

FLOOD RISK ASSESSMENT

Cedar Cottage, Lower Beeding, West Sussex, RH13 6LR



Prepared for: BlackOnyx Becketts Limited
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Executive Summary

SITE INFORMATION	SITE POSTCODE	RH13 6LR
	GRID REFERENCE	TQ 21879 27196
	SITE AREA	1.068 ha / 10,680 m ²
	CURRENT LAND USE	Mixed – Cedar Cottage and grassland
	PROPOSED LAND USE	Residential
	SITE GEOLOGY – Superficial SITE GEOLOGY – Bedrock	No superficial deposits recorded Upper Tunbridge Wells Sand formation – Sandstone, Siltstone and Mudstone
	SOIL INFILTRATION RATE	Failed BRE365
	GROUNDWATER LEVELS	0.42 m BGL
	RIVER / WATERCOURSE	Closest watercourse located 2.9km north-west
FLOOD RISK	GROUNDWATER SPZ	Not in an SPZ
	AQUIFER DESIGNATION	Superficial: N/A, Bedrock: Secondary A / Unproductive
	NUTRIENT NEUTRALITY ZONE	No
	ENVIRONMENT AGENCY FLOOD ZONE	Flood Zone 1 - Lowest Risk < 0.1% (<1:1000)
	TIDAL / COASTAL	Not at risk
	FLUVIAL (RIVERS & WATERCOURSES)	Not at risk
	PLUVIAL (SURFACE WATER)	Not at risk
	ARTIFICIAL SOURCES	Not at risk
	GROUNDWATER	High Risk
	SEWERS	Not at risk
SURFACE & FOUL DRAINAGE	HISTORICAL FLOODING	No records of historic flooding
	SEQUENTIAL TEST	Not required
	EXEMPTION TEST	Not required
	PROPOSED SURFACE WATER DRAINAGE STRATEGY	Disposal of surface water runoff via rising main to a surface water sewer
	PROPOSED SuDS TYPE(S)	Permeable Paving, Cellular Crates
	EXISTING SURFACE WATER PEAK FLOW RATE	N/A
	PROPOSED SURFACE WATER PEAK FLOW RATE	4.0 l/s (pumped flow)
	WATER QUALITY	Proposed SuDS features provide sufficient surface water treatment in accordance with CIRIA C753
	PROPOSED FOUL WATER DRAINAGE STRATEGY	Connection to Southern Water Foul Sewer
	EXISTING FOUL WATER PEAK FLOW RATE	N/A
	PROPOSED FOUL WATER PEAK FLOW RATE	4.0 l/s for 24 dwellings (pumped flow)

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1.0 Introduction

- 1.1 This Flood Risk Assessment has been prepared by Glanville Consultants on behalf of BlackOnyx Becketts Limited to accompany a planning application for a residential development of 24 dwellings at Cedar Cottage, Sandygate Lane, Lower Beeding, West Sussex RH13 6LR (herein 'the site').
- 1.2 The purpose of this document is to assess the existing level of flood risk to the site and its surroundings within the context of the development proposals and to demonstrate suitable drainage strategies for the disposal of foul and surface water from the proposed development.
- 1.3 This assessment has been prepared in accordance with the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) to the NPPF. Local policy concerning flood risk and drainage has been considered in fulfilment of the guidance set out in the following published by Horsham District Council (HDC) and West Sussex County Council (WSCC) in their respective roles as Local Planning Authority and Lead Local Flood Authority. These documents include:
- *Horsham District Council (HDC) Level 1 Strategic Flood Risk Assessment (September 2024)*
 - *WSCC Local Flood Risk Management Strategy 2025-2030 (July 2025)*
- 1.4 This assessment was also undertaken with reference to information provided and / or published by the following bodies:
- Ordnance Survey;
 - British Geological Survey;
 - CIRIA;
 - Cranfield University;
 - Department for Environment, Food and Rural Affairs;
 - Natural England; and
 - Environment Agency.
- 1.5 This report concludes that the proposed development is not at risk of flooding and that the site can be developed safely without increasing flood risk elsewhere. The development proposals therefore comply with relevant National and Local planning policy concerning flood risk. The report also demonstrates that suitable arrangements for the disposal of surface water run-off and foul water from the proposed development can be provided.

2.0 Existing Site Characteristics & Development Proposals

Site Description

- 2.1 The site is located within the village of Lower Beeding, situated in the Horsham District of West Sussex. Lower Beeding lies approximately 5km southeast of Horsham, 10km southwest of Crawley, and around 11km north of Henfield. The approximate center of the site is located at Ordnance Survey National Grid Reference TQ 21879 27196, with the associated postcode being RH13 6LR. A site location plan is provided in Appendix A and the masterplan is provided in Appendix B.
- 2.2 The site extends to approximately 1.08 hectares and is irregular in shape. The land is bounded by Sandygate Lane to the north, existing residential properties along the eastern boundary. The wider surrounding area is predominantly residential to the east and south, with some open field / paddocks to the west.
- 2.3 Access to the site is currently provided from Sandygate Lane, which connects to the main residential network.
- 2.4 The site currently includes the brick-built two-story residential property known as 'Cedar Cottage' and associated soft standing garden area to the front and rear. The site is to be developed for residential use.

Topographical Context

- 2.5 A topographical survey carried out by Greenhatch Group in June 2025 is included in Appendix C and indicates that the site falls from northeast to southwest at a gradient of approximately 1:35. The highest point on the site is located towards the northeastern corner at 99.86m Above Ordnance Datum (AOD), whilst the lowest point is located towards the southwestern corner at 94.73m AOD.

Geological Context

- 2.6 Geological maps published by the British Geological Survey (BGS) indicate that ground conditions comprise sandstone and siltstone bedrock of the Upper Tunbridge Wells Sand formation to the north and south of a band of mudstone of the same formation.
- 2.7 Soils mapping provided by Cranfield University on behalf of DEFRA shows that the site falls on HOST class 8 soils described as slightly acid loamy and clayey soils with impeded drainage.

Hydrological and Hydrogeological Context

- 2.8 The closest watercourse designated as a main river by the Environment Agency (EA) is the River Arun, located approximately 2.9km northwest of the site.
- 2.9 The nearest waterbody is an unnamed pond off the northeastern boundary of the site. There is also a surface water feature known as Leech Pond 100m south of the site. Various 3rd party land ownerships lie between the site and this pond which doesn't appear to have a connection to a wider surface water network in the local area.

- 2.10 The EA defines Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The SPZs mapping indicates that the site is not located within a SPZ.
- 2.11 A Nitrate Vulnerable Zone (NVZ) is a conservative designation for areas of land that drain to nitrate polluted waters or waters which could become polluted by nitrates. The NVZs mapping indicates that the site is located within an NVZ. However, the Site of Special Scientific Interest (SSSI) Impact Risk Zones mapping published by Natural England indicates that the NVZ in which the site is situated will not be impacted by residential developments below 100 dwellings.
- 2.12 The EA defines Drinking Water Safeguard Zones (SgZs) and Drinking Water Protected Areas (DWPAs) for water sources used for public drinking water supply. SgZs define areas where additional pollution control measures are needed to avoid deterioration in water quality and DWPAs are areas where water sources need to be protected to prevent pollution. The entirety of the site is not located within a surface water SgZ, groundwater SgZ or DWPA.
- 2.13 Groundwater vulnerability mapping published by the EA indicates the risk to groundwater from any potential pollutants on-site reaching the underlying aquifer. The mapping shows that the majority of the bedrock geology underlying the site has a high-risk groundwater vulnerability, with parts of the site being unproductive.
- 2.14 The bedrock Aquifer Designation Map published by the EA indicates that some of the bedrock geology underlying the site is classed as a Secondary A Aquifer, with other parts being unproductive. Secondary A aquifers are permeable geological formations, such as sands and gravels, that can store and transmit groundwater on a local. Their presence indicates some potential for groundwater interaction and localised groundwater flooding during prolonged rainfall. No superficial deposits have been recorded in the area.

Existing Drainage Infrastructure

- 2.15 The town of Lower Beeding is served by foul and surface water sewerage infrastructure managed and maintained by the incumbent sewerage undertaker, Southern Water. Sewer records for the area surrounding the site have been obtained from Southern Water and are included in Appendix G.
- 2.16 Sewer records indicate that the local network comprises both foul and surface water gravity sewers. Within and immediately adjacent to the site, the drainage system primarily consists of Public Foul Gravity Sewers formed in 150 mm diameter pipes. These sewers generally flow west to east, connecting into the wider foul network serving the surrounding development.
- 2.17 The northern section of surface water sewer in Trinity Field is 150mm diameter, increasing to 225mm diameter and then 1200mm diameter providing drainage for nearby properties.
- 2.18 The topographical survey shows the lower, southern part of the site has an existing ground level of 94.80m AOD and the upper, northern part of the site where the proposed access is located has an existing ground level of 99.50m AOD. Therefore, it will be necessary to drain run-off from the development to the lowest part of the site, provide storage at this location, and then pump the surface water northwards via a rising main to a point where it can then discharge via gravity to the existing surface water system in Trinity Field. Adequate space will need to be allocated within the proposed site layout for a surface water pumping station.

3.0 Planning Policy & Guidance

- 3.1 Set out below is a summary of the national and local planning policy and guidance relating to flood risk and surface water management that are relevant to the site and any future developments.

National Policy and Guidance

National Planning Policy Framework (update 2025) & Planning Practice Guidance (update 2022)

- 3.2 At a national level, the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) to the NPPF ensure flood risk is considered at all stages of the planning process, to avoid inappropriate development in areas at risk of flooding and to direct development towards areas at lowest flood risk. The NPPF retains a risk-based approach to the planning process and defines four Flood Zones to be used as the basis for applying the sequential test to consider a development in terms of Flood Risk Vulnerability Classifications, which define the type of development that is considered appropriate within each zone.
- 3.3 The NPPF establishes the Flood Zones as the starting point for assessment with the overarching aim to steer new development to areas with the lowest probability of flooding. The Flood Zones are defined as follows:
- Flood Zone 1 (Low Probability) comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
 - Flood Zone 2 (Medium Probability) comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in a year.
 - Flood Zone 3a (High Probability) comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in a year.
 - Flood Zone 3b (The Functional Floodplain) comprises land where water has to flow or be stored in times of flood.

Non-Statutory Technical Standard for Sustainable Drainage Systems (June 2025)

- 3.4 This document sets out non-statutory technical standards for sustainable drainage systems (SuDS), which are used as guidance for the design, construction, operation and maintenance of SuDS.
- 3.5 Although still non-statutory, the recently updated guidance broadens the focus beyond runoff control to include water quality, biodiversity, amenity, and long-term maintenance, supporting more sustainable and resilient drainage design. These standards will be followed throughout as appropriate.

Local Policy and Guidance

HDC Level 1 Strategic Flood Risk Assessment (September 2013)

- 3.6 The 2024 SFRA provides a strategic overview of flood risk across the Horsham District, to support the local plan and to ensure all new development is located, designed, and assessed with full consideration of current and future flood risk. The SFRA provides the framework and requirements for more detailed site specific FRAs.

WSCC Local Flood Risk Management Strategy (October 2025)

- 3.7 The Local Flood Risk Management Strategy is the overarching document on flood risk in West Sussex. It sets the scene for understanding flood risk, and the issues and challenges which the county faces. It draws together information from a number of sources and partners and outlines how the county will incorporate environmental and sustainability objectives into its flood risk work.



4.0 Flood Risk Assessment

- 4.1 The NPPF and the PPG to the NPPF ensure flood risk is taken into account at all stages of the planning process, to avoid inappropriate development in areas at risk of flooding and to direct development towards areas at lowest flood risk.
- 4.2 The NPPF (updated in December 2024) states that a sequential, risk-based approach should be adopted by LPAs when determining individual planning applications and should take into account all sources of potential flood risk. Paragraph 175 of the NPPF states that the Sequential Test should be used for areas known to be at flood risk now or in the future, with the exception of situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary is at risk of flooding.
- 4.3 Flood risk to the site has been considered from all likely sources of flooding against the information available at the time of writing this report. This includes tidal, fluvial, groundwater, artificial sources, sewers and surface water. The following paragraphs consider flood risk to the site from these sources and the planning policy concerning flood risk.

Fluvial Flooding

- 4.4 Table 2 of the PPG to the NPPF categorises different types of development into five flood risk vulnerability classifications:
- Essential Infrastructure;
 - Highly Vulnerable;
 - More Vulnerable;
 - Less Vulnerable; and
 - Water Compatible Development.
- 4.5 The NPPF classifies the proposed residential use of the site as being 'More Vulnerable'. Table 2 of the PPG to the NPPF states More Vulnerable development is compatible with Flood Zones 1 and 2, with no requirement to apply the Exception Test.
- 4.6 The Environment Agency (EA) publishes flood zone mapping on the GOV.UK website which shows the modelled extents of fluvial flooding. An extract from the EA mapping is included in Appendix E. The flood zone mapping indicates that the entire site is located within Flood Zone 1, which is land at the lowest risk of fluvial flooding (<1 in 1,000 year return period). The site is therefore considered to be at very low risk of fluvial flooding.
- 4.7 Table 3 of the PPG states that all land uses are appropriate in Flood Zone 1. Therefore, the proposed development use is compatible with the flood zone of the site and developing the site for its intended purpose is considered appropriate in terms of flood risk. As such, the Sequential Test does not need to be applied to this development.

Tidal / Coastal

- 4.8 Given that there is no tidally influenced watercourse within the vicinity of the site which lies >20km from the coast, the site is not at risk of tidal or coastal flooding.

Surface Water

- 4.9 The EA publishes a Flood Risk from Surface Water map on the GOV.UK website which indicates the predicted risk of surface water flooding if rainwater does not drain away through normal drainage systems or soak into the ground. An extract from the mapping is provided in Figure 1, below.

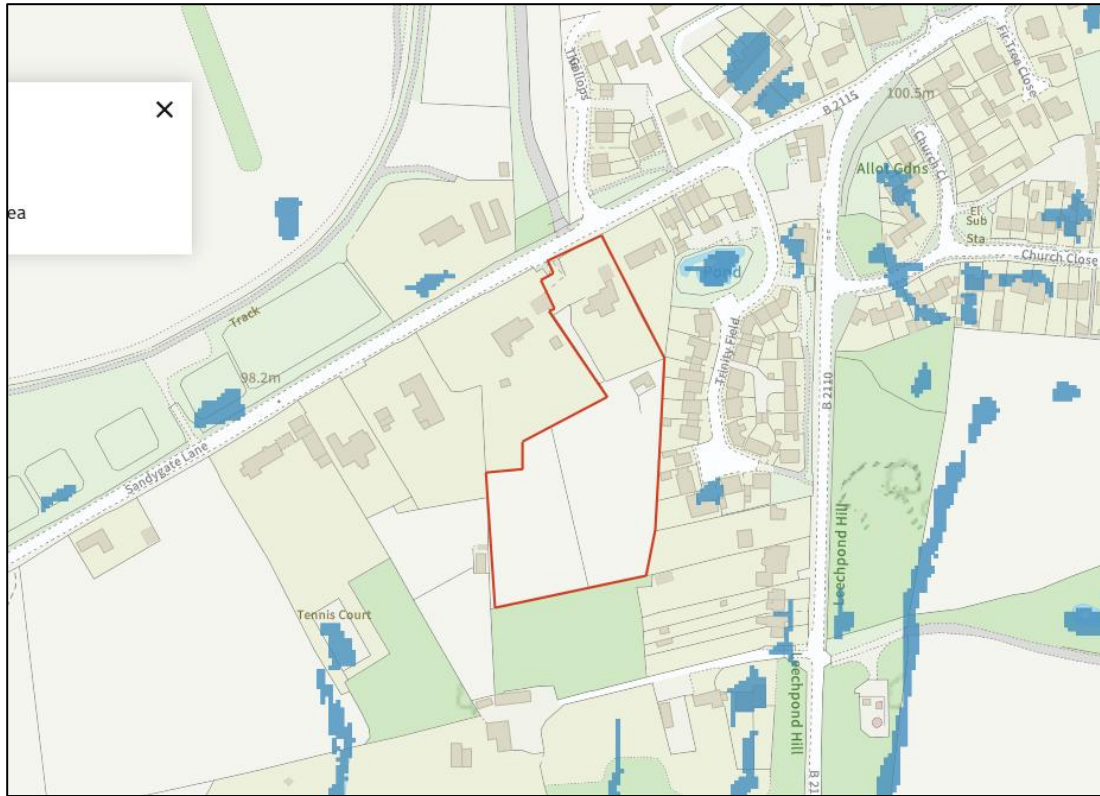


Figure 1: Extract from EA Flood Risk from Surface Water Mapping (Technical Mapping)

- 4.10 EA Risk of Flooding from Surface Water (RoFSW) maps show that the entirety of the site is not at risk of surface water flooding during the 1000-year event. There are some isolated areas outside the site boundary shown to be at risk of surface water flooding, which appear to be localised ponding in low spots in the topography and are outside of the developable area and so should not be a constraint to the development.

