |
| P                          | Inspection Chambers           |

|     |          |     |                                                      |     |
|-----|----------|-----|------------------------------------------------------|-----|
| F   | 27.04.23 | AJD | Flow direction arrows added                          | SRM |
| E   | 09.03.23 | AJD | Minor amendments                                     | SRM |
| D   | 17.02.23 | MJP | Updated subbase depth and Hydrobrake                 | SRM |
| C   | 02.11.22 | MJP | PS20, PS25, Hydrobrake, and permeable paving updated | SRM |
| E   | 12.08.22 | MJP | Updated subbase depth. PS26 & PS29 IL                | SRM |
| A   | 28.07.22 | AJD | Updated to suit block plans                          | SRM |
| REV | DATE     | BY  | DESCRIPTION                                          | CHK |

**FOR APPROVAL**

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|             |                                               |      |
|-------------|-----------------------------------------------|------|
| CLEAR       | Oceanview Developments                        |      |
| PROJECT     | Land West Of Hook Lane, Hook Lane, Westergate |      |
| TYPE        | Site Layout - Drainage                        |      |
| DRAWN       | A Davies                                      | DATE |
| DESIGNED    | S Magowan                                     | DATE |
| PROJECT NO. | 23582                                         |      |
| REV         | 202                                           | F    |
| SCALE       | 1:200 @ A1, 1:400 @ A3                        |      |

| ADOPTABLE FOUL |                       |              |                 |                  |                     |             |              |            |
|----------------|-----------------------|--------------|-----------------|------------------|---------------------|-------------|--------------|------------|
| MH No.         | MANHOLE DIAMETER (mm) | MANHOLE TYPE | COVER LEVEL (m) | INVERT LEVEL (m) | DEPTH TO SOFFIT (m) | EASTING (m) | NORTHING (m) | COVER TYPE |
| F12            | 450                   | Type E       | 10.240          | 9.575            | 0.515               | 493454.036  | 104556.645   | B125       |
| F13            | 450                   | Type E       | 10.261          | 9.319            | 0.792               | 493454.608  | 104576.369   | B125       |
| F14            | 450                   | Type E       | 10.346          | 9.148            | 1.048               | 493454.903  | 104589.496   | B125       |
| F15            | 600                   | Type D       | 10.443          | 9.003            | 1.290               | 493453.303  | 104607.386   | B125       |
| F16            | 600                   | Type D       | 10.312          | 9.093            | 1.068               | 493453.303  | 104593.872   | D400       |
| F17            | 450                   | Type D       | 10.478          | 9.296            | 1.032               | 493422.857  | 104593.903   | D400       |
| F18            | 450                   | Type E       | 10.456          | 9.539            | 0.766               | 493388.385  | 104605.802   | D400       |
| F19            | 450                   | Type E       | 10.600          | 9.661            | 0.788               | 493389.572  | 104624.055   | D400       |
| F20            | 450                   | Type E       | 10.502          | 9.589            | 0.763               | 493383.715  | 104604.092   | D400       |
| F21            | 450                   | Type E       | 10.557          | 9.800            | 0.607               | 493422.946  | 104598.648   | B125       |
| F22            | 450                   | Type E       | 10.550          | 9.700            | 0.700               | 493408.265  | 104603.641   | B125       |
| F23            | 450                   | Type D       | 10.483          | 9.410            | 0.924               | 493406.784  | 104599.451   | D400       |

| PRIVATE |                       |              |                 |                  |                     |             |              |            |
|---------|-----------------------|--------------|-----------------|------------------|---------------------|-------------|--------------|------------|
| MH No.  | MANHOLE DIAMETER (mm) | MANHOLE TYPE | COVER LEVEL (m) | INVERT LEVEL (m) | DEPTH TO SOFFIT (m) | EASTING (m) | NORTHING (m) | COVER TYPE |
| PS2     | 180                   | Type E       | 10.505          | 9.883            | 0.522               | 493439.253  | 104609.674   | A15        |
| PS3     | 500                   | Catchpit     | 10.615          | 9.772            | 0.742               | 493439.253  | 104598.619   | A15        |
| PS4     | 500                   | Catchpit     | 10.563          | 9.737            | 0.726               | 493428.073  | 104598.257   | B125       |
| PS5     | 450                   | Type E       | 10.617          | 9.751            | 0.766               | 493429.407  | 104598.853   | A15        |
| PS6     | 450                   | Type E       | 10.511          | 9.906            | 0.505               | 493434.709  | 104613.419   | A15        |
| PS7     | 450                   | Type E       | 10.514          | 9.992            | 0.422               | 493426.688  | 104616.337   | A15        |
| PS9     | 500                   | Catchpit     | 10.497          | 9.873            | 0.524               | 493397.455  | 104618.714   | A15        |
| PS10    | 450                   | Type E       | 10.518          | 9.993            | 0.425               | 493409.255  | 104620.874   | A15        |
| PS12    | 450                   | Type E       | 10.542          | 9.767            | 0.675               | 493391.787  | 104632.449   | A15        |
| PS13    | 450                   | Type E       | 10.300          | 9.194            | 0.881               | 493322.086  | 104657.401   | A15        |
| PS15    | 450                   | Type E       | 10.400          | 9.453            | 0.722               | 493369.060  | 104641.069   | A15        |
| PS17    | 450                   | Type E       | 10.425          | 9.909            | 0.416               | 493366.817  | 104616.178   | A15        |
| PS18    | 500                   | Catchpit     | 10.495          | 9.746            | 0.649               | 493382.092  | 104610.624   | A15        |
| PS20    | 450                   | Type E       | 10.285          | 9.701            | 0.434               | 493440.934  | 104577.529   | A15        |
| PS23    | 450                   | Type E       | 10.273          | 9.865            | 0.309               | 493443.645  | 104567.349   | A15        |
| PS25    | 500                   | Catchpit     | 10.528          | 9.618            | 0.760               | 493440.986  | 104589.957   | A15        |
| PS27    | 500                   | Catchpit     | 10.551          | 9.651            | 0.800               | 493394.887  | 104608.915   | A15        |
| PS28    | 500                   | Catchpit     | 10.586          | 9.720            | 0.766               | 493390.220  | 104632.168   | A15        |
| PS29    | 500                   | Catchpit     | 10.516          | 9.720            | 0.696               | 493384.808  | 104621.163   | B125       |
| PS30    | 500                   | Catchpit     | 10.511          | 9.511            | 0.900               | 493379.698  | 104599.791   | D400       |
| PS33    | 500                   | Catchpit     | 10.266          | 9.870            | 0.296               | 493453.749  | 104562.300   | A15        |
| PS34    | 500                   | Catchpit     | 10.415          | 9.700            | 0.615               | 493426.348  | 104589.603   | B125       |
| PS36    | 500                   | Catchpit     | 10.280          | 9.870            | 0.310               | 493453.415  | 104567.384   | B125       |
| PS38    | 500                   | Catchpit     | 10.552          | 9.800            | 0.652               | 493409.114  | 104602.848   | B125       |
| PS39    | 180                   | Type E       | 10.495          | 9.495            | 0.900               | 493407.559  | 104599.898   | A15        |
| PS40    | 500                   | Catchpit     | 10.529          | 9.800            | 0.629               | 493409.240  | 104611.701   | B125       |
| RE1     | 110                   | Rodding Eye  | 10.436          | 9.986            | 0.350               | 493449.563  | 104609.674   | A15        |
| RE11    | 110                   | Rodding Eye  | 10.518          | 10.068           | 0.350               | 493416.304  | 104618.293   | A15        |
| RE16    | 110                   | Rodding Eye  | 10.457          | 10.007           | 0.350               | 493370.194  | 104625.443   | A15        |
| RE22    | 110                   | Rodding Eye  | 10.285          | 9.800            | 0.335               | 493440.872  | 104562.653   | A15        |
| RE26    | 110                   | Rodding Eye  | 10.245          | 9.882            | 0.264               | 493454.006  | 104577.529   | A15        |
| RE29    | 110                   | Rodding Eye  | 10.512          | 10.050           | 0.362               | 493378.901  | 104636.543   | A15        |
| RE31    | 110                   | Rodding Eye  | 10.364          | 9.628            | 0.635               | 493368.716  | 104603.785   | A15        |
| RE32    | 110                   | Rodding Eye  | 10.244          | 9.959            | 0.185               | 493453.491  | 104553.401   | A15        |
| PF1     | 300                   | Type E       | 10.225          | 9.575            | 0.550               | 493453.237  | 104561.811   | A15        |
| PF2     | 300                   | Type E       | 10.225          | 9.575            | 0.550               | 493453.695  | 104570.819   | A15        |
| PF3     | 450                   | Type E       | 10.325          | 9.675            | 0.550               | 493453.561  | 104587.644   | A15        |
| PF4     | 450                   | Type E       | 10.559          | 9.959            | 0.500               | 493450.904  | 104606.670   | A15        |
| PF5     | 450                   | Type E       | 10.556          | 9.900            | 0.556               | 493423.220  | 104600.354   | B125       |
| PF6     | 450                   | Type E       | 10.545          | 9.900            | 0.545               | 493409.218  | 104605.367   | B125       |
| PF7     | 450                   | Type E       | 10.562          | 9.875            | 0.587               | 493400.937  | 104607.055   | A15        |
| PF8     | 450                   | Type E       | 10.605          | 9.775            | 0.730               | 493389.885  | 104628.859   | B125       |
| PF9     | 450                   | Type E       | 10.604          | 9.775            | 0.729               | 493387.817  | 104624.694   | B125       |
| PF10    | 450                   | Type E       | 10.575          | 9.775            | 0.700               | 493385.269  | 104616.747   | B125       |
| PF11    | 450                   | Type E       | 10.567          | 9.727            | 0.740               | 493385.815  | 104613.101   | D400       |
| PF12    | 450                   | Type E       | 10.588          | 9.775            | 0.683               | 493383.535  | 104612.015   | B125       |
| PF13    | 450                   | Type E       | 10.503          | 9.803            | 0.600               | 493382.695  | 104606.580   | B125       |
| PF14    | 450                   | Type E       | 10.510          | 9.810            | 0.600               | 493380.952  | 104601.235   | D400       |

Cover Types

Carriageway: D400

Drives: B125 or C250

Non vehicular areas: A15

See Drawing 23582/203 - Surface Finishes Layout Plan

GENERAL NOTES:

1. 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.

