

Technical Note 2: Discharge of Conditions

Site: 19 Farncombe Road, Worthing, West Sussex
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Date: 24 December 2025

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1.0 Introduction

- 1.1 This technical note has been produced by Motion to support the discharge of conditions relating to drainage on consents AWDM/1522/24 and AWDM/1567/24, which relate to at 19 Farncombe Road, Worthing, West Sussex.
- 1.2 The conditions for both applications are as per the following:

Condition: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring will be required to support the already provided infiltration testing and the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Condition: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
 - II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
 - III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.
- 1.3 This technical note will review the conditions and show how the surface water drainage strategy meets the new national standards for SuDS, discuss the infiltration potential and groundwater of the site.

2.0 The New National Standards for SuDS

- 2.1 On 19 June 2025 the UK government published its new National Standards for Sustainable Drainage Systems (SuDS). The new standards are an evolution of industry standards and current best practice, many of which practitioners and design engineers have already been actively incorporating in their drainage strategies. Therefore, while the new National Standards do not fundamentally change current standards, they are a welcome step in clarifying points that had previously been uncertain and has enshrined them in a single piece of guidance.
- 2.2 The standards emphasise how sustainable drainage and flood risk should be considered in developments, and the importance of site appraisal and early, integrated design with the site's natural features and proposed

infrastructure. However, the Planning Balance and other technical factors/policy requirements must always be considered.

- 2.3 There are seven standards, which are outlined below:

Standard 1: Runoff Destinations

- 2.4 Adopt a SuDS approach to manage surface water runoff as a resource, minimising environmental impacts. Discharge runoff according to this priority hierarchy:

Priority 1: collected for non-potable use

Priority 2: infiltrated to ground

Priority 3: discharge to an above ground surface water body

Priority 4: discharge to a surface water sewer, or another piped surface water drainage system

Priority 5: discharge to a combined sewer

- 2.5 Lower priority options may only be used if higher ones are impractical, with evidence provided.

Standard 2: Management of Everyday Rainfall (interception)

- 2.6 Apply a 'SuDS approach' to ensure the first 5mm of most rainfall events is retained on-site without runoff, while integrating runoff quality management and delivering amenity and biodiversity benefits.

Standard 3: Management of Extreme Rainfall and Flooding

- 2.7 Adopt a 'SuDS approach' to manage extreme rainfall, accounting for climate change and urban creep, by protecting people and property from flooding, minimising downstream flood risk, safeguarding water bodies and sewer capacity, and controlling runoff rates and volumes for key design events (50% and 1% AEP), while ensuring on-site management of flooding up to the 1% AEP event and safe routing or mitigation of exceedance and off-site flood risks.

Standard 4: Water Quality

- 2.8 Apply a 'SuDS approach' to protect surface, groundwater, and coastal waters by managing runoff quality through a robust water quality risk assessment tailored to pollution hazards and receiving water sensitivity, following industry guidance and permitting requirements.

Standard 5: Amenity

- 2.9 A 'SuDS approach' shall be adopted that maximises benefits for amenity through the creation of multi-functional places and landscapes.

Standard 6: Biodiversity

- 2.10 Adopt a SuDS approach that maximises biodiversity benefits by creating resilient local ecosystems, supporting natural habitats and species, contributing to local biodiversity and nature recovery strategies, and enhancing habitat connectivity throughout the development lifecycle.

Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity

- 2.11 Adopt a SuDS approach to ensure surface water drainage systems are designed for safe construction, operation, and maintenance, minimising environmental impacts; include a management and maintenance plan to sustain performance across all standards, assess and manage potential failure risks, and ensure structural integrity of all components for the design life without compromising adjacent structures.

3.0 The Development Site

- 3.1 The proposed development is for a rear extension to the existing building and provide a proposed annex to the rear of the garden.
- 3.2 The drainage strategy for the development will look to use a geocellular soakaway in the rear garden of the development (in which both development applications are located) for the discharge of surface water. As mentioned earlier, the proposed drainage strategy is only for the new developments, it will not seek to alter or incorporate the existing drainage serving 19 Farncombe Road.

4.0 Discussion

Infiltration Test Results

- 4.1 Infiltration testing was undertaken in February 2025 by Ground and Water. The full report can be found in **Appendix A** but is summarised below.
- 4.2 Ground and Water excavated a trial pit to a depth of 1.80 metres below ground level (m bgl). The following geological strata were encountered:

Table 4.1: Geological Strata from Ground and Water Trial Pit

Strata	Top Depth (m bgl)	Base Depth (m bgl)	Thickness (m)
TOPSOIL: Dark brown slightly sandy slightly gravelly CLAY. The sand was fine to medium grained and the gravel was subangular to sub-rounded fine to coarse flint.	GL	0.35	0.35
RIVER TERRACE DEPOSITS: Dark orangish brown sandy slightly gravelly CLAY. The sand was fine to medium grained and the gravel was fine to medium, sub-angular to sub-rounded flint.	0.35	>1.80	>1.45

- 4.3 Groundwater was not encountered during the excavation of the trial pit. However, winter groundwater monitoring was undertaken and is discussed in the next section.
- 4.4 The results of the infiltration testing can be seen in Table 4.2, below:

Table 4.2 – Soakage Test Results

Trial Hole	Test Number	Base of Soakage Pit (m bgl)	Start Depth (m bgl)	Finish Depth (m bgl)	Time Taken (mins)	Infiltration Rate (m/sec)
TPA	1	1.65*	0.54	1.39	1385	1.61×10^{-6}
	2	1.65*	0.69	1.42	1538	1.32×10^{-6}
	3	1.65*	0.95	1.48	1500	1.17×10^{-6}

*hole had collapsed to 1.65m bgl

- 4.5 The drainage strategy for the proposed development will be designed to an infiltration rate of 1.17×10^{-6} m/s. This rate is slower than the previously recorded 7.36×10^{-6} m/s in the drainage strategy.

Groundwater Monitoring

- 4.6 Groundwater Monitoring was undertaken from October to December 2025 by Geo-Environmental Services Limited (GESL).

- 4.7 Adur and Worthing Councils' groundwater monitoring guidance states that "The extent of monitoring required for smaller developments will be subject to agreement with our engineers but will need to capture likely peak groundwater levels during the winter period. This is likely to be during **January or February** but is dependent on factors, including the weather up to that point."
- 4.8 **Appendix B** provides formal confirmation from Adur and Worthing Council that a three-month winter groundwater monitoring period, commencing at the earliest opportunity, is considered sufficient for the scale and nature of the proposed development.
- 4.9 The preliminary ground conditions encountered by GESL on the 13th October 2025 can be found in **Appendix C** but are summarised below:

Table 4.3: Ground Conditions from Geo-Environmental monitoring wells

Strata	Top Depth (m bgl)	Base Depth (m bgl)	Location
TOPSOIL: Typically, grass overlain brown or dark brown slightly sandy silty clay or slightly clayey silt with rare fine subrounded to subangular flint gravel or occasional to frequent rootlets. Concrete and brick.	0.00	0.30	All
RIVER TERRACE DEPOSITS: Brown or light brown, orange grey mottled or Orange, brown mottled silty CLAY and or slightly sandy silty CLAY or clayey to very clayey SAND or SAND with rare to frequent fine to coarse flint gravels.	0.30	>3.30-5.00	All
WHITE CHALK SUBGROUPS: Recovered as light brown and off-white mottled CHALK, rare medium, to coarse chalk gravel within an off-white to light brown silt grade matrix.	3.30	5.00	WS01

- 4.10 The groundwater levels recorded from Oct – Dec can be found in **Appendix D**. This shows that the groundwater levels at the site are between 3.85 – 5.00m bgl. The proposed soakaway will be designed with an invert level of 3.00 m bgl, positioned 1.85 m above the highest recorded groundwater, ensuring a minimum 1 m clearance between the structure and groundwater.

Proposed Surface Water Drainage Strategy

- 4.11 The drainage strategy for the development will look to use a geocellular soakaway in the rear garden of the development for the discharge of surface water. The proposed drainage strategy is only for the new developments, it will not seek to alter or incorporate the existing drainage serving 19 Farncombe Road.
- 4.12 It is intended to use a geocellular soakaway for the discharge of roof water from the extension and annex, as well as the patio. The design features of the geocellular soakaway are as follows:
- ▶ Area: 7.0 x 3.5 x 1.2 (L x W x D) suitable for minimum 500mm cover
 - ▶ Heavy Duty Permeable Separating Geotextile wrapped on all sides to allow infiltration
 - ▶ 100mm Type 2/6mm Sharp Grit or Clean Sand Surround
- 4.13 The updated proposed surface water drainage strategy layout can be seen in **Appendix E**.
- 4.14 The drainage strategy has been designed and fully hydraulically modelled in MicroDrainage's Network module.
- 4.15 The results of the MicroDrainage hydraulic modelling for the proposed development can be seen in **Appendix F**, the soakaway has been designed to an infiltration rate of 1.17×10^{-6} m/s.
- 4.16 The half-drain time does not achieve compliance due to the reduced infiltration rate recorded during winter monitoring compared to the summer results referenced in the original drainage strategy. Nevertheless, given

the limited scale of the proposed development, the associated risk is considered negligible, and the system will operate in compliance for part of the year.

- 4.17 A Drainage Management and Maintenance Plan has been prepared, which sets out the principles for the long-term management and maintenance of the proposed surface water drainage system on the development. The Drainage Management and Maintenance Plan can be seen in **Appendix G**.