Artificial Sources

- 4.11 The EA publishes indicative mapping on its website which shows the maximum extent of reservoir flooding in the unlikely event that a reservoir should fail. The mapping indicates that the site is not located within a reservoir flood risk area.

Sewer

- 4.12 The HDC Level 1 SFRA sewer flooding assessment is based on information provided by Southern Water who manage the public surface and foul sewerage networks within the area. Southern Water's DG5 register of historic sewer flooding incidents comprises the number of properties within four digit postcode areas that have experienced flooding either internally or externally within 10 years (2014-2024). An extract of this dataset has been provided for the purposes of the SFRA.

- 4.13 The provided dataset indicates that the postcode area in which the site is located has between 41-120 properties at risk of sewer flooding. However, this area is very large and occupies most of the district boundary so does not necessarily mean the site itself is at risk of sewer flooding.

Groundwater flooding

- 4.14 WDE Consulting during their intrusive investigations on the 2nd December 2025 found groundwater at 0.42m BGL. All four boreholes drilled onsite returned a groundwater level of between 0.42 and 0.66 m BGL. Groundwater levels would be expected to rise over the winter recharge period and so higher groundwater levels may be recorded onsite.
- 4.15 Due to the high groundwater levels observed onsite, the following should be considered during the design process:
- Lined and sealed surface water storage features and pump stations with uplift calculations.
 - Raising finished floor levels above the existing ground levels circa 300mm.
 - General ground level raising in areas of the site.
 - Foundation design to consider high groundwater.
 - No below-ground development (e.g. basements).
 - No infiltration type SuDS features on site.

Historical Flooding

- 4.16 The HDC SFRA also includes historical flood records and indicates that no flood incidents have been recorded within the site boundary.

Summary

- 4.17 All potential sources of flooding identified above are considered to present a very low to low risk of flooding to the proposed development apart from groundwater which poses a moderate risk of flooding. As outlined in paragraph 4.15, consideration should be given to the design to ensure that groundwater flood risk is mitigated.

5.0 Surface Water Drainage

- 5.1 This section outlines the drainage strategy for the disposal of surface water from the proposed development. This strategy has been developed in-line with all relevant national and local standards and guidance, including the /CIRIA SuDS Manual, Defra's Non-Statutory Technical Standards for Sustainable Drainage Systems, Technical Guidance to the NPPF, and Part H of the Building Regulations.

Design Guidance and Hierarchy

- 5.2 The PPG recommends that priority should be given to the use of Sustainable Drainage Systems (SuDS) as they are designed to control surface water run-off where it falls and mimic natural drainage characteristics as closely as possible. Sustainable drainage systems (SuDS) also provide opportunities for the following:
- reducing the causes and impacts of flooding;
 - removing pollutants from urban run-off at source; and
 - combining water management and green space with benefits for amenity, recreation and wildlife.
- 5.3 SuDS encompass a wide range of drainage techniques intended to minimise the rate of discharge, volume and environmental impact of run-off and include:
- pervious pavements;
 - swales and basins;
 - green roofs and rainwater reuse;
 - infiltration trenches and filter drains; and
 - ponds and wetlands.
- 5.4 When used across a site these techniques control the rate of discharge, attenuate flow, provide storage and improve water quality. The combination of techniques that are appropriate will be dependent upon ground conditions, topography and other site-specific characteristics.
- 5.5 The Building Regulations part H3 stipulates that rainwater from roofs and paved areas is carried away from surface to discharge to one of the following, listed in order of priority:
- a) an adequate soakaway or some other adequate infiltration system; where that is not practical;
 - b) a watercourse; or, where that is not practical;
 - c) a sewer.

Surface Water Drainage Strategy

- 5.6 Due to the high groundwater and low infiltration rates, draining the site via soakaways is unfeasible. There are no viable watercourses in the vicinity of the site to drain surface water runoff generated by the development to. The nearest surface water sewer lies within the road named Trinity Field approximately 200m from the development's access onto Sandygate Lane.

- 5.7 Southern Water has confirmed capacity at manhole 9252 on their surface water sewer network. See appendix H for the pre-application capacity response. Page 2 of Appendix H states that 'The nearest point where capacity is currently available is at manhole reference TQ2127**9252** – approximately 100m south of current proposed point of connection (POC).' A surface water pump station with approximately 410m of rising main is required to achieve the connection.
- 5.8 A private package surface water pump station is proposed to lift flows at the minimum practicable rate of 4.0 l/s to manhole 9252 on the existing public surface water sewer in Trinity Field. The greenfield runoff rate for the site was calculated as 2.7 l/s (Qbar); however, the pump rate will be set at 4.0 l/s as advised by TT Pumps. A hydrobrake flow control will also be positioned upstream of the pump chamber and set at a matching rate of 4.0 l/s to ensure proper operation of the pump station.
- 5.9 The roads onsite are to remain private and so surface water attenuation will be provided in the form of cellular crates underneath roads. A total of 589.5 m³ of cellular crate storage is required to attenuate all storm events up to, and including, the critical 100-year storm + 45% for climate change and 24h emergency storage in case of pump failure.
- 5.10 Emergency surface water storage for the proposed pump station is based on the 5 minute 500-year storm event and is included in the volume of the tanks.
- 5.11 The greenfield run-off rate has been calculated for the whole site area using the ICP SuDS method. Table 1 below shows the calculated rates for various storm events, and a copy of the calculations are included in Appendix F.

Table 1: Greenfield Run-off Rates by Return Period

Storm Event (Years)	Greenfield Run-off Rate (l/s)
1 in 100	8.6
1 in 30	6.1
1 in 1	2.3
QBAR	2.7

- 5.12 The proposed drainage strategy strives to utilise sustainable drainage techniques in accordance with the guidance described in CIRIA document C753 to accommodate run-off from all rainfall events up to and including the 1 in 100 year event, with a 45% allowance for the future effects of climate change (the design rainfall event). Within the drainage strategy, flow control devices have been proposed to enable the discharge rate from the development to be restricted to the minimum practicable rate. The drainage strategy is detailed within drawing 8240636-1201 provided in Appendix D.
- 5.13 InfoDrainage calculations included within Appendix F demonstrate that the proposed surface water drainage infrastructure has been sized to accommodate all storm events up to and including the 1 in 100 year +45% climate change event without flooding from surface water.

6.0 Pollution Control Measures & Maintenance

Pollution Control Measures

- 6.1 Pollution control measures are designed to minimise the transmittal of pollutants collected by run-off flowing over hard paved areas to the receiving attenuation features prior to being discharged.
- 6.2 Table 26.2 of 'The SuDS Manual' indicates the minimum treatment indices for contributing pollution hazards for different land use classifications. The treatment indices for residential roofs, individual driveways, and low-traffic roads such as within the development, are shown in Table 2, below.
- 6.3 The pollution indices in Table 2 should be compared with the mitigation indices in Table 3 and the following formulae applied.

$$\text{Total SuDS Mitigation Index} \geq \text{Pollution Hazards Index (for each contaminant type)}$$

$$\text{Total SuDS Mitigation Index} = \text{1st Stage Mitigation Index} + 0.5 (\text{2nd Stage Mitigation Index})$$

Table 2: Pollution Hazard Indices for Different Land Use Classifications (Table 26.2, Ciria C753)

Land Use	Pollution Hazard Level	Pollution Hazard Indices		
		Total Suspended Solids (TSS)	Metals	Hydro-carbons
Individual property driveways, residential car parks, low traffic roads (e.g. cul-de-sacs, home zones and general access roads)	Low	0.5	0.4	0.4
Residential roofs	Very Low	0.2	0.2	0.05

- 6.4 Run-off generated by the proposed development will be collected by the piped network and conveyed to the cellular attenuation tanks prior to being discharged via a pump station to the existing surface water sewer located east of the site. The site is too steep for above ground SuDS to operate as pollution control. Therefore, a proprietary device such as a Downstream Defender will be used prior to pumping. The Advanced Vortex model is recommended. The mitigation indices for Advanced Vortex Downstream Defender are included in Table 3 and demonstrate that the proposed SuDS features mitigation indices to exceed the pollution hazard indices.

Table 3: SuDS Mitigation Indices for Downstream Defender (Table from Hydro-International data sheets)

Downstream Defender Model	Mitigation Indices		
	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Vortex	0.3	0.2	0.2
Vortex Plus	0.5	0.4	0.5
Advanced Vortex	0.5	0.4	0.5

- 6.5 This assessment confirms that the Downstream Defender provides sufficient mitigation for the pollution risk from all on-site land uses. The further use of additional SuDS features such as permeable paving on parking areas and catchpits for roof / other run-off will further mitigate any pollution risks. As such, an adequate level of treatment for all land uses can be provided for the development.

Maintenance and Responsibilities

- 6.6 All new surface water infrastructure will be designed in accordance with The Building Regulations and best practice as appropriate. The surface water sewerage network will be managed by a private management company. The maintenance of all surface water drainage infrastructure located within private areas will be the responsibility of the property owner or management company.
- 6.7 The drainage systems on site, including the pump stations, will not be offered for adoption by the local water authority and will be managed by a management company and residents.
- 6.8 Suitable adoption and maintenance regimes for the drainage features, incorporating advice from system manufacturers and installers, will be developed by the site management company, and implemented prior to occupation of the development. A summary of typical items to be included is given in Table 4.



Table 4: Typical Maintenance Schedule

Drainage Feature	Maintenance Activity	Frequency	Responsibility
Flow control structure (Hydro-Brake or similar) *	Inspect and remove any sediment / debris	Annually	Management Company
	Inspect flow controls and repair as necessary	Occasional (as required)	
Downstream Defender *	Inspect and remove any sediment / debris	Regularly during first year of installation, 6 monthly after	Management Company
	Oil and floatables removal	Annually and following a spill	
	Sediment Removal		
Pump Station *	Inspection by supplier. Maintenance activities to be identified and carried out by supplier. Pump telemetry can be linked to supplier.	Annually, or as required	Supplier
Cellular Crate Attenuation Tanks *	Inspect for signs of clogging and remove any litter / debris found in upstream catchpit chambers	Annually, or as required	Management Company
	Internal structural inspections	3-5 years	
	High pressure jetting to remove sludge/silt		
Roads	Sweep regularly to prevent silt being washed off the surface	Regularly, as required	Management Company
Driveways	Sweep regularly to prevent silt being washed off the surface	Regularly, as required	Residents
Conventional pipe network	CCTV survey to inspect pipework for blockages, root ingress, displaced joints, or other signs of differential settlement	Annually, or as required	Management Company
	Clear pipework for blockages, root ingress, repair joints or repair other signs of differential settlement	Occasional (as required)	
	Replacement of pipe system	As required	

*Refer to manufacturer's guidance for specific maintenance and instructions

7.0 Foul Water Drainage

- 7.1 This section identifies the existing foul water drainage infrastructure on and in the vicinity of the site to assess the impact of the development on the existing infrastructure, and how the development could dispose of foul water.

Existing Foul Water Drainage Infrastructure

- 7.2 As discussed in Section 2, Southern Water's sewer records obtained for the area surrounding the site confirm that foul water sewers are located within the site boundary.
- 7.3 It should also be noted that the Southern Water records show only those sewers that are known to be maintained by Southern Water, other privately owned sewers may be present in the vicinity of the site that are not shown on public records.

Diversions, Easements, and Protection

- 7.4 Given that foul water infrastructure is known to be located within the boundary of the site, it is anticipated that some diversions, easements or protective measures may be necessary to facilitate the development of the site.

Proposed Foul Water Drainage Strategy

- 7.5 Foul water will most likely be discharged to the Southern Water sewer that crosses the site. Due to the topography, development in the southern end of the site will require a pumped connection. Adequate space will need to be allocated within the proposed site layout for a foul water pumping station. Given this, a pre-development enquiry was submitted to Southern Water. The associated response from Southern Water is provided in Appendix H.
- 7.6 Within Southern Water's response, it was confirmed that connection to the existing Southern Water foul sewer via a new manhole between existing manholes 8201 and 9202 at a pumped rate of 3.8 L/s will have sufficient capacity to accommodate the development proposals.
- 7.7 An easement of 10m has been provided between the vent stack of the pump station to the nearest dwelling in line with building regulations.
- 7.8 Dwellings in the north of the site can achieve a gravity connection to existing foul manhole 9202.
- 7.9 An extract of Southern Water's sewer records for is provided in Appendix G.
- 7.10 On this basis, the outline drainage strategy detailed on drawing 8240636-1201 included in Appendix D presents the discharge of foul water generated by the development proposals.

Maintenance and Adoption

- 7.11 All new foul water infrastructure constructed to serve the site will be designed in accordance with Building Regulations Part H, Appendix C of the Sewerage Sector Guidance, and current best practice, as appropriate. The foul water network serving multiple dwellings, including the foul water pump station and rising main, will be designed to remain private and maintained by the supplier or management company. All foul water drainage serving a single property and located within private areas will be responsibility of the property owner.
- 7.12 A typical management and maintenance plan detailing the type and frequency of maintenance activities for the drainage features is provided below within Tables 5 and 6. A more detailed plan incorporating advice from system manufacturers and installers will be developed at the appropriate design stage.

Table 5: Pump Station* - Typical Maintenance Activities

Schedule	Maintenance Activity	Inspection Frequency
Monitoring / Maintenance	Inspection by supplier. Maintenance activities to be identified and carried out by supplier	Three interim visits, followed by an annual inspection, or as required
Remedial Actions	Remedial work and / or replacement of pump or tank units or supporting infrastructure	As required

*Maintenance to be in accordance with the specification of the pump supplier

Table 6: Conventional Pipe Network – Typical Maintenance Activities

Schedule	Maintenance Activity	Inspection Frequency
Regular Maintenance	CCTV survey to inspect pipework for blockages, root ingress, displaced joints, or other signs of differential settlement	Annually, or as required
Remedial Actions	Clear pipework of blockages, root ingress, repair joints or repair other signs of differential settlement	As required
	Replacement of pipe system	As required

8.0 Summary & Conclusions

Summary

- 8.1 This Flood Risk Assessment has been prepared by Glanville Consultants on behalf of BlackOnyx Becketts Limited to accompany an outline planning application with all matters reserved for a residential development of up to 24 dwellings on land off Cedar Cottage, Sandygate Lane, Lower Beeding, West Sussex, RH13 6LR.
- 8.2 The EA flood map for planning indicates that the entire site is located within Flood Zone 1, beyond the limits of the 1 in 1,000 year fluvial flood event (<0.1%). On this basis, fluvial flood risk is not an issue that would prevent or constrain the development of the site for residential purposes.
- 8.3 The HDC Level 1 SFRA shows that the area which the site is situated in has a high number of past sewer flooding incidents. The provided dataset indicates that the postcode area in which the site is located has between 41-120 properties at risk of sewer flooding. However, this area is very large and occupies most of the district boundary so does not necessarily mean the site itself is at risk of sewer flooding.
- 8.4 High groundwater should be considered during detailed design. All other sources of potential flooding are considered to present a low to very low risk to the proposed development. It is therefore considered that the site can be developed safely with respect to flood risk, in accordance with National and Local planning policy.
- 8.5 A surface water drainage strategy utilising attenuation tanks and pump station has been prepared that demonstrates sufficient attenuation storage volumes can be provided within the site boundary.
- 8.6 Infiltration is not feasible due to low rates and high groundwater. There are no viable watercourses in the vicinity of the site to discharge to. Therefore, the surface water drainage strategy proposes to discharge run-off generated by the development proposals at 4.0 l/s to the 1200mm diameter surface water sewer located within Trinity Field to the east of the site. This requires 410m of rising main to achieve a connection.
- 8.7 The proposed SuDS features have been sized to accommodate all flows up to the 1 in 100 year +45 % climate change storm event without flooding from surface water. An additional volume has been included for emergency storage in the event of pump failure. Appropriate pollution control and maintenance measures have also been proposed.
- 8.8 Foul water generated by the proposed development will be discharged via a combination of gravity and pump station to an existing foul sewer within the site boundary.