2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.

3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.

4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

DRAINAGE NOTES:

1. All adoptable pipes, bends and junctions shall be vitrified clay in accordance with the current version of BS EN 295-1, with flexible joints and kitemark certified.

2. All Adoptable sewers shall be in strict accordance with the SSG Appendix C - Design and Construction Guidance. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class S bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.9m elsewhere the pipe shall be laid with a class Z bedding.

3. Where a pipe is within 1m of a foundation the trench shall be filled with class GEN 3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN 3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN 3 concrete.

4. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.

5. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreglass or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.

6. Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.

7. Any discrepancy between the drawing and site should be reported immediately to the Engineer.

8. All manhole and chamber sizes are given as a minimum to meet the SSG Appendix C-Design and Construction Guidance

|              |                                             |     |
|--------------|---------------------------------------------|-----|
| D   09.03.23 | AJD   Drawing updated                       | SRM |
| C   17.02.23 | MJP   Table regarding cover types added     | SRM |
| B   16.02.23 | MJP   Updated suit updated plan             | SRM |
| A   12.08.22 | MJP   Updated subbase depth, PS28 & PS29 IL | SRM |

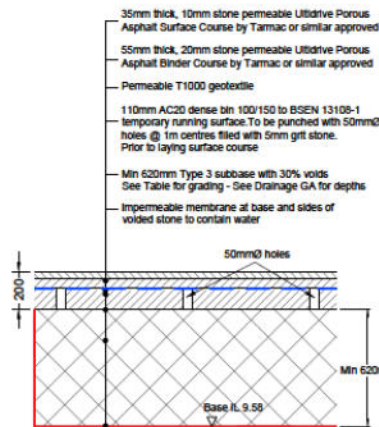
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|-----|------|----|-------------|-----|
|-----|------|----|-------------|-----|

Issue Status: PRELIMINARY



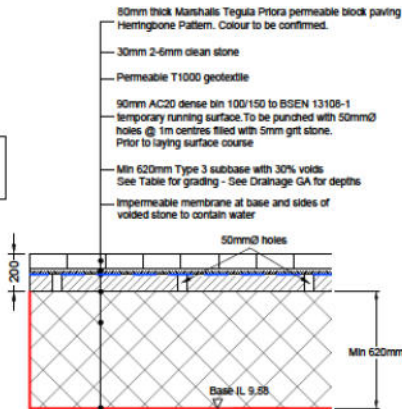
**The Civil Engineering Practice**  
11 Tungsten Building  
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Fishergate  
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BN41 1RA  
01273 424424  
reception@civil.co.uk  
www.civil.co.uk

|           |           |                                               |       |
|-----------|-----------|-----------------------------------------------|-------|
| CLIENT    |           | Oceanview Developments                        |       |
| PROJECT   |           | Land West Of Hook Lane, Hook Lane, Westergate |       |
| TITLE     |           | Manhole Schedule                              |       |
| DRAWN     | DATE      | PROJECT NO.                                   |       |
| A Davie   | July 2022 |                                               | 23582 |
| DESIGNED  | CHECKED   | DWG NO.                                       |       |
| S Magowan | SRM       |                                               | 250   |
| SCALE     |           |                                               | D     |
| NTS       |           |                                               |       |

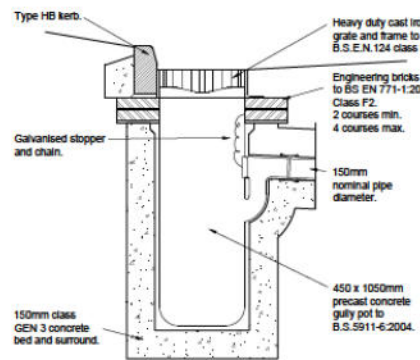


**TYPE A - PERMEABLE TARMAC  
ACCESS ROAD CONSTRUCTION  
WITH TEMPORARY RUNNING COURSE**  
(Scale 1:20)

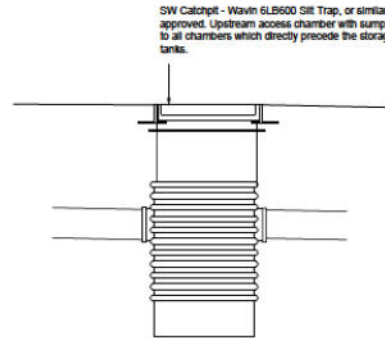
| Grading of sub-base stone | Grading of sub-base stone |
|---------------------------|---------------------------|
| 10mm                      | 0/1                       |
| 20mm                      | 0/1                       |
| 30mm                      | 0/1                       |
| 40mm                      | 0/1                       |
| 50mm                      | 0/1                       |
| 60mm                      | 0/1                       |



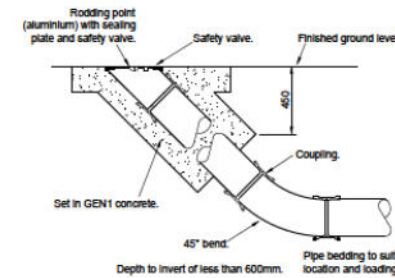
**TYPE B - PERMEABLE BLOCK PAVING  
CAR PARK BAY CONSTRUCTION  
WITH TEMPORARY RUNNING COURSE**  
(Scale 1:20)



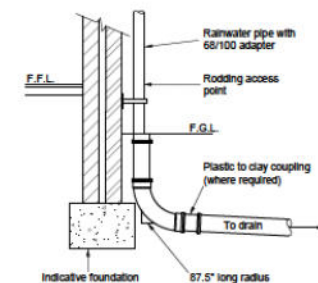
**TYPICAL ROAD GULLY**  
(Scale 1:20)



**CATCHPIT CHAMBER**  
(Scale 1:20)

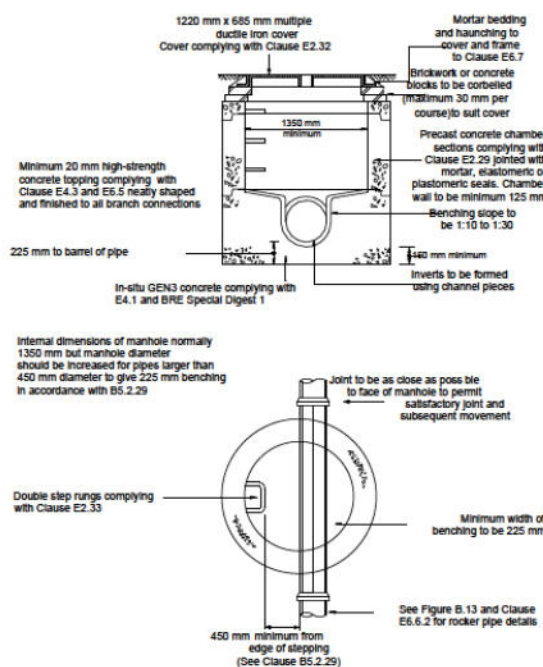


**DETAIL OF RODDING EYE**  
(Scale 1:25)



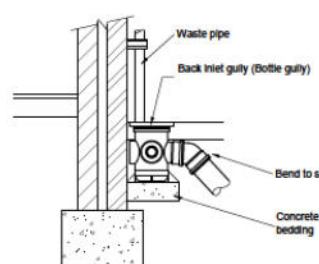
**TYPICAL RAINWATER PIPE DETAIL**  
(Scale 1:25)

**FIGURE B.15  
TYPICAL MANHOLE DETAIL - TYPE C**  
Depth from cover level to soffit of pipe less than 1.5 m  
Maximum pipe size 450 mm diameter  
Rigid material construction

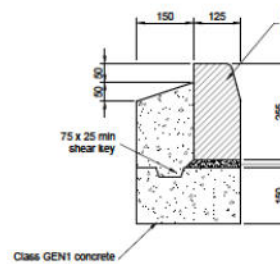


Note: The use of precast concrete chamber units to E2.29 with 150 mm GEN3 in-situ concrete complying with E4.1 and BRE Special Digest 1 in place of brickwork construction is permitted.

Not to scale

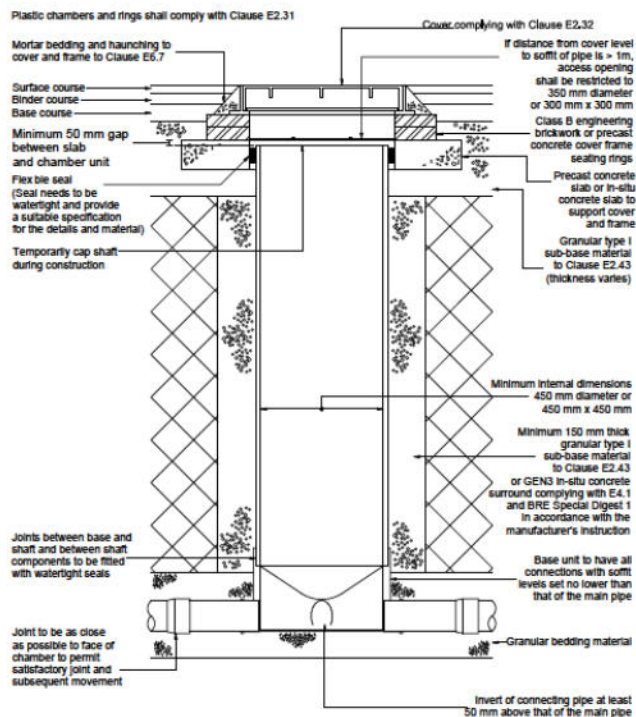


**TYPICAL BACK INLET  
GULLY (UPVC)**  
(Scale 1:20)



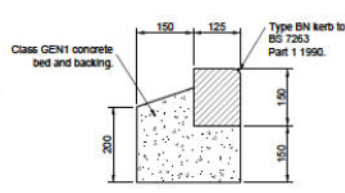
**HB2 KERB DETAIL**  
(Scale 1:10)