New SuDS Standards

- 4.18 The new SuDS Standards were launched in June 2025 which is after the planning submission, therefore the SuDS standards were not available for the preparation of the Flood Risk Assessment and Drainage Strategy for this development. However we have assessed the new standards to determine where the current strategy complies with the new standards.
- 4.19 How the surface water drainage strategy meets the new national standards for SuDS is outlined in Table 4.4, on the next page.

Table 4.4 - Compliance with the New National Standards for SuDS

Standard	Method	Compliance
1	Runoff Destinations	The site complies partly with Priority 1 and Priority 2. Surface water run-off from the site will be infiltrated to ground. The roof run-off will be collected in water butts and reused in the residential dwellings for external uses such as watering plants.
2	Management of Everyday Rainfall (Interception)	Water butts are proposed for the reuse of the roof run-off in the residential dwellings for external uses such as watering plants and car wash.
3	Management of Extreme Rainfall And Flooding	The results of the hydraulic modelling show that the drainage strategy can attenuate and discharge surface water generated in the 1 in 100-year + 45% rainfall event with negligible flooding.
4	Water Quality	The clean surface water for the site will first pass through the pipe network and inspection chambers. From here the water will enter the soakaway before being discharged to the ground. The CIRIA SuDS Manual rates the pollution hazard from sites as 'very low'. The CIRIA SuDS Manual recommends that catchpits and silt traps are used upstream of the geocellular soakaway.
5	Amenity	Whilst this is a private property with no access by the public, the site provides green infrastructure including small urban trees and planting shrubs.
6	Biodiversity	Small urban trees are proposed within the scheme, as well as shrub planting, an area of wildflower grassland. Please see the Biodiversity Gain Plan for this planning application for details.
7	Design of Drainage for Construction, Operation, Maintenance, Decommissioning and Structural Integrity	The drainage strategy has been designed to ensure that the drainage system can be easily and safely constructed, operated and maintained. The Drainage Management and Maintenance Plan, provided in section 9 of the report, sets out the principles for the long-term management and maintenance of the proposed surface water drainage system on the development. At the detailed design stage, a full Management and Maintenance Plan will be developed for the site.

5.0 Summary and Conclusions

- 5.1 This technical note has reviewed the discharge conditions following the submission of AWDM/1522/24 and AWDM/1567/24 at 19 Farncombe Road, Worthing, West Sussex.
- 5.2 The drainage strategy for the development will look to use a geocellular soakaway for the discharge of surface water with an infiltration rate of 1.17×10^{-6} m/s. The proposed soakaway will be designed with an invert level of 3.00 m bgl, positioned 1.85 m above the highest recorded groundwater, ensuring a minimum 1 m clearance between the structure and groundwater.
- 5.3 The New SuDS Standards were launched in June 2025, after the submission of the planning application. Therefore, they were not in place at the time of the preparation of the Drainage Strategy and as such compliance with these standards should not be a reason to object to the planning application. However, the development meets many of the requirements of the new standards, either partially or fully, as detailed in Table 4.4.

Appendix A

Infiltration Testing Results

Infiltration Testing Report

19 Farncombe Road, Worthing, West Sussex, BN11 2AY

On behalf of Hyatt Properties Limited

Report Reference: GWPR6460/IR/February 2025 V1.01			Status: Final
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Infiltration Testing Report				
REPORT REFERENCE	GWPR6460/IR/February 2025. The conditions and limitations of this infiltration testing report can be viewed within Appendix A, with the aims of the investigation provided within Appendix B. A technical glossary has also been provided within Appendix C.			
SITE DETAILS	The site comprised a rectangular shaped plot situated along the western side of Farncombe Road. The site was located in southeast Worthing, West Sussex. The site comprised a residential property with associated gardens. A site location plan has been provided within Figure 1.			
PROPOSED DEVELOPMENT	At the time of reporting, February 2025, the proposed development was understood to comprise an extension to the rear (west) of the existing property with a separate outbuilding/office at the bottom of garden (west). A proposed development plan is displayed within Figure 2.			
ANTICIPATED GEOLOGY AND HYDROGEOLOGY	The British Geological Survey (BGS) maps and DEFRA online maps for the area suggest that the site was located on superficial deposits of the River Terrace Deposits overlying the Lewes Nodular Chalk Formation. The main groundwater table is expected at depth within the chalk. Some perched water may be encountered at shallower depths within the granular River Terrace Deposits or within Made Ground, especially after periods of prolonged or intense rainfall.			
SITE WORKS	Site works were undertaken on the 30 th January 2025 and comprised the machine excavation of a single Trial Pit (TPA) to 1.80m bgl. Infiltration tests in accordance with the principles of BRE365 were undertaken in the trial pit between 30 th January and 2 nd February 2025. A trial hole location plan can be seen in Figure 3.			
GROUND CONDITIONS ENCOUNTERED	A summary of the ground conditions encountered has been summarised in the following table. The trial hole logs can be seen within Appendix D.			
	Summary of Strata Encountered			
	Strata	Top Depth (m bgl)	Base Depth (m bgl)	Thickness (m)
	TOPSOIL: Dark brown slightly sandy slightly gravelly CLAY. The sand was fine to medium grained and the gravel was subangular to sub-rounded fine to coarse flint.	GL	0.35	0.35
	RIVER TERRACE DEPOSITS: Dark orangish brown sandy slightly gravelly CLAY. The sand was fine to medium grained and the gravel was fine to medium, sub-angular to sub-rounded flint.	0.35	>1.80	>1.45
GROUNDWATER	Groundwater was not encountered during the investigation. Changes in groundwater level occur for a number of reasons including seasonal effects and variations in drainage. The investigation was undertaken in January and February 2025 when groundwater levels are likely to be approaching their annual maximum (highest elevation). Exact groundwater levels may only be determined through long term measurements from monitoring wells installed on-site.			
SURFACE WATER DISPOSAL	Soakage testing, following the principles of BRE365 was undertaken within the superficial deposits of the River Terrace Deposits. The infiltration test results can be seen in the following table.			

Infiltration Testing Report

Soakage Testing Results

Trial Hole	Test Number	Depth (m bgl)	Start Depth (m bgl)	Finish Depth (m bgl)	Time Taken (mins)	Infiltration Rate (m/sec)
TPA	1	1.65*	0.54	1.39	1385	1.61×10^{-6}
	2	1.65*	0.69	1.42	1538	1.32×10^{-6}
	3	1.65*	0.95	1.48	1500	1.17×10^{-6}

* hole had collapsed to 1.65m bgl

Based upon the results of the infiltration tests, it was considered that the soils of the River Terrace Deposits encountered in the trial pit to a depth of 1.80m bgl would provide a suitable medium for soakaway installation.

The principles of sustainable urban drainage system (SUDS) should be applied to reduce the risk of flooding from surface water ponding and collection associated with the construction of the foundations.

Consultation with the Environment Agency must be sought regarding any use that may have an impact on groundwater resources, abstractions and surface water features/watercourses.

It should be noted that water discharge into the chalk may worsen/create dissolution features. Therefore, soakaways should be remote from structures and undertaken in accordance with available guidance. A number of published information sources make reference to an appropriate distance at which a soakaway should be sited in relation to any building foundations in the vicinity:

- The British Standard BS8301 :1985 "Code of practice for building drainage" (1985), suggests that: "A soakaway is not desirable nearer to a building than about 5 metres nor in such a position that the ground below foundations is likely to be adversely affected."
- The Building Research Establishment Digest 365 "Soakaway design" (1991), suggests that "Soakaways should not normally be constructed closer than 5m to building foundations. In chalk or other soil and fill material subject to modification or instability, the advice of a specialist geotechnologist should be sought as to the advisability and siting of a soakaway".

In addition, the distance a soakaway is located from any foundations can be informed by both the soakaway type and chalk density present at the site.

- The Kent County Council Soakaway Design Guide (July 2000) states that "Highway soakaways shall be situated the following minimum distances from dwellings (measured from the outside edge of the soakaway): (1) 5 metres for conventional perforated soakaway; (2) 10 metres for deep bored soakaway. In addition, adjacent soakaways of a similar type shall also be spaced a minimum of 10 metres apart.

CIRIA 574 states that soakaways should be sited at least 5-10m away from any structure, depending on the chalk density. Where the chalk present is of low or unknown density, soakaways should

Infiltration Testing Report

be sited at least 10m from any foundations, and where the chalk is of medium density or higher, any foundations should be sited at least 5m from any foundations.

DUTY OF CARE

Groundworkers must maintain a good standard of personal hygiene including the wearing of overalls, boots, gloves and eye protectors and the use of dust masks during periods of dry weather.

To prevent exposure to airborne dust by both the general public and construction personnel the site should be kept damp during dry weather and at other times when dust is generated as a result of construction activities.

The site should be securely fenced at all times to prevent unauthorised access. Washing facilities should be provided and eating restricted to mess huts.

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FIGURES



Site boundary

Not to Scale

19 Farncombe Road, Worthing, West Sussex, BN11 2AY

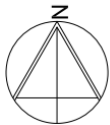
Hassocks Farley Properties

February 2025

Figure 1: Site Location Plan

GWPR6460





O magnolia trunk

88m² net excluding
circulation area,
116m² gross

37m² net

51m² net



APPENDIX A: Conditions and Limitations

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The report has been prepared on the basis of information, data and materials which were available at the time of writing. Accordingly any conclusions, opinions or judgements made in the report should not be regarded as definitive or relied upon to the exclusion of other information, opinions and judgements.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief; as such these do not necessarily address all aspects of ground behaviour at the site. No liability is accepted for any reliance placed on it by others unless specifically agreed in writing.

