



2 Cotswold Road, Worthing

Foul Drainage Statement

degadea
water, civils and environment

Site Address: 2 Cotswold Road
Worthing
West Sussex
BN13 2LA

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies

degadea
water, civils and environment

Document Issue Record

Project: Foul Drainage Statement

Prepared for: Manorwood Construction Limited

Reference: 9434_BN13_Cotswold Road_07_FDS

Site Location: 2 Cotswold Road, Worthing, West Sussex, BN13 2LA

Issue	Date	Author	Check	Authorised	Comments
1	17/12/25	Alix Rouvrais	Victoria Walker	James Mahoney	First issue

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1. Introduction

- 1.1. Aegaea were commissioned by Manorwood Construction Limited to prepare a Foul Drainage Statement to support the discharge of Condition 9 associated with the planning consent (ref. AWDM/0607/25) at the below address.

Site Overview

- 1.2. The site of the proposed development is 2 Cotswold Road, Worthing, West Sussex, BN13 2LA.



Figure 1: Site Location

- 1.3. The site is located to the east side of Cotswold Road within a predominantly residential area and within the defined planning boundary for Worthing.
- 1.4. The site measures 151 sq.m (0.0151 ha) and includes a small single storey asymmetric pitched roofed timber building measuring approximately 4.65m wide x 5.4m deep x 3.6m high to the ridge and set back approximately 2m from the pavement.
- 1.5. The property was last in use as a shoe repair business which has relocated to a new premises and the building is currently vacant.
- 1.6. A topographical survey has been undertaken at the site, which is contained in Appendix A.

- 1.7. Worthing Borough Council is the Local Planning Authority (LPA) for the site.
- 1.8. West Sussex County Council is the designated Lead Local Flood Authority (LLFA).
- 1.9. Southern Water is the Sewerage Undertaker for the area. A copy of Southern Water's sewer records is included in Appendix B.

Development Proposals

- 1.10. The development comprises of the demolition of an existing shop and replacement with 2 no. Class E (commercial/business/service) units.
- 1.11. The proposed development plans are included within Appendix C, an extract of which is provided in Figure 2 below.

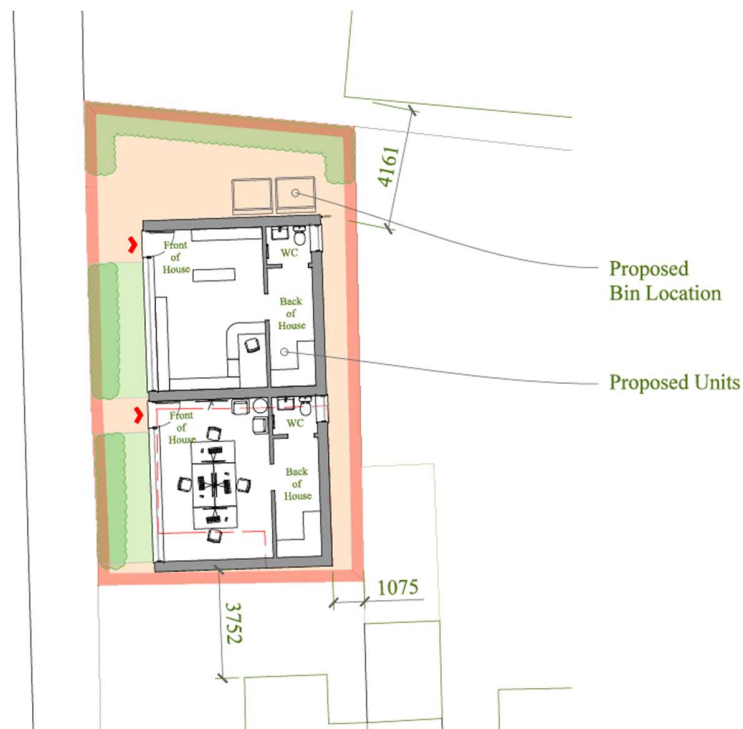


Figure 2: Extract of Proposed Site Layout

2. Foul Drainage Strategy

Existing Drainage System

- 2.1. Southern Water's sewer records, extract in figure 3 below and included in Appendix B, indicates an existing 225mm diameter public foul sewer located in Cotswold Road.

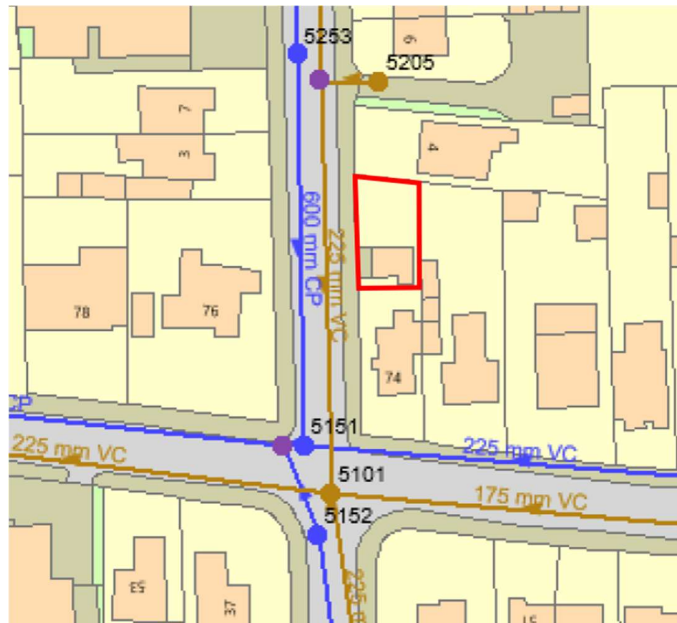


Figure 3: Extract of Proposed Site Layout

- 2.2. It is understood that foul flows from the site currently discharges to the existing public foul sewer mentioned above.
- 2.3. A survey of the existing drainage network to the site would need to be undertaken to confirm the location of existing assets and the connection to the public sewer.

Proposed Drainage Strategy

- 2.4. In accordance with the foul drainage hierarchy, it is proposed that foul flows from the development are to discharge to the existing on-site private foul drainage network, as per the existing arrangement, subject to relevant approvals.
- 2.5. Alternatively, if it is not feasible to utilise the existing private foul drainage network, a connection will be made to the existing Southern Water foul sewer located in Cotswold Road.
- 2.6. The proposed foul drainage strategy and details is shown in Appendix D.