**FIGURE B.18  
TYPICAL INSPECTION CHAMBER DETAIL - TYPE D**  
Depth from cover level to soffit of pipe up to 2 m  
Flexible material construction for use in areas subject to vehicle loading

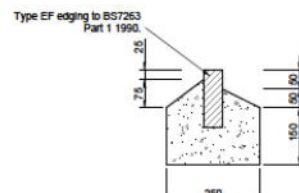


Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

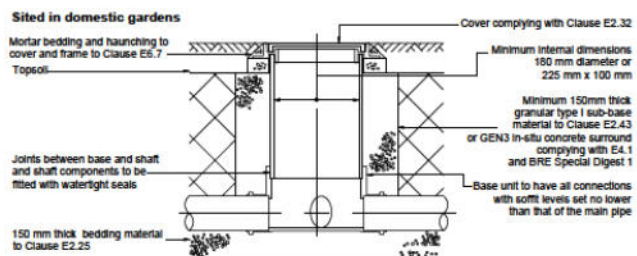
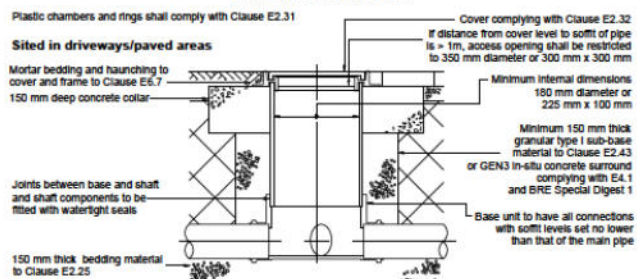
Not to scale



**BN KERB DETAIL**  
(Scale 1:10)

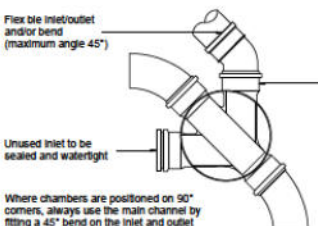


**EF EDGING DETAIL**  
(Scale 1:10)



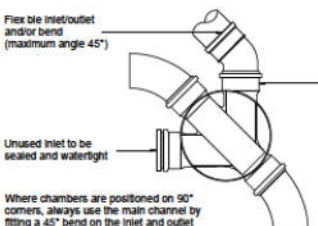
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



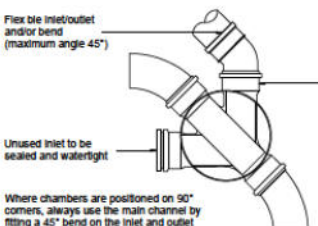
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



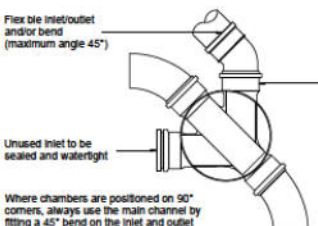
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



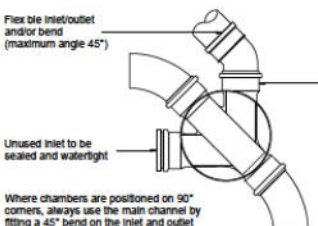
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



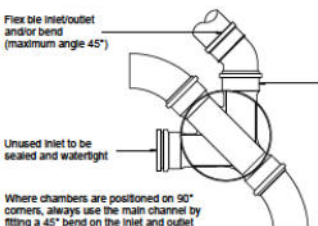
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



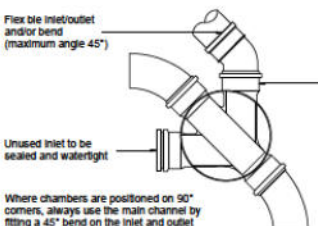
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



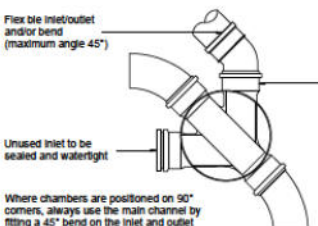
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



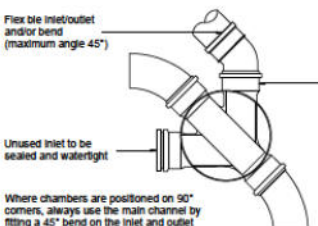
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



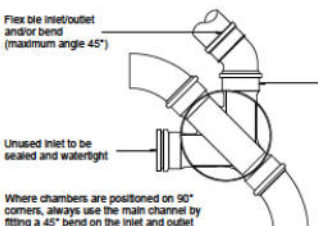
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



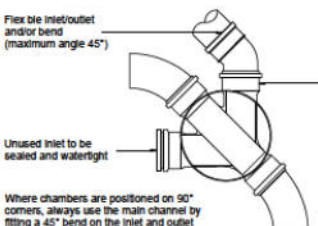
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



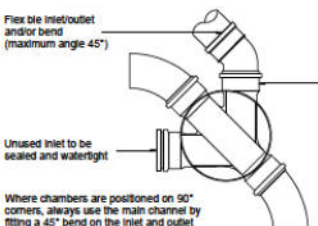
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



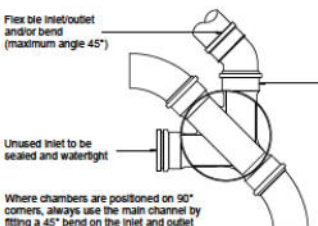
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



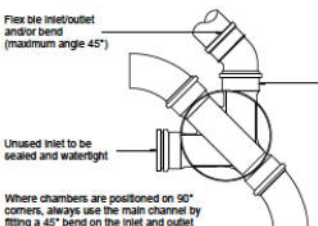
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



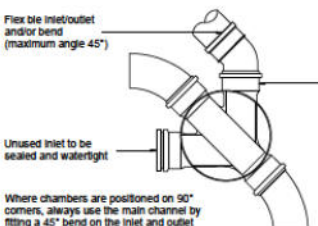
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



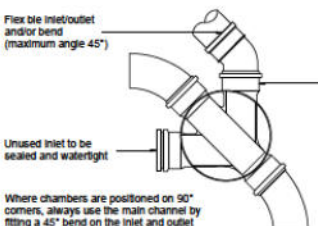
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



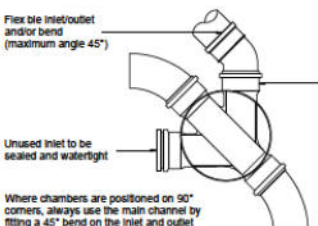
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



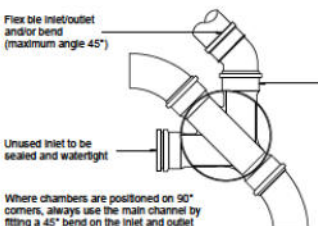
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



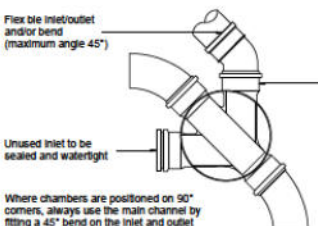
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



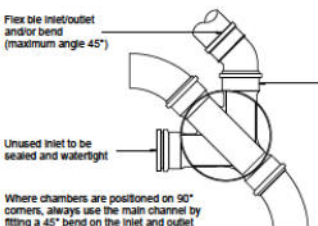
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



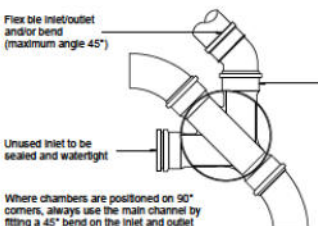
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



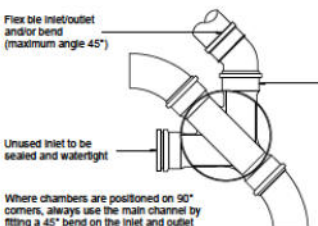
Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale

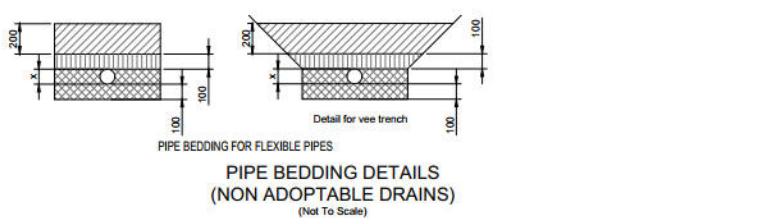
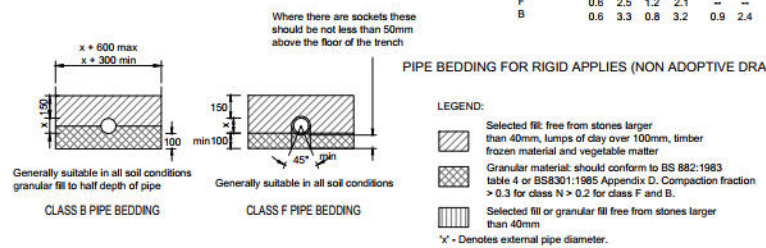
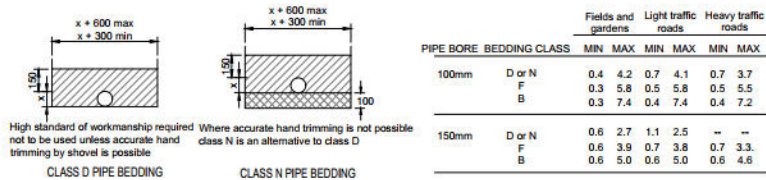


Note: Where the access chamber is in the highway (including any footway), the highway authority can have specific requirements.