Conclusions

- 8.9 In conclusion, this report has demonstrated that the proposed development:
- is in accordance with the National Planning Policy Framework;
 - will not be at an unacceptable risk from fluvial flooding or other sources;
 - will not increase flood risk elsewhere;
 - will employ a surface water drainage strategy that has followed a hierarchical approach and is based on the principles of sustainable drainage; and
 - will be able to employ a suitable foul water drainage strategy.
- 8.10 The proposals are therefore considered to fully comply with National, Regional and Local planning policy.



Appendices





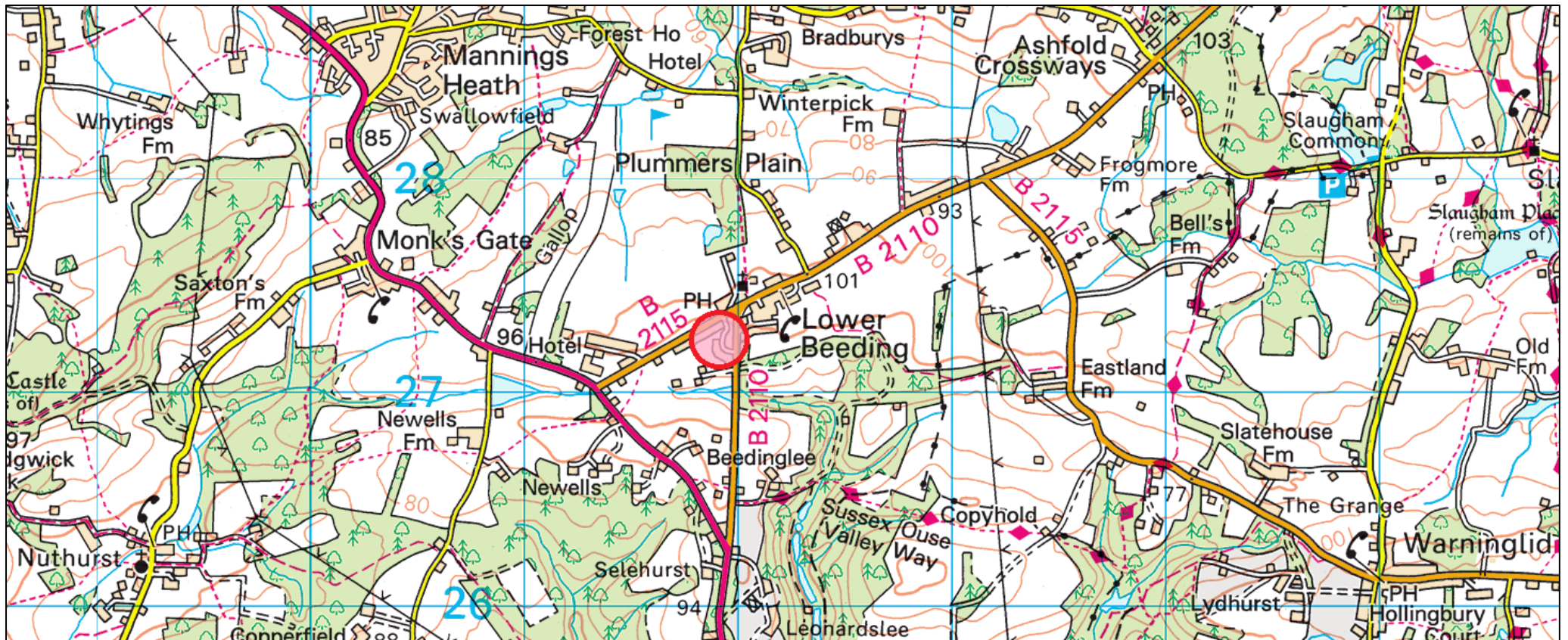
Appendix A

Site Location Plan

Site Location Plan

Land at Ceder Cottage, Sandygate Lane, Lower Beeding, West Sussex, RH13 6LR

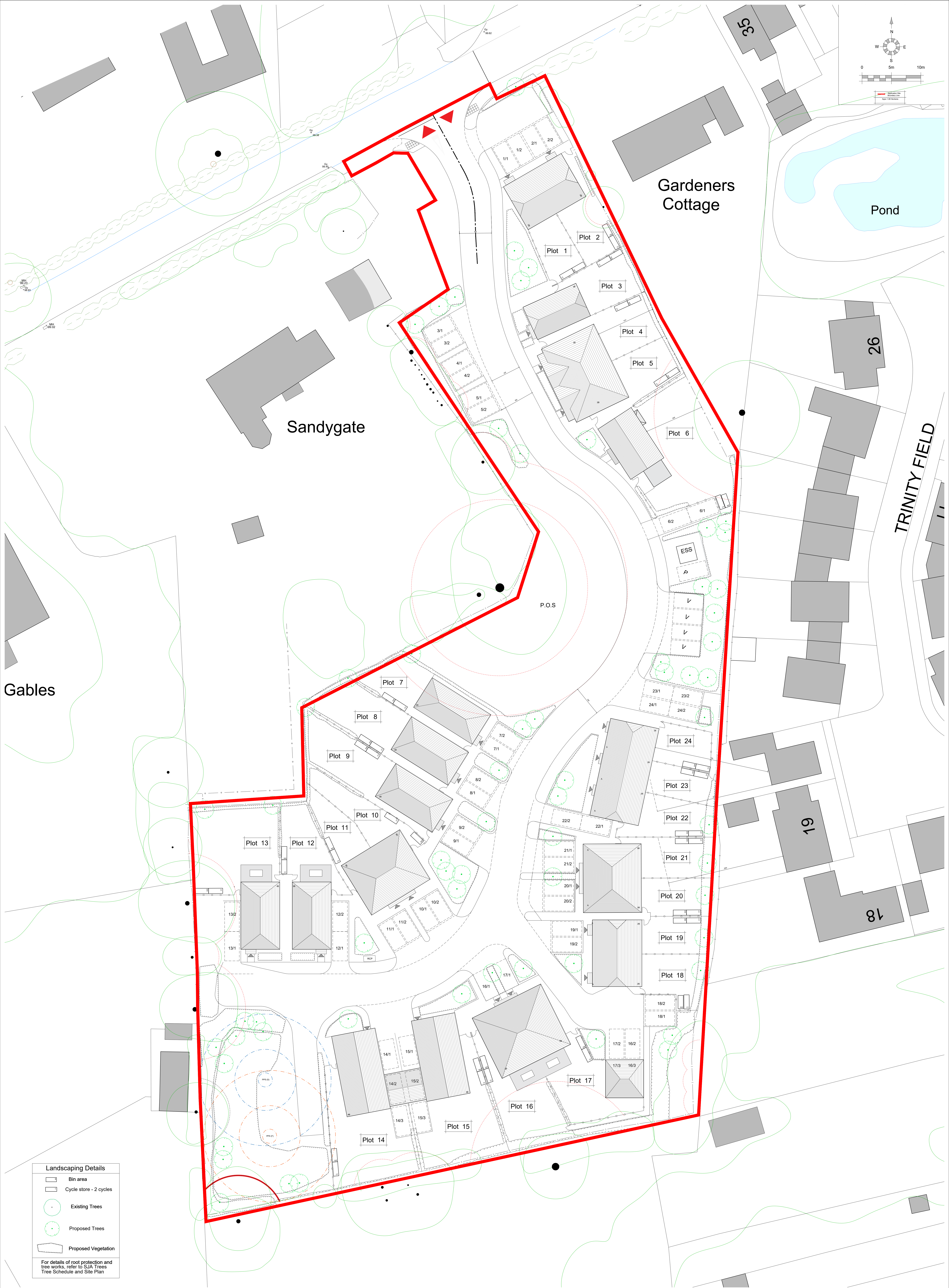
National Grid Reference: TQ 21879 27196



Appendix B

Masterplan



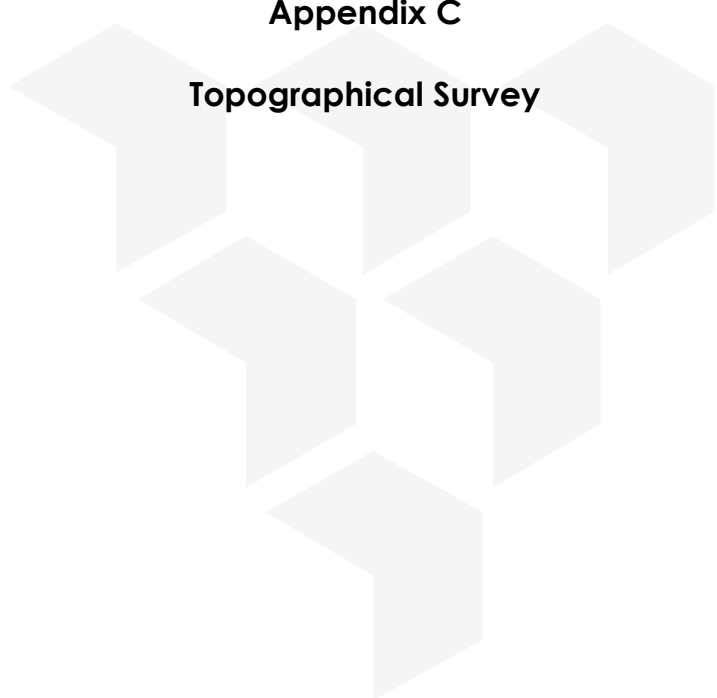


REV. DATE		REVISIONS:	By		REV. DATE	REVISIONS:	By		REV. DATE	REVISIONS:	By		STATUS:
A	25/02/26	Minor layout revisions to coordinate with Consultant's comments	NGR				NGR						
B	27/02/26	Minor changes to landscaping	NGR				NGR						
C	18/03/26	Plots 3, 4, 5, 6 amended and associated parking and landscaping. Site boundary revised	NGR				NGR						
D	27/03/26	Plots 1 to 6 inclusive amended and associated parking and landscaping. New house types for Plots 4.5 and 6.	NGR				NGR						

Planning

CLIENT: BlackOnyx Becketts Ltd		PROJECT: Cedar Cottage, Sandygate Lane, Lower Beeding	
SCALE: 1:200 (A0 ORIGINAL)		DRAWING: Proposed Site Layout	
DRAWN: NR		25109	
DATE: 25/02/26		P101	
		D	


architecture planning masterplanning
Broadmead House, Farnham Business Park,
Weydon Lane, Farnham, Surrey GU10 5ET
info@osparchitecture.com www.osparchitecture.com
Tel: 01252 207079



Appendix C

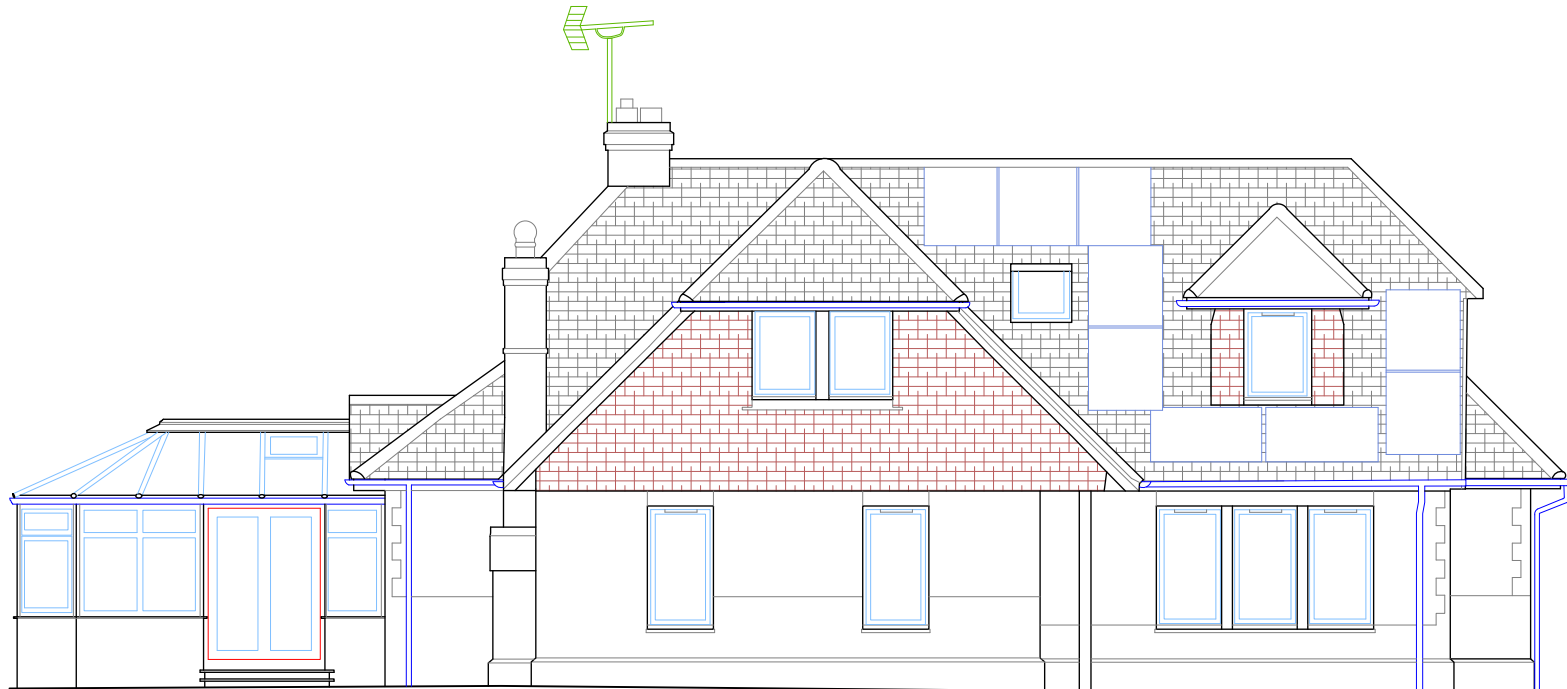
Topographical Survey



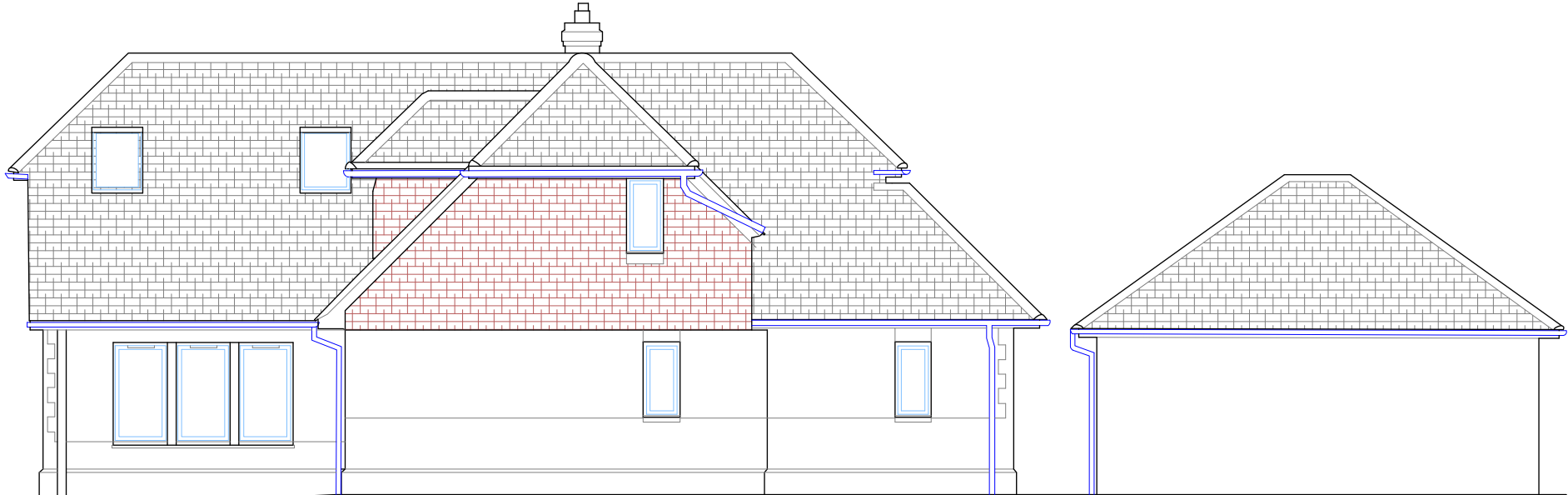
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Elevation 1.