Appendix A - Topographical Survey

Appendix B - Southern Water Sewer Records

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
0001	F	13.43	10.42	
0002	F	13.57	10.54	
0003	F	12.71	10.95	
0003	F	0.00	18.23	
0004	F	12.85	11.06	
0005	F	12.72	11.11	
0006	F	0.00	0.00	
0007	F	0.00	0.00	
0101	F	13.53	0.00	
0101	F	20.54	18.23	
0103	F	0.00	0.00	
0104	F	0.00	0.00	
0105	F	0.00	0.00	
0201	F	0.00	0.00	
0201	F	17.36	15.83	
0202	F	14.20	11.90	
0203	F	14.33	12.19	
0204	F	14.20	11.90	
0205	F	0.00	0.00	
0207	F	0.00	0.00	
0208	F	0.00	0.00	
0301	F	24.10	21.77	
0301	F	19.09	16.82	
0302	F	17.63	16.07	
0401	F	20.85	19.16	
0506	F	27.00	24.87	
0901	F	13.50	10.88	
0902	F	13.93	11.57	
0903	F	13.75	11.38	
0904	F	13.63	11.13	
0905	F	13.68	11.36	
1001	F	14.15	12.20	
1002	F	0.00	0.00	
1101	F	13.61	12.20	
1102	F	0.00	0.00	
1103	F	13.51	11.96	
1104	F	13.57	0.00	
1105	F	0.00	0.00	
1106	F	0.00	0.00	
1107	F	0.00	0.00	
1108	F	0.00	0.00	
1155	F	0.00	0.00	
1201	F	17.12	14.69	
1202	F	14.38	12.48	
1203	F	14.26	12.34	
1204	F	0.00	0.00	
1205	F	0.00	0.00	
1207	F	0.00	0.00	
1209	F	0.00	0.00	
1301	F	18.51	16.55	
1401	F	22.42	20.60	
1402	F	23.51	21.70	
1403	F	0.00	0.00	
1404	F	20.13	18.91	
1801	F	14.18	12.97	
1901	F	14.56	11.94	
1902	F	0.00	0.00	
2001	F	50.07	48.47	
2002	F	15.14	12.96	
2003	F	0.00	0.00	
2004	F	0.00	0.00	
2005	F	0.00	0.00	
2006	F	0.00	0.00	
2007	F	0.00	0.00	
2008	F	0.00	0.00	
2009	F	0.00	0.00	
2101	F	14.89	13.14	
2102	F	0.00	0.00	
2103	F	0.00	0.00	
2104	F	0.00	0.00	
2201	F	17.02	15.39	
2202	F	16.94	15.45	
2203	F	0.00	0.00	
2204	F	15.08	13.81	
2205	F	14.71	12.73	
2206	F	16.10	14.59	
2301	F	18.84	16.41	
2302	F	19.07	16.51	
2303	F	17.98	16.03	
2401	F	20.80	17.96	
2901	F	15.47	12.63	
2902	F	15.16	12.24	
2903	F	0.00	0.00	
2904	F	0.00	0.00	
2905	F	0.00	0.00	
3001	F	0.00	0.00	
3002	F	0.00	0.00	
3101	F	15.32	0.00	
3201	F	16.80	15.68	
3202	F	0.00	0.00	
3301	F	18.19	16.88	
3303	F	0.00	0.00	
3304	F	0.00	0.00	
3401	F	0.00	0.00	
3402	F	25.10	23.34	
3403	F	25.38	23.29	
3404	F	24.82	23.22	
3405	F	25.56	23.13	
3406	F	25.82	23.11	
3407	F	0.00	0.00	
3408	F	21.53	19.82	
3409	F	0.00	0.00	
3411	F	0.00	0.00	
4101	F	16.24	0.00	
4102	F	0.00	0.00	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
4103	F	0.00	0.00	
4104	F	0.00	0.00	
4105	F	0.00	0.00	
4106	F	0.00	0.00	
4107	F	0.00	0.00	
4108	F	0.00	0.00	
4201	F	16.59	14.92	
4202	F	0.00	0.00	
4203	F	0.00	0.00	
4204	F	0.00	0.00	
4205	F	0.00	0.00	
4206	F	0.00	0.00	
4207	F	0.00	0.00	
4208	F	0.00	0.00	
4209	F	0.00	0.00	
4301	F	17.81	16.49	
4302	F	18.25	16.24	
4303	F	20.66	18.06	
4304	F	21.30	18.66	
4305	F	0.00	0.00	
4306	F	0.00	0.00	
4307	F	0.00	0.00	
4308	F	0.00	0.00	
4310	F	0.00	0.00	
4311	F	0.00	0.00	
4313	F	0.00	0.00	
4314	F	0.00	0.00	
4401	F	0.00	0.00	
4402	F	22.20	20.25	
4403	F	22.14	20.77	
4405	F	22.33	20.45	
4406	F	0.00	0.00	
4408	F	0.00	0.00	
4409	F	0.00	0.00	
4410	F	0.00	0.00	
4411	F	0.00	0.00	
4412	F	0.00	0.00	
4413	F	0.00	0.00	
4504	F	26.55	25.87	
4901	F	16.27	15.44	
4902	F	17.16	15.88	
4903	F	0.00	0.00	
4904	F	0.00	0.00	
4905	F	0.00	0.00	
4906	F	0.00	0.00	
4907	F	0.00	0.00	
4908	F	0.00	0.00	
4909	F	0.00	0.00	
4910	F	0.00	0.00	
4911	F	0.00	0.00	
5001	F	17.05	0.00	
5003	F	0.00	0.00	
5004	F	0.00	0.00	
5005	F	0.00	0.00	
5006	F	0.00	0.00	
5101	F	17.65	14.75	
5102	F	17.95	15.35	
5103	F	0.00	0.00	
5104	F	0.00	0.00	
5105	F	0.00	0.00	
5201	F	17.67	15.96	
5202	F	18.49	16.57	
5203	F	18.79	17.15	
5204	F	18.82	16.87	
5205	F	0.00	0.00	
5301	F	18.77	17.02	
5401	F	22.37	21.07	
5402	F	21.78	20.73	
5403	F	21.66	20.47	
5404	F	22.49	20.35	
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5406	F	20.45	0.00	
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6002	F	0.00	0.00	
6003	F	0.00	0.00	
6101	F	18.03	15.61	
6102	F	18.25	16.05	
6201	F	18.91	17.59	
6301	F	0.00	0.00	
6302	F	19.29	17.33	
6303	F	0.00	0.00	
6304	F	0.00	0.00	
6305	F	0.00	0.00	
6306	F	0.00	0.00	
6307	F	0.00	0.00	
6308	F	0.00	0.00	
6401	F	0.00	0.00	
6402	F	0.00	0.00	
6403	F	21.30	19.25	
6404	F	21.20	19.00	
6405	F	25.87	23.77	
6804	F	16.47	15.25	
6901	F	17.08	15.97	
6902	F	15.98	14.85	
6903	F	0.00	0.00	
6904	F	0.00	0.00	
7001	F	17.20	15.97	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
7002	F	0.00	0.00	
7003	F	0.00	0.00	
7004	F	0.00	0.00	
7005	F	18.24	17.63	
7006	F	18.25	17.37	
7007	F	18.32	0.00	
7101	F	18.28	0.00	
7102	F	0.00	0.00	
7103	F	18.24	17.83	
7104	F	18.46	17.73	
7201	F	19.57	18.60	
7202	F	19.95	18.83	
7203	F	0.00	0.00	
7204	F	0.00	0.00	
7205	F	0.00	0.00	
7301	F	21.10	19.27	
7302	F	20.52	19.70	
7401	F	0.00	0.00	
7402	F	28.13	0.00	
7501	F	28.89	27.46	
7901	F	17.62	15.42	
8001	F	17.96	15.83	
8101	F	18.29	0.00	
8102	F	18.34	16.33	
8103	F	18.81	16.89	
8104	F	19.32	17.33	
8201	F	19.73	18.34	
8202	F	19.32	0.00	
8203	F	19.47	17.86	
8301	F	20.02	18.18	
8302	F	19.91	18.04	
8401	F	27.76	25.80	
8402	F	26.64	24.57	
8403	F	22.32	19.81	
8901	F	17.61	15.30	
8902	F	17.37	15.01	
8903	F	0.00	0.00	
8904	F	0.00	0.00	
9001	F	19.27	16.24	
9002	F	19.02	16.09	
9003	F	19.17	16.36	
9004	F	18.61	15.93	
9005	F	18.35	15.70	
9006	F	0.00	0.00	
9007	F	18.89	16.72	
9008	F	19.08	16.54	
9009	F	0.00	0.00	
9101	F	20.64	19.78	
9102	F	20.06	19.04	
9103	F	0.00	0.00	
9201	F	0.00	0.00	
9202	F	21.66	0.00	
9203	F	20.91	19.59	
9204	F	20.85	20.03	
9301	F	22.71	0.00	
9401	F	25.78	23.24	
9402	F	26.53	24.93	
9403	F	0.00	0.00	
9501	F	36.89	35.87	
9904	F	0.00	0.00	
9905	F	18.51	15.79	
0051	S	13.43	10.92	
0052	S	0.00	0.00	
0053	S	13.51	11.04	
0054	S	13.23	0.00	
0055	S	12.81	0.00	
0056	S	12.75	11.27	
0151	S	12.93	0.00	
0151	S	20.62	0.00	
0251	S	22.26	20.77	
0251	S	17.36	15.61	
0252	S	13.83	12.29	
0253	S	14.33	0.00	
0351	S	24.07	21.99	
0351	S	19.07	17.10	
0352	S	17.58	15.86	
0451	S	21.04	19.17	
0951	S	13.48	11.18	
0952	S	13.93	11.67	
0952	S	18.59	17.29	
0953	S	18.38	17.20	
0953	S	13.78	11.50	
0954	S	18.28	17.05	
0954	S	13.60	11.34	
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1051	S	14.70	13.13	
1052	S	14.62	13.06	
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1154	S	0.00	0.00	
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1252	S	14.69	12.17	
1253	S	14.40	11.89	
1254	S	14.35	11.74	
1351	S	18.64	16.25	
1451	S	23.88	22.06	
1452	S	23.04	20.87	
1453	S	20.23	18.46	
1951	S	14.53	12.09	

Appendix C - Proposed Development Plans

Location Plan

1:1250	EXISTING
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Block Plan

1:200	EXISTING
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Survey

1:200	EXISTING
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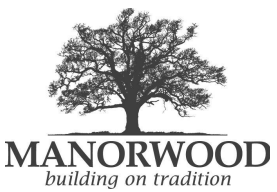
All dimensions must be checked on site prior to commencement of works.

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All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.