Not to scale



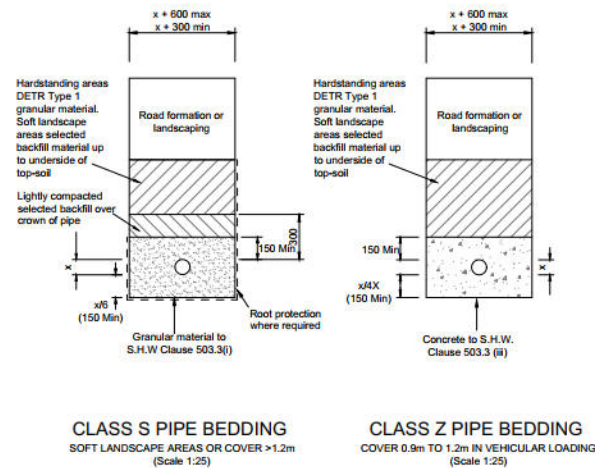
Note: Where the access chamber is in the highway (including any footway), the highway



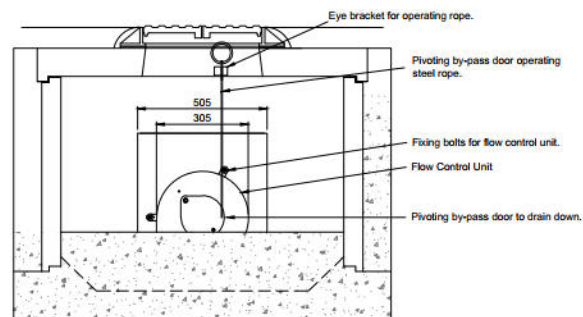
| PIPE BORE | BEDDING CLASS | Fields and gardens |     | Light traffic roads |     | Heavy traffic roads |     |
|-----------|---------------|--------------------|-----|---------------------|-----|---------------------|-----|
|           |               | MIN                | MAX | MIN                 | MAX | MIN                 | MAX |
| 100mm     | D or N        | 0.4                | 4.2 | 0.7                 | 4.1 | 0.7                 | 3.7 |
|           | F             | 0.3                | 5.8 | 0.5                 | 5.8 | 0.5                 | 5.5 |
|           | B             | 0.3                | 7.4 | 0.4                 | 7.4 | 0.4                 | 7.2 |
| 150mm     | D or N        | 0.6                | 2.7 | 1.1                 | 2.5 | --                  | --  |
|           | F             | 0.6                | 3.9 | 0.7                 | 3.8 | 0.7                 | 3.3 |
|           | B             | 0.6                | 5.0 | 0.6                 | 5.0 | 0.6                 | 4.6 |
| 225mm     | D or N        | --                 | --  | --                  | --  | --                  | --  |
|           | F             | 0.6                | 2.5 | 1.2                 | 2.1 | --                  | --  |
|           | B             | 0.6                | 3.3 | 0.8                 | 3.2 | 0.9                 | 2.4 |

LEGEND:

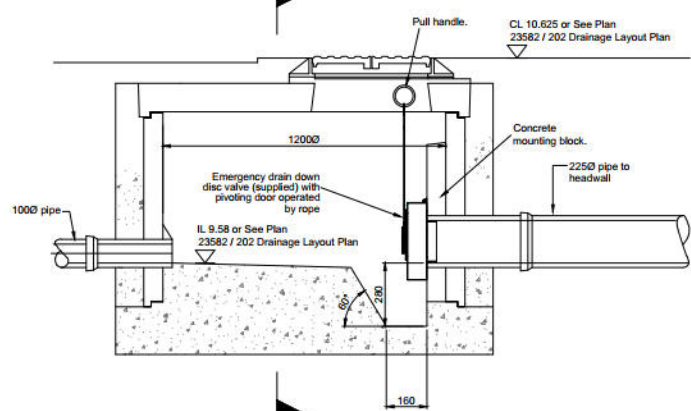
- Selected fill free from stones larger than 40mm, lumps of clay over 100mm, timber frozen material and vegetable matter
- Granular material: should conform to BS 882:1983 table 4 or BS8301:1985 Appendix D. Compaction fraction > 0.3 for class N > 0.2 for class F and B.
- Selected fill or granular fill free from stones larger than 40mm
- 'x' - Denotes external pipe diameter.



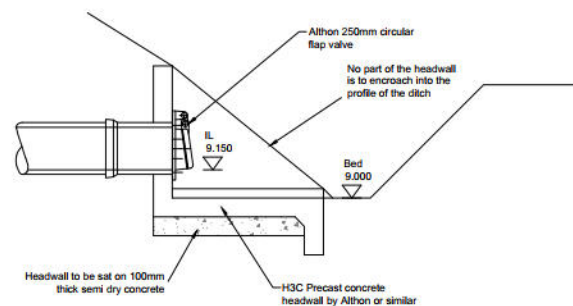
#### ADOPTABLE PIPE BEDDING DETAILS



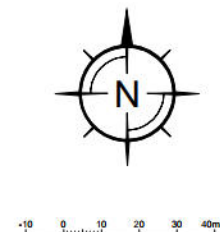
SECTION (Scale 1:20)



FLOW CONTROL VORTEX MANHOLE (Scale 1:20)



HEADWALL DETAIL (Scale 1:20)



#### GENERAL NOTES:

- 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.
- This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
- The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
- Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

#### DRAINAGE NOTES:

- All adoptable pipes, bends and junctions shall be verified clay in accordance with the current version of BS EN 295-1, with flexible joints and kilnmark certified.
- All adoptable sewers shall be in strict accordance with the SSG Appendix C - Design and Construction Guidance. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class S bedding. Where the depth to soffit is less than 1.2m under a public Highway or 0.9m elsewhere the pipe shall be laid with a class Z bedding.
- All private building drainage shall be constructed in strict accordance with the current version of BS EN 752:2017. Unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of 1 in 40 for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in class B bedding unless otherwise specified.
- Where a pipe is within 1m of a foundation the trench shall be filled with class GEN 3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN 3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN 3 concrete.
- Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.
- In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibresorb or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
- All svps shall have rodding access plates fitted at their bases (ground floor level).
- Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.
- Any discrepancy between the drawing and site should be reported immediately to the Engineer.
- All manhole and chamber sizes are given as a minimum to meet the SSG Appendix C-Design and Construction Guidance

| REV | DATE     | INT   | DESCRIPTION                   | CHK |
|-----|----------|-------|-------------------------------|-----|
| D   | 27.04.23 | [MJP] | Gabion baskets omitted        | SRM |
| C   | 09.03.23 | [AJD] | Hydroprobe detail updated     | SRM |
| B   | 17.02.23 | [MJP] | Outfall pipe changed to 225mm | SRM |
| A   | 12.08.22 | [MJP] | Minor note update             | SRM |

Issue Status PRELIMINARY

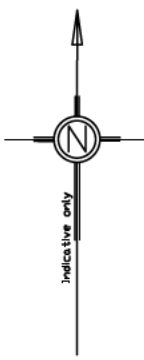
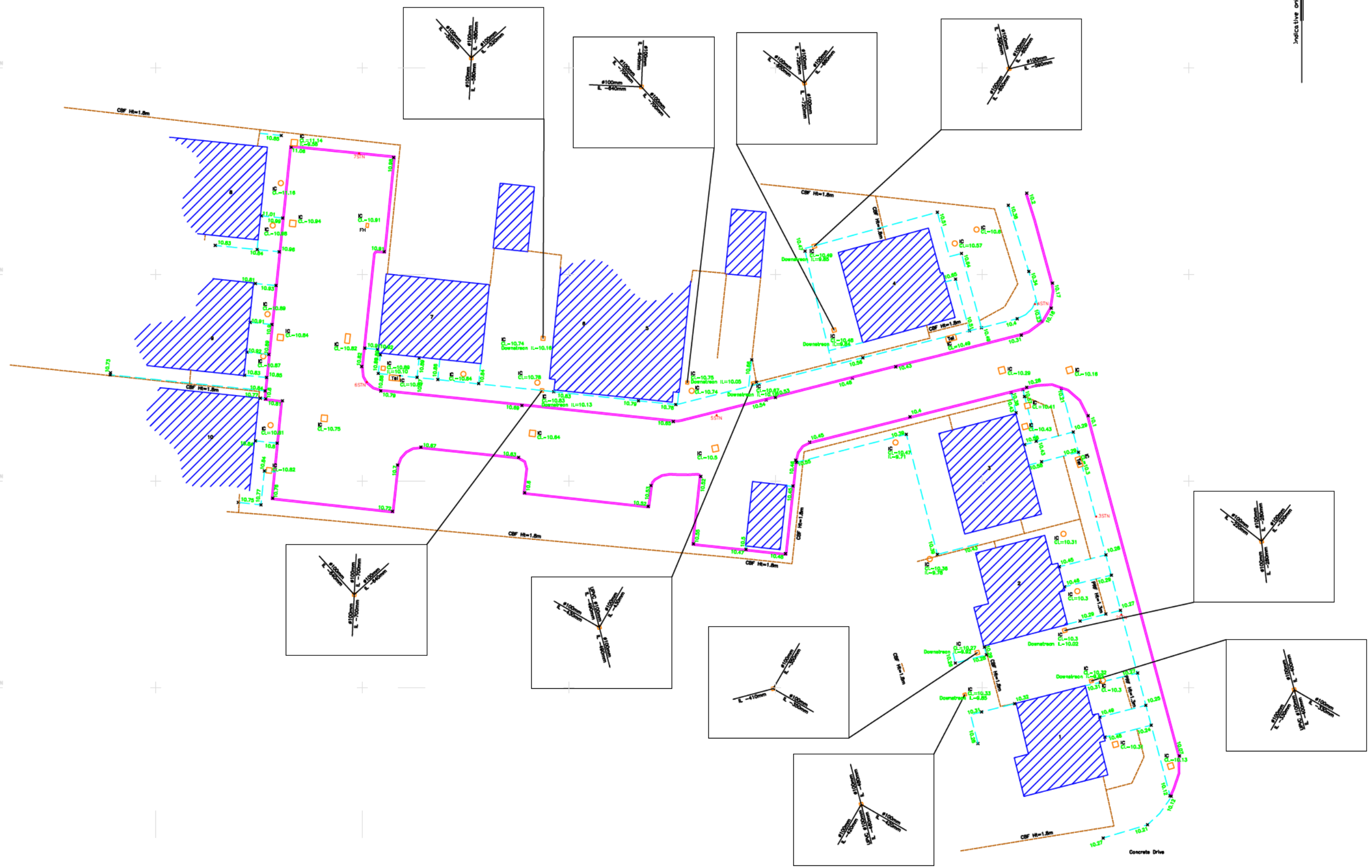
**The Civil Engineering Practice**  
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Fishergate  
Sussex  
BN41 1RA  
01273 424424  
reception@civil.co.uk  
www.civil.co.uk

|             |                                               |         |           |
|-------------|-----------------------------------------------|---------|-----------|
| CLIENT      | Oceanview Developments                        |         |           |
| PROJECT     | Land West Of Hook Lane, Hook Lane, Westergate |         |           |
| TYPE        | Construction Details                          |         |           |
| DRAWN       | A Davies                                      | DATE    | July 2022 |
| DESIGNED    | S Magowan                                     | CHECKED | SRM       |
| SCALE       | As Shown @ A1                                 |         |           |
| PROJECT NO. | 23582                                         |         |           |
| DRAWN       | 252                                           | REV.    | D         |