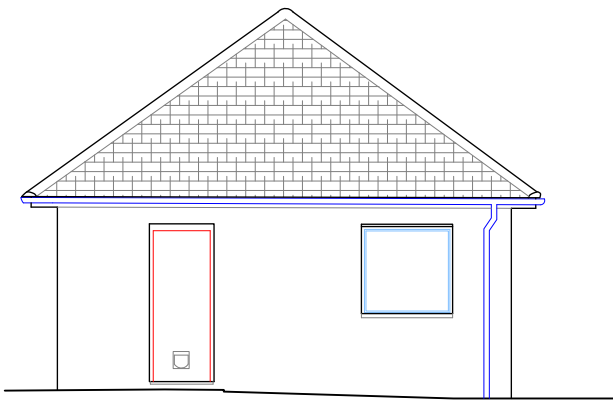
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Elevation 2.



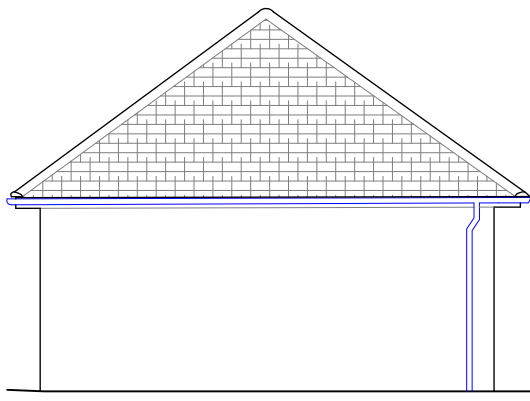
Datum: 99.00m.
Elevation 3.



Datum: 99.00m.
Elevation 4.



Datum: 99.00m.
Elevation 5.



Datum: 99.00m.
Elevation 7.

OS Note:

The Ordnance Survey tile is to be used as a guide only.

OS Buildings  Surveyed Buildings 

This survey has been orientated to the Ordnance Survey (O.S.) National Grid OSG836(15) via Global Navigational Satellite Systems (GNSS) and the O.S. Active Network (OS Net). A true OSG836 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSG836(15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid.

Building Survey Legend:

SH: 1.00	Sill Height from FFL
HH: 2.12	Head Height from FFL
SL: 51.03m	Sill Level from defined datum.
HL: 52.82m	Head Level from defined datum.
Susp Cell: 2.00	Suspended Ceiling Height from FFL
Struct Cell: 3.00	Structural Ceiling Height from FFL
Susp Cell: 30.00m	Suspended Ceiling Level from datum.
Struct Cell: 31.00m	Structural Ceiling Level from datum.
IFL: 100.00m	Internal Floor Level (General)
+100.00m	Internal Floor Level (Specic)

 Insertion Point for overlay drawings of other floors or details.

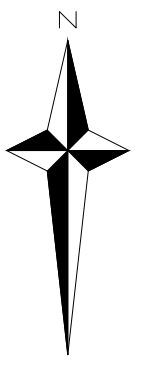
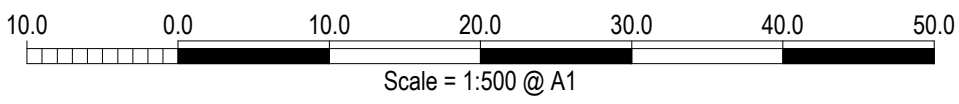
Incoming Services
  

Topographical Survey Legend:

 Building	 Concrete edge	 IC	 Inspection chamber	 SB	 Standard island
 Fence	 Concrete edge	 Pw	 Pipe level	 B	 Standard island
 Line boundary	 Green verge	 Bg	 Back gate	 Vp	 Vent pipe
 Drain hole	 Drainage/Overhead	 Dp	 Down pipe	 Gr	 Ground light
 Centre line	 Surge	 Pw	 Pipe above ground	 Lw	 Ladder
 Station and Name	 Station Level	 WL	 Water level	 Sty	 Site
 Tree (Scale) / Draping	 Area of Undergrowth	 F1	 Flood light	 F1	 Internal floor level
 Road	 Ridge Level	 Ld	 Lamp post	 Th	 Threshold level
 Electricity	 Electricity post	 Tp	 Telephone post	 Sg	 Sign post
 Ridge Level	 Rd	 Tl	 Traffic light	 Th	 Threshold
 Electricity	 Electricity post	 Sty	 Shop	 BT	 British Telecom
 Flood Level	 F1	 Sty	 Shop	 Ch	 Control box
 Fence types:	 Fence	 E1	 Earth out	 TT	 Telephone
 Fence types:	 Fence	 Ww	 Water out	 BP	 Back post
 Fence types:	 Fence	 Gw	 Gas out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
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 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone
 Fence types:	 Fence	 Ww	 Water out	 CPS	 Concrete paving stone</

Appendix D

Foul and Surface Water Drainage Strategy

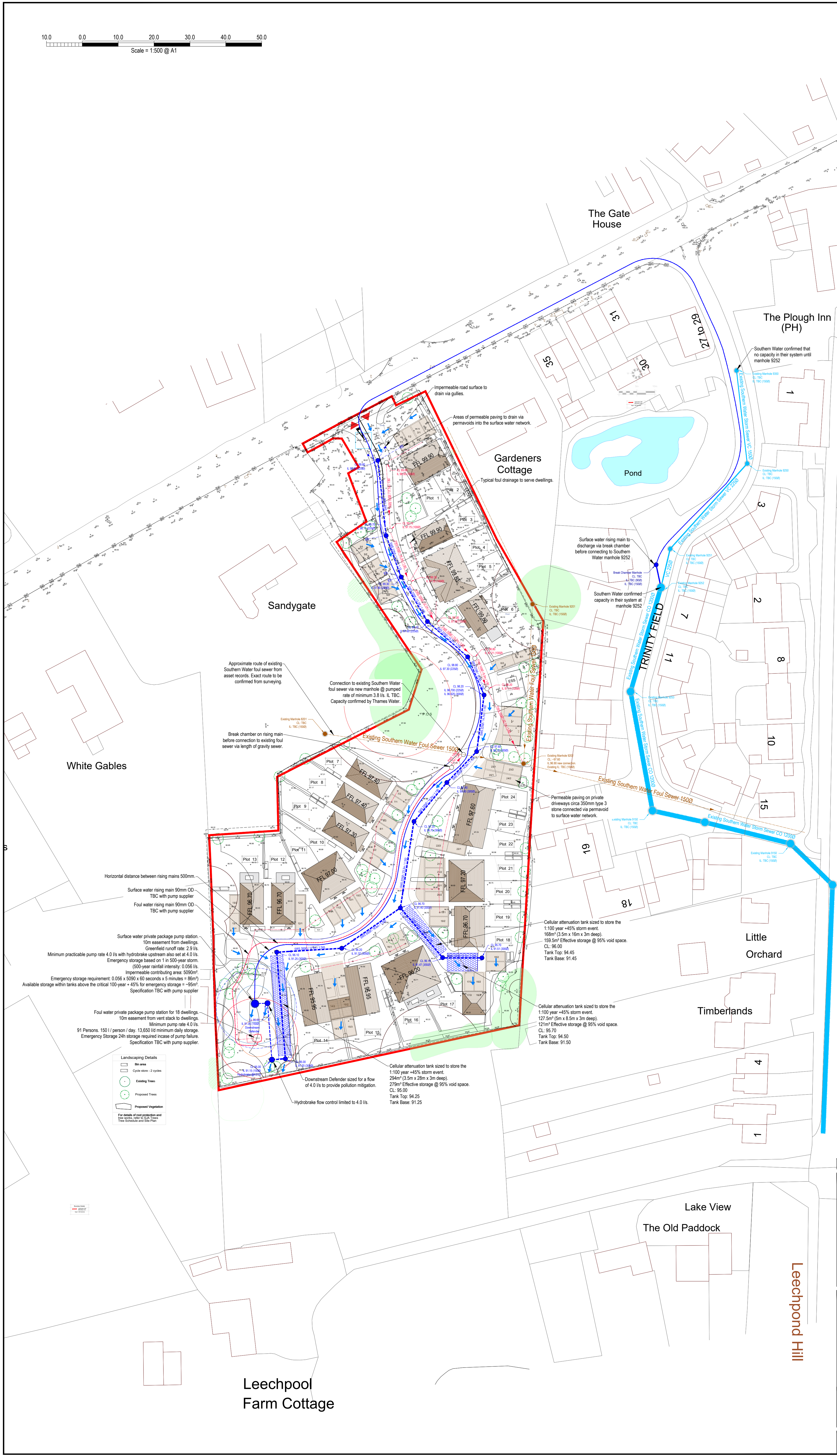


NOTES

- This drawing is to be read in conjunction with all relevant documents and specifications.
- Scaleable for planning purposes only.
- This drawing has been prepared for information purposes only and must not be used for tender of construction purposes.
- Number of road gullies to be confirmed following detailed design.
- Finished floor levels, cover levels and invert levels are indicative and subject to detail design.

KEY

- Application boundary.
- Proposed surface water sewer (Gravity).
- Proposed foul water sewer (Gravity).
- Proposed surface water rising main.
- Proposed foul water rising main.
- Existing foul water sewer (Southern Water).
- Existing surface water sewer (Southern Water).
- Proposed surface / foul water manhole.
- Proposed road gully.
- Proposed cellular attenuation tank.
- Proposed permeable paving.
- Indicative finished floor level.
- Exceedance flow arrow.

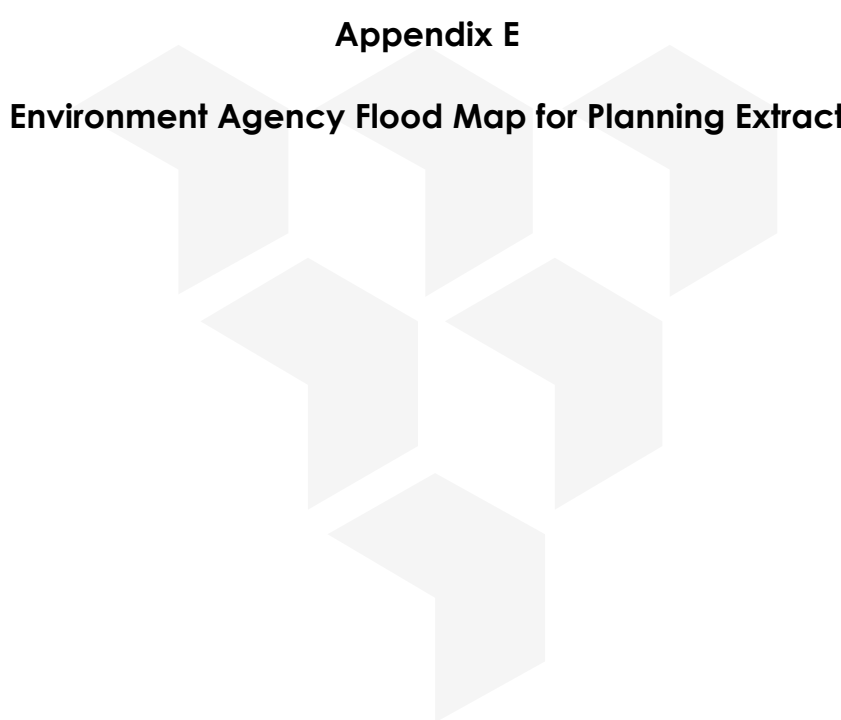


P3	Updated to new layout.	15.04.2026	SLS	JB
P2	Added rising main to key. Added FFLs	13.03.2026	SLS	JB
P1	First Issue	06.03.2026	SLS	JB
Rev	Description	Date	By	Chkd



- Civil Engineering
- Structural Engineering
- Transport Planning
- Highways Engineering
- Building Surveying
- Geomatics

Client:	BlackOnyx Group
Project:	Ceder Cottage Lower Beeding
Title:	Drainage Strategy
Engineer: SLS	Date: 15.04.2026
Director: JB	Scale: 1:500 @A1
Status:	PRELIMINARY
Drawing No.	8240636-1201
Rev	P3



Appendix E

Environment Agency Flood Map for Planning Extract

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
521878/127195

Created
24 June 2025 12:51

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
Unspecified

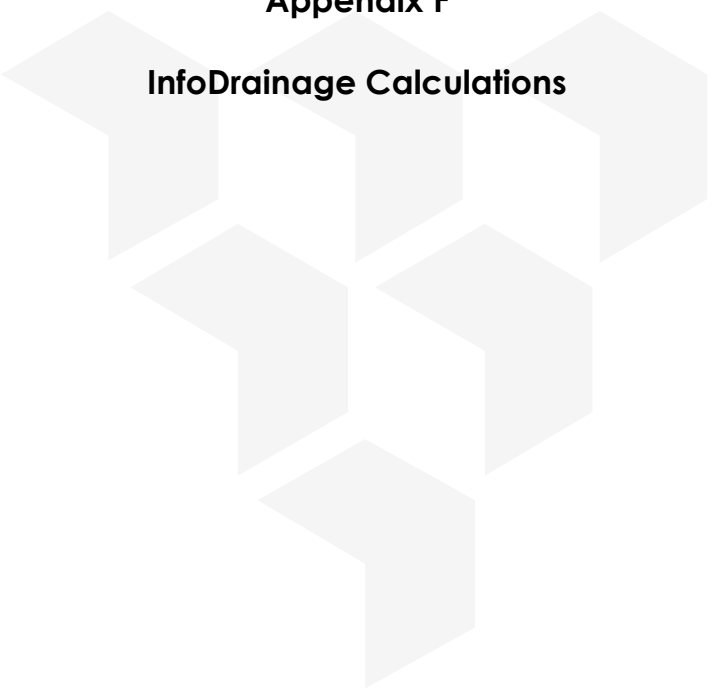
Location (easting/northing)
521878/127195

Scale
1:2,500

Created
24 Jun 2025 12:51

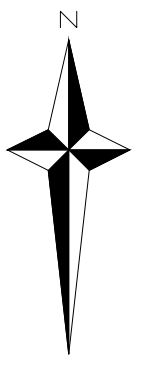
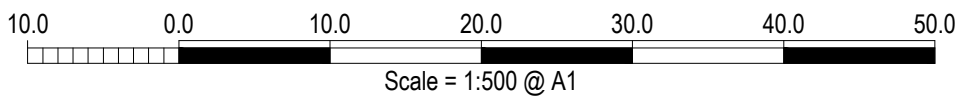
-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m



Appendix F

InfoDrainage Calculations



NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Scaleable for planning purposes only.
3. This drawing has been prepared for information purposes only and must not be used for tender of construction purposes.
4. Number of road gullies to be confirmed following detailed design.
5. Finished floor levels, cover levels and invert levels are indicative and subject to detail design.

KEY

- Application boundary.
- Proposed surface water sewer (Gravity).
- Proposed foul water sewer (Gravity).
- Proposed surface water rising main.
- Proposed foul water rising main.
- Existing foul water sewer (Southern Water).
- Existing surface water sewer (Southern Water).
- Proposed surface / foul water manhole.
- Proposed road gully.
- Proposed cellular attenuation tank.
- Proposed permeable paving.
- Indicative finished floor level.
- Exceedance flow arrow.