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Drawing No. 2508CO_000

Scale @ A3 As Indicated

Job No. 2508CO

Drawn By MD

Checked By BK

Drawn On 15.08.2025

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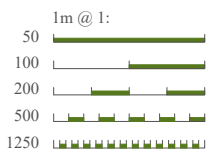
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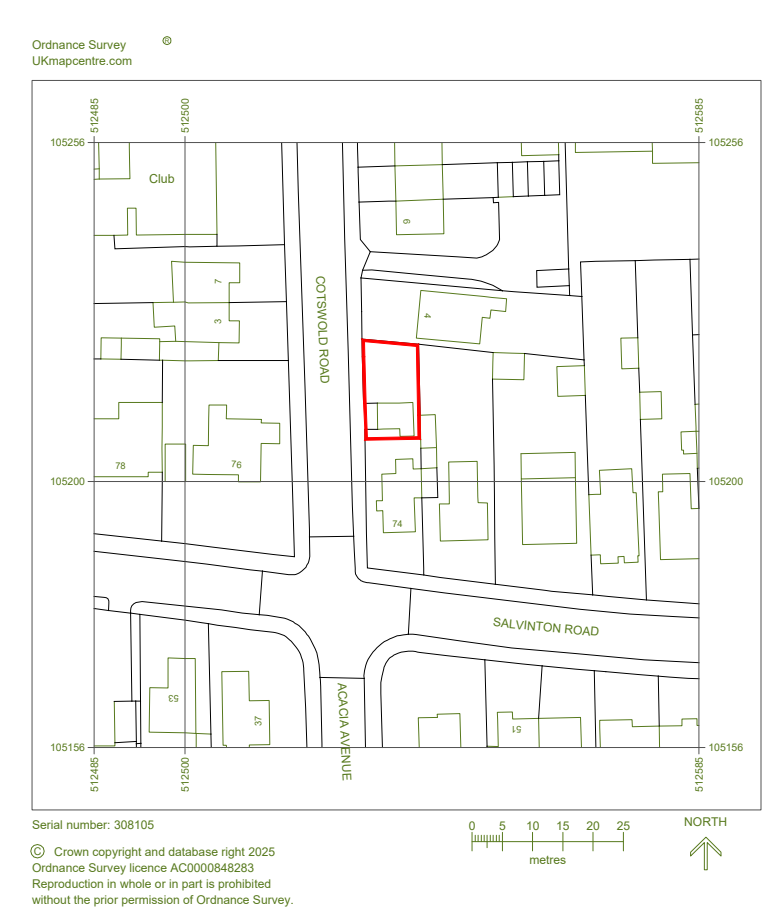
Drawing Location + Blocks

Submission Planning

Revision 000

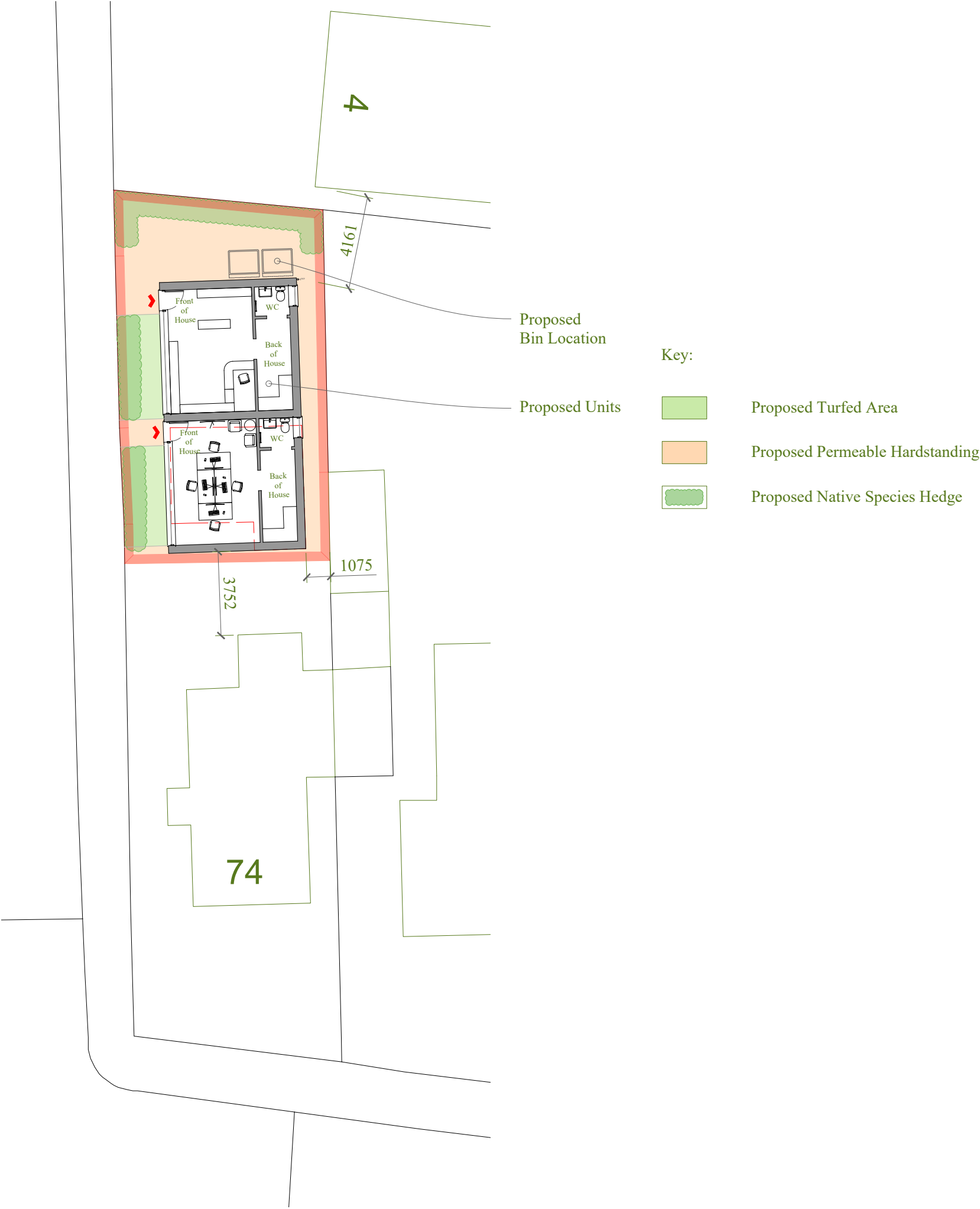
Application Area: 151 m²

Indicative: 0.0° 



Location Plan

1:1250 | EXISTING



Block Plan

1:200 | PROPOSED

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Drawing No. 2508CO_001

Scale @ A3 As Indicated

Job No. 2508CO

Drawn By MD

Checked By BK

Drawn On 15.08.2025

Issued On 15.08.2025

Status Existing + Proposed

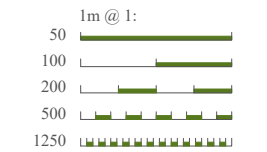
Drawing Location + Block

Submission Planning

Revision 02

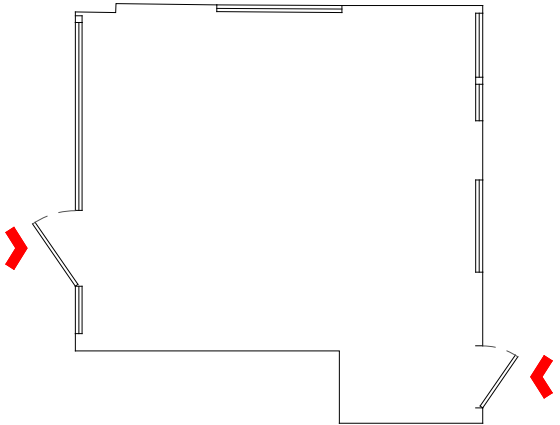
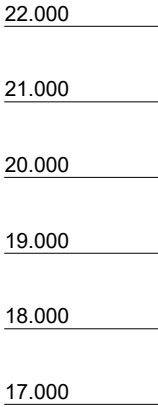


Indicative: 0.0°



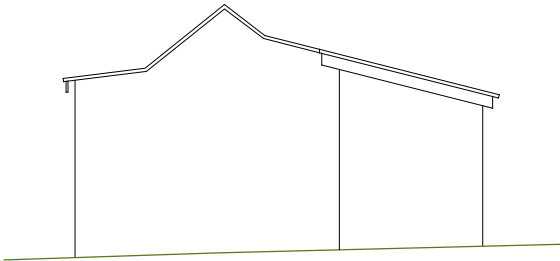
NOTES:

Existing internal
unable to be surveyed



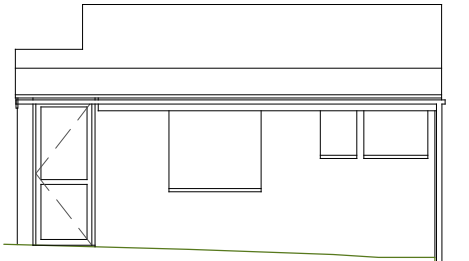
Ground Floor Plan

1:100 | EXISTING



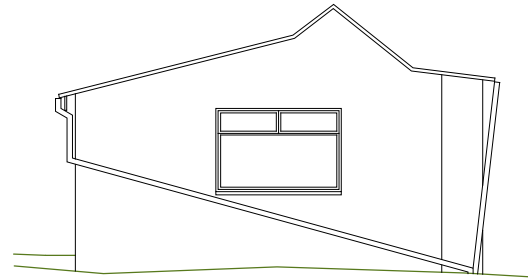
South

1:100 | EXISTING



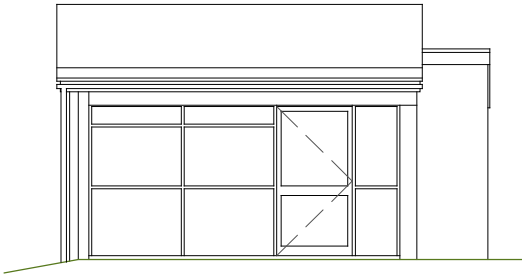
East

1:100 | EXISTING



North

1:100 | EXISTING



West

1:100 | EXISTING

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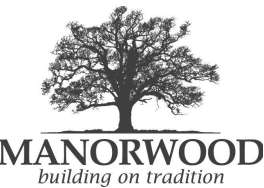
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Address

2 Cotswold Road, Worthing,
BN13 2LA

Drawing No. 2508CO_100

Scale @ A3 1:100

Job No. 2508CO

Drawn By MD

Checked By BK

Drawn On 15.08.2025

Issued On 15.08.2025

Status Existing

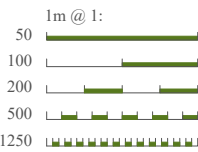
Drawing Plan + Elevations

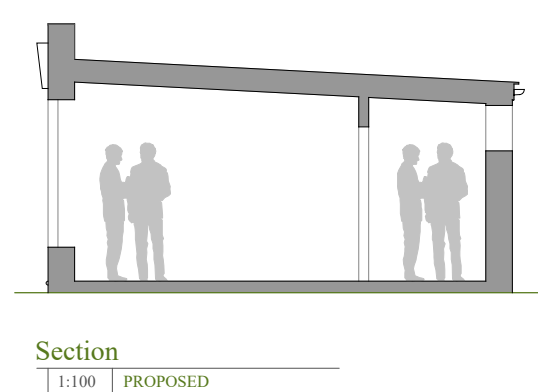
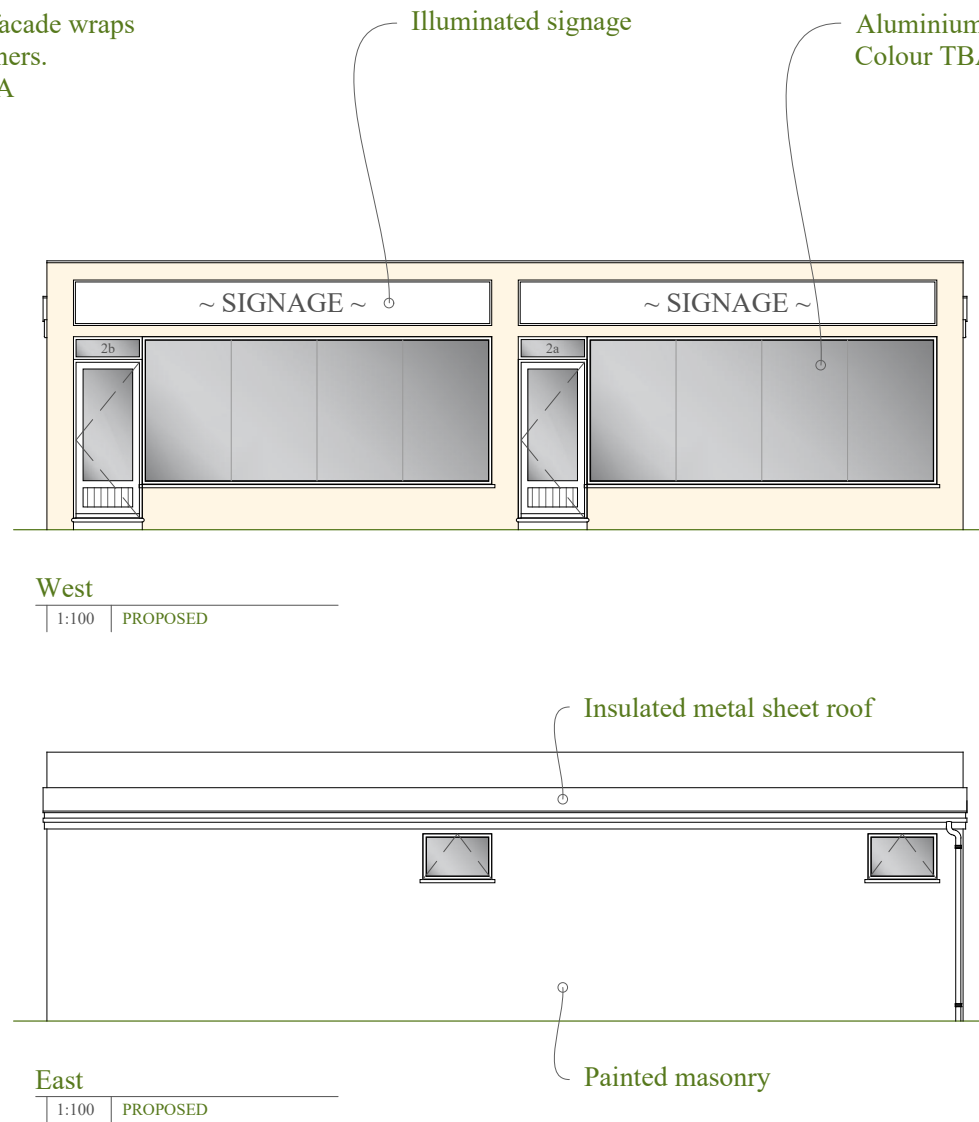
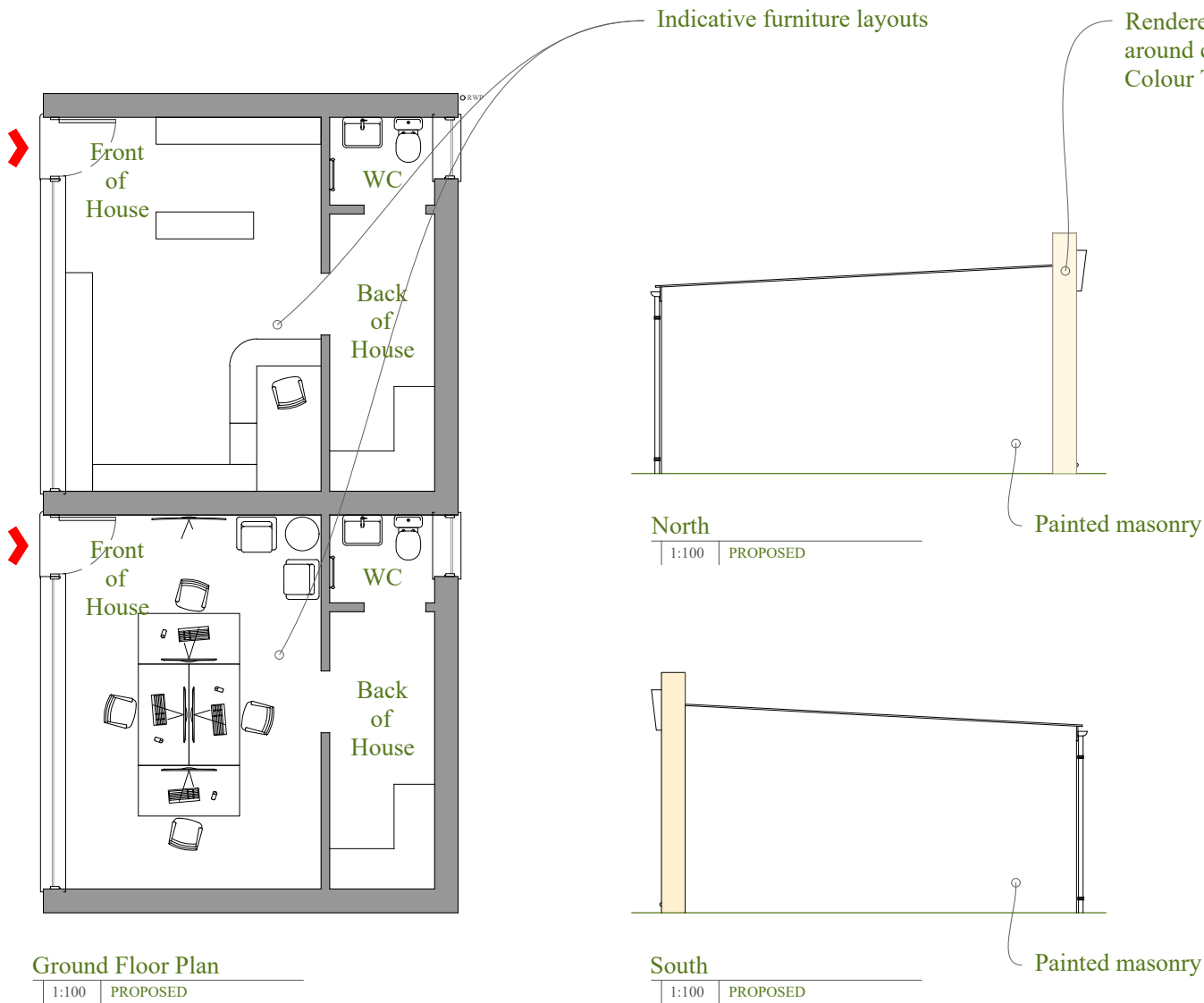
Submission Planning