## Appendix C

### Skilltran Drawings

| Drawing No. | Revision | Title                           |
|-------------|----------|---------------------------------|
| 26008       | 01       | As-Built Survey Drawing Sheet 1 |
| 26008       | 01       | As-Built Survey Drawing Sheet 2 |



| LEGEND              |  |
|---------------------|--|
| BANKING             |  |
| BUSHES & HEDGES     |  |
| MARSH               |  |
| OPEN SIDED BUILDING |  |
| GATES               |  |
| RETAINING WALL      |  |
| SLOPING MASONRY     |  |
| STILE               |  |
| WALL                |  |
| BUILDING            |  |
| GLASS ROOFED        |  |
| CONTOURS            |  |

| ABBREVIATIONS (WHERE APPLICABLE) |      |                       |        |
|----------------------------------|------|-----------------------|--------|
| FURNITURE                        |      | FENCES                |        |
| AIR VALVE                        | AV   | BARBED WIRE FENCE     | BWF    |
| BELISHA BEACON                   | BB   | CORRUGATED IRON FENCE | CIF    |
| BOLLARD                          | B    | CLOSE BOARD FENCE     | CBF    |
| BRITISH TELECOM BOX              | STB  | CHAIN LINK FENCE      | CLF    |
| BRITISH TELECOM MANHOLE          | STBH | CHESTNUT PALING FENCE | CPF    |
| BUS STOP                         | BS   | INTERWOVEN FENCE      | IWF    |
| CABLE MARKER                     | CM   | IRON RAILING FENCE    | IRF    |
| DOWN PIPE                        | DP   | LARCH LAP FENCE       | LLF    |
| EARTH ROD                        | ER   | MISCELLANEOUS FENCING | Misc.F |
| ELECTRICITY CABLE PIT            | ELCP | POST AND CHAIN FENCE  | PCF    |
| ELECTRICITY CONTROL BOX          | ECB  | POST AND RAIL FENCE   | PRF    |
| ELECTRICITY POLE                 | EP   | POST AND WIRE         | PWF    |
| FIRE HYDRANT                     | FH   | TUBULAR STEEL RAIL    | TSRF   |
| FLOWER BED                       | FB   |                       |        |
| FOOTPATH                         | FP   |                       |        |
| GAS VALVE                        | GV   |                       |        |
| GULLY                            | GO   |                       |        |
| GULLY OUTLET                     | IC   |                       |        |
| INSPECTION COVER                 | IC   |                       |        |
| LIGHT                            | LP   |                       |        |
| LAMP POST                        | LB   |                       |        |
| LETTER BOX                       | LB   |                       |        |
| MANHOLE                          | MH   |                       |        |
| NOTICE BOARD                     | NB   |                       |        |
| NAME PLATE                       | NP   |                       |        |
| OVERHEAD WIRES                   | OHW  |                       |        |
| PARKING METER                    | PM   |                       |        |
| ROAD SIGN                        | RS   |                       |        |
| RODDING EYE                      | RE   |                       |        |
| RETAINING WALL                   | RTW  |                       |        |
| SLUICE VALVE                     | SV   |                       |        |
| STOP COCK                        | SC   |                       |        |
| TELEGRAPH POLE                   | TP   |                       |        |
| TELEPHONE CALL BOX               | TGB  |                       |        |
| TOP OF KERB                      | TK   |                       |        |
| TRAFFIC LIGHT                    | TL   |                       |        |
| UNDERGROUND                      | UG   |                       |        |
| UNABLE TO LIFT                   | UTL  |                       |        |
| VENT PIPE                        | V    |                       |        |
| WATER METER                      | WM   |                       |        |
| WATER LEVEL                      | WL   |                       |        |
| WATER VALVE                      | WV   |                       |        |
| SURFACES                         |      | HEIGHTS               |        |
| CONCRETE                         | CONC | BED LEVEL             | BL     |
| CONCRETE PAVING                  | CP   | COVER LEVEL           | CL     |
| TACTILE PAVING                   | TPav | SAVE HEIGHT           | SH     |
| TARMAC                           | TMC  | FLAT ROOF LEVEL       | FRL    |
| UNMADE                           | UN   | FLOOR LEVEL           | FL     |
|                                  |      | INVERT LEVEL          | IL     |
|                                  |      | PARAPET WALL HEIGHT   | PWL    |
|                                  |      | RODGE HEIGHT          | RL     |
|                                  |      | STRUCTURAL SLAB LEVEL | SLS    |
|                                  |      | TOP OF WALL           | TOW    |
|                                  |      | TOP OF FENCE          | TOF    |
|                                  |      | BUILDING              |        |
|                                  |      | ACCESS HATCH          | AH     |
|                                  |      | ARCH HEAD LEVEL       | AHL    |
|                                  |      | ARCH SPRINGER LEVEL   | ASL    |
|                                  |      | BEAM DOPPT LEVEL      | BSL    |
|                                  |      | CELL HEIGHT           | CH     |
|                                  |      | CEILING LEVEL         | CL     |
|                                  |      | FALSE CEILING         | FC     |
|                                  |      | FINISHED FLOOR LEVEL  | FFL    |
|                                  |      | LAVATORY BASIN        | LB     |
|                                  |      | RAIN WATER PIPE       | RWP    |
|                                  |      | SKYLIGHT              | SL     |
|                                  |      | SOIL AND VENT PIPE    | SVP    |
|                                  |      | WASH BASIN            | WB     |
|                                  |      | WATER TANK            | WT     |
|                                  |      | WINDOW CILL LEVEL     | WCL    |
|                                  |      | WINDOW HEAD LEVEL     | WHL    |
|                                  |      | UNDERSIDE LEVEL       | USL    |

**GRID:**  
All information relates to Ordnance Survey Grid computed using Leica Smartnet RTK Network.

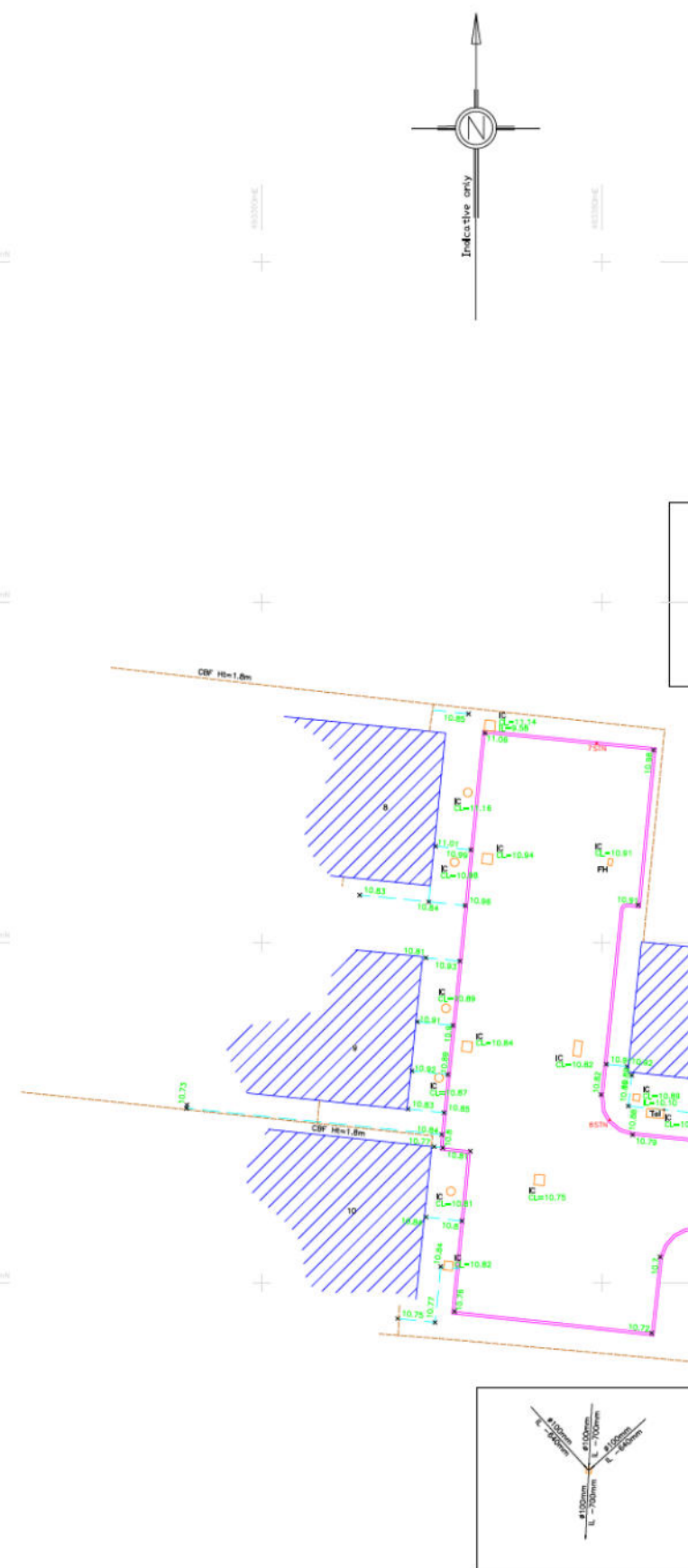
**DATUM:**  
All level information relates to OSGM15 GPS Datum, derived using Leica Smartnet RTK Network.