- Landscaping Details
- Bin area
 - Cycle store - 2 cycles
 - Existing Trees
 - Proposed Trees
 - Proposed Vegetation
- For details of root protection and tree works, refer to SCA Trees Tree Schedule and Site Plan

Total Site Area (Redline Boundary) = 10680m²

Total Proposed Impermeable Area = 4804m²

Greenfield Runoff Calculated on 4804m².
Qbar = 2.9 l/s

Total Proposed Impermeable Area +10% on
Roof Areas for Urban Creep = 4989m²

P2	Updated to new layout.	15.04.2026	SLS	JB
P1	First Issue	06.03.2026	SLS	JB
Rev.	Description	Date	By	Chkd



- Civil Engineering
 - Structural Engineering
 - Transport Planning
 - Highways Engineering
 - Building Surveying
 - Geomatics
- Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

Client:	BlackOnyx Group			
Project:	Ceder Cottage Lower Beeding			
Title:	Impermeable Area Plan			
Engineer:	SLS	Date:	15.04.2026	
Director:	JB	Scale:	1:500 @A1	
Status:	PRELIMINARY			
Drawing No.	8240636-1202			Rev P2



I DRN
Date: 20/01/2026 09:47:15
Designed by: SLS
Checked by:
File: Lower Beeding - SWS Network.idd
Plot Scale: 1:675
Land at Cedar Cottage
Lower Beeding
Surface Water Network
InfoDrainage 2026.4
©2025 Autodesk, Inc. All rights reserved

Project: Land at Cedar Cottage Lower Beeding Surface Water Network	Date: 20/01/2026			
Report Details: Type: Stormwater Controls Storm Phase: Phase	Designed by: SLS	Checked by: JB	Approved By: JB	
Company: Glanville Consultants				



Tank

Type : Tank

Dimensions

Exceedance Level (m)	95.000
Depth (m)	3.750
Base Level (m)	91.250
Freeboard (mm)	0
Initial Depth (m)	0.000
Porosity (%)	95
Average Slope (1:X)	0.00
Total Volume (m³)	280.050

Depth (m)	Area (m²)	Volume (m³)
0.000	98.00	0.000
3.000	98.00	279.300

Inlets

Inlet

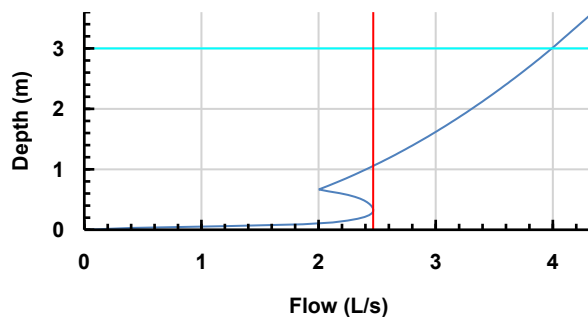
Inlet Type	Point Inflow
Incoming Item(s)	Pipe (12)
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

Outgoing Connection	(None)
Outlet Type	Hydro-Brake®
Invert Level (m)	91.250
Design Depth (m)	3.000
Design Flow (L/s)	4.0
Objective	Minimise Upstream Storage Requirements
Application	Surface Water Only
Sump Available	☒

Unit Reference	SHE-0074-4000-3000-4000
----------------	-------------------------



Advanced

Perimeter	Circular
Length (m)	28.000

Project: Land at Cedar Cottage Lower Beeding Surface Water Network	Date: 20/01/2026			
Report Details: Type: Stormwater Controls Storm Phase: Phase	Designed by: SLS	Checked by: JB	Approved By: JB	
Company: Glanville Consultants				



Tank (1)

Type : Tank

Dimensions

Exceedance Level (m)	96.000
Depth (m)	4.530
Base Level (m)	91.470
Freeboard (mm)	0
Initial Depth (m)	0.000
Porosity (%)	95
Average Slope (1:X)	0.00
Total Volume (m³)	122.655

Depth (m)	Area (m²)	Volume (m³)
0.000	42.50	0.000
3.000	42.50	121.125

Inlets

Outlets

Outlet

Outgoing Connection	Pipe (13)
Outlet Type	Free Discharge

Advanced

Perimeter	Circular
Length (m)	8.500

Project: Land at Cedar Cottage Lower Beeding Surface Water Network	Date: 20/01/2026			
Report Details: Type: Stormwater Controls Storm Phase: Phase	Designed by: SLS	Checked by: JB	Approved By: JB	
Company: Glanville Consultants				



Tank (2)

Type : Tank

Dimensions

Exceedance Level (m)	96.100
Depth (m)	4.650
Base Level (m)	91.450
Freeboard (mm)	0
Initial Depth (m)	0.000
Porosity (%)	95
Average Slope (1:X)	0.00
Total Volume (m³)	161.250

Depth (m)	Area (m²)	Volume (m³)
0.000	56.00	0.000
3.000	56.00	159.600

Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	Pipe (11)
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

Outgoing Connection	Pipe (14)
Outlet Type	Free Discharge

Advanced

Perimeter	Circular
Length (m)	16.000

Project: Land at Cedar Cottage Lower Beeding Surface Water Network		Date: 20/01/2026			
Report Details: Type: Inflow Summary Storm Phase: Phase		Designed by: SLS	Checked by: JB		Approved By: JB
		Company: Glanville Consultants			

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Manhole		Time of Concentration	0.029	100	0	100	0.029
Catchment Area (1)	Manhole (1)		Time of Concentration	0.025	100	0	100	0.025
Catchment Area (2)	Manhole (2)		Time of Concentration	0.026	100	0	100	0.026
Catchment Area (3)	Manhole (3)		Time of Concentration	0.032	100	0	100	0.032
Catchment Area (4)	Manhole (4)		Time of Concentration	0.020	100	0	100	0.020
Catchment Area (5)	Manhole (5)		Time of Concentration	0.016	100	0	100	0.016
Catchment Area (6)	Manhole (7)		Time of Concentration	0.019	100	0	100	0.019
Catchment Area (7)	Manhole (8)		Time of Concentration	0.042	100	0	100	0.042
Catchment Area (8)	Manhole (9)		Time of Concentration	0.065	100	0	100	0.065
Catchment Area (9)	Manhole (10)		Time of Concentration	0.042	100	0	100	0.042
Catchment Area (10)	Manhole (11)		Time of Concentration	0.062	100	0	100	0.062
Catchment Area (11)	Manhole (12)		Time of Concentration	0.102	100	0	100	0.102
Catchment Area (12)	Manhole (6)		Time of Concentration	0.018	100	0	100	0.018
TOTAL		0.0		0.498				0.498

Project: Land at Cedar Cottage Lower Beeding Surface Water Network	Date: 20/01/2026			
Report Details: Type: Network Design Criteria Storm Phase: Phase	Designed by: SLS		Checked by: JB	Approved By: JB
Company: Glanville Consultants				

Flow Options

Peak Flow Calculation	(UK) Modified Rational Method
Min. Time of Entry (mins)	5
Max. Travel Time (mins)	30

Lock Slope Options	None
Design Options	Minimise Excavation
Design Level	Level Soffits
Min. Cover Depth (m)	1.200
Min. Slope (1:X)	500.00
Max. Slope (1:X)	40.00
Min. Velocity (m/s)	1.0
Max. Velocity (m/s)	3.0
Use Flow Restriction	☐
Reduce Channel Depths	☐

Manhole Size Library

Default

Diameter / Width

Connection (mm)	Diameter / Length (m)	Width (m)
0	1.200	0.000
375	1.350	0.000
500	1.500	0.000
750	1.800	0.000

Additional Sizing

Connection (mm)	900
Diameter / Length (m)	0.900
Width (m)	0.000

Depth

Depth (m)	Diameter / Length (m)	Width (m)
0.000	1.050	0.000
1.500	1.200	0.000

Access

Depth (m)	Ladder Protrusion (mm)
0.000	130
3.000	230

Benching Requirements

Landing Width (mm)	500
Benching Width (mm)	225

Project: Land at Cedar Cottage Lower Beeding Surface Water Network	Date: 20/01/2026			
Report Details: Type: Outfall Details Storm Phase: Phase	Designed by: SLS	Checked by: JB	Approved By: JB	
	Company: Glanville Consultants			

Outfalls

Outfall	Outfall Type	Gated	Fixed Surcharged Level (m)	Level Curve
Tank	Free Discharge			

Project:	Date:			
Land at Cedar Cottage	20/01/2026			
Lower Beeding	Designed by:	Checked by:	Approved By:	
Surface Water Network	SLS	JB	JB	
Report Title:	Company:			
Rainfall Analysis Criteria	Glanville Consultants			

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Shortest
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Project: Land at Cedar Cottage Lower Beeding Surface Water Network	Date: 20/01/2026	
Report Title: UK and Ireland Rural Runoff Calculator	Designed by: SLS Checked by: JB Approved By: JB	
Company: Glanville Consultants		

ICP SUDS / IH 124

Details

Method	ICP SUDS
Area (ha)	0.48
SAAR (mm)	800.0
Soil	0.47
Region	Region 7
Urban	0
Return Period (years)	0

Results

Region	QBAR Rural (L/s)	QBAR Urban (L/s)	Q 1 (years) (L/s)	Q 30 (years) (L/s)	Q 100 (years) (L/s)
Region 7	2.7	2.7	2.3	6.1	8.6

Project: Land at Cedar Cottage Lower Beeding Surface Water Network		Date: 20/01/2026			
Report Details: Type: Inflows Summary Storm Phase: Phase		Designed by: SLS	Checked by: JB		Approved By: JB
		Company: Glanville Consultants			



FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
Catchment Area	FEH: 2 years: +0 %: 15 mins: Summer	0.03	6.0	2.616
Catchment Area (1)	FEH: 2 years: +0 %: 15 mins: Summer	0.03	5.2	2.250
Catchment Area (2)	FEH: 2 years: +0 %: 15 mins: Summer	0.03	5.4	2.343
Catchment Area (3)	FEH: 2 years: +0 %: 15 mins: Summer	0.03	6.6	2.886
Catchment Area (4)	FEH: 2 years: +0 %: 15 mins: Summer	0.02	4.1	1.800
Catchment Area (5)	FEH: 2 years: +0 %: 15 mins: Summer	0.02	3.3	1.443
Catchment Area (6)	FEH: 2 years: +0 %: 15 mins: Summer	0.02	3.9	1.716
Catchment Area (7)	FEH: 2 years: +0 %: 15 mins: Summer	0.04	8.7	3.786
Catchment Area (8)	FEH: 2 years: +0 %: 15 mins: Summer	0.07	13.5	5.859
Catchment Area (9)	FEH: 2 years: +0 %: 15 mins: Summer	0.04	8.7	3.786
Catchment Area (10)	FEH: 2 years: +0 %: 15 mins: Summer	0.06	13.0	5.625
Catchment Area (11)	FEH: 2 years: +0 %: 15 mins: Summer	0.10	21.2	9.195
Catchment Area (12)	FEH: 2 years: +0 %: 15 mins: Summer	0.02	3.7	1.623

Project: Land at Cedar Cottage Lower Beeding Surface Water Network		Date: 20/01/2026			
Report Details: Type: Inflows Summary Storm Phase: Phase		Designed by: SLS	Checked by: JB		Approved By: JB
		Company: Glanville Consultants			



FEH: 30 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
Catchment Area	FEH: 30 years: +45 %: 15 mins: Summer	0.03	19.3	8.352
Catchment Area (1)	FEH: 30 years: +45 %: 15 mins: Summer	0.03	16.6	7.200
Catchment Area (2)	FEH: 30 years: +45 %: 15 mins: Summer	0.03	17.3	7.488
Catchment Area (3)	FEH: 30 years: +45 %: 15 mins: Summer	0.03	21.2	9.213
Catchment Area (4)	FEH: 30 years: +45 %: 15 mins: Summer	0.02	13.3	5.757
Catchment Area (5)	FEH: 30 years: +45 %: 15 mins: Summer	0.02	10.6	4.608
Catchment Area (6)	FEH: 30 years: +45 %: 15 mins: Summer	0.02	12.6	5.469
Catchment Area (7)	FEH: 30 years: +45 %: 15 mins: Summer	0.04	27.9	12.096
Catchment Area (8)	FEH: 30 years: +45 %: 15 mins: Summer	0.07	43.2	18.715
Catchment Area (9)	FEH: 30 years: +45 %: 15 mins: Summer	0.04	27.9	12.096
Catchment Area (10)	FEH: 30 years: +45 %: 15 mins: Summer	0.06	41.4	17.964
Catchment Area (11)	FEH: 30 years: +45 %: 15 mins: Summer	0.10	67.7	29.371
Catchment Area (12)	FEH: 30 years: +45 %: 15 mins: Summer	0.02	11.9	5.184

Project: Land at Cedar Cottage Lower Beeding Surface Water Network		Date: 20/01/2026			
Report Details: Type: Inflows Summary Storm Phase: Phase		Designed by: SLS	Checked by: JB		Approved By: JB
		Company: Glanville Consultants			



FEH: 100 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
Catchment Area	FEH: 100 years: +45 %: 15 mins: Summer	0.03	24.2	10.517
Catchment Area (1)	FEH: 100 years: +45 %: 15 mins: Summer	0.03	20.9	9.062
Catchment Area (2)	FEH: 100 years: +45 %: 15 mins: Summer	0.03	21.7	9.428
Catchment Area (3)	FEH: 100 years: +45 %: 15 mins: Summer	0.03	26.7	11.600
Catchment Area (4)	FEH: 100 years: +45 %: 15 mins: Summer	0.02	16.7	7.249
Catchment Area (5)	FEH: 100 years: +45 %: 15 mins: Summer	0.02	13.4	5.800
Catchment Area (6)	FEH: 100 years: +45 %: 15 mins: Summer	0.02	15.9	6.889
Catchment Area (7)	FEH: 100 years: +45 %: 15 mins: Summer	0.04	35.1	15.228
Catchment Area (8)	FEH: 100 years: +45 %: 15 mins: Summer	0.07	54.3	23.567
Catchment Area (9)	FEH: 100 years: +45 %: 15 mins: Summer	0.04	35.1	15.228
Catchment Area (10)	FEH: 100 years: +45 %: 15 mins: Summer	0.06	52.1	22.625
Catchment Area (11)	FEH: 100 years: +45 %: 15 mins: Summer	0.10	85.1	36.980
Catchment Area (12)	FEH: 100 years: +45 %: 15 mins: Summer	0.02	15.0	6.523

Project: Land at Cedar Cottage Lower Beeding Surface Water Network		Date: 20/01/2026			
Report Details: Type: Junctions Summary Storm Phase: Phase		Designed by: SLS	Checked by: JB		Approved By: JB
		Company: Glanville Consultants			



FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Depth

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Manhole	FEH: 2 years: +0 %: 15 mins: Summer	99.75 0	98.25 0	98.310	0.060	6.0	0.068	0.000	5.8	2.615	OK
Manhole (1)	FEH: 2 years: +0 %: 15 mins: Summer	99.70 0	98.16 0	98.222	0.062	11.0	0.070	0.000	10.6	4.861	OK
Manhole (2)	FEH: 2 years: +0 %: 15 mins: Summer	99.30 0	97.80 0	97.871	0.071	16.0	0.080	0.000	15.5	7.202	OK
Manhole (3)	FEH: 2 years: +0 %: 15 mins: Summer	99.10 0	97.60 0	97.686	0.086	22.1	0.097	0.000	21.6	10.084	OK
Manhole (4)	FEH: 2 years: +0 %: 15 mins: Summer	98.80 0	97.30 0	97.376	0.076	25.8	0.086	0.000	25.3	11.880	OK
Manhole (5)	FEH: 2 years: +0 %: 15 mins: Summer	98.20 0	96.70 0	96.783	0.083	28.6	0.094	0.000	28.0	13.316	OK
Manhole (6)	FEH: 2 years: +0 %: 15 mins: Summer	97.60 0	96.10 0	96.203	0.103	31.8	0.117	0.000	31.0	14.931	OK
Manhole (7)	FEH: 2 years: +0 %: 15 mins: Summer	97.40 0	95.90 0	96.014	0.114	34.9	0.129	0.000	34.0	16.633	OK
Manhole (8)	FEH: 2 years: +0 %: 15 mins: Summer	97.20 0	95.70 0	95.760	0.060	42.7	0.068	0.000	42.2	20.436	OK
Manhole (9)	FEH: 2 years: +0 %: 480 mins: Winter	96.70 0	91.40 0	91.909	0.509	8.4	0.576	0.000	4.9	129.238	Surcharged
Manhole (10)	FEH: 2 years: +0 %: 480 mins: Winter	96.10 0	91.47 0	91.909	0.439	2.7	0.497	0.000	0.7	35.902	Surcharged
Manhole (11)	FEH: 2 years: +0 %: 480 mins: Winter	96.20 0	91.32 0	91.909	0.589	5.9	0.666	0.000	5.6	117.526	Surcharged
Manhole (12)	FEH: 2 years: +0 %: 480 mins: Winter	96.10 0	90.25 0	91.909	1.659	8.1	1.877	0.000	8.0	148.169	Surcharged