Any decisions made by you, or by any organisation, agency or person who has read, received or been provided with information contained in the report ("you" or "the Recipient") are decisions of the Recipient and we will not make, or be deemed to make, any decisions on behalf of any Recipient. We will not be liable for the consequences of any such decisions.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

Any Recipient must take into account any other factors apart from the Report of which they and their experts and advisers are or should be aware. The information, data, conclusions, opinions and judgements set out in the report may relate to certain contexts and may not be suitable in other contexts. It is your responsibility to ensure that you do not use the information we provide in the wrong context.

This report is based on readily available geological records, the recorded physical investigation, the strata observed in the works, together with the results of completed site and laboratory tests. Whilst skill and care has been taken to interpret these conditions likely between or below investigation points, the possibility of other characteristics not revealed cannot be discounted, for which no liability can be accepted. The impact of our assessment on other aspects of the development required evaluation by other involved parties.

The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous in ground activities. The ground conditions have been sampled or monitored in recorded locations and tests for some of the more common chemicals generally expected. Other concentrations of types of chemicals may exist. It was not part of the scope of this report to comment on environment/contaminated land considerations.

The conclusions and recommendations relate to 19 Farncombe Road, Worthing, West Sussex, BN11 2AY.

Trial hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sampler borehole implies the specific technique used to produce a trial hole.

The depth to roots and/or of desiccation may vary from that found during the investigation. The client is responsible for establishing the depth to roots and/or of desiccation on a plot-by-plot basis prior to the construction of foundations. Where trees are mentioned in the text this means existing trees, recently removed trees (approximately 15 years to full recovery on cohesive soils) and those planned as part of the site landscaping.

Ownership of copyright of all printed material including reports, laboratory test results, trial pit and borehole log sheets, including drillers log sheets, remain with Ground and Water Limited. Licence is for the sole use of the client and may not be assigned, transferred or given to a third party.

Only our client may rely on this report and should this report or any information contained in it be provided to any third party we accept no responsibility to the third party for the contents of this report save to the extent expressly outlined by us in writing in a reliance letter addressed from us to the third party.

Recipients are not permitted to publish this report outside of their organisation without our express written consent.

The aim of the investigation was understood to be to supply the client and their designers with information regarding the ground conditions underlying the site to assist them in preparing an appropriate scheme for development.

APPENDIX B: Scope of the Investigation

The design of foundations by means of in-situ and laboratory geotechnical testing undertaken on soil samples recovered from the trial holes were not part of the remit of this report.

A full-scale Environmental Desk Study and Contamination Assessment including a gas, vapour, radon or groundwater risk assessment were not part of the remit of this report.

The techniques adopted for the investigation were chosen considering the requirements of the client, anticipated ground conditions, and bearing in mind the nature of the site, limitations to site access and other logistical limitations.

APPENDIX C: Technical Glossary

TECHNICAL GLOSSARY

The list of possible definitions within the report may be seen below. Please note that some definitions may not be relevant to this report.

HYDROGEOLOGY:

A **Principal Aquifer** is a layer of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

Secondary aquifers include a wide range of drift deposits with an equally wide range of water permeability and storage capacities.

Secondary (A) Aquifers consist of deposits with permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as Minor Aquifers.

Secondary (B) Aquifers consist of deposits with predominantly lower permeability layers with may stoke and yield limited amounts of groundwater due to localised features such as fissures, think permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

Secondary Aquifers (Undifferentiated) are assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both a minor aquifer and non-aquifer in different locations due to the variable characteristics of the rock type.

Unproductive Strata are rock layers with low permeability that have negligible significance for water supply or river base flow. These were formerly classified as non-aquifers.

FLOOD ZONES:

Environment Agency Flood Zone 2, defined as; land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.

Environment Agency Flood Zone 3 shows the extent of a river flood with a 1 in 100 (1% or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year.

Environment Agency Flood Zone 3 area that benefits from flood defences, defined as; land and property in this flood zone would have a high probability of flooding without the local flood defences. These protect the area against a river flood with a 1% chance of happening each year, or a flood from the sea with a 0.5% chance of happening each year.

GROUNDWATER SOURCE PROTECTION ZONES (SPZS):

Inner zone (SPZ1): This zone is 50 day travel time of pollutant to source with a 50 metres default minimum radius.

Outer zone (SPZ2): This zone is 400 day travel time of pollutant to source. This has a 250 or 500 metres minimum radius around the source depending on the amount of water taken.

Total catchment (SPZ3): This is the area around a supply source within which all the groundwater ends up at the abstraction point. This is the point from where the water is taken. This could extend some distance from the source point.

Zone of special interest (SPZ4): This zone is where local conditions require additional protection.

IN-SITU STRENGTH GEOTECHNICAL TESTING:

Windowless Sample and/or Cable Percussion and/or Rotary Boreholes provide samples of the ground for assessment but they do not give any engineering data. The standard penetration test (SPT) is an in-situ dynamic penetration test designed to provide information on the geotechnical engineering properties of soil. The test uses a thick-walled sample tube, with an outside diameter of 50mm and an inside diameter of 35mm, and a length of around 650mm. This is driven into the ground at the bottom of a borehole by blows from a slide hammer with a weight of 63.5kg falling through a distance of 760mm. The sample tube is driven 150mm into the ground and then the number of blows needed for the tube to penetrate each 75mm up to a depth of 450mm is recorded. The sum of the number of blows is termed the "standard penetration resistance" or the "N-value".

Dynamic Probing involves the driving of a metal cone into the ground via a series of steel rods. These rods are driven from the surface by a hammer system that lifts and drops a 63.5kg (SHDP) hammer onto the top of the rods through a set height, thus ensuring a consistent energy input. The number of hammer blows that are required to drive the cone down by each 100mm increment are recorded. These blow counts then provide a comparative assessment from which correlations have been published, based on dynamic energy, which permits engineering parameters to be generated. (The Dynamic Probe 'Super Heavy' (SHDP) Tests were conducted in accordance with BS 1377; 1990; Part 9, Clause 3.2).

APPENDIX D: Trial Hole Logs

Trial Pit Log

Project Name: 19 Farncombe Road,		Client: Hassocks Farley Properties		Date: 30/01/2025	
Location: Worthing, West Sussex, BN11 2AY		Contractor: ABSI			
Project No. : GWPR6460		Crew Name:		Equipment:	
Location Number TPA	Location Type TP	Level	Logged By RF	Scale 1:25	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	D		0.35			Dark brown slightly sandy slightly gravelly CLAY. The sand was fine to medium grained and the gravel was subangular to sub-rounded fine to coarse flint. (TOPSOIL).	
		0.50	D					Dark orangish brown sandy slightly gravelly CLAY. The sand was fine to medium grained and the gravel was fine to medium, sub-angular to sub-rounded flint. (RIVER TERRACE DEPOSITS).	1
		0.80	D						
		1.00	D						
		1.50	D						
		1.80	D		1.80			End of Borehole at 1.800m	2
									3
									4
									5

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks

Remarks Groundwater was not encountered. Roots were noted to 0.80m bgl.							
---	--	--	--	--	--	--	---

Appendix B

Confirmation from Adur and Worthing Council

From: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>

Sent: 27 October 2025 15:24

To: Saskia Lower <slower@eceplanning.com>

Subject: Re: 19 Francombe Road Groundwater Monitoring

Dear Saskia,

Our drainage consultant has agreed that due to the type and size of development a 3-month winter monitoring period, commencing as soon as possible, would be sufficient in this instance.

Kind regards,

Rebekah Hincke

Senior Planning Officer, Planning & Development

01903 221313

Adur & Worthing Councils

Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

www.adur-worthing.gov.uk



Appendix C

Groundwater Monitoring Preliminary Information

17th October 2025

Our ref: GE23454/JB01/251017



Mark Hyatt
Hyatt Properties Limited
Unit 1 Castle Court 2
Castle Gate Way
Dudley
DY1 4RH

By email only

Dear Mark,

RE: 19 Farncombe Road, Worthing – Preliminary Information

1. Introduction

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Hyatt Properties (the Client) to undertake an investigation at the residential property at 19 Farncombe Road, Worthing, BN11 2AY (Figure 1). Further to the instruction, we write to present the preliminary findings of the investigation.

A site walkover and intrusive investigation were undertaken on 13th October 2025.

2. Background & Objectives

At the time of investigation, the residential property and garden on site appeared to be derelict.

A two storey and basement extension is proposed to the property along with a single storey annex to the rear of the garden (Planning permission refs. AWDM/1522/24 & AWDM/1567/24 with Worthing Borough Council).

Condition 07 on planning permission AWDM/1522/24 and Condition 06 on planning permission AWDM/1567/24 require, in part, that winter groundwater monitoring is undertaken to support the proposed drainage strategy for the site.

The investigation was undertaken to install groundwater monitoring standpipes at the site to allow winter groundwater monitoring to be undertaken.

3. Site Description

The site was located on Farncombe Road, Worthing with access through a padlocked gate on the northern side passage of the property. The site was an irregular, rectangular shape centred on NGR 515515, 102974 consisting of a two-storey detached property and a driveway with mature trees on the eastern side and a garden outlined with semi-mature trees and hedges on the western side.