**NOTES:**

- Surveyed boundaries may not be legal boundaries.
- Dimensions should not be scaled. All information contained in the drawing should be checked and verified on site prior to any fabrication/construction.
- All utilities have been identified to the best of the surveyors knowledge but cannot be guaranteed. Due to non entry of inspection chambers all pipe sizes should be checked and verified before any works commence.
- Services such as Inspection Chambers and Water Meters etc may be obscured by parked cars or debris.
- Tree spreads shown indicatively only.

**SKILLTRAN Ltd**  
The Old Bakehouse,  
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tel: 01273 835235  
fax: 01273 832526  
e-mail: office@skilltran.co.uk  
web: www.skilltran.co.uk

|                                                           |          |                |
|-----------------------------------------------------------|----------|----------------|
| SURVEYED                                                  | MM       |                |
| DRAWN                                                     | BS       |                |
| CHECKED                                                   | Mm       |                |
| Sheet 1 of 2                                              |          | SCALE          |
|                                                           |          | A1@1:200       |
| Oceanview Developments Ltd                                |          |                |
| Earnshaw Gardens<br>PO20 3DG<br>Topographical Survey<br>- |          |                |
| Job No                                                    | Rev      | Drawing Number |
| 26008                                                     | -        | 26008_01       |
| Date -                                                    | 16/06/26 |                |



ABBREVIATIONS (WHERE APPLICABLE)

**GRID:**  
All information relates to Ordnance Survey Grid computed using Leica Smartnet RTK Network.

**DATUM:**  
All level information relates to OSGM15 GPS Datum, derived using Leica Smartnet RTK Network.

**NOTES:**

- Surveyed boundaries may not be legal boundaries.
- Dimensions should not be scaled. All information contained in the drawing should be checked and verified on site prior to any fabrication/construction.
- All utilities have been identified to the best of the surveyors knowledge but cannot be guaranteed. Due to non entry of inspection chambers all pipe sizes should be checked and verified before any works commence.
- Services such as Inspection Chambers and Water Meters etc may be obscured by parked cars or debris.
- Tree spreads shown indicatively only.



|                                                           |     |                |
|-----------------------------------------------------------|-----|----------------|
| SURVEYED                                                  | MM  |                |
| DRAWN                                                     | BS  |                |
| CHECKED                                                   | Mm  |                |
| Sheet 2 of 2                                              |     | SCALE          |
|                                                           |     | A1@1:200       |
| Oceanview Developments Ltd                                |     |                |
| Earnshaw Gardens<br>PO20 3DG<br>Topographical Survey<br>- |     |                |
| Job No                                                    | Rev | Drawing Number |
| 26008                                                     | -   | 26008_01       |
| Date: 16/06/26                                            |     |                |

# Appendix D

## As Built Drawings

| Drawing No. | Revision | Title                         |
|-------------|----------|-------------------------------|
| 210         | A        | Contractor Overmarked Drawing |
| 202         | AB       | Site Layout Drainage          |

Overmarked by contractor

- GENERAL NOTES:
1. 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.
  2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
  3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
  4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.



0 2m 4m 6m 8m

A | 12.08.22 | MJP | Red line removed | SRM

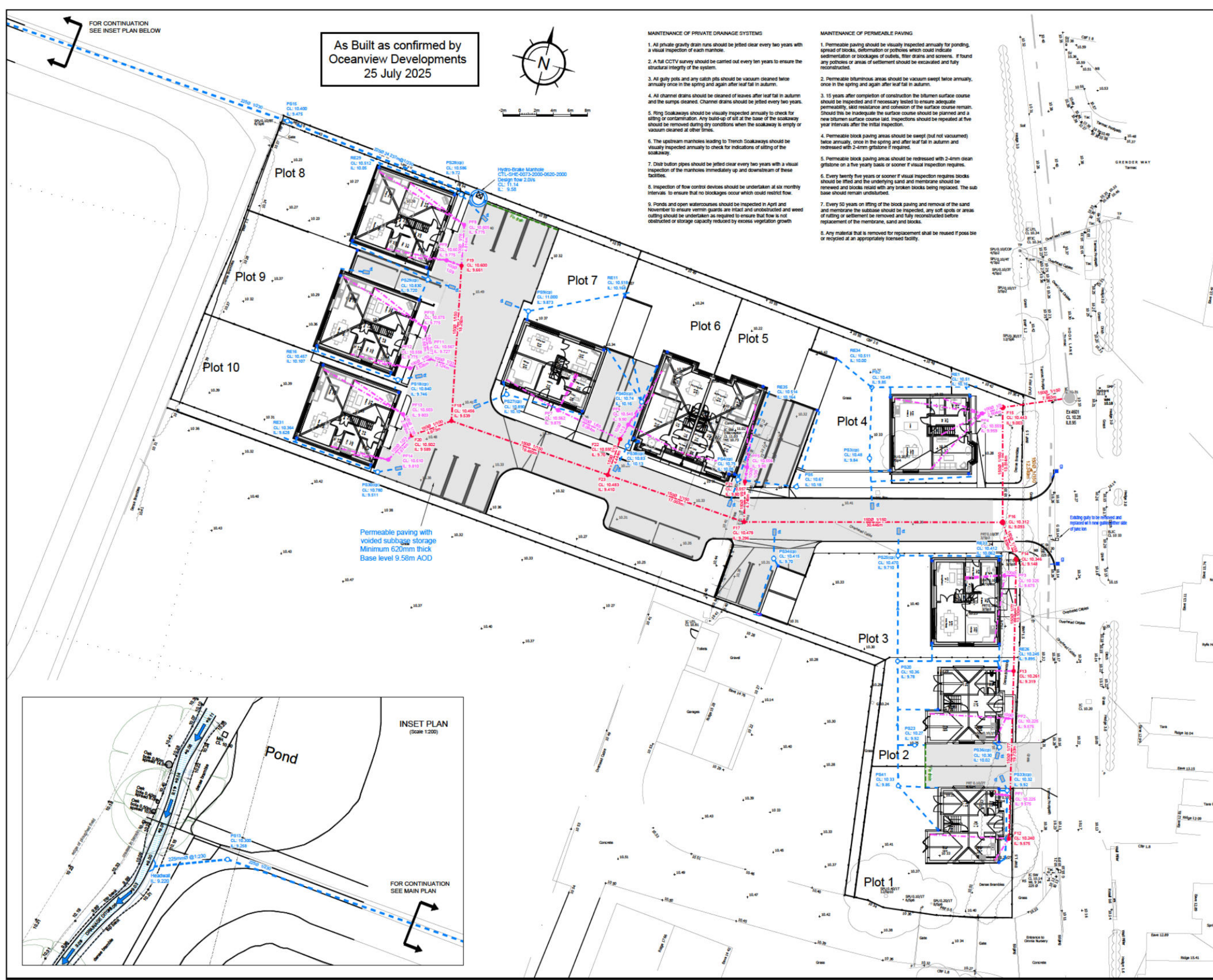
Issue Status: PRELIMINARY

**The Civil Engineering Practice**  
11 Tungsten Building  
George Street  
Fishergate  
BN41 1RA  
01273 424424  
reception@civil.co.uk  
www.civil.co.uk

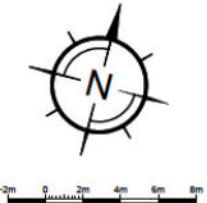
Client: Oceanview Developments  
Project: Land West Of Hook Lane, Hook Lane, Westergate

Site Layout - Levels

Drawn: A Davies  
Check: S Magowan  
Scale: 1:200 @ A1, 1:400 @ A3  
Date: July 2022  
Project No: 23582  
Sheet No: 201  
Rev: A



As Built as confirmed by  
Oceanview Developments  
25 July 2025



- MAINTENANCE OF PRIVATE DRAINAGE SYSTEMS**
1. All private gravity drain runs should be jetted clear every two years with a visual inspection of each manhole.
  2. A full CCTV survey should be carried out every ten years to ensure the structural integrity of the system.
  3. All gully pots and any catch pits should be vacuum cleaned twice annually once in the spring and again after leaf fall in autumn.
  4. All channel drains should be cleaned of leaves after leaf fall in autumn and the sumps cleaned. Channel drains should be jetted every two years.
  5. Ring Soakaways should be visually inspected annually to check for siting or contamination. Any build-up of silt at the base of the soakaway should be removed during dry conditions when the soakaway is empty or vacuum cleaned at other times.
  6. The upstream manholes leading to Trench Soakaways should be visually inspected annually to check for indications of siting of the soakaway.
  7. Dist bution pipes should be jetted clear every two years with a visual inspection of the manholes immediately up and downstream of these facilities.
  8. Inspection of flow control devices should be undertaken at six monthly intervals to ensure that no blockages occur which could restrict flow.
  9. Ponds and open watercourses should be inspected in April and November to ensure vermin guards are intact and unobstructed and weed cutting should be undertaken as required to ensure that flow is not obstructed or storage capacity reduced by excess vegetation growth

- MAINTENANCE OF PERMEABLE PAVING**
1. Permeable paving should be visually inspected annually for ponding, spread of blocks, deformation or potholes which could indicate sedimentation or blockages of outlets, filter drains and screens. If found any potholes or areas of settlement should be excavated and fully reconstructed.
  2. Permeable bituminous areas should be vacuum swept twice annually, once in the spring and again after leaf fall in autumn.
  3. 15 years after completion of construction the bitumen surface course should be inspected and if necessary tested to ensure adequate permeability, skid resistance and cohesion of the surface course remain. Should this be inadequate the surface course should be planned and a new bitumen surface course laid. Inspections should be repeated at five year intervals after the initial inspection.
  4. Permeable block paving areas should be swept (but not vacuumed) twice annually, once in the spring and after leaf fall in autumn and redressed with 2-4mm gritstone if required.
  5. Permeable block paving areas should be redressed with 2-4mm clean gritstone on a five yearly basis or sooner if visual inspection requires.
  6. Every twenty five years or sooner if visual inspection requires blocks should be lifted and the underlying sand and membrane should be renewed and blocks relaid with any broken blocks being replaced. The sub base should remain undisturbed.
  7. Every 50 years on lifting of the block paving and removal of the sand and membrane the subbase should be inspected, any soft spots or areas of rutting or settlement be removed and fully reconstructed before replacement of the membrane, sand and blocks.
  8. Any material that is removed for replacement shall be reused if possible or recycled at an appropriately licensed facility.