Revision 000



Indicative: 358.0°

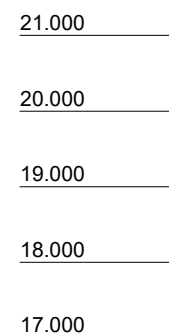




NOTES:

Existing
Unit GIA: 20.98 m²
Footprint: 26.39 m²

Proposed
Unit GIA: 30.11 m²
Building GIA: 62.12 m²
Footprint: 74.42 m²



This drawing is the copyright of Manorwood Construction Ltd but may be used for planning purposes by the Local Authority without breach of copyright.

Do not scale from this drawing unless for Local Authority planning purposes.

All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and as such does not highlight residual design related health and safety risks.

This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.



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Drawing No. 2508CO_200

Scale @ A3 1:100

Job No. 2508CO

Drawn By MD

Checked By BK

Drawn On 15.08.2025

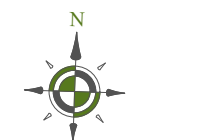
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Status Proposed

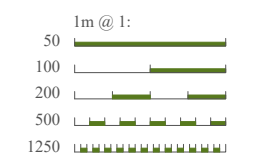
Drawing Plan + Elevations

Submission **Planning**

Revision 000



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Appendix D - Proposed Foul Drainage Strategy



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3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH AND CHECKED AGAINST ALL: ENGINEERING DETAILS, SPECIFICATIONS, GEOTECHNICAL AND OTHER RELEVANT DOCUMENTATION PROVIDED.
4. THIS DRAWING IS SCHEMATIC FOR CLARITY ONLY. POSITIONS OF PIPE RUNS AND MANHOLES MAY VARY ON SITE DUE TO SITE CONDITIONS.
5. WHERE EXISTING OR PROPOSED TREES ADJACENT TO HIGHWAYS OR DRAINAGE ARE PROPOSED, ROOT BARRIERS (TYPE TO BE APPROVED) ARE REQUIRED TO PREVENT STRUCTURAL DAMAGE.
6. ANY ANOMALY OR CONTRADICTIONS BETWEEN ANY OF THE ABOVE IS TO BE REPORTED IMMEDIATELY.
7. THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BRITISH STANDARDS, BUILDING REGULATIONS AND BUILDING LEGISLATION ETC.
8. FURTHER SURVEYS REQUIRED TO DETERMINE EXACT LOCATION, DIMENSIONS AND LEVELS OF EXISTING SEWERS.
9. DRAINAGE LAYOUT IS SUBJECT TO CHANGE AND DEPENDANT ON RECEIPT OF LEVELS OF EXISTING SURFACE AND FOUL WATER SEWER.

LEGEND

- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED FOUL DRAINAGE
- PROPOSED TYPE-C LINED PERMEABLE PAVING
- PERFORATED 150mm DIAMETER PIPE. REFER TO CONSTRUCTION DETAILS
- EXISTING SURFACE WATER SEWER
- EXISTING FOUL SEWER
- SUDS / BIO RETENTION PLANTER

A01	17.12.25	FIRST ISSUE	AR
Rev	Date	Description	By

Client
**BEN KIRK
MANORWOOD**

Project
**2 COTSWOLD ROAD
BN13 2LA**

Title
DRAINAGE STRATEGY

Project No.	Drawing No.	Revision
AEG9434	CIV-001	A01

Drawn	Checked	Approved	Date	Scale @ A1
AR	JM	JM	DEC 2025	1:50

Drawing Status
PLANNING

aegaea
water, civils and environment

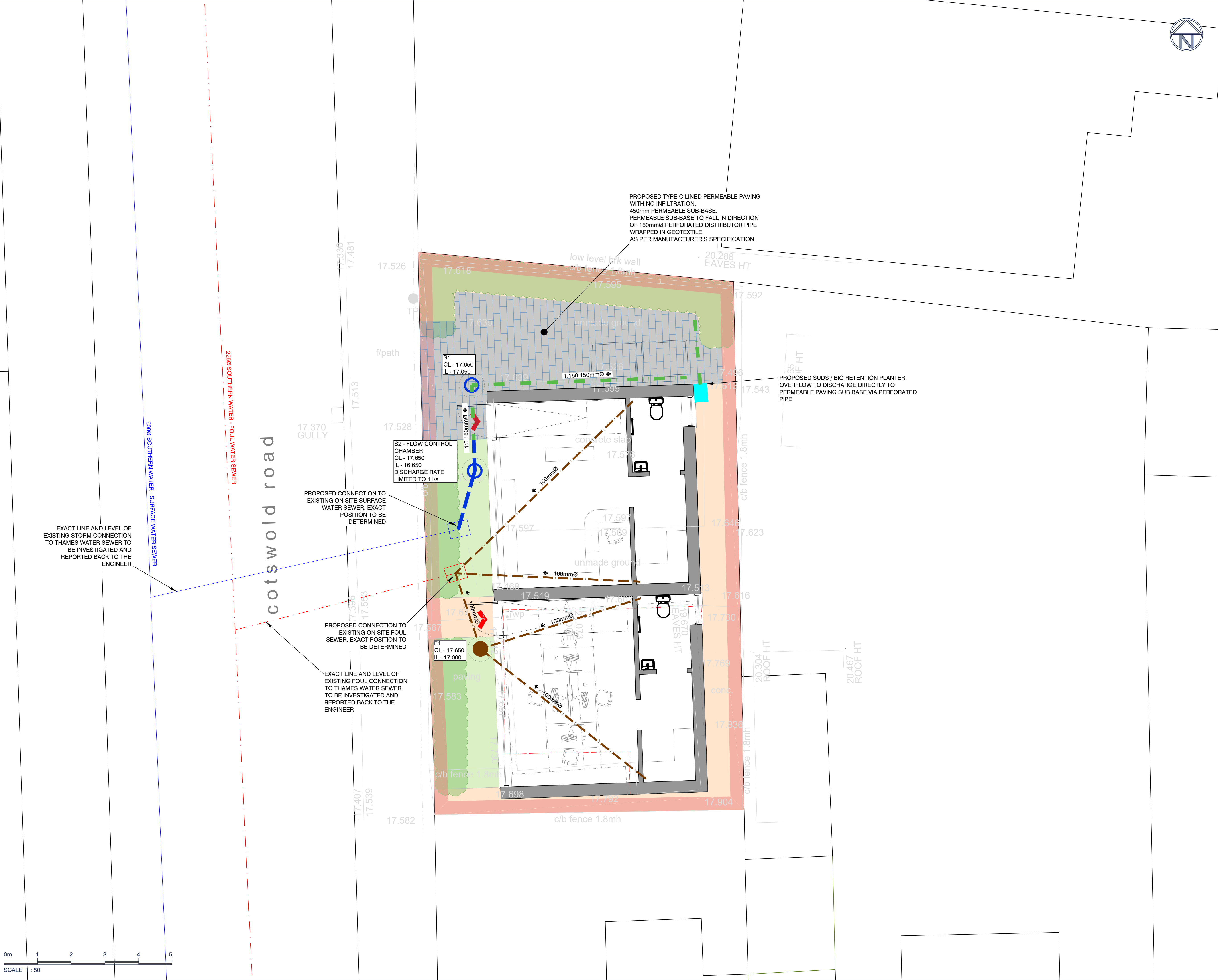


FIGURE B18
TYPICAL INSPECTION CHAMBER DETAIL - TYPE D (FLEXIBLE MATERIAL DETAIL)