Project: Land at Cedar Cottage Lower Beeding Surface Water Network		Date: 20/01/2026			
Report Details: Type: Junctions Summary Storm Phase: Phase		Designed by: SLS	Checked by: JB		Approved By: JB
		Company: Glanville Consultants			



FEH: 30 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Depth

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Manhole	FEH: 30 years: +45 %: 15 mins: Summer	99.75 0	98.25 0	98.367	0.117	19.3	0.133	0.000	18.7	8.351	OK
Manhole (1)	FEH: 30 years: +45 %: 15 mins: Summer	99.70 0	98.16 0	98.282	0.122	35.3	0.138	0.000	34.2	15.546	OK
Manhole (2)	FEH: 30 years: +45 %: 15 mins: Summer	99.30 0	97.80 0	97.957	0.157	51.4	0.178	0.000	49.7	23.030	OK
Manhole (3)	FEH: 30 years: +45 %: 15 mins: Summer	99.10 0	97.60 0	97.792	0.192	70.9	0.217	0.000	69.3	32.239	OK
Manhole (4)	FEH: 30 years: +45 %: 15 mins: Summer	98.80 0	97.30 0	97.462	0.162	82.6	0.184	0.000	81.2	37.988	OK
Manhole (5)	FEH: 30 years: +45 %: 15 mins: Summer	98.20 0	96.70 0	96.896	0.196	91.9	0.222	0.000	89.4	42.590	OK
Manhole (6)	FEH: 30 years: +45 %: 15 mins: Summer	97.60 0	96.10 0	96.328	0.228	101.4	0.257	0.000	99.8	47.766	OK
Manhole (7)	FEH: 30 years: +45 %: 15 mins: Summer	97.40 0	95.90 0	96.132	0.232	112.4	0.262	0.000	110.2	53.219	OK
Manhole (8)	FEH: 30 years: +45 %: 15 mins: Summer	97.20 0	95.70 0	95.809	0.109	138.1	0.124	0.000	137.2	65.179	OK
Manhole (9)	FEH: 30 years: +45 %: 720 mins: Winter	96.70 0	91.40 0	93.175	1.775	15.8	2.007	0.000	5.8	332.436	Surcharged
Manhole (10)	FEH: 30 years: +45 %: 720 mins: Winter	96.10 0	91.47 0	93.175	1.705	5.3	1.928	0.000	0.7	100.939	Surcharged
Manhole (11)	FEH: 30 years: +45 %: 720 mins: Winter	96.20 0	91.32 0	93.174	1.854	9.2	2.097	0.000	9.0	261.402	Surcharged
Manhole (12)	FEH: 30 years: +45 %: 720 mins: Winter	96.10 0	90.25 0	93.174	2.924	14.5	3.307	0.000	14.4	351.842	Surcharged

Project: Land at Cedar Cottage Lower Beeding Surface Water Network		Date: 20/01/2026			
Report Details: Type: Junctions Summary Storm Phase: Phase		Designed by: SLS	Checked by: JB		Approved By: JB
		Company: Glanville Consultants			



FEH: 100 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Depth

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Manhole	FEH: 100 years: +45 %: 15 mins: Summer	99.750	98.250	98.387	0.137	24.2	0.155	0.000	23.5	10.516	OK
Manhole (1)	FEH: 100 years: +45 %: 15 mins: Summer	99.700	98.160	98.300	0.140	44.4	0.159	0.000	46.5	19.544	OK
Manhole (2)	FEH: 100 years: +45 %: 15 mins: Summer	99.300	97.800	98.063	0.263	68.2	0.297	0.000	56.8	29.000	Surcharged
Manhole (3)	FEH: 100 years: +45 %: 15 mins: Summer	99.100	97.600	97.916	0.316	83.5	0.357	0.000	78.7	40.594	Surcharged
Manhole (4)	FEH: 100 years: +45 %: 15 mins: Summer	98.800	97.300	97.555	0.255	95.4	0.288	0.000	88.4	47.834	Surcharged
Manhole (5)	FEH: 100 years: +45 %: 15 mins: Summer	98.200	96.700	97.073	0.373	101.7	0.422	0.000	100.2	53.650	Surcharged
Manhole (6)	FEH: 100 years: +45 %: 15 mins: Summer	97.600	96.100	96.362	0.262	115.2	0.296	0.000	114.9	60.166	OK
Manhole (7)	FEH: 100 years: +45 %: 15 mins: Summer	97.400	95.900	96.165	0.265	130.8	0.300	0.000	130.4	67.039	OK
Manhole (8)	FEH: 100 years: +45 %: 15 mins: Summer	97.200	95.700	95.822	0.122	165.5	0.138	0.000	165.1	82.108	OK
Manhole (9)	FEH: 100 years: +45 %: 960 mins: Winter	96.700	91.400	93.754	2.354	15.9	2.663	0.000	6.0	457.462	Surcharged
Manhole (10)	FEH: 100 years: +45 %: 960 mins: Winter	96.100	91.470	93.754	2.284	5.3	2.584	0.000	0.8	139.339	Surcharged
Manhole (11)	FEH: 100 years: +45 %: 960 mins: Winter	96.200	91.320	93.754	2.434	9.4	2.753	0.000	9.3	364.385	Surcharged
Manhole (12)	FEH: 100 years: +45 %: 960 mins: Winter	96.100	90.250	93.754	3.504	14.8	3.963	0.000	14.7	487.256	Surcharged

Project: Land at Cedar Cottage Lower Beeding Surface Water Network		Date: 20/01/2026			
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Designed by: SLS	Checked by: JB		Approved By: JB
		Company: Glanville Consultants			



FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Residual Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Tank	FEH: 2 years: +0 %: 480 mins: Winter	91.909	91.909	0.659	0.659	8.0	61.368	0.000	0.000	2.5	119.183		78.087
Tank (1)	FEH: 2 years: +0 %: 480 mins: Winter	91.909	91.909	0.439	0.439	2.6	17.737	0.000	0.000	0.5	14.039		85.539
Tank (2)	FEH: 2 years: +0 %: 480 mins: Winter	91.909	91.909	0.459	0.459	4.5	24.435	0.000	0.000	1.2	43.194		84.846

Project: Land at Cedar Cottage Lower Beeding Surface Water Network	Date: 20/01/2026			
	Designed by:	Checked by:	Approved By:	
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	SLS	JB	JB	
		Company: Glanville Consultants		

Status
OK
OK
OK

Project: Land at Cedar Cottage Lower Beeding Surface Water Network		Date: 20/01/2026			
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Designed by: SLS	Checked by: JB		Approved By: JB
		Company: Glanville Consultants			



FEH: 30 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Residual Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Tank	FEH: 30 years: +45 %: 720 mins: Winter	93.174	93.174	1.924	1.924	14.4	179.148	0.000	0.000	3.3	235.640	450	36.030
Tank (1)	FEH: 30 years: +45 %: 720 mins: Winter	93.175	93.175	1.705	1.705	5.2	68.822	0.000	0.000	0.7	27.308	200	43.890
Tank (2)	FEH: 30 years: +45 %: 720 mins: Winter	93.175	93.175	1.725	1.725	9.9	91.747	0.000	0.000	1.6	102.498	225	43.103

Project: Land at Cedar Cottage Lower Beeding Surface Water Network	Date: 20/01/2026			
	Designed by:	Checked by:	Approved By:	
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	SLS	JB	JB	
		Company: Glanville Consultants		

Status
OK
OK
OK

Project: Land at Cedar Cottage Lower Beeding Surface Water Network		Date: 20/01/2026		
		Designed by: SLS	Checked by: JB	Approved By: JB
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Company: Glanville Consultants		





FEH: 100 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By:
Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Residant Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Tank	FEH: 100 years: +45 %: 960 mins: Winter	93.754	93.754	2.504	2.504	14.7	233.121	0.000	0.000	3.7	347.762	995	16.757
Tank (1)	FEH: 100 years: +45 %: 960 mins: Winter	93.754	93.754	2.284	2.284	5.2	92.232	0.000	0.000	0.8	40.620	745	24.803
Tank (2)	FEH: 100 years: +45 %: 960 mins: Winter	93.754	93.754	2.304	2.304	9.8	122.594	0.000	0.000	1.8	146.015	770	23.973

Project: Land at Cedar Cottage Lower Beeding Surface Water Network	Date: 20/01/2026			
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Designed by: SLS	Checked by: JB	Approved By: JB	
	Company: Glanville Consultants			

Status
OK
OK
OK

Project: Land at Cedar Cottage Lower Beeding Surface Water Network	Date: 20/01/2026			
	Designed by:	Checked by:	Approved By:	
	SLS	JB	JB	
Report Details: Type: Connections Summary Storm Phase: Phase	Company: Glanville Consultants			



FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Flow

Connection	Storm Event	Connection Type	From	To	Upstream Cover Level (m)	Max. US Water Level (m)	Max. Flow Depth (m)	Discharge Volume (m³)	Max. Velocity (m/s)	Flow / Capacity	Max. Flow (L/s)	Status
Pipe	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole	Manhole (1)	99.750	98.310	0.061	2.615	0.7	0.14	5.8	OK
Pipe (1)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole (1)	Manhole (2)	99.700	98.222	0.066	4.861	1.1	0.16	10.6	OK
Pipe (2)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole (2)	Manhole (3)	99.300	97.871	0.078	7.202	1.3	0.18	15.5	OK
Pipe (3)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole (3)	Manhole (4)	99.100	97.686	0.081	10.084	1.7	0.27	21.6	OK
Pipe (4)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole (4)	Manhole (5)	98.800	97.376	0.080	11.880	2.0	0.22	25.3	OK
Pipe (5)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole (5)	Manhole (6)	98.200	96.783	0.093	13.316	1.8	0.28	28.0	OK
Pipe (6)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole (6)	Manhole (7)	97.600	96.203	0.109	14.931	1.3	0.22	31.0	OK
Pipe (7)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole (7)	Manhole (8)	97.400	96.014	0.087	16.633	2.0	0.26	34.0	OK
Pipe (8)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole (8)	Manhole (9)	97.200	95.760	0.115	20.436	1.7	0.09	42.2	OK
Pipe (9)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole (9)	Manhole (11)	96.700	91.570	0.198	20.205	1.0	0.53	38.2	OK
Pipe (10)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole (11)	Manhole (12)	96.200	91.558	0.300	24.711	0.6	0.17	45.7	OK
Pipe (11)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole (10)	Tank (2)	96.100	91.557	0.097	1.556	1.0	0.09	6.9	OK
Pipe (12)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Manhole (12)	Tank	96.100	91.558	0.300	0.000	0.9	1.24	65.9	Surcharged
Pipe (13)	FEH: 2 years: +0 %: 15 mins: Winter	Pipe	Tank (1)	Manhole (10)	96.000	91.555	0.085	0.000	0.1	0.02	1.0	OK
Pipe (14)	FEH: 2 years: +0 %: 15 mins: Summer	Pipe	Tank (2)	Manhole (9)	96.100	91.560	0.135	0.000	0.1	0.01	1.8	OK

Project: Land at Cedar Cottage Lower Beeding Surface Water Network	Date: 20/01/2026			
	Designed by:	Checked by:	Approved By:	
	SLS	JB	JB	
Report Details: Type: Connections Summary Storm Phase: Phase	Company: Glanville Consultants			



FEH: 30 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Flow

Connection	Storm Event	Connection Type	From	To	Upstream Cover Level (m)	Max. US Water Level (m)	Max. Flow Depth (m)	Discharge Volume (m³)	Max. Velocity (m/s)	Flow / Capacity	Max. Flow (L/s)	Status
Pipe	FEH: 30 years: +45 %: 15 mins: Summer	Pipe	Manhole	Manhole (1)	99.750	98.367	0.120	8.351	0.9	0.46	18.7	OK
Pipe (1)	FEH: 30 years: +45 %: 15 mins: Summer	Pipe	Manhole (1)	Manhole (2)	99.700	98.282	0.140	15.546	1.3	0.52	34.2	OK
Pipe (2)	FEH: 30 years: +45 %: 15 mins: Summer	Pipe	Manhole (2)	Manhole (3)	99.300	97.957	0.175	23.030	1.5	0.59	49.7	OK
Pipe (3)	FEH: 30 years: +45 %: 15 mins: Summer	Pipe	Manhole (3)	Manhole (4)	99.100	97.792	0.177	32.239	2.1	0.86	69.3	OK
Pipe (4)	FEH: 30 years: +45 %: 15 mins: Summer	Pipe	Manhole (4)	Manhole (5)	98.800	97.462	0.179	37.988	2.4	0.72	81.2	OK
Pipe (5)	FEH: 30 years: +45 %: 15 mins: Summer	Pipe	Manhole (5)	Manhole (6)	98.200	96.896	0.212	42.590	2.3	0.88	89.4	OK
Pipe (6)	FEH: 30 years: +45 %: 15 mins: Summer	Pipe	Manhole (6)	Manhole (7)	97.600	96.328	0.230	47.766	1.7	0.69	99.8	OK
Pipe (7)	FEH: 30 years: +45 %: 15 mins: Summer	Pipe	Manhole (7)	Manhole (8)	97.400	96.132	0.171	53.219	2.7	0.84	110.2	OK
Pipe (8)	FEH: 30 years: +45 %: 15 mins: Summer	Pipe	Manhole (8)	Manhole (9)	97.200	95.809	0.300	65.179	1.9	0.29	137.2	OK
Pipe (9)	FEH: 30 years: +45 %: 15 mins: Summer	Pipe	Manhole (9)	Manhole (11)	96.700	92.061	0.300	36.187	1.4	0.62	44.8	Surcharged
Pipe (10)	FEH: 30 years: +45 %: 15 mins: Summer	Pipe	Manhole (11)	Manhole (12)	96.200	92.061	0.300	52.163	1.2	0.31	83.5	Surcharged
Pipe (11)	FEH: 30 years: +45 %: 15 mins: Winter	Pipe	Manhole (10)	Tank (2)	96.100	92.062	0.300	0.876	1.0	0.08	6.1	Surcharged
Pipe (12)	FEH: 30 years: +45 %: 15 mins: Summer	Pipe	Manhole (12)	Tank	96.100	92.062	0.300	0.000	2.1	2.81	148.8	Surcharged
Pipe (13)	FEH: 30 years: +45 %: 15 mins: Winter	Pipe	Tank (1)	Manhole (10)	96.000	92.062	0.300	0.000	0.0	0.04	1.9	Surcharged

Project: Land at Cedar Cottage Lower Beeding Surface Water Network				Date: 20/01/2026									
Report Details: Type: Connections Summary Storm Phase: Phase				Designed by: SLS		Checked by: JB						Approved By: JB	
				Company: Glanville Consultants									
Pipe (14)	FEH: 30 years: +45 %: 15 mins: Winter	Pipe	Tank (2)	Manhole (9)	96.100	92.062	0.300	0.000	0.1	0.03	4.4	Surcharged	