- GENERAL NOTES:**
1. 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.
  2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
  3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
  4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.
- DRAINAGE NOTES:**
1. All adoptable pipes, bends and junctions shall be vitrified clay in accordance with the current version of BS EN 295-1, with flexible joints and stemark certified.
  2. All Adoptable sewers shall be in strict accordance with the SSG Appendix C - Design and Construction Guidance. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class 3 bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.9m elsewhere the pipe shall be laid with a class 2 bedding.
  3. Where a pipe is within 1m of a foundation the trench shall be filled with class GEN 3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN 3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN 3 concrete.
  4. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.
  5. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreglass or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 10mm for pipes up to 450mm nominal diameter and 30mm for pipes over 450mm nominal diameter.
  6. Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.
  7. Any discrepancy between the drawing and site should be reported immediately to the Engineer.
  8. All manhole and chamber sizes are given as a minimum to meet the SSG Appendix C-Design and Construction Guidance

**DRAINAGE KEY:**

Existing Sewers

- Existing Storm Sewer
- Existing Foul Sewer

Private Storm Drainage

- PS (PS) Inspection Chamber / Catchpit
- RD Rodding Eye
- Dist bution Tank (Single)
- Permeable Sub Base
- Fin Drain

Private Foul Drainage

- FI (FI) Inspection Chambers

Adoptable Highway Drainage

- Road Gully

Adoptable Foul Drainage

- FI (FI) Inspection Chambers

|     |          |      |                                                      |     |
|-----|----------|------|------------------------------------------------------|-----|
| AS  | 13.10.26 | SUC  | Updated from As Built survey                         | SRM |
| CI  | 07.08.25 | MAPI | Issued with as-built status                          | SRM |
| F   | 27.04.23 | AJD  | Flow direction arrows added                          | SRM |
| E   | 09.03.23 | AJD  | Minor amendments                                     | SRM |
| D   | 17.02.23 | MAPI | Updated subbase depth and Hydrobrake                 | SRM |
| C   | 02.11.22 | MAPI | PS20, PS25, Hydrobrake, and permeable paving updated | SRM |
| B   | 12.08.22 | MAPI | Updated subbase depth, PS28 & PS29 IL                | SRM |
| A   | 28.07.22 | AJD  | Updated to suit block plans                          | SRM |
| REV | 2021     | 2021 | as per description                                   | CHS |

Issue Status **AS BUILT**

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BN41 1RA  
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reception@civil.co.uk  
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**Oceanview Developments**  
PROJECT Land West Of Hook Lane, Hook Lane, Westergate  
TITLE Site Layout - Drainage  
DRAWN A Davies DATE July 2022 PROJECT NO. 23582  
ENGINEER S Magowan CHECKED SRM  
SCALE 1:200 @ A1, 1:400 @ A3  
202 AB

## **Appendix E**

### **Type 3 Stone Delivery Tickets**

**DAY**  
■ GROUP LTD

Transport Avenue  
Brentford  
Middlesex  
TW8 0HF

**INVOICE ADDRESS**

DAVID PEGLEY T/A PEGLEY  
GROUNDWORKS  
JAYS BARN  
NEWPOUND LANE, WISBOROUGH  
GREEN  
BILLINGSHURST  
W SUSSEX  
RH14 0EG

## SITE ADDRESS

HOOK LANE  
HOOK LANE  
ALDINGBOURNE  
WEST SUSSEX  
PO20 3TE

| ACCOUNT NUMBER | CUSTOMER ORDER NUMBER | PROJECT NUMBER | INVOICE DATE | INVOICE NUMBER |
|----------------|-----------------------|----------------|--------------|----------------|
| 16121          | JAMIE                 | DQ00073107     | 28/02/25     | 2455577        |

|          | SHIPPED DESCRIPTION          | CODE | QUANTITY | UNIT PRICE | VALUE |
|----------|------------------------------|------|----------|------------|-------|
| 05/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.11    |            |       |
| 06/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.91    |            |       |
| 06/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.01    |            |       |
| 07/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.22    |            |       |
| 07/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.01    |            |       |
| 11/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.31    |            |       |
| 11/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.10    |            |       |
| 11/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.11    |            |       |
| 12/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.08    |            |       |
| 12/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.00    |            |       |
| 12/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.91    |            |       |
| 13/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.19    |            |       |
| 13/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.31    |            |       |
| 13/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.20    |            |       |
| 17/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.73    |            |       |
| 17/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.87    |            |       |
| 17/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.88    |            |       |
| 18/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.22    |            |       |
| 18/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.21    |            |       |
| 19/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.11    |            |       |
| 19/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.09    |            |       |
| 19/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.01    |            |       |
| 19/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.09    |            |       |
| 19/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.00    |            |       |
| 20/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.99    |            |       |
| 20/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.91    |            |       |
| 20/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.11    |            |       |
| 20/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.20    |            |       |
| 24/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.06    |            |       |
| 24/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.05    |            |       |
| 24/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.01    |            |       |
| 25/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.88    |            |       |
| 25/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.13    |            |       |
| 25/02/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.22    |            |       |

**Sub-Total:**

**1.889.96**

**Total Quantity: 648.24**

## NOTES

This price will include a surcharge if ordered in quantities of less than 20 tonnes.

Quantity = Tonnes, unless stated otherwise in description.

**Payment Terms:** End of month following invoice date

Job No:

Bank Details: Barclays Bank PLC, Sort Code: 20-42-81, Account No: 20304018

TOTAL EXC. VA

VAT @ 20%

TOTAL GBP

# LES INVOICE

**DAY**  
GROUP LTD

## INVOICE ADDRESS

DAVID PEGLEY T/A PEGLEY  
GROUNDWORKS  
JAYS BARN  
NEWPOUND LANE, WISBOROUGH  
GREEN  
BILLINGSHURST  
W SUSSEX  
RH14 0EG

## SITE ADDRESS

HOOK LANE  
HOOK LANE  
ALDINGBOURNE  
WEST SUSSEX  
PO20 3TE

Transport Avenue  
Brentford  
Middlesex  
TW8 9HF

| ACCOUNT NUMBER | CUSTOMER ORDER NUMBER | PROJECT NUMBER | INVOICE DATE | INVOICE NUMBER |
|----------------|-----------------------|----------------|--------------|----------------|
| 16121          | JAMIE                 | DQ00073107     | 28/03/25     | 2466118        |

| SHIPPED  | DESCRIPTION                  | CODE | QUANTITY | UNIT PRICE | VALUE |
|----------|------------------------------|------|----------|------------|-------|
| 06/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.01    |            |       |
| 06/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.22    |            |       |
| 06/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.18    |            |       |
| 07/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.32    |            |       |
| 07/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.02    |            |       |
| 07/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.91    |            |       |
| 11/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.10    |            |       |
| 11/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.10    |            |       |
| 10/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.98    |            |       |
| 10/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.20    |            |       |
| 10/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.88    |            |       |
| 10/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.19    |            |       |
| 13/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.22    |            |       |
| 13/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.18    |            |       |
| 14/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.83    |            |       |
| 14/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.89    |            |       |
| 14/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.78    |            |       |
| 14/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.22    |            |       |
| 14/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.20    |            |       |
| 19/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.11    |            |       |
| 19/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.19    |            |       |
| 19/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.01    |            |       |
| 19/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.09    |            |       |
| 19/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.04    |            |       |
| 20/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.94    |            |       |
| 20/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.91    |            |       |
| 21/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.14    |            |       |
| 21/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.21    |            |       |
| 21/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.06    |            |       |
| 24/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.05    |            |       |
| 25/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.03    |            |       |
| 25/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 18.78    |            |       |
| 25/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.14    |            |       |
| 25/03/25 | TYPE 3 (SHW805) PRIMARY (LS) | 549  | 19.23    |            |       |

Sub-Total:

Total Quantity: 648.36

## NOTES

This price will include a surcharge if ordered in quantities of less than 20 tonnes.

Quantity = Tonnes, unless stated otherwise in description.

Payment Terms: End of month following invoice date

Job No:

Bank Details: Barclays Bank PLC, Sort Code: 20-42-81, Account No: 20304018

TOTAL EXC. VAT

VAT @ 20%

TOTAL GBP

**Holcim UK Technical Department**  
**Aggregate Specification Datasheet**



Material:  
 Aggregate Petrographic:  
 Production Place:

Specification for Highway Works 800: Cl 805 Type 3  
 Limestone  
 Torr Quarry

| Sieve size<br>(mm)                     | Percentage by Mass Passing  |                                  |                             |                    | Specification<br>Limits |
|----------------------------------------|-----------------------------|----------------------------------|-----------------------------|--------------------|-------------------------|
|                                        | Overall<br>Grading<br>Range | Supplier Declared<br>Value Range | Suppliers<br>Declared Value | Typical<br>Grading |                         |
| 80                                     | 100                         | -                                | -                           | 100                | 100                     |
| 40                                     | 80 – 99                     | -                                | -                           | 99                 | 80 - 100                |
| 20                                     | 50 – 78                     | 58 – 70                          | 66                          | 68                 | 58 - 74                 |
| 10                                     | 31 – 60                     | 39 – 51                          | 50                          | 49                 | 42 - 58                 |
| 4                                      | 18 – 46                     | 26 – 38                          | 26                          | 25                 | 18 - 34                 |
| 2                                      | 10 – 35                     | 17 – 28                          | 17                          | 17                 | 10 - 24                 |
| 1                                      | 6 – 26                      | 11 - 21                          | 11                          | 12                 | 6 - 16                  |
| 0.500                                  | 0 - 20                      | 5 - 15                           | 7                           | 9                  | 2 - 12                  |
| 0,063                                  | 0 - 5                       | -                                | -                           | 4.4                | 0 - 5                   |
| <b>Additional Grading Requirements</b> |                             |                                  |                             |                    |                         |
| -20 / +10                              |                             |                                  |                             | 19                 | 10 - 25                 |
| -10 / +4                               |                             |                                  |                             | 24                 | 10 - 25                 |
| -4 / +2                                |                             |                                  |                             | 8                  | 7 - 20                  |
| +2 / -1                                |                             |                                  |                             | 5                  | 4 - 15                  |

|                                     |                                       |             |
|-------------------------------------|---------------------------------------|-------------|
| <b>OMC</b>                          | BS EN 13286-4                         | 2.9%        |
| <b>Max Dry Density</b>              | BS EN 13286-4                         | 2.00 Mg/m3  |
| <b>Plasticity</b>                   | BS 1377-2                             | Non-Plastic |
| <b>LA</b>                           | BS EN 1097-2                          | 20          |
| <b>Micro-Deval</b>                  | BS EN 1097-1                          | 19          |
| <b>Magnesium sulphate soundness</b> | BS EN 1367-2                          | 8           |
| <b>Total Sulfur (S)</b>             | BS EN 1744-1                          | 0.1%        |
| <b>Water soluble sulfate (SO3)</b>  | BS EN 1744-1                          | <0.01%      |
| <b>Water soluble sulfate (SO4)</b>  | BS EN 1744-1                          | 14 mg/l     |
| <b>pH</b>                           | BS 1377-3                             | 9           |
| <b>Void Content</b>                 | Porosity at 95% of<br>VHC dry density | 33%         |

Issued by: C Gullock  
 Technical Sales Support Manager

Date: 9th September 2026

## **Appendix F**

### **Pegley Groundworks / Ocean View Developments Email Correspondence**

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On 29/01/2025 13:04 BST Sam Wiggins [REDACTED] wrote:

Hi David

I spoke to Larry and he's aware, get Stuart or Jamie to shout him if they need.