The site was approximately 0.11 ha, with a flat and level topology. At the time of the investigation, the site was disused, and grasses had grown thick across site to the boundaries that were marked by semi mature trees and hedges. A low voltage overhead powerline connected from the eastern side of the residential property tending southeast towards Farncombe Road.

Geo-Environmental Services Ltd
Unit 7 Danworth Farm, Cuckfield Road, Hurstpierpoint, West Sussex BN6 9GL
+44(0)1273 832972 www.gesl.net

Environmental Consultants | Geotechnical Engineers | Site Investigations

Geo-Environmental Services Ltd incorporated in England number 3214980 VAT number 679544479



The site was neighboured by residential properties to its south and west. To the site's immediate north there was a 5-storey building and car park. To the east of site is Farncombe Road separated from site by a pedestrian path and retaining wall. This wall retained the land to the east and was approximately 0.2m high

4. Anticipated Geology

Published geological records indicated ground conditions were likely to comprise Topsoil over River Terrace Deposits and ultimately underlain by the bedrock of the White Chalk Subgroup (Lewes Nodular Chalk Foundation). Made Ground may be expected in places.

The term fill or **Made Ground** is used to describe material which has been placed by man either for a particular purpose e.g to form an embankment, or to dispose of unwanted material. For the former use, the Fill and/or Made Ground may well have been selected for the purpose and placed and compacted in a controlled manner. With the latter, great variations in material type, thickness and degree of compaction invariably occur and there can be deleterious or harmful matter, as well as potentially methanogenic organic material. The BSI Code of Practice for Foundations, BS8004:1986 Clause 2.2.2.3.5 Made Ground and Fill, includes the caveat that "all made ground should be treated as suspect, because of the likelihood of extreme variability"

The rivers of the south-east of England, including the River Thames and its tributaries, have been subject to at least three changes of level since Pleistocene times. One result has been the formation of a complex series of **River Terrace Deposits**. The deposits are generally found at an elevation close to or higher than that of the existing rivers and generally comprise sands and gravels of roughly bedded flint or chert gravels varying degrees of coarseness.

The **White Chalk Subgroup** is a soft white friable microporous limestone composed of coccolith biomicrites with a varying proportion of larger shell fragments. Flint characterises the White Chalk Subgroup, occurring as nodular courses, tabular beds and linings to fractures.

5. Fieldwork

The following scope of works was agreed with the Client, undertaken on the 13th October 2025:

- Attendance of a UXO (Unexploded Ordnance) Engineer to scan borehole locations to mitigate the identified risk of UXO at the site.
- Attendance of a specialist surveyor to undertake a detectable buried utilities survey of the proposed exploratory hole locations using radio-detection and ground penetrating radar techniques. The survey included capture of co-ordinates and levels of exploratory holes using GPS surveying.
- Construction of 2No. dynamic sampler boreholes (WS01 & WS02) to a depth of 5.00m bgl, using a self-propelled track mounted rig.
- Installation of 2No. groundwater monitoring wells to a depth of 5m to facilitate return monitoring at monthly intervals between October 2025 and March 2026. The wells were completed with a lockable cover fitted flush with adjacent ground.

6. Ground Conditions

The ground conditions encountered were broadly consistent with those expected from geological with topsoil overlying superficial deposits of River Terrace Deposits overlying the White Chalk Subgroup. Generalised ground conditions are summarised in Table 1.

Top (m bgl)	Base (m bgl)	Geology	Locations
0.00	0.30	TOPSOIL: Typically, grass overlain brown or dark brown slightly sandy silty clay or slightly clayey silt with rare fine subrounded to subangular flint gravel or occasional to frequent rootlets. Concrete and brick	All
0.30	>3.30 - 5.00	RIVER TERRACE DEPOSITS: Brown or light brown, orange grey mottled or Orange, brown mottled silty CLAY and or slightly sandy silty CLAY or clayey to very clayey SAND or SAND with rare to frequent fine to coarse flint gravels.	All
3.30	5.00	WHITE CHALK SUBGROUPS: Recovered as light brown and off-white mottled CHALK, rare medium, to coarse chalk gravel within an off-white to light brown silt grade matrix.	WS01

Table 1 Summary of ground conditions and underlying geology

The exploratory hole logs are included in Appendix A.

7. Monitoring Installations

Two groundwater monitoring wells were installed on 13th October 2025. The details of these are presented in Table 2.

Location	Depth (m bgl)	Response Zone (m bgl)	Diameter (mm)	Groundwater Conditions	Geology
WS01	5.00	1.00-5.00	43	Dry	River Terrace Deposits and White Chalk Subgroup
WS02	5.00	1.00-5.00	43	Dry	River Terrace Deposits

Table 2 Groundwater Monitoring Installations

Six groundwater monitoring visits are programmed between October 2025 and March 2026 and the results will be reported monthly by email and by update of this letter upon completion of the monitoring.

8. Conditions

Geo-Environmental Services Ltd takes no responsibility for conditions changing or lack of information transferring during an adoption process for the sections of carriageway that were incomplete at the time of on-site intrusive works.

The data collected from the investigations have been used to provide an interpretation of the geotechnical conditions pertaining to the site. The recommendations and opinions expressed in this report are based on the data obtained. Geo-Environmental takes no responsibility for conditions that either have not been revealed in the available records, or that occur between or under points of physical investigation. Whilst every effort has been

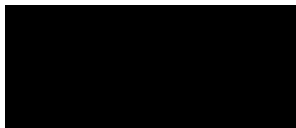
made to interpret the conditions, such information is only indicative, and liability cannot be accepted for its accuracy.

This report remains the property of Geo-Environmental, and the Client has no rights to, or reliance upon this document or supporting documents until such time as payment has been received in full for all invoices for works undertaken in connection with this report.

9. Closure

We trust that we have interpreted your instructions correctly, and please do not hesitate to contact us should you have any queries.

Yours sincerely
For and on Behalf of Geo-Environmental



Jude Burch BSc (Hons)
Graduate Consultant Engineer
jude.burch@gesl.net

Enc Figure 1 – Site Location Plan
 Figure 2 – Exploratory Hole Location Plan

Appendix A - Exploratory Hole Logs



FIGURES





Legend

□ Site Boundary

0 10 m 20 m
© Mapbox



Geo-Environmental
Produced by **Datanest.earth**

Title: Site Location Plan		
Client: Hyatt Properties		Size: A4
Project: 19 Farncombe Road, Worthing	Drawn: JB	Figure No.: 1
Date: 29-09-2025	Checked:	
Proj No: GE23454	Scale: 1:859	Version: Final



Legend

 Dynamic sampler borehole

0 5 m 10 m
© Mapbox



Geo-Environmental

Produced by **Datanest.earth**

Title: Exploratory Hole Location Plan

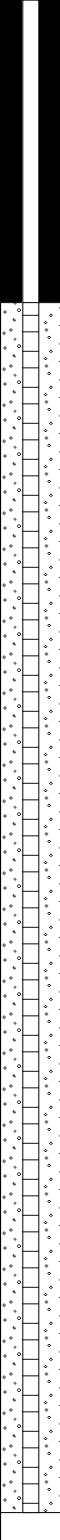
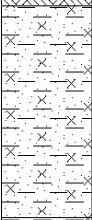
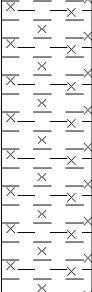
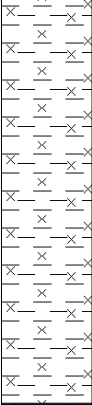
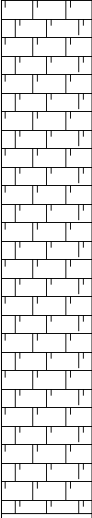
Client: Hyatt Properties		Size: A4
Project: 19 Farncombe Road, Worthing	Drawn: SA	Figure No.: 2
Date: 07-10-2025	Checked: SA	
Proj No: GE23454	Scale: 1:300	Version: 1



APPENDIX A

Exploratory Hole Logs

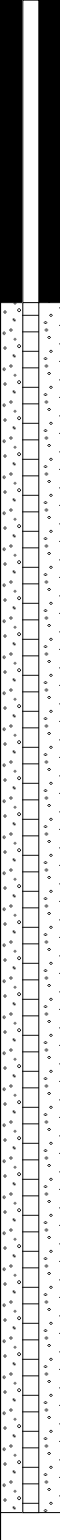
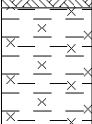
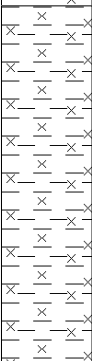
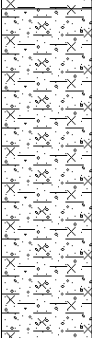
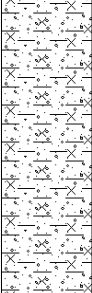