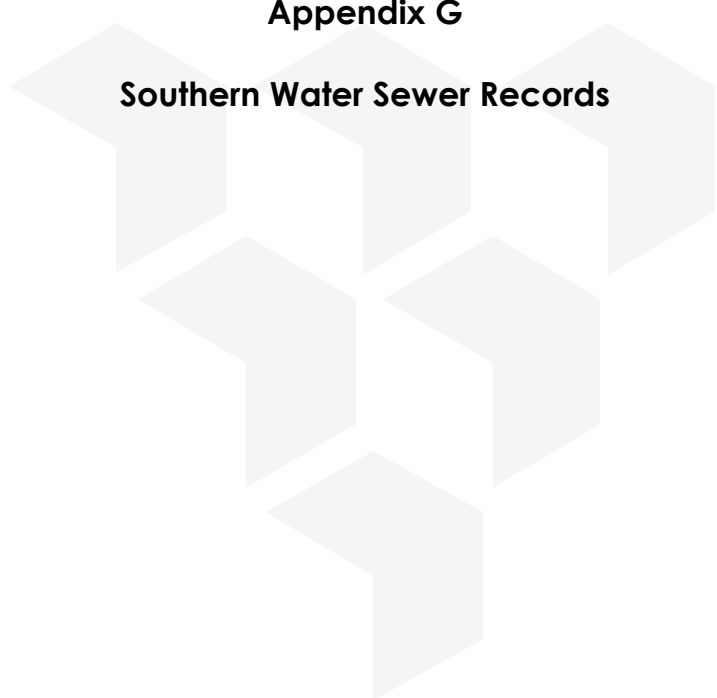
Project: Land at Cedar Cottage Lower Beeding Surface Water Network				Date: 20/01/2026				
Report Details: Type: Connections Summary Storm Phase: Phase				Designed by: SLS	Checked by: JB	Approved By: JB		
				Company: Glanville Consultants				



FEH: 100 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Flow

Connection	Storm Event	Connection Type	From	To	Upstream Cover Level (m)	Max. US Water Level (m)	Max. Flow Depth (m)	Discharge Volume (m³)	Max. Velocity (m/s)	Flow / Capacity	Max. Flow (L/s)	Status
Pipe	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	Manhole	Manhole (1)	99.750	98.387	0.139	10.516	0.9	0.57	23.5	OK
Pipe (1)	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	Manhole (1)	Manhole (2)	99.700	98.300	0.202	19.544	1.2	0.7	46.5	OK
Pipe (2)	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	Manhole (2)	Manhole (3)	99.300	98.063	0.225	29.000	1.4	0.67	56.8	Surcharged
Pipe (3)	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	Manhole (3)	Manhole (4)	99.100	97.916	0.225	40.594	2.0	0.98	78.7	Surcharged
Pipe (4)	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	Manhole (4)	Manhole (5)	98.800	97.555	0.225	47.834	2.2	0.78	88.4	Surcharged
Pipe (5)	FEH: 100 years: +45 %: 15 mins: Winter	Pipe	Manhole (5)	Manhole (6)	98.200	97.070	0.225	53.652	2.5	0.99	100.4	Surcharged
Pipe (6)	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	Manhole (6)	Manhole (7)	97.600	96.362	0.263	60.166	1.7	0.8	114.9	OK
Pipe (7)	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	Manhole (7)	Manhole (8)	97.400	96.165	0.193	67.039	2.7	0.99	130.4	OK
Pipe (8)	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	Manhole (8)	Manhole (9)	97.200	95.822	0.300	82.108	2.3	0.35	165.1	OK
Pipe (9)	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	Manhole (9)	Manhole (11)	96.700	92.256	0.300	42.568	1.2	0.64	46.3	Surcharged
Pipe (10)	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	Manhole (11)	Manhole (12)	96.200	92.254	0.300	62.975	1.3	0.35	94.9	Surcharged
Pipe (11)	FEH: 100 years: +45 %: 15 mins: Winter	Pipe	Manhole (10)	Tank (2)	96.100	92.258	0.300	1.114	1.0	0.1	7.7	Surcharged
Pipe (12)	FEH: 100 years: +45 %: 15 mins: Summer	Pipe	Manhole (12)	Tank	96.100	92.252	0.300	0.000	2.5	3.34	177.1	Surcharged
Pipe (13)	FEH: 100 years: +45 %: 15 mins: Winter	Pipe	Tank (1)	Manhole (10)	96.000	92.259	0.300	0.000	0.1	0.08	4.1	Surcharged

Project: Land at Cedar Cottage Lower Beeding Surface Water Network				Date: 20/01/2026									
Report Details: Type: Connections Summary Storm Phase: Phase				Designed by: SLS		Checked by: JB						Approved By: JB	
				Company: Glanville Consultants									
Pipe (14)	FEH: 100 years: +45 %: 15 mins: Winter	Pipe	Tank (2)	Manhole (9)	96.100	92.258	0.300	0.000	0.1	0.07	9.7	Surcharged	



Appendix G

Southern Water Sewer Records

Order received: 13 March 2025
Order completed: 14 March 2025

Drainage and water enquiry

CON29DW Residential

Order reference: LS/U1847407

Your reference: SF33496160000 FW B4081.18

Search address:

Cedar Cottage Sandygate Lane
Horsham
West Sussex
RH13 6LR

Ordered by:

Searchflow
42 Kings Hill Avenue
West Malling
Kent
ME19 4AJ

For enquiries regarding the information provided in this report, please contact the LandSearch team at searches@southernwater.co.uk.

Web: www.southernwater.co.uk

LandSearch
Southern Water Services
Southern House
Yeoman Road
Worthing
West Sussex
BN13 3NX

What you need to know about...

Private sewer transfer

On 1 October 2011, ownership of private sewers and lateral drains changed in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search may not reflect these changes.

For further information please visit our website: www.southernwater.co.uk/sewer-ownership-changes.

Records searched

The following records were searched in compiling this report: the Map of Public Sewers, the Map of Waterworks, water and sewerage billing records, the Register of Properties subject to Internal Foul Flooding, the Register of Properties subject to Poor Water Pressure and the Drinking Water Register. Should the property not fall entirely within Southern Water's region, a copy of the records held by the relevant water company was searched.

Moving house

All customers

There can be a lot to do and remember when you're moving home. Our online forms make it easy for you to let us know about your move. Whether you are moving within our area, moving into our area or moving out of the area, please let us know by visiting: www.southernwater.co.uk/moving-house.

Wastewater-only customers

Your water might be supplied by a separate company. If so, you'll only receive a wastewater bill from us. If your water is not supplied by Southern Water, you can find out how to contact your water company by visiting our website: www.southernwater.co.uk/wastewater-only-customers.



Your order summary

Maps

1.1	Where relevant, please include a copy of an extract from the public sewer map.	Map provided
1.2	Where relevant, please include a copy of an extract from the map of waterworks	Map provided

Drainage

2.1	Does foul water from the property drain to a public sewer?	Yes
2.2	Does surface water from the property drain to a public sewer?	No
2.3	Is a surface water drainage charge payable?	No
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	No
2.4.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?	No
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	Yes
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?	No
2.6	Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
2.7	Has any sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	No
2.8	Is the building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?	No
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	See answer

Water

3.1	Is the property connected to mains water supply?	Yes
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No
3.3	Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
3.4	Is the property at risk of receiving low water pressure or flow?	No
3.5	What is the classification of the water supply for the property?	See answer
3.6	Please include details of the location of any water meter serving the property.	See answer

Charging

4.1.1	Who is responsible for providing the sewerage services for the property?	Southern Water
4.1.2	Who is responsible for providing the water services for the property?	Southern Water
4.2	Who bills the property for sewerage services?	Southern Water
4.3	Who bills the property for water services?	Southern Water
4.4	What is the current basis for charging for sewerage and/or water services at the property?	Metered
4.5	Will the basis for charging for sewerage and water services at the property change as a consequence of change of occupation?	No Change

Maps

Public sewer map

Q. 1.1: Where relevant, please include a copy of an extract from the public sewer map.

A.: A copy of an extract from the public sewer map is included in which the location of the property is identified.

Guidance Notes:

The Water Industry Act 1991 defines public sewers as those which the Company has responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purpose only.

Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an "as constructed" record. It is recommended these details be checked with the developer.

Map of waterworks

Q. 1.2: Where relevant, please include a copy of an extract from the map of waterworks.

A.: A copy of an extract from the map of waterworks is included in which the location of the property is identified.

Guidance Notes:

The "water mains" in this context are those which are vested in and maintainable by the water company under statute.

Assets other than public water mains may be shown on the plan for information only.

Water companies are not responsible for the private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

The copy extract will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Drainage

Foul water

Q. 2.1: Does foul water from the property drain to a public sewer?

A.: Records indicate that foul water from the property drains to a public sewer.

Guidance Notes:

Water companies are not normally responsible for any private drains and sewers which connect the property to the public sewerage system, and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

The copy extract will show known public sewers in the vicinity of the property. It should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.

The connection status of the property may have been determined by reference to billing records.

Surface water

Q. 2.2: Does surface water from the property drain to a public sewer?

A.: Records indicate that surface water from the property does not drain to a public sewer. If the property was constructed after 6 April 2015 the surface water drainage may be served by a Sustainable Drainage System. Further information may be available from the developer.

Guidance Notes:

Water companies are not normally responsible for private drains and sewers that connect the property to the public sewerage system and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

In some cases water company records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Company.

The copy extract will show known public sewers in the vicinity of the property. It should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.

The connection status of the property may have been determined by reference to billing records.

Surface water drainage charge

Q. 2.3: Is a surface water drainage charge payable?

A.: Records confirm that a surface water drainage charge is not payable for the property. If the property was constructed after 6 April 2015 the surface water drainage may be served by a Sustainable Drainage System. Further information may be available from the developer.

Guidance Notes:

Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.

Where surface water drainage charges are payable but if on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for rebate of the surface water drainage charge. Details can be obtained from the Company.

Public sewers within the boundary of the property

Q. 2.4: Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

A.: The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, from 1 October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property. It is therefore recommended that investigations are made into the drainage arrangements of the property as the owner may be liable for repairs to the drainage system.

Guidance Notes:

The approximate boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied.

The presence of a public sewer within the boundary of the property may restrict further development within it.

Southern Water Services has a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of Southern Water Services or its contractors needing to enter the property to carry out work.

Please note if the property was constructed after 1 July 2011 any sewers and/or lateral drain within the boundary of the property are the responsibility of the householder.

Public pumping station within the boundary of the property

Q. 2.4.1: Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

A.: The public sewer map included indicates that there is no public pumping station within the boundaries of the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Guidance Notes:

The approximate boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied.

The presence of a pumping station within the boundary of the property may restrict further development within it.

Southern Water Services has a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of Southern Water Services or its contractors needing to enter the property to carry out work.

It should be noted that only private pumping stations installed before 1 July 2011 will be transferred into the ownership of Southern Water Services.

Public sewers near to the property

Q. 2.5: Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

A.: The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property.

Guidance Notes:

From 1 October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

The presence of a public sewer within 30.48 metres (100 feet) of a building within the property can result in the local authority requiring a property to be connected to the public sewer.

The measure is estimated from the Ordnance Survey record, between a building within the boundary of the property and the nearest public sewer.

Public pumping station near to the property

Q. 2.5.1: Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?

A.: The public sewer map included indicates that there is no public pumping station within 50 metres of any buildings within the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Guidance Notes:

The measure is estimated from the Ordnance Survey record, between a building within the boundary of the property and the nearest pumping station.

It should be noted that only private pumping stations installed before 1 July 2011 will be transferred into the ownership of Southern Water Services.

Public adoption of sewers and lateral drains

Q. 2.6: Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

A.: Records indicate that the sewers serving the development, of which this property forms part, are not the subject of an application for adoption under Section 104 of the Water Industry Act 1991. Where the property is part of an established development it would not normally be subject to an adoption agreement under Section 104 of the Water Industry Act 1991.

Guidance Notes:

This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to a public sewer.

Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.

Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

Any sewers and/or lateral drains within the boundary of the property are not the subject of an adoption agreement and remain the responsibility of the householder. Adoptable sewers are normally those situated in the public highway.

Building over a public sewer, disposal main or drain

Q. 2.7: Has the sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

A.: There are no records in relation to any approval or consultation about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

Guidance Notes:

Buildings or extensions erected over a sewer in contravention of Building Control may have to be removed or altered.

From 1 October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have approved or been consulted about any plans to erect a building or extension on the property or in the vicinity of these.

Risk of flooding due to overloading public sewers

Q. 2.8: Is the building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

A.: The building is not recorded as being at risk of internal flooding due to overloaded public sewers. From 1 October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a building may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

Guidance Notes:

A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.

"Internal flooding" from the public sewers is defined as flooding, which enters a building or passes below a suspended floor.

For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

"At Risk" buildings are defined as buildings that have suffered or are likely to suffer internal flooding from the public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the sewerage undertaker's reporting procedure.

Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included.

Buildings may be at risk of flooding but not identified where flooding incidents have not been reported to the sewerage undertaker.

Public sewers are defined as those for which the sewerage undertaker holds statutory responsibility under the Water Industry Act 1991.

It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the sewerage undertaker. This report excludes flooding from the private sewers and drains and the sewerage undertaker makes no comment upon this matter.

Sewage treatment works

Q. 2.9: Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

A.: The nearest sewage treatment works is 0.24 kilometres South East of the property. The name of the sewage treatment works is LOWER BEEDING WTW, which is the responsibility of Southern Water Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX.

Guidance Notes:

The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.

The sewerage undertaker's records were inspected to determine the nearest sewage treatment works.

It should be noted that there may be a private sewage treatment works closer than the one detailed above that have not been identified.

Water

Connection to mains water supply

Q. 3.1: Is the property connected to mains water supply?

A.: Records indicate that the property is connected to mains water supply.

Guidance Notes:

The situation should be checked with the current owner of the property.

The connection status of the property may have been determined by reference to billing records.

Details of private supplies are not kept by the water undertaker.

Water mains, resource mains or discharge pipes

Q. 3.2: Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

A.: The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.

Guidance Notes:

The boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied.

The presence of a public water main within the boundary of the property may restrict further development within it.

Water undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the water undertaker or its contractors needing to enter the property to carry out work.

Adoption of water mains and services pipes

Q. 3.3: Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

A.: Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

Guidance Notes:

This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to the mains water supply.

Risk of low water pressure or flow

Q. 3.4: Is the property at risk of receiving low water pressure or flow?

A.: Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.

Guidance Notes:

"Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.

The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap.

The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served.

For two properties, a flow of 18 litres/minute at a pressure of 10 metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.

Water companies include properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level). Refer to list below:

Abnormal demand: This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Companies exclude properties which are affected by low pressure only on those days with the highest peak demands. During the year companies may exclude, for each property, up to five days of low pressure caused by peak demand.

Planned maintenance: Companies exclude low pressures caused by planned maintenance. It is not intended that companies identify the number of properties affected in each instance. However, companies must maintain sufficiently accurate records to verify that low pressure incidents that are excluded because of planned maintenance are actually caused by maintenance.

One-off incidents: This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as PRVs or booster pumps); firefighting; and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

Low pressure incidents of short duration: Properties affected by low pressures which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded.

Water hardness

Q. 3.5: What is the classification of the water supply for the property?

A.: The water supplied to the property has an average water hardness of 180 mg/l calcium carbonate which is defined as "Hard" by Southern Water.

Guidance Notes:

The hardness of water depends on the amount of calcium in it – the more it contains, the harder the water is.

There is no UK or European standard set for the hardness of drinking water. More information on water hardness can be found on the Drinking Water Inspectorates' website: <http://www.dwi.gov.uk/>

Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units. The following table explains how to convert mg/l calcium and mg/l calcium carbonate classifications.

To convert from:	to Clark degrees	to French degrees	to German degrees
mg/l calcium	multiply by 0.18	multiply by 0.25	multiply by 0.14
mg/l calcium carbonate	multiply by 0.07	multiply by 0.10	multiply by 0.056

Water meters

Q. 3.6: Please include details of the location of any water meter serving the property.

A.: Records indicate that the property is served by a water meter, which is not located within the dwelling–house which is or forms part of the property, and in particular is located in footpath 20M LEFT OF ENTRANCE.

Guidance Notes:

Where the property is not served by a water meter and the customer wishes to consider this method of charging they should contact the water undertaker for their area.

If a property is measured (metered) upon change of occupation this property will remain as a metered property.

Charging

Sewerage undertakers

Q. 4.1.1: Who is responsible for providing the sewerage services for the property?

A.: Southern Water is responsible for providing the sewerage services for the property.

Water undertakers

Q. 4.1.2: Who is responsible for providing the water services for the property?

A.: Southern Water is responsible for providing the water services for the property.