Ok thanks, we are looking to start laying soon.

Kind regards

Sam Wiggins



[REDACTED]

Oceanview Developments Ltd  
[www.oceanviewdevelopments.com](http://www.oceanviewdevelopments.com)

Correspondence address: Timberley, North Drive, Ossemsley, Hants, BH25 5TJ  
Registered in England & Wales no. 04482813 at 118, Old Milton Road, New Milton, Hampshire, BH25 6EB

This email is only intended for the person (s) to whom it is addressed and may contain confidential information. If you have received this email in error, please notify us immediately by reply email and then delete this message from your system. Please do not copy it or use it for any purposes, or disclose its contents to any other person. Thank you for your cooperation.

On 28/01/2025 18:42 GMT David Pegley [REDACTED] wrote:

Evening Sam,

Thanks, yes we are at 9.58 taken with the laser off the site datum at the fence backing onto the estate behind.

Stone will start to be delivered on site next week, is Larry aware as he may need to act as banksman if we are short handed?

I will come back to you with meterage price for the porcelain ASAP.

Regards

David



Jays Barn  
Newpound Lane  
Wisborough Green  
West Sussex RH14 0EG

---

**From:** 'Sam Wiggins' [mailto: [REDACTED]]  
**Sent:** 28 January 2025 16:07  
**To:** [REDACTED]  
**Subject:** Hook Lane

Hi David

The invoice has now been settled. Can you confirm Jamie and Will have set the membrane at the correct IL as per the drawings provided?

Can you also give me a price for the porcelain slab lay when you get a mo, per m2?

Kind regards

Sam Wiggins

Oceanview Developments Ltd  
[www.oceanviewdevelopments.com](http://www.oceanviewdevelopments.com)

Correspondence address: Timberley, North Drive, Ossemsley, Hants, BH25 5TJ  
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On 27/01/2025 11:41 Sam Wiggins <[REDACTED]> wrote:

Hi David

Yes the 620mm is a minimum sub base depth it can be increased on site if there are requirements to do so.

Apologies I will chase this with the office now.

Cheers

Kind regards

Sam Wiggins

[REDACTED]  
Oceanview Developments Ltd  
[www.oceanviewdevelopments.com](http://www.oceanviewdevelopments.com)

Correspondence address: Timberley, North Drive, Ossemsley, Hants, BH25 5TJ  
Registered in England & Wales no. 04482813 at 118, Old Milton Road, New Milton, Hampshire, BH25 6EB

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On 24/01/2025 17:38 David Pegley <[REDACTED]> wrote:

Evening Sam,

Perfect, thank you. All drawings received. Just to confirm it is 620mm **minimum** voided stone type 3 sub base?

Jamie and Will will be on site so we will take levels from the fence mark for inverts and covers.

Can you also confirm when Invoice #1018 will be settled as it is 6 days overdue?

Thanks

David

 **Pegley  
Groundworks Ltd**  
Jays Barn  
Newpound Lane  
Wisborough Green  
West Sussex RH14 0EG

---

**From:** Sam Wiggins [mailto:[REDACTED]]  
**Sent:** 24 January 2025 14:13

To [REDACTED]  
**Subject:** Hook Lane

Hi David

As discussed last week, ahead of starting road construction on site please see attached approved Civils package.

IL of 9.58 for the impermeable membrane and the base of the Type 3 voided stone as shown on drawing no. 251B.

You can set the laser level off the mark on the fence bordering the site next door, Jamie and Will are aware of its location.

Kind regards

Sam Wiggins

[REDACTED]  
[www.oceanviewdevelopments.com](http://www.oceanviewdevelopments.com)

Correspondence address: Timberley, North Drive, Ossemsley, Hants, BH25 5TJ

Registered in England & Wales no. 04482813 at 118, Old Milton Road, New Milton, Hampshire, BH25 6EB

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- 
- Part\_3.jpeg (139 KB)
  - image001.png (41 KB)
  - image002.png (22 KB)
  - image003.png (41 KB)

## **Appendix G**

### **Ordinary Watercourse Consent LDC/Arun/20243/009**



# West Sussex Flood Risk Partnership



## Ordinary Watercourse Land Drainage Consent

Land Drainage Act 1991

**Name:**

**Oceanview Developments Ltd**

**Consent applying to:**

**Connection to watercourse, at land adjacent west of Hook Lane, Aldingbourne**

**Consent Number LDC/ARUN/2023/009**

**Effective from  
28<sup>th</sup> April 2023**

This note does not form part of the Certificate of Authorisation.

## Introduction

### The West Sussex Drainage Partnership

The West Sussex Drainage Partnership is a body consisting of West Sussex County Council and the District and Borough Authorities within West Sussex acting together in partnership, to carry out specific duties under the Land Drainage Act 1991 and Flood and Water Management Act 2010. It operates under delegated powers under section 13(4) of the Flood and Water Management Act 2010.

The Partnership aims to manage flood risk in the county through continued maintenance and regulation of ordinary watercourses, education and assistance of riparian ("river side") owners and through promotion of sustainable drainage systems (SuDS).

### Legislation

Land Drainage Consents are required by virtue of the Land Drainage Act 1991. The following activities on an Ordinary (non-main) Watercourse require Local Authority Consent:

#### **under Section 23 of the Land Drainage Act 1991;**

- the erection or alteration of any mill dam, weir or other like obstruction to the flow of any watercourse
- the erection or alteration of any culvert that would be likely to affect the flow of any watercourse

#### **under Sections 17 and 20(2) of the Land Drainage Act 1991**

- any drainage works carried out by a local authority against flooding in connection with any watercourse

#### **under Section 61F Land Drainage Act 1991** (Inserted by Schedule 22 Environment Act 1995)

- the operation of any drainage works, under the control of any Internal Drainage Board or local authority, so as to manage the level of water in a watercourse for the purposes of facilitating spray irrigation.

**Note:** Consent under the above legislation is required irrespective of whether the works are permanent or temporary.

### Contraventions

In relation to Ordinary Watercourses, West Sussex Drainage Partnership can under Section 24 of the Land Drainage Act 1991 serve a legal notice requiring the person to abate the nuisance within a specified time. Failure to abide by such a notice can result in the West Sussex Drainage Partnership carrying out the necessary remedial work and seeking to recover costs.

# Land Drainage Act 1991

Land Drainage Consent

Control of works affecting watercourses and/or flood defences

Consent number LDC/ARUN/2023/009

**To:** Oceanview Developments Limited

**The West Sussex Drainage Partnership in exercise of its powers under Section 23 of the Land Drainage Act 1991 and subject to the conditions attached, hereby grants its consent in relation to the works or operations described in this Consent.**

Watercourse: Not named

Location: Land west of Hook Lane & south of Summer Close, Aldingbourne

Map reference: SU 493400 104652

Description of works: Connection of 225mm diameter surface water drain to western boundary ditch, via headwall (Flow is restricted to 2.0 l/s). Flap valve incorporated.

**As detailed on plans and sections**

Drg no. 23582/202 Rev F, 23582/252 Rev D, 23582/01 Rev A

In supporting documentation

The West Sussex Drainage Partnership does not accept any responsibility for the design and construction of the works referred hereto and any liability for any loss or damage which may arise out of their design, construction, maintenance or use.

**This Consent shall come into effect on**

**Date 28<sup>th</sup> April 2023**

Signed on behalf of the West Sussex Drainage Partnership



**Mr Paul Cann**  
**Principal Engineer (Drainage)**

Date of signing

28<sup>th</sup> April 2023

# Conditions

This consent is granted with the following conditions:

## General

N/A

## Timing

Works to be completed within six months of the date of this consent or else the consent will be deemed to have expired.

## Temporary Works

N/A

## Site Specific

Ditch to be cleared/desilted (along entire boundary of Omnia Nursery) to facilitate connection.

## Other Information

This Consent does not remove from the applicant the necessity to obtain other licences, consents, approvals or permissions (including planning permission) which may be required in law or in order to comply with any duties or responsibilities for conservation or protection of the environment.

It is the applicants responsibility to ensure that he obtains the consent / permission of any owners and occupiers affected by the works.

This Consent does not confer any rights of entry or rights over property.

Works should be arranged to ensure there is no increase in flood risk to third parties.

That the LLFA does not accept any responsibility for the design and construction of the works that are the subject of this Consent and any liability for any loss or damage which may arise out of their design, construction, maintenance or use.

The works must be undertaken in accordance with the approved plans, drawings, calculations, specifications and other relevant documents.

All reasonable precautions must be taken during the undertaking of the works so as not to obstruct, impede or interfere with the flow of water in, into or out of the watercourse and not to damage the banks or bed or any drainage works without the approval of the Lead Local Flood Authority.