 Unit 7, Danworth Farm Hurstpierpoint BN6 9GL www.gesl.net				Borehole Log				Borehole No. WS01 Sheet 1 of 1	
Project Name: 19 Farncombe Road, Worthing				Project No. GE23454		Co-ords: 515515E - 102975N		Hole Type WLS	
Location: Worthing, West Sussex				Level: 7.23		Scale 1:25			
Client: Hyatt Properties				Dates: 13/10/2025		Logged By AP			
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.30	6.93	 Grass overlying brown slightly sandy silty friable clay with occasional to frequent rootlets and fine to coarse sub-angular gravel of flint, concrete and brick. TOPSOIL		
							 Brown friable, slightly sandy silty clay with rare rootlets. RIVER TERRACE DEPOSITS		
	1.00	PP	3.5kg/cm2	1.00	6.23	 Very stiff becoming soft brown silty CLAY, rare gravel at 2.0m bgl. Gravels are fine to coarse sub-rounded flint. RIVER TERRACE DEPOSITS	1		
	1.50	PP	1.5kg/cm2						
	2.00	PP	1.5kg/cm2			 <i>gravel fine to medium, subangular</i>	2		
	2.50	PP	1.0kg/cm2						
	3.00	PP	0.5kg/cm2					3	
				3.30	3.93	 Recovered as light brown and off-white mottled structureless CHALK composed of rare medium, to coarse chalk gravel within an off-white and light brown silt grade matrix. Grade Dm. WHITE CHALK SUBGROUP	4		
				5.00	2.23			5	
	End of Borehole at 5.00m								
Dynamic Sampling Run Details		Water Strike Details (mbgl)		Remarks					
Depth Top	Depth Base	Diameter	Depth Strike	Rose To	No groundwater encountered				



Status
PRELIM

 Unit 7, Danworth Farm Hurstpierpoint BN6 9GL www.gesl.net				Borehole Log Borehole No. WS02 Sheet 1 of 1			
Project Name: 19 Farncombe Road, Worthing		Project No. GE23454		Co-ords: 515505E - 102971N		Hole Type WLS	
Location: Worthing, West Sussex				Level: 7.42		Scale 1:25	
Client: Hyatt Properties				Dates: 13/10/2025		Logged By AP	

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.30	7.12	 Grass overlying dark brown slightly clayey silt with rare fine sub-rounded flint gravel and occasional rootlets.	1	
					0.70	6.72	 Brown friable silty CLAY with rare medium to coarse sub-rounded flint gravel. RIVER TERRACE DEPOSITS		
	1.00	PP	3.0kg/cm2				 Stiff brown silty CLAY. RIVER TERRACE DEPOSITS	2	
	1.50	PP	2.3kg/cm2						
	2.00	PP	1.2kg/cm2	1.90	5.52	 Firm light brown, orange and grey mottled slightly sandy silty CLAY with rare fine to coarse angular to sub-angular flint gravel. RIVER TERRACE DEPOSITS			
	2.50	PP	1.0kg/cm2				 Gravels becoming frequent from 3m	3	
	3.00	PP	1.0kg/cm2						
	3.50	PP	1.5kg/cm2				 Orange brown mottled very clayey SAND with frequent fine to coarse angular flint gravel. RIVER TERRACE DEPOSITS  Brown orange mottled clayey SAND with fine to coarse sub-angular to angular flint gravel. RIVER TERRACE DEPOSITS  Brown orange mottled SAND. RIVER TERRACE DEPOSITS	4	
				4.00	3.42				
				4.10	3.32				
					4.30	3.12			5
					5.00	2.42	End of Borehole at 5.00m		

Dynamic Sampling Run Details			Water Strike Details (mbgl)		Remarks
Depth Top	Depth Base	Diameter	Depth Strike	Rose To	
					No groundwater encountered



Status
PRELIM

Appendix D

Groundwater Monitoring Results

Project: 19 Farncombe Road, Worthing
Ref: GE23454
Client: Hassocks Farley Properties

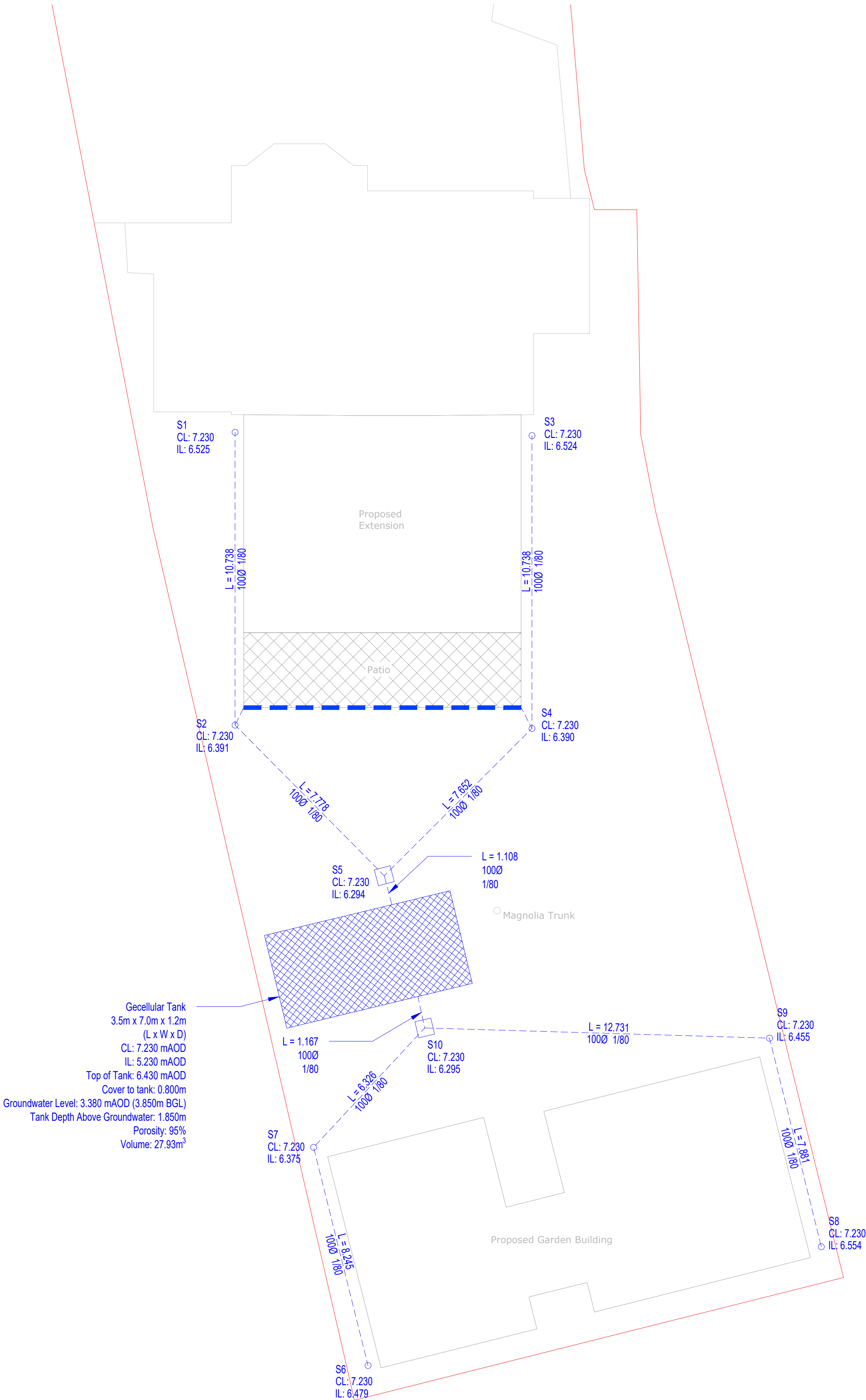


Data presented by Location:

Location	Date	GWD (m bgl)	GWL (m AOD)
WS01	20/10/2025	4.70	2.53
WS01	20/11/2025	4.40	2.83
WS01	18/12/2025	3.85	3.38
WS02	20/10/2025	Dry at 5.00	<2.42
WS02	20/11/2025	4.70	2.72
WS02	18/12/2025	4.40	2.72

Appendix E

Proposed Surface Water Drainage Strategy



- Notes
- All levels and dimensions are to be checked on site before any work commences. All dimensions are in metres unless stated otherwise.
 - All RWP pipe locations are assumed and any change in layout as a result in change of RWP locations requires a revisit of the drainage layout, including all pipe lengths, diameters and gradients.
 - Any discrepancies should be reported to the architect and/or engineer immediately, so that clarification can be sought prior to the commencement of works.
 - This drawing should be read in conjunction with all other relevant architect and engineering details, drawings and specification.
 - Manholes situated within areas accessible to motor vehicles are to be fitted with suitable strength covers and frames.
 - Refer to Statutory Undertakers records for details of apparatus present within the construction areas. Chambers are to be adjusted where required to match new levels. The main contractor is to coordinate all diversionary works.
 - All Sewer elements of the works to be constructed in accordance with Design & Construction Guidance for Foul & Surface Water Sewers offered for adoption under the Code for Adoption Agreements for water and sewerage companies operating wholly or mainly in England. All Foul Water Sewer pipework to be constructed from vitrified clay to BS EN 295 or concrete to BS EN 1916 and BS 5911.
 - All works to the private drainage system to be in accordance with the Building Regulations Approved Document "H" 2015 edition.
 - Pipes and channels constructed within private drainage to be either:
 - Concrete to BS EN 1916 & BS 5911.
 - Extra Strength Vitrified Clay to BS EN 295
 - Unplasticised PVC to BS EN 1401 (Not to be used in adoptable drainage and beneath basement slab)
 - Ductile Iron to BS EN 598. Ductile Iron to BS EN 598. For use within pile caps and ground beams. Ductile iron pipes to have a cement mortar lining.
 - Drainage from units to be in plastic pipe-work to BS EN 1452 & BS EN 13598.
 - Manhole covers and frames are to be in accordance with BS EN 124 and kite-marked.
 - All private manhole covers shall be lockable. In addition all private manhole covers in hard-paved areas shall be recessed so as to accommodate the relevant surfacing materials.
 - All pipes are to be 100mm diameter unless otherwise shown except for highway and road gully connections which are to be 150 mm diameter.
 - All pipes below slab level are to be minimum gradient of 1 in 40, unless otherwise specified.
 - All pipes connected to a chamber shall have a common soffit level unless otherwise stated.
 - All pipes to have Class 'S' surround.
 - Locations of the RWP and SVP are obtained from from the structural engineer's drawings.