MAXIMUM DEPTH FROM COVER LEVEL TO SOFFIT OF PIPE
IN AREAS SUBJECT TO VEHICLE LOADING 2M, NON-ENTRY

PLASTIC CHAMBERS AND RINGS SHALL COMPLY WITH BS EN 13598-1 AND
BS EN 13598-2 OR HAVE EQUIVALENT INDEPENDENT APPROVAL

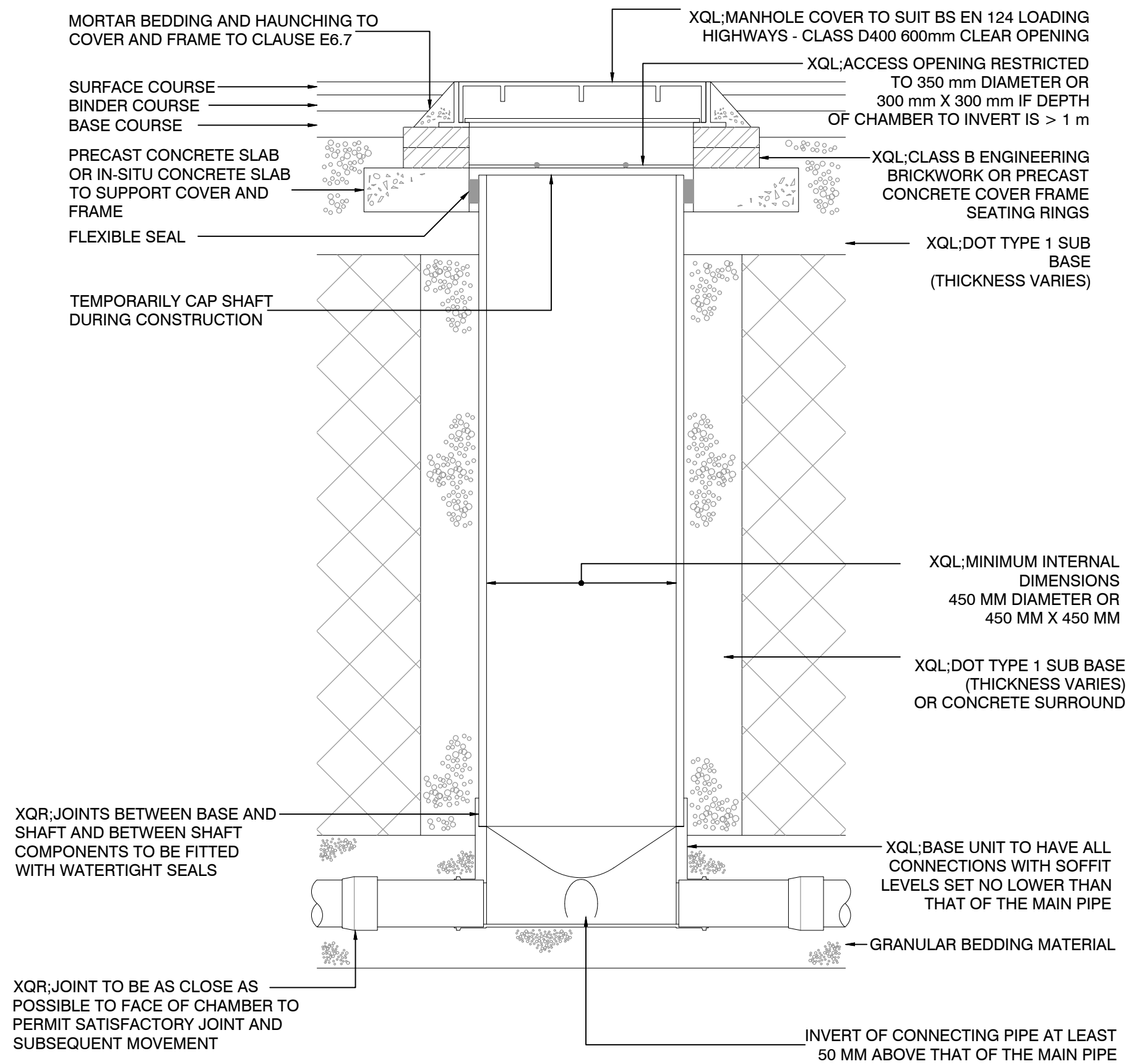
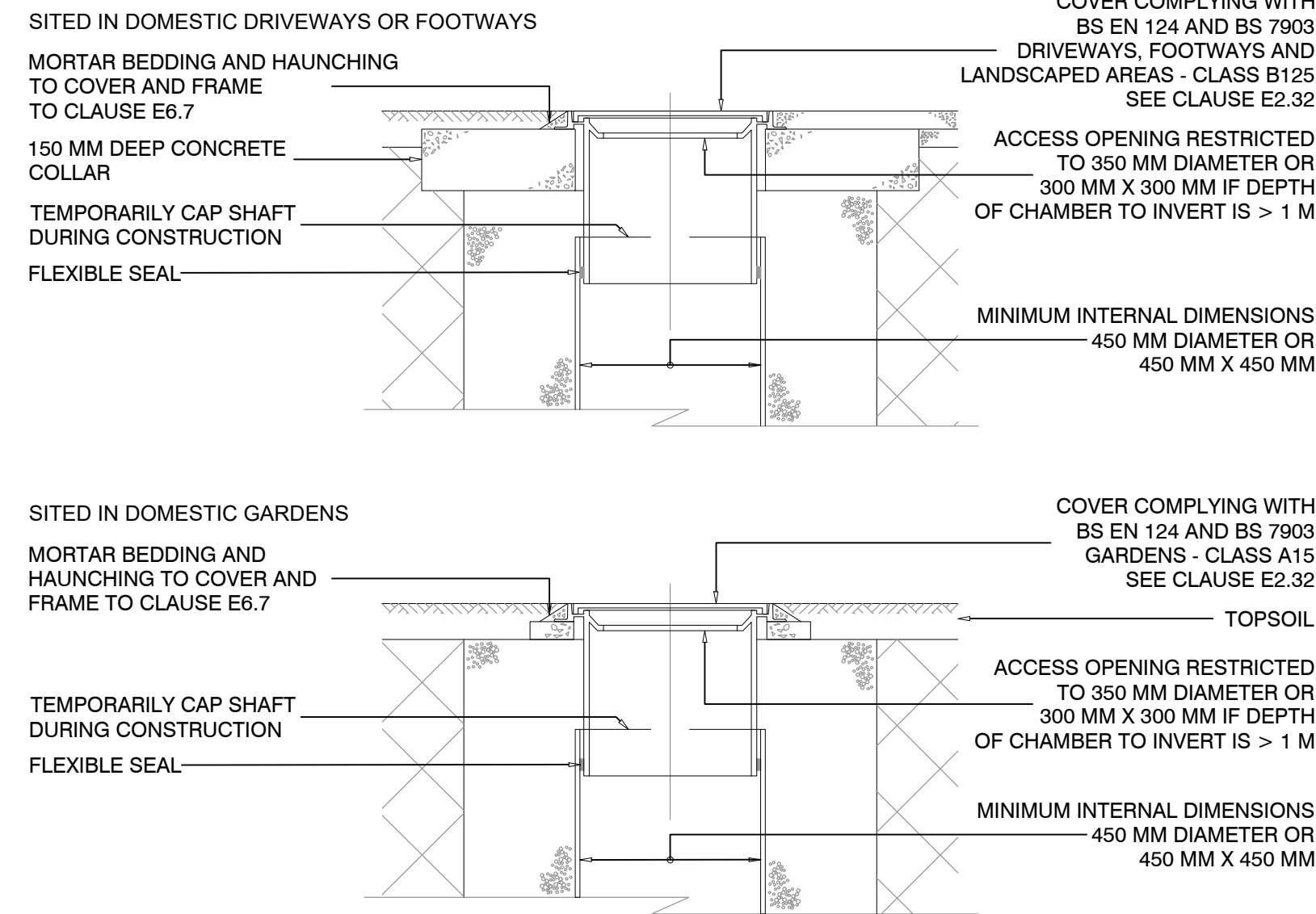