Sewerage bills

Q. 4.2: Who bills the property for sewerage services?

A.: The property is billed for sewerage services by:

Southern Water Services Ltd
Southern House
Yeoman Road
Worthing
West Sussex
BN13 3NX

Tel: 0330 303 0277
www.southernwater.co.uk

Water bills

Q. 4.3: Who bills the property for water services?

A.: The property is billed for water services by:

Southern Water Services Ltd
Southern House
Yeoman Road
Worthing
West Sussex
BN13 3NX

Tel: 0330 303 0277
www.southernwater.co.uk

Current basis for sewerage and water charges

Q. 4.4: What is the current basis for charging for sewerage and/or water services at the property?

A.: The charges are based on actual volumes of water measured through a water meter ("metered supply").

Guidance Notes:

The water undertaker may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water: for watering the garden other than by hand (this includes the use of sprinklers); for automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres; in a bath with a capacity in excess of 230 litres; in a power shower.

If a property is measured (metered) upon change of occupation this property will remain as a metered property.

Where the property is not served by a water meter and the customer wishes to consider this method of charging they should contact the water undertaker for their area.

Water and sewerage undertakers' full charges are set out in their charges schemes which are available from the companies free of charge upon request.

The Water Industry Act 1991 Section 150, The Water Resale Order 2001, provides protection for people who buy their water and sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (Ofwat) website: www.ofwat.gov.uk.

Charges following change of occupation

Q. 4.5: Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

A.: There will be no change in the current charging arrangements as a consequence of change of occupation.

Guidance Notes:

Water and sewerage undertakers' full charges are set out in their charges schemes which are available from the relevant undertaker free of charge upon request.

It is Southern Water's policy to meter all new water connections which would result in charges being levied according to the measured tariff.

If a property is measured (metered) upon change of occupation this property will remain as a metered property.

Where the property is not served by a water meter and the customer wishes to consider this method of charging they should contact the water undertaker for their area.

The water undertaker may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water: for watering the garden other than by hand (this includes the use of sprinklers); for automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres; in a bath with a capacity in excess of 230 litres; in a power shower.

Appendix one: Terms and expressions

"the 1991 Act" means the Water Industry Act 1991(i);

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(ii);

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(iii);

"adoption agreement" means an agreement made or to be made under Section 51A (1) or 104(1) of the 1991 Act (iv);

"bond" means a surety granted by a developer who is a party to an adoption agreement;

"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

"calendar year" means the twelve months ending with 31 December;

"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;

"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which:

- (a) Is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
- (b) Is not a public sewer;

"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;

"financial year" means the twelve months ending with 31 March;

"lateral drain" means:

- (a) That part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or
- (b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act(v);

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(vi);

"maintenance period" means the period so specified in an adoption agreement as a period of time:

- (a) From the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
- (b) Until the date that private sewer or lateral drain is vested in the sewerage undertaker;

"map of waterworks" means the map made available under section 198(3) of the 1991 Act(vii) in relation to the information specified in subsection (1A);

"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;

"public sewer" means, subject to Section 106(1A) of the 1991 Act (viii), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker:

- (a) By virtue of a scheme under Schedule 2 to the Water Act 1989(ix);
- (b) By virtue of a scheme under Schedule 2 to the 1991 Act(x);
- (c) Under Section 179 of the 1991 Act (xi); or
- (d) Otherwise;

"public sewer map" means the map made available under Section 199(5) of the 1991 Act (xii);

"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of:

- (a) Conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
- (b) Giving or taking a supply of water in bulk;

"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;

"sewerage undertaker" means the Company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;

"water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;

"water supplier" means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

"water supply zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and

"water undertaker" means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

In this report, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.

- (i) 1991 c.56.
- (ii) S.I. 2000/3184. These Regulations apply in relation to England.
- (iii) S.I. 2001/3911. These Regulations apply in relation to Wales.
- (iv) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.
- (v) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.
- (vi) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.
- (vii) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
- (viii) Section 106(1A) was inserted by Section 99 of the Water Act 2003.
- (ix) 1989 c.15.
- (x) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
- (xi) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
- (xii) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

Appendix two: CON29DW Residential terms and conditions

The Customer the Client and the Purchaser are asked to note these terms, which govern the basis on which this drainage and water report is supplied.

Definitions

"Client" means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.

"Company" means Southern Water Services Limited who produces the Report.

"Customer" means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or as an agent for a Client.

"Order" means any request completed by the Customer requesting the Report.

"Property" means the address or location supplied by the Customer in the Order.

"Purchaser" means the actual or potential purchaser of the Property including their mortgage provider.

"Report" means the drainage and/or water report prepared by Company in respect of the Property.

1.0 Agreement

- 1.1 The Company agrees to supply the Report to the Customer subject to these terms and the Drainage and Water Services Network (DWSN) Standards, as set out at www.dwsn.org.uk. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client or is acting in the course of the Customer's business, trade or profession then the Customer shall be responsible for bringing these terms to the attention of the Client and/or the Purchaser.
- 1.2 Where the Customer is acting as an agent for the Client or is acting in the course of the Customer's business, trade or profession the Client shall be entitled to the benefit of these terms to the exclusion of the Customer.
- 1.3 The Customer, the Client and the Purchaser agree that the placing of an Order for a Report and the subsequent provision of a copy of the Report to the Purchaser indicates their acceptance of these terms.
- 1.4 If the Customer is not acting wholly or mainly in the course of its business, the Customer may cancel the Order within 14 days of placing the Order, provided that the decision to cancel is made in a clear statement by letter, fax or email. The right to cancel the Order shall expire 14 days from the date on which the Order was made.
- 1.5 If the Customer is not acting wholly or mainly in the course of its business, the Customer must inform the Company if the Customer requires the Company to begin producing the Report on a date sooner than 14 days from the date that the Order was received by the Company.
- 1.6 If the Customer is acting wholly or mainly in the course of its business, the Customer may cancel the Order before the Report is received. Cancellation must be in the form of a clear statement by letter, fax or email.
- 1.7 The Company will reimburse the Customer without undue delay and not later than 14 days after the day on which the Company received the statement of the decision to cancel. The amount reimbursed shall be the full cost of the Report, unless Clause 1.5 or 1.6 applies. If Clause 1.5 or 1.6 applies, the Company may reimburse the cost of the Report less any costs already outlaid in its preparation, including fees due to third parties which have been incurred by the Company in preparing the Report.

2.0 The Report

Whilst the Company will use reasonable care and skill in producing the Report, it is provided to the Customer, the Client and/or the Purchaser on the basis that they acknowledge and agree to the following:

- 2.1 The information contained in the Report can change on a regular basis so The Company cannot be responsible to the Customer the Client and/or the Purchaser for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.
- 2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.
- 2.3 The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.
- 2.4 The Report provides information as to the location and connection of existing services and other information in relation to drainage and water enquiries and shall not be relied on or used for any other purpose by the Customer, Client or Purchaser. The Report may contain general advice to the Customer, the Client and/or the Purchaser. The Company cannot ensure that any such general advice is accurate, complete or valid and accepts no liability therefore.
- 2.5 The position and depth of apparatus shown on any maps attached to the Report are indicative. The exact positions and depths of apparatus shown on any maps may be established by undertaking the Customer's or Client's own investigations such as excavations or trial holes. The Company is responsible for inaccuracies in the maps within the Report to the extent that such inaccuracies are a direct result of the Company's negligence and the existence of which the Company ought reasonably to have been aware.

3.0 Liability

- 3.1 The Company shall not be liable to the Client or the Purchaser for any failure defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond The Company's reasonable control.
- 3.2 The Report is produced only for use in relation to individual domestic property transactions and cannot be used for development of land, commercial development of domestic properties, or commercial properties for intended occupation by third parties.
- 3.3 The Company shall not be liable to the Customer, Client or Purchaser in contract, tort or otherwise for any incorrect information in the Report unless any such liability arises as a direct consequence of the Company's negligence and the existence of which incorrect information the Company ought reasonably to have been aware.
- 3.4 The Company shall accept liability for death or personal injury arising from its negligence.
- 3.5 With the exception of liability under Clause 3.4, the liability of the Company in connection with these terms to the Customer, Client or Purchaser in contract, tort or otherwise shall not exceed the aggregate sum of Ten Million Pounds (£10,000,000).

4.0 Copyright and confidentiality

- 4.1 The Customer the Client and/or the Purchaser acknowledge that the Report is confidential and is intended for the personal use of the Client and the Purchaser. The copyright and any other intellectual property rights in the Report shall remain the property of the Company, save for those intellectual property rights which are the property of the Law Society or Ordnance Survey, whichever is applicable. No intellectual or other property rights are transferred or licensed to the Customer the Client or the Purchaser except to the extent expressly provided.
- 4.2 The Customer or Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data.
- 4.3 The Customer the Client and/or the Purchaser agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.
- 4.4 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.
- 4.5 The Customer the Client and/or the Purchaser agree to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.4 inclusive.
- 4.6 The enquiries contained in the Report are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL and must not be used for any purpose outside the context of the Report.

5.0 Payment

- 5.1 Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by The Company, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with the Company for payment for Reports, The Company must receive payments for Reports in full before the Report is produced. For Customers or Clients with accounts, payment terms will be as agreed with the Company.

6.0 General

- 6.1 If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.
- 6.2 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
- 6.3 Nothing in these terms and conditions shall in any way restrict the Customer, the Client or the Purchaser's statutory or any other rights of access to the information contained in the Report.
- 6.4 The Customer may make a complaint to the company using the complaints procedure which is available on the Company's website. If the Customer is dissatisfied with the outcome having followed the complaints procedures, the Customer may refer the complaint to the Property Ombudsman using The Property Ombudsman Scheme (TPOs). Further information can be obtained by visiting www.tpos.co.uk.
- 6.5 These terms and conditions are the only terms that shall apply in connection with the issue of the Report by the Company and save where specifically incorporated by reference shall constitute the entire agreement between the parties.
- 6.6 In the event of any ambiguity or inconsistency between these terms and conditions and the terms on the Company's website, these terms and conditions shall take precedence over any such terms on the website.
- 6.7 Save as provided for in Clause 1.2, it is not intended that any other person who is not a party to these terms has any right to enforce any term of these terms under the Contracts (Rights of Third Parties) Act 1999.

These Terms and conditions are available in larger print for those with impaired vision.

Appendix three: Complaints procedure

When we get it wrong

You deserve the highest standard of service from us, but sometimes we make mistakes. If we do, please let us know and we will investigate and review your concerns.

Whilst we always try to resolve all complaints straight away, if this is not possible and you are not happy with the course of action taken by us, you can ask us to escalate the issue internally or take your complaint to an independent third party.

How you contact us

Email us at searches@southernwater.co.uk

Write to us at LandSearch, Southern Water Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX.

What you can expect

You will receive a full, fair and courteous response from someone who can effectively deal with your problem.

If we can remedy the problem straight away we will do it but if we cannot immediately resolve your problem we will keep you informed of actions being taken.

The process

We will respond to written complaints within 5 working days of the date received, but we will always aim to respond more quickly. Depending on the scale of investigation required, we will keep you informed of the progress and update you with new timescales if necessary.

If you are still not satisfied with our response or action we will refer the matter to a Senior Manager for resolution. At your request we will liaise with a third party representative acting on your behalf.

Our commitment to you

If we find your complaint to be justified, or we have made any errors that substantially change the outcome in your search result, we will refund the search fee. We will also provide you with a revised search and undertake the necessary action to put things right as soon as practically possible. You will be kept informed of the progress of any action required.

If you remain dissatisfied

While we aim to resolve your complaint first time, in the event that we are unable to resolve the issue to your satisfaction, ultimately you can contact a third party. Please make sure that you have followed the process above first, if not, your complaint will be passed back to us.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOS):

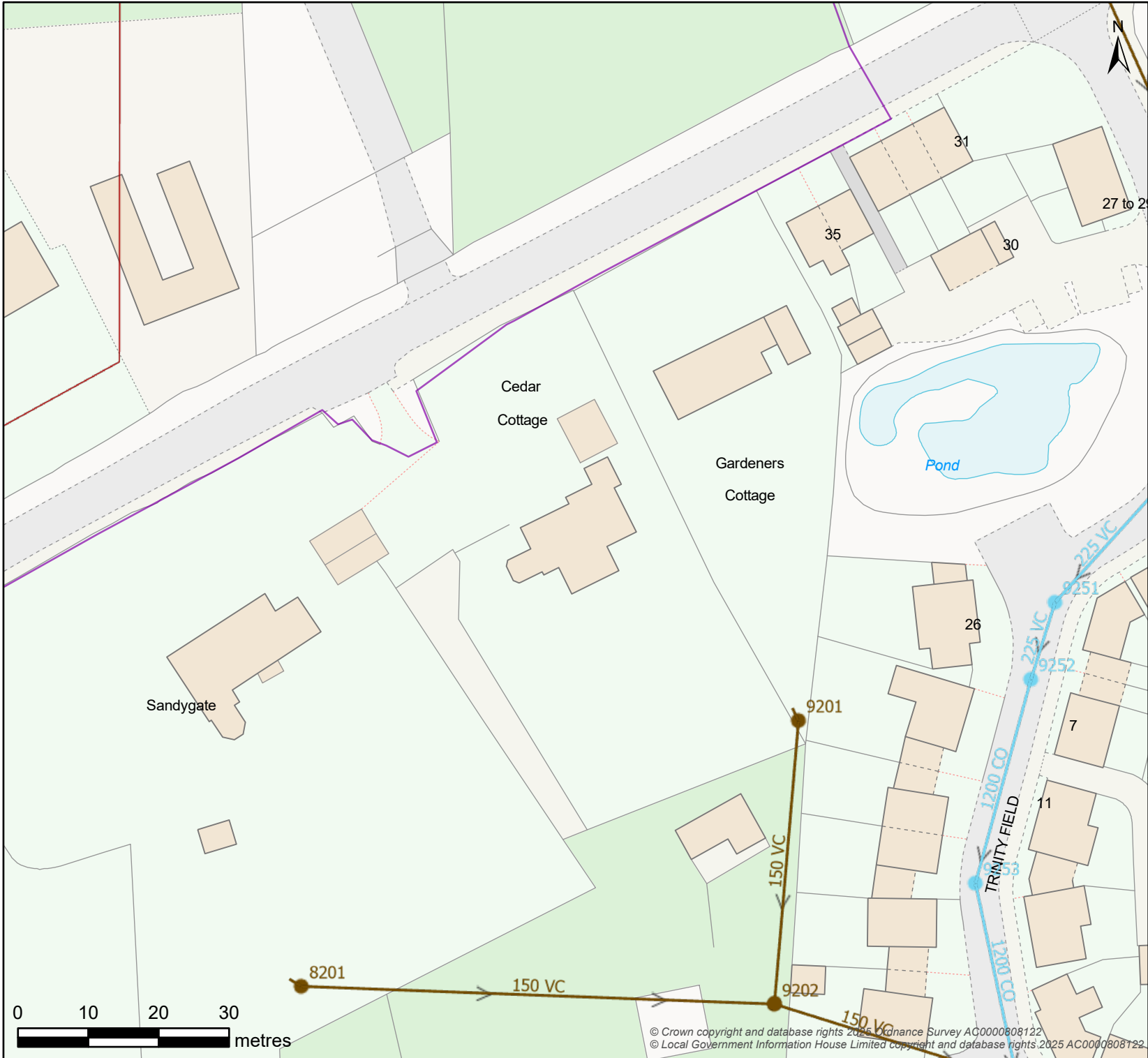
The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury SP1 2BP

Telephone: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk



Inlet-Outfall		Manhole
Inlet	Outfall	Manhole
Pumping Station		Treatment Works
Pumping Station	Treatment Works	
Wastewater Pipe		
Culverted Water Course	Syphon	Tank Sewer
Drain		Trunk Sewer
Outfall		Vacuum Main
Overflow		Decommissioned Pipe
Rising Main		
Sewer		
Wastewater Use		
Foul	Treated Effluent	
Combined	Surface Water	
Sludge		
Developer Services		Wastewater Area
Build Over Agreement	Section 104	Catchment

Map Title: Cedar Cottage Sandygate Lane

Date Printed: 14/03/2025

Map Scale: 750 OS Grid: SZ4995SW

Easting: 449032 Northing: 95158

This map is in British National Grid projection.