- Legend
- New Surface Water Gravity Pipe (see drawing for pipe dimensions, dia. and falls)
 - New PPIC 225mm dia. 'Type E' surface water inspection chamber
 - New 600mm dia. Silt Trap
 - New ACO MultiDrain MD 100mm linear drain. A15 cover to Architect's specification.
 - Polystorm PSM1A Modular Soakaway Wrapped in Terram T1000 Geotextile

P02	Condition Discharge Application	PA	PA	PA	23/12/2024
P01	First Issue	LJ	PA	PA	16/12/2024
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION



Client:

Hassocks Farley Properties

Project:

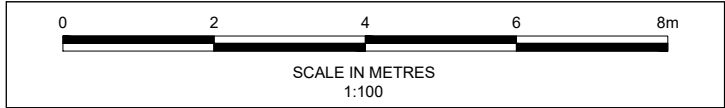
19 Farncombe Road, Worthing

Title:

Surface Water Drainage Strategy

Scale: 1:100 (@ A1)

Drawing: 2409049-0500 P02



Appendix F

MicroDrainage Network Hydraulic Modelling Results

Motion

84 North Street

Guildford

Surrey GU1 4AU

Date 23/12/2025 11:11

File 1ecfar-MD-Network-2025.12.23.MDX

Innovyze

Network 2020.1.3

Page 1



STORM SEWER DESIGN by the Modified Rational Method

Design Criteria for Storm

Pipe Sizes STANDARD Manhole Sizes STANDARD

FEH Rainfall Model

Return Period (years)

100

Volumetric Runoff Coeff.

1.000

FEH Rainfall Version

2013

Add Flow / Climate Change (%)

0

Site Location

GB 515700 103000 TQ 15700 03000

Minimum Backdrop Height (m)

0.000

Data Type

Catchment

Maximum Backdrop Height (m)

0.000

Maximum Rainfall (mm/hr)

550

Min Design Depth for Optimisation (m)

0.400

Maximum Time of Concentration (mins)

30

Min Vel for Auto Design only (m/s)

1.00

Foul Sewage (l/s/ha)

0.000

Min Slope for Optimisation (1:X)

500

Designed with Level Soffits

Time Area Diagram for Storm

Time (mins)

Area (ha)

Time (mins)

Area (ha)

0-4

0.022

4-8

0.001

Total Area Contributing (ha) = 0.023

Total Pipe Volume (m³) = 0.163

Network Design Table for Storm

PN	Length (m)	Fall (m)	Slope (1:X)	I.Area (ha)	T.E. (mins)	Base Flow (l/s)	k (mm)	HYD SECT	DIA (mm)	Section Type	Auto Design
S1.000	1.125	0.014	80.0	0.000	15.00	0.0	0.600	o	100	Pipe/Conduit	👍
S1.001	7.276	0.091	80.0	0.011	0.00	0.0	0.600	o	100	Pipe/Conduit	👍
S1.002	2.109	0.026	80.0	0.000	0.00	0.0	0.600	o	100	Pipe/Conduit	👍
S2.000	1.147	0.014	80.0	0.000	15.00	0.0	0.600	o	100	Pipe/Conduit	👍
S2.001	5.761	0.072	80.0	0.012	0.00	0.0	0.600	o	100	Pipe/Conduit	👍
S2.002	1.808	0.023	80.0	0.000	0.00	0.0	0.600	o	100	Pipe/Conduit	👍
S1.003	1.584	0.027	58.5	0.000	0.00	0.0	0.600	o	100	Pipe/Conduit	👍

Network Results Table

PN	Rain (mm/hr)	T.C. (mins)	US/IL (m)	Σ I.Area (ha)	Σ Base Flow (l/s)	Foul (l/s)	Add Flow (l/s)	Vel (m/s)	Cap (l/s)	Flow (l/s)
S1.000	94.33	15.02	6.411	0.000	0.0	0.0	0.0	0.86	6.8	0.0
S1.001	93.88	15.16	6.397	0.011	0.0	0.0	0.0	0.86	6.8	3.7
S1.002	93.75	15.20	6.306	0.011	0.0	0.0	0.0	0.86	6.8	3.7
S2.000	94.33	15.02	6.389	0.000	0.0	0.0	0.0	0.86	6.8	0.0
S2.001	93.97	15.13	6.375	0.012	0.0	0.0	0.0	0.86	6.8	4.0
S2.002	93.86	15.17	6.303	0.012	0.0	0.0	0.0	0.86	6.8	4.0
S1.003	93.67	15.23	6.280	0.023	0.0	0.0	0.0	1.01	7.9	7.6

©1982-2020 Innovyze

Motion		Page 2
84 North Street Guildford Surrey GU1 4AU		
Date 23/12/2025 11:11	Designed by commonuser	
File lecfa-MD-Network-2025.12.23.MDX	Checked by	
Innovyze	Network 2020.1.3	

Area Summary for Storm

Pipe Number	PIMP Type	PIMP Name	PIMP (%)	Gross Area (ha)	Imp. Area (ha)	Pipe Total (ha)
1.000	-	-	100	0.000	0.000	0.000
1.001	User	-	100	0.003	0.003	0.003
	User	-	100	0.008	0.008	0.011
1.002	-	-	100	0.000	0.000	0.000
2.000	-	-	100	0.000	0.000	0.000
2.001	User	-	100	0.012	0.012	0.012
2.002	-	-	100	0.000	0.000	0.000
1.003	-	-	100	0.000	0.000	0.000
				Total	Total	Total
				0.023	0.023	0.023

Free Flowing Outfall Details for Storm

Outfall Pipe Number	Outfall Name	C. Level (m)	I. Level (m)	Min I. Level (m)	D,L (mm)	W (mm)
S1.003	S	7.230	6.253	0.000	0	0

Simulation Criteria for Storm

Volumetric Runoff Coeff	1.000	Manhole Headloss Coeff (Global)	0.500	Inlet Coefficient	0.800
Areal Reduction Factor	1.000	Foul Sewage per hectare (l/s)	0.000	Flow per Person per Day (l/per/day)	0.000
Hot Start (mins)	0	Additional Flow - % of Total Flow	0.000	Run Time (mins)	60
Hot Start Level (mm)	0	MADD Factor * 10m ³ /ha Storage	0.000	Output Interval (mins)	1
Number of Input Hydrographs	0	Number of Offline Controls	0	Number of Time/Area Diagrams	0
Number of Online Controls	1	Number of Storage Structures	1	Number of Real Time Controls	0

Synthetic Rainfall Details

Rainfall Model	FEH	Summer Storms	Yes
Return Period (years)	100	Winter Storms	No
FEH Rainfall Version	2013	Cv (Summer)	1.000
Site Location	GB 515700 103000 TQ 15700 03000	Cv (Winter)	0.840
Data Type	Catchment	Storm Duration (mins)	30

Motion		Page 3
84 North Street		
Guildford		
Surrey GU1 4AU		
Date 23/12/2025 11:11	Designed by commonuser	
File lecfa-MD-Network-2025.12.23.MDX	Checked by	
Innovyze	Network 2020.1.3	

Online Controls for Storm

Pump Manhole: S4, DS/PN: S1.003, Volume (m³): 1.1

Invert Level (m) 6.280

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	0.0000	0.600	0.0000	1.100	0.0000	1.600	0.0000	2.100	0.0000	2.600	0.0000
0.200	0.0000	0.700	0.0000	1.200	0.0000	1.700	0.0000	2.200	0.0000	2.700	0.0000
0.300	0.0000	0.800	0.0000	1.300	0.0000	1.800	0.0000	2.300	0.0000	2.800	0.0000
0.400	0.0000	0.900	0.0000	1.400	0.0000	1.900	0.0000	2.400	0.0000	2.900	0.0000
0.500	0.0000	1.000	0.0000	1.500	0.0000	2.000	0.0000	2.500	0.0000	3.000	0.0000

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Storage Structures for Storm

Cellular Storage Manhole: S4, DS/PN: S1.003

Invert Level (m) 5.230 Infiltration Coefficient Side (m/hr) 0.00421 Porosity 0.95
Infiltration Coefficient Base (m/hr) 0.00421 Safety Factor 2.0

Depth (m)	Area (m²)	Inf. Area (m²)	Depth (m)	Area (m²)	Inf. Area (m²)	Depth (m)	Area (m²)	Inf. Area (m²)
0.000	24.5	24.5	1.200	24.5	49.7	1.201	0.0	49.7

Volume Summary (Static)

Length Calculations based on Centre-Centre

Pipe Number	USMH Name	Manhole Volume (m³)	Pipe Volume (m³)	Storage Structure Volume (m³)	Total Volume (m³)
S1.000	S1	0.926	0.009	0.000	0.935
S1.001	S2	0.942	0.057	0.000	0.999
S1.002	S3	1.045	0.017	0.000	1.062
S2.000	S4	0.951	0.009	0.000	0.960
S2.001	S5	0.967	0.045	0.000	1.013
S2.002	S6	1.049	0.014	0.000	1.063
S1.003	S4	1.075	0.012	27.938	29.025
Total		6.956	0.163	27.938	35.057

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10 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

Simulation Criteria

Areal Reduction Factor	1.000	Manhole Headloss Coeff (Global)	0.500	MADD Factor * 10m ³ /ha Storage	0.000
Hot Start (mins)	0	Foul Sewage per hectare (l/s)	0.000	Inlet Coefficient	0.800
Hot Start Level (mm)	0	Additional Flow - % of Total Flow	0.000	Flow per Person per Day (l/per/day)	0.000

Number of Input Hydrographs	0	Number of Offline Controls	0	Number of Time/Area Diagrams	0
Number of Online Controls	1	Number of Storage Structures	1	Number of Real Time Controls	0

Synthetic Rainfall Details

Rainfall Model	FEH	Data Type	Catchment
FEH Rainfall Version	2013	Cv (Summer)	1.000
Site Location	GB 515700 103000 TQ 15700 03000	Cv (Winter)	1.000
Margin for Flood Risk Warning (mm)	300.0	DTS Status	OFF
Analysis Timestep	Fine	DVD Status	ON
Inertia Status	ON		

Profile(s)	Summer and Winter
Duration(s) (mins)	15, 30, 60, 120, 180, 240, 360, 480, 600, 720, 960, 1440, 2160, 2880, 4320, 5760
Return Period(s) (years)	2, 10, 30, 100
Climate Change (%)	0, 40, 40, 45

WARNING: Half Drain Time has not been calculated as the structure is too full.

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)	Surcharged Depth (m)	Flooded Volume (m ³)	Flow / Cap.	Overflow (l/s)
S1.000	S1	15 Summer	10	+40%	30/15 Summer				6.464	-0.047	0.000	0.09	
S1.001	S2	15 Summer	10	+40%	30/15 Summer				6.480	-0.016	0.000	0.85	
S1.002	S3	15 Summer	10	+40%	10/15 Summer				6.411	0.005	0.000	1.16	
S2.000	S4	15 Summer	10	+40%	30/15 Summer				6.461	-0.028	0.000	0.15	
S2.001	S5	15 Summer	10	+40%	10/15 Summer				6.478	0.004	0.000	0.91	
S2.002	S6	15 Summer	10	+40%	10/15 Summer				6.415	0.013	0.000	1.31	
S1.003	S4	5760 Winter	10	+40%	100/1440 Summer				6.101	-0.279	0.000	0.00	

PN	US/MH Name	Half Drain Time (mins)	Pipe Flow (l/s)	Status	Level Exceeded
S1.000	S1		0.3	OK	
S1.001	S2		5.2	OK	
S1.002	S3		5.2	SURCHARGED	
S2.000	S4		0.6	OK	
S2.001	S5		5.5	SURCHARGED	
S2.002	S6		5.5	SURCHARGED	
S1.003	S4		0.0	OK	

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30 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

Simulation Criteria

Areal Reduction Factor	1.000	Manhole Headloss Coeff (Global)	0.500	MADD Factor * 10m ³ /ha Storage	0.000
Hot Start (mins)	0	Foul Sewage per hectare (l/s)	0.000	Inlet Coefficient	0.800
Hot Start Level (mm)	0	Additional Flow - % of Total Flow	0.000	Flow per Person per Day (l/per/day)	0.000

Number of Input Hydrographs	0	Number of Offline Controls	0	Number of Time/Area Diagrams	0
Number of Online Controls	1	Number of Storage Structures	1	Number of Real Time Controls	0

Synthetic Rainfall Details

Rainfall Model	FEH	Data Type	Catchment
FEH Rainfall Version	2013	Cv (Summer)	1.000
Site Location	GB 515700 103000 TQ 15700 03000	Cv (Winter)	1.000
Margin for Flood Risk Warning (mm)	300.0	DTS Status	OFF
Analysis Timestep	Fine	DVD Status	ON
Inertia Status	ON		

Profile(s)	Summer and Winter
Duration(s) (mins)	15, 30, 60, 120, 180, 240, 360, 480, 600, 720, 960, 1440, 2160, 2880, 4320, 5760
Return Period(s) (years)	2, 10, 30, 100
Climate Change (%)	0, 40, 40, 45

WARNING: Half Drain Time has not been calculated as the structure is too full.

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)	Surcharged Depth (m)	Flooded Volume (m ³)	Flow / Cap.	Overflow (l/s)
S1.000	S1	15 Summer	30	+40%	30/15 Summer				6.527	0.016	0.000	0.22	
S1.001	S2	15 Summer	30	+40%	30/15 Summer				6.531	0.034	0.000	1.04	
S1.002	S3	15 Summer	30	+40%	10/15 Summer				6.427	0.021	0.000	1.40	
S2.000	S4	15 Summer	30	+40%	30/15 Summer				6.531	0.042	0.000	0.25	
S2.001	S5	15 Summer	30	+40%	10/15 Summer				6.534	0.060	0.000	1.13	
S2.002	S6	15 Summer	30	+40%	10/15 Summer				6.435	0.032	0.000	1.62	
S1.003	S4	5760 Winter	30	+40%	100/1440 Summer				6.289	-0.091	0.000	0.00	

PN	US/MH Name	Half Drain Time (mins)	Pipe Flow (l/s)	Status	Level Exceeded
S1.000	S1		0.9	SURCHARGED	
S1.001	S2		6.4	SURCHARGED	
S1.002	S3		6.3	SURCHARGED	
S2.000	S4		1.0	SURCHARGED	
S2.001	S5		6.8	SURCHARGED	
S2.002	S6		6.8	SURCHARGED	
S1.003	S4		0.0	OK	

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100 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

Simulation Criteria

Areal Reduction Factor 1.000

Manhole Headloss Coeff (Global) 0.500

MADD Factor * 10m³/ha Storage 0.000

Hot Start (mins) 0

Foul Sewage per hectare (l/s) 0.000

Inlet Coefficient 0.800

Hot Start Level (mm) 0

Additional Flow - % of Total Flow 0.000

Flow per Person per Day (l/per/day) 0.000

Number of Input Hydrographs 0

Number of Offline Controls 0

Number of Time/Area Diagrams 0

Number of Online Controls 1

Number of Storage Structures 1

Number of Real Time Controls 0

Synthetic Rainfall Details

Rainfall Model FEH

Data Type Catchment

FEH Rainfall Version 2013

Cv (Summer) 1.000

Site Location GB 515700 103000 TQ 15700 03000

Cv (Winter) 1.000

Margin for Flood Risk Warning (mm) 300.0

DTS Status OFF

Inertia Status ON

Analysis Timestep Fine

DVD Status ON

Profile(s) Summer and Winter

Duration(s) (mins) 15, 30, 60, 120, 180, 240, 360, 480, 600, 720, 960, 1440, 2160, 2880, 4320, 5760

Return Period(s) (years) 2, 10, 30, 100

Climate Change (%) 0, 40, 40, 45

WARNING: Half Drain Time has not been calculated as the structure is too full.

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surcharge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)	Surcharged Depth (m)	Flooded Volume (m³)	Flow / Cap.	Overflow (l/s)
S1.000	S1	5760 Winter	100	+45%	30/15 Summer				6.856	0.345	0.000	0.00	
S1.001	S2	5760 Winter	100	+45%	30/15 Summer				6.856	0.359	0.000	0.02	
S1.002	S3	5760 Winter	100	+45%	10/15 Summer				6.856	0.450	0.000	0.03	
S2.000	S4	5760 Winter	100	+45%	30/15 Summer				6.856	0.367	0.000	0.00	
S2.001	S5	5760 Winter	100	+45%	10/15 Summer				6.856	0.381	0.000	0.03	
S2.002	S6	5760 Winter	100	+45%	10/15 Summer				6.856	0.453	0.000	0.04	
S1.003	S4	5760 Winter	100	+45%	100/1440 Summer				6.856	0.476	0.000	0.00	

PN	US/MH Name	Half Drain Time (mins)	Pipe Flow (l/s)	Status	Level Exceeded
S1.000	S1		0.0	SURCHARGED	
S1.001	S2		0.1	SURCHARGED	
S1.002	S3		0.1	SURCHARGED	
S2.000	S4		0.0	SURCHARGED	
S2.001	S5		0.2	SURCHARGED	
S2.002	S6		0.2	SURCHARGED	
S1.003	S4		0.0	SURCHARGED	

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Appendix G

Drainage Management and Maintenance Plan



19 Farncombe Road
Worthing, West Sussex

**Sustainable Drainage Management and
Maintenance Plan**

For

Hassocks Farley Properties

Document Control Sheet

19 Farncombe Road
Worthing, West Sussex
Hassocks Farley Properties

This document has been issued and amended as follows:

Date	Issue	Prepared by	Approved by
17/12/2024	Final	Laura Jagiela	Phil Allen MCIWEM C.WEM
24/12/2025	Final B	Laura Jagiela	Phil Allen MCIWEM C.WEM



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2.0 Maintenance Categories 2

3.0 The Sustainable Surface Water Drainage System 3

4.0 General Maintenance Principles 4

5.0 Inspection and Maintenance Frequency of Components 6

1.0 Introduction

- 1.1 This document sets out the principles for the long-term management and maintenance of the proposed sustainable drainage system on Farncombe Road development.
- 1.2 The purpose of this document is to ensure that the site management company or their agents have a robust inspection and maintenance plan going forwards. This ensures the optimum operation of the sustainable surface water drainage system and that it will be continually maintained for the lifetime of the development. This will contribute to reducing the risk of surface water flooding both on- and off-site.
- 1.3 All those responsible for maintenance should follow relevant health and safety legislation for all activities listed within this report (including lone working, if relevant). Method statements and risk assessments should always be undertaken and made available, if requested.
- 1.4 This document has been produced by Motion on behalf of their client, Hassocks Farley Properties. This document describes the typical management and maintenance tasks that are known at the design stage (maintenance frequencies and typical tasks, for example). These have been drawn from industry guidance such as CIRIA C753 - The SuDS Manual – and manufacturer's own guidance.
- 1.5 Maintenance is considered as a construction activity under the CDM Regulations 2015. Under the CDM Regulations, it is a requirement that a competent person be appointed to carry out a required role. CDM defines a competent person as an individual with sufficient knowledge of the specific tasks to be undertaken, as well as sufficient experience and ability to carry out their duties in relation to the task in a way that secures health and safety on site.
- 1.6 In recognition of the requirements of the CDM Regulations 2015, this sustainable drainage management and maintenance plan expects that the maintenance work will be carried out by a competent person who must have prior knowledge of the drainage components and SuDS systems on site.
- 1.7 There are limitations on what this document can prescribe at this time. At this stage this document cannot name the specific individuals who will carry out the maintenance and what equipment is to be used. Related to this, this document is unable to provide method statements for exactly how maintenance practices will be carried out. These can only be determined at the time of the maintenance being carried out and the exact maintenance need. Therefore, this is to be the responsibility of the site management company and/or the individuals carrying out the work. We urge those who are carrying out the maintenance to record this information and make it available to the Local Planning Authority (LPA), if required to do so. This drainage management and maintenance plan needs to be a living document that is owned and maintained by the adopting site management company.

2.0 Maintenance Categories

2.1 There are three categories of maintenance activities referred to in this report. These are:

Regular maintenance (including inspections and monitoring)

- ▶ Regular maintenance consists of basic tasks done on a frequent and predictable schedule, including inspections, vegetation management, and litter, silt and debris removal.

Occasional maintenance

- ▶ Occasional maintenance comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks (sediment removal is an example).

Remedial maintenance

- ▶ Remedial maintenance comprises of intermittent tasks that may be required to rectify faults associated with the system. The likelihood of faults can be minimised by correct installation, regular inspection and timely maintenance. Where remedial work is found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events and, as such, timings are difficult to predict.
- ▶ This document should be read in conjunction with the design drawings of the sustainable drainage system, so that the location and type of each feature can be recognised and understood.

3.0 The Sustainable Surface Water Drainage System

- 3.1 The proposed sustainable surface water drainage system is made up of a number of components. These include:
- ▶ Geocellular attenuation storage
 - ▶ Permeable paving
 - ▶ Catchpit manholes/silt traps
 - ▶ Manholes
 - ▶ Pipes
- 3.2 All components should be installed in accordance with the manufacturer's instructions and to the levels/arrangement as defined on the designer's drawings. Not doing so will invalidate any warranty provided by the manufacturer.
- 3.3 All maintenance and cleaning must be carried out in accordance with manufacturer's recommendations and by competent and suitably qualified staff, as defined in the CDM regulations 2015.

4.0 General Maintenance Principles

- 4.1 All surface water drainage systems, whether piped gravity systems or Sustainable Drainage Systems (SuDS), require regular maintenance to keep them working at optimum efficiency and capacity. The maintenance of the sustainable surface water drainage system on the development should be carried out alongside other regular maintenance tasks on site.
- 4.2 Timely and adequate maintenance will increase the lifespan of all the drainage components. Inadequate maintenance will do the reverse. Therefore, the projected lifespan and anticipated replacement date of each drainage component cannot be forecast at the time of this document being produced.
- 4.3 The site management company and/or their agents are responsible for the maintenance of the sustainable surface water drainage system.
- 4.4 Construction activities can create and discharge significant quantities of sediment that will quickly clog the sustainable surface water drainage system. Therefore, construction-stage sediment removal is required immediately post-construction. This may require several cleans of the system during the first year after installation. The construction site manager should assess this and carry out cleaning as necessary.
- 4.5 Catchpit manholes/silt traps will be specified upstream of the attenuation storage and permeable paving. They will remove gross solids and the majority of silts. It is important that any debris build-up in the catchpit manholes/silt traps is removed at regular intervals. This will reduce the risk of the permeable paving becoming silted up. It will maintain its design capacity and function.
- 4.6 Cleaning should also take place after large storms when there have been increased surface water flows and visible entrainment and deposition of debris.
- 4.7 An increased frequency of inspection and maintenance should be programmed into the autumn and winter months in acknowledgement that:
 - ▶ Leaf fall from deciduous trees in autumn will result in an increased amount of leaf litter and an elevated blockage risk of drainage infrastructure.
 - ▶ Increased rainfall during winter months will result in greater quantities of water moving through the drainage system and a greater input of silt and other debris.
- 4.8 Table 4.1, below, gives an overview of typical maintenance tasks and the frequency with which they need to be undertaken. Section 5 – Inspection and Maintenance Frequency of Components – will assign typical maintenance frequencies and tasks to the specific components used within the sustainable surface water drainage system used on the development.

Table 4.1: Typical maintenance tasks and frequencies

Activity	Indicative Frequency	Typical Tasks
Routine/regular maintenance	Monthly to annually	▶ Litter picking ▶ Silt removal ▶ Inspection of all inlets, outlets and control structures ▶ Weed removal and invasive plant control
Occasional maintenance	Annually up to 25 years	▶ Silt control around components ▶ Vegetation management around components ▶ Sweeping of pavement areas to remove surface silt ▶ Silt removal from catchpits, cellular storage structures
Remedial maintenance	As required	▶ Inlet/outlet repairs ▶ Erosion repairs ▶ Reinstatement of edgings ▶ Reinstatement following pollution ▶ Removal of silt build-up and leaf litter after storms ▶ Repair of vandalism ▶ Replacement of any blocked filter membranes/materials

5.0 Inspection and Maintenance Frequency of Components

- 5.1 Table 5.1 below lists each of the components used within the site's sustainable surface water drainage system. It suggests an indicative maintenance frequency for each component and ascribes typical maintenance tasks to them.
- 5.2 This list is not exhaustive, nor is it prescriptive. As mentioned in Section 3, additional, unscheduled maintenance may be required following adverse weather conditions or after autumn leaf falls. Additional maintenance tasks may be required to adequately clean and maintain individual components.
- 5.3 The list of components should be cross-referenced with the designer's drawings so that the location of each component can be identified.
- 5.4 It is the responsibility of the site management company and/or their agents to ensure that all necessary maintenance activities are carried out in a timely manner and that the design performance of each drainage component is preserved.
- 5.5 If there is any uncertainty regarding the correct and safe methods of cleaning, or what equipment should be used, the manufacturer should be consulted.

Table 5.1: Maintenance Frequency and Task for Drainage Components

Activity	Indicative Frequency	Anticipated Tasks
Pipes	As required	▶ Identify any pipes that may not be operating properly and employ a competent, qualified contractor to inspect using CCTV. ▶ If the pipe is blocked with silt or debris, the pipe should be jetted clean from an upstream access point. All silt and debris should be captured and removed at a downstream access point. ▶ Inspect once clean. ▶ If any other defects are encountered (cracks, displaced joints, root ingress), appropriate solutions should be discussed with a competent and qualified contractor. These services are usually provided by the same companies that offer CCTV surveys and pipe jetting services.
Manholes	Annually	▶ Inspect/identify any damage or areas that are not operating correctly ▶ Remove silt, litter, leaves and other detritus. ▶ Inspect once clean.
Catchpit Manholes/Silt Traps	Twice a year, before and after autumn/winter	▶ Inspect/identify any damage or areas that are not operating correctly ▶ Remove silt, litter, leaves and other detritus. ▶ Inspect once clean.
Geocellular Crates	Every three months for the first year, then annually thereafter	▶ Contact manufacturer for instruction on approved and safe inspection and maintenance practices ▶ Inspect/identify any areas that are not operating correctly ▶ Remove debris from catchment surface

		▶ Remove sediment from pre-treatment structures ▶ Check for silt build-up and flush and remove as required (in accordance with manufacturer's instructions). ▶ Inspect once clean. ▶ See Table 21.3 of CIRIA C753 for more information. ▶ Most geocellular units have a 60 year creep limited life expectancy, so they should be planned for replacement by 2081 (approx.).
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- 5.6 Upon completion of maintenance activities, a record should be kept of the work carried out. This should be retained and an annual maintenance report should be compiled, which should include the following:
- ▶ Observations resulting from inspections
 - ▶ Maintenance and operation activities undertaken during the year
 - ▶ Recommendations for inspections and maintenance programmes for the following year
- 5.7 On the last page of this document is a table with suggested information should be recorded and included with the maintenance plan. As mentioned in the introduction to this document, this should be a living document and regularly updated, as required.
- 5.8 The Local Planning Authority (Adur & Worthing Council) may request to check and sign off any maintenance activities. Therefore, it is the recommendation that the LPA is contacted prior to any scheduled routine maintenance. The table mentioned above and on the next page, as well as the annual maintenance report, should be offered to the LPA for their records and approval.

Date	Component requiring maintenance	Issues prompting maintenance	Scheduled maintenance (Y/N)	Maintenance carried out	Additional works required (Y/N). If yes, please detail	Next scheduled date of inspection and maintenance