FIGURE B19
ALTERNATIVE TOP DETAILS FOR LIGHT VEHICLE LOADING
AND LANDSCAPED AREAS - TYPE D

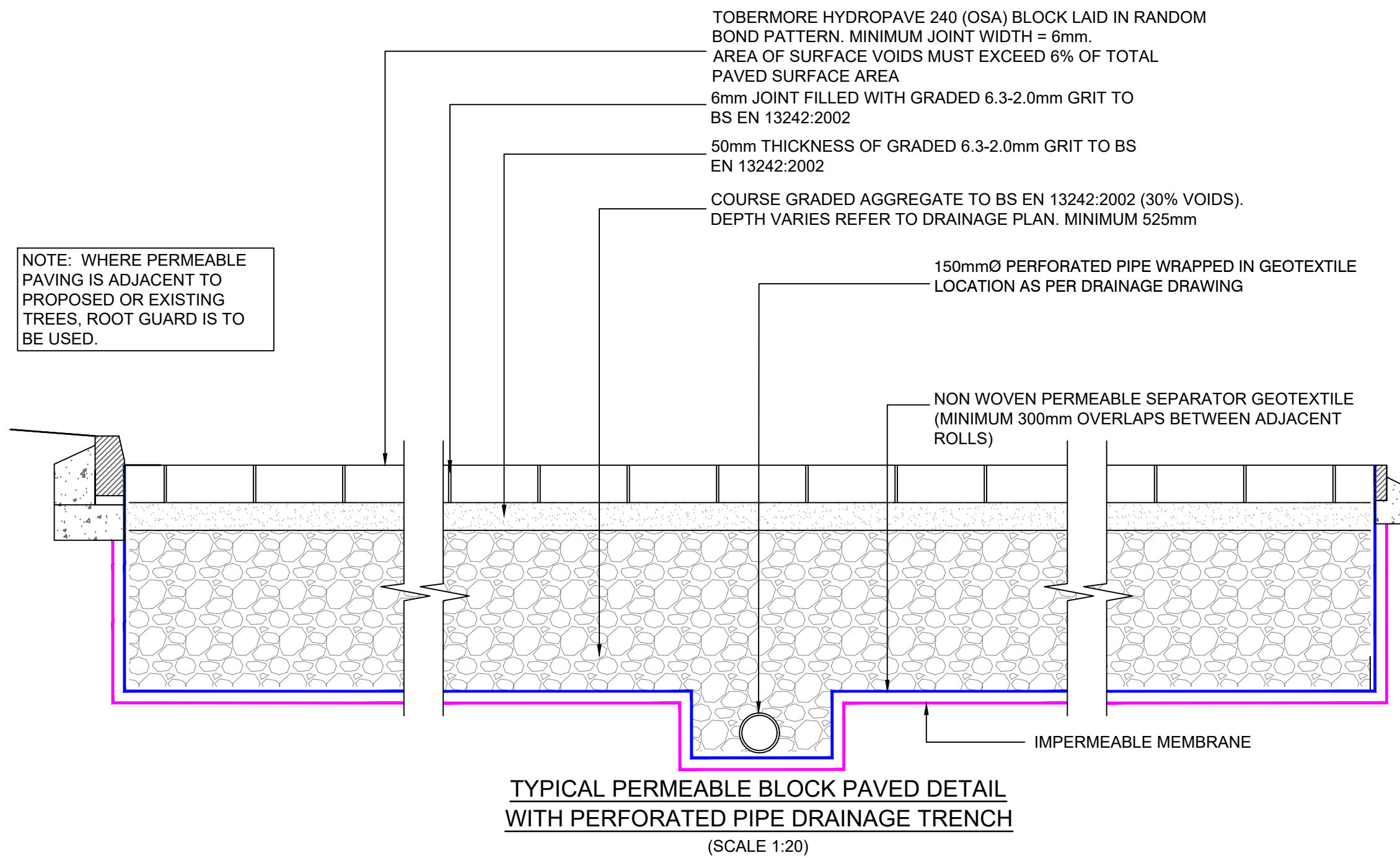
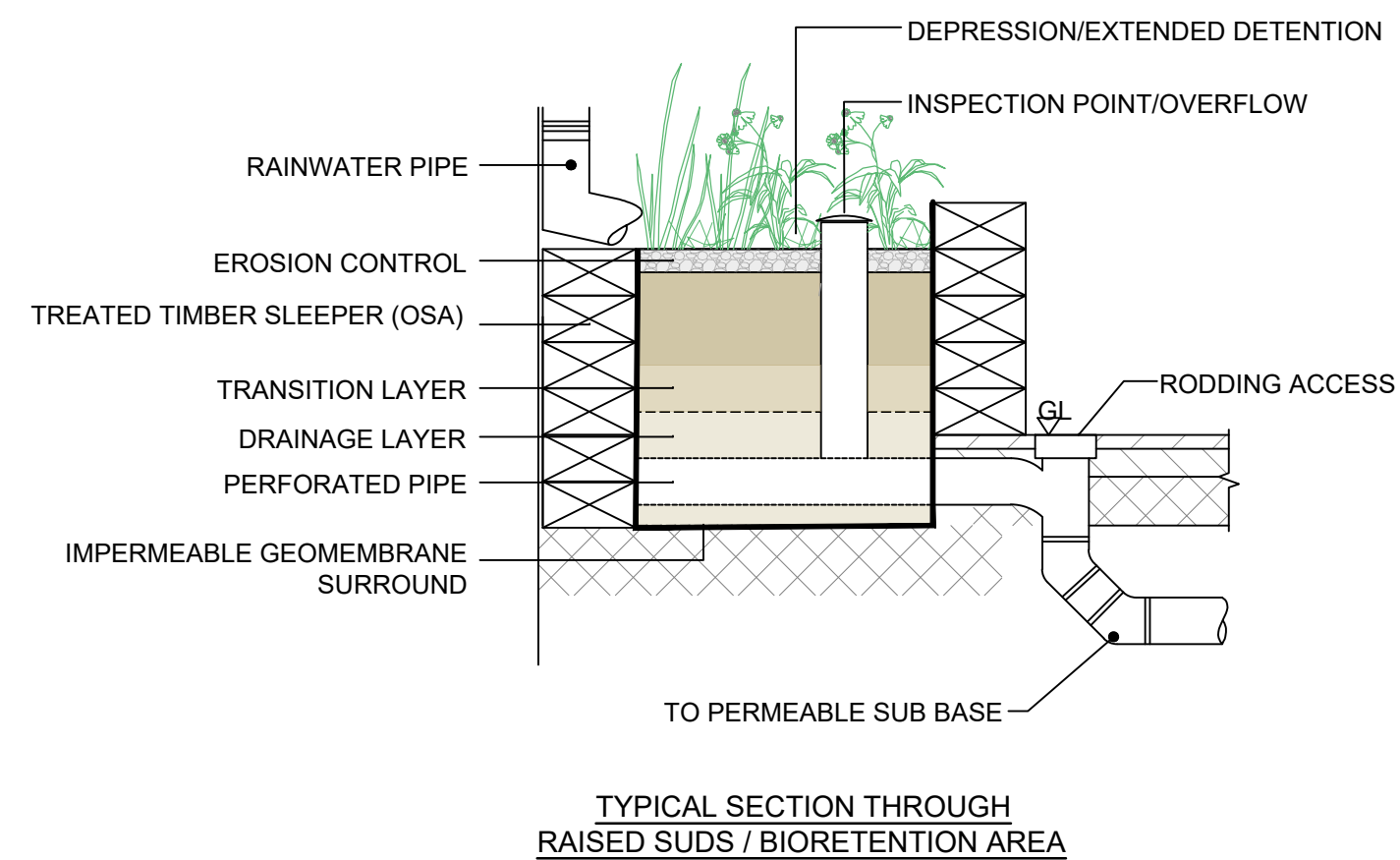
PLASTIC CHAMBERS AND RINGS SHALL COMPLY WITH BS EN 13598-1 AND
BS EN 13598-2 OR HAVE EQUIVALENT INDEPENDENT APPROVAL



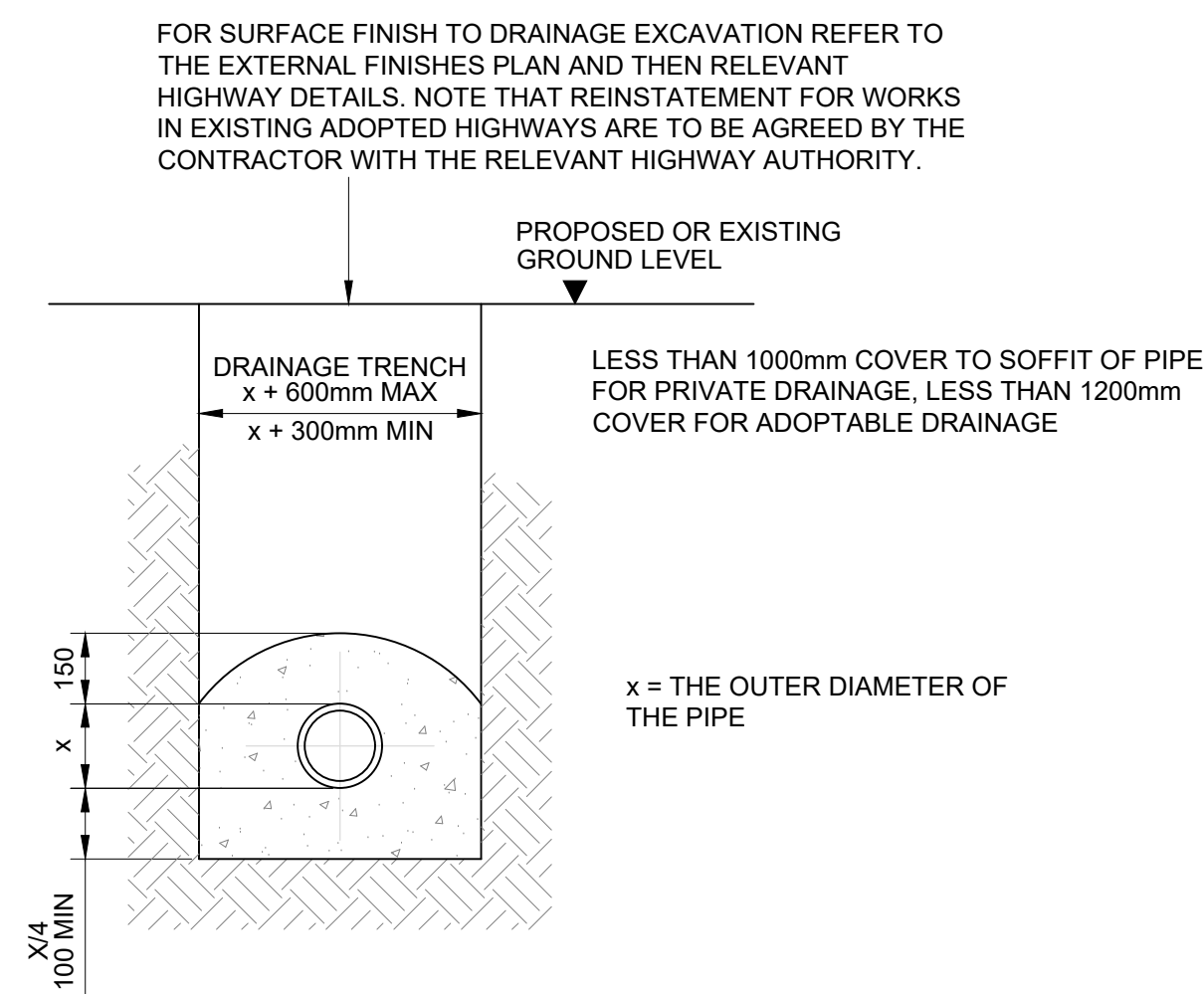
NOTE: WHERE THE ACCESS CHAMBER IS IN THE HIGHWAY THE
HIGHWAY AUTHORITY CAN HAVE SPECIFIC REQUIREMENTS

NOT TO SCALE

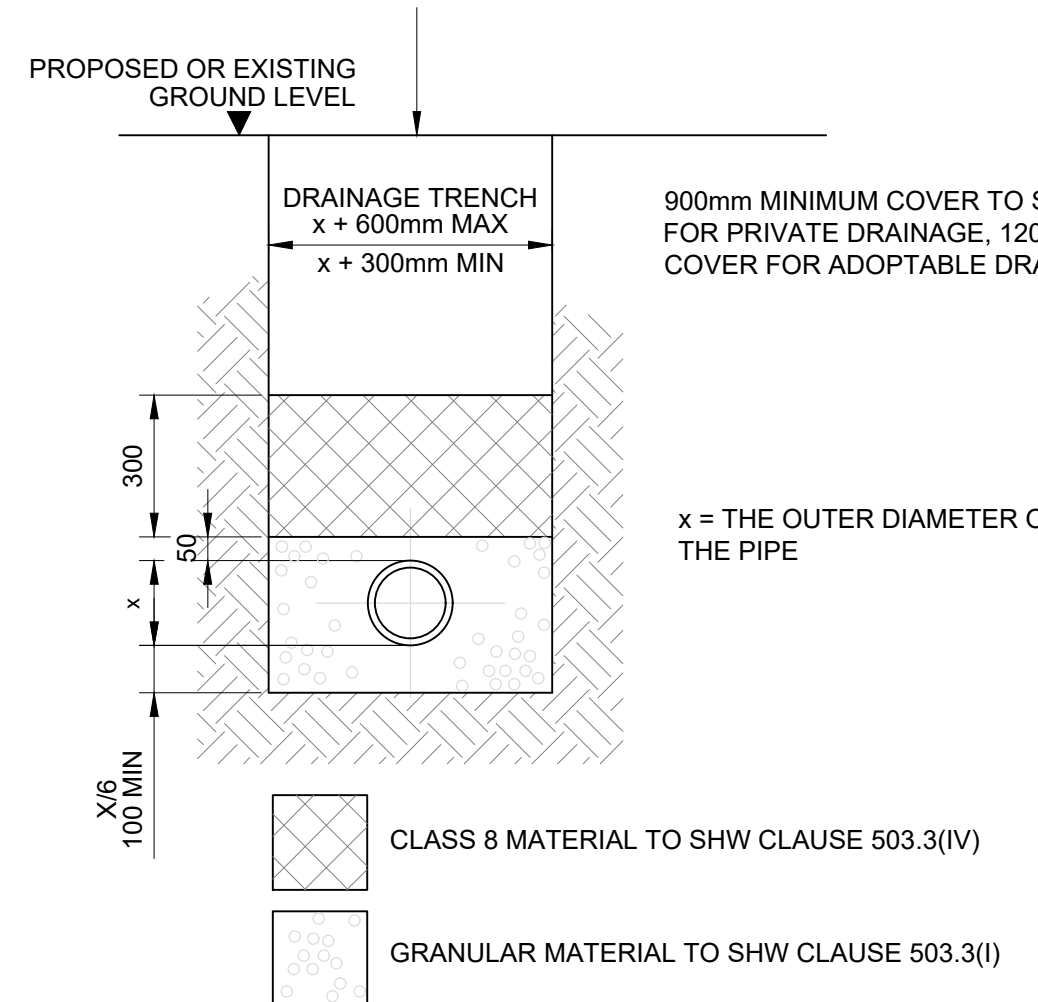
NOTE: WHERE PERMEABLE
PAVING IS ADJACENT TO
PROPOSED OR EXISTING
TREES, ROOT GUARD IS TO
BE USED.



FOR SURFACE FINISH TO DRAINAGE EXCAVATION REFER TO THE EXTERNAL
FINISHES PLAN AND THEN RELEVANT HIGHWAY DETAILS. NOTE THAT
REINSTATEMENT FOR WORKS IN EXISTING ADOPTED HIGHWAYS ARE TO BE
AGREED BY THE CONTRACTOR WITH THE RELEVANT HIGHWAY AUTHORITY.



FOR SURFACE FINISH TO DRAINAGE EXCAVATION REFER TO THE EXTERNAL
FINISHES PLAN AND THEN RELEVANT HIGHWAY DETAILS. NOTE THAT
REINSTATEMENT FOR WORKS IN EXISTING ADOPTED HIGHWAYS ARE TO BE
AGREED BY THE CONTRACTOR WITH THE RELEVANT HIGHWAY AUTHORITY.



NOTE: CLASS 'S' BEDDING FOR USE WITH ALL ADOPTABLE DRAINAGE WITH COVER TO SOFFIT OF PIPE
GREATER THAN 1200mm. PRIVATE DRAINAGE WITHIN LANDSCAPED AND OTHER NON-TRAFFICKED AREAS
WITH COVER GREATER THAN 1000mm TO THE PIPE SOFFIT MAY USE PIPE BEDDING CLASS 'T' REFER TO
DRAWING F1 (SHW) HIGHWAY CONSTRUCTION DETAILS.

CLASS 'S' PIPE BEDDING

CONCRETE TO S.H.W CLAUSE 503.3 (II).
ST2 CONCRETE WITH COMPRESSIBLE FILLER BOARD AT 3m MAXIMUM
CENTRES AND ALL PIPE JOINTS. FILLER BOARD SHALL CONSIST OF
BITUMEN IMPREGNATED INSULATION BOARD TO B.S. EN 622, AND B.S. EN
317. THICKNESS OF COMPRESSIBLE BOARD AS TABLE ABOVE.

NOTE: CLASS 'Z' BEDDING FOR USE WITH ALL ADOPTABLE DRAINAGE WITH COVER TO
SOFFIT OF PIPE LESS THAN 1200mm.

CLASS 'Z' PIPE BEDDING

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A01 17.12.25 FIRST ISSUE AR

Rev Date Description By

Client

BEN KIRK
MANORWOOD

Project
2 COTSWOLD ROAD
BN13 2LA

Title
DRAINAGE DETAILS

Project No. Drawing No. Revision
AEG9434 CIV-005 A01

Drawn Checked Approved Date Scale @ A1
AR JM JM DEC 2025 N/A

Drawing Status
PLANNING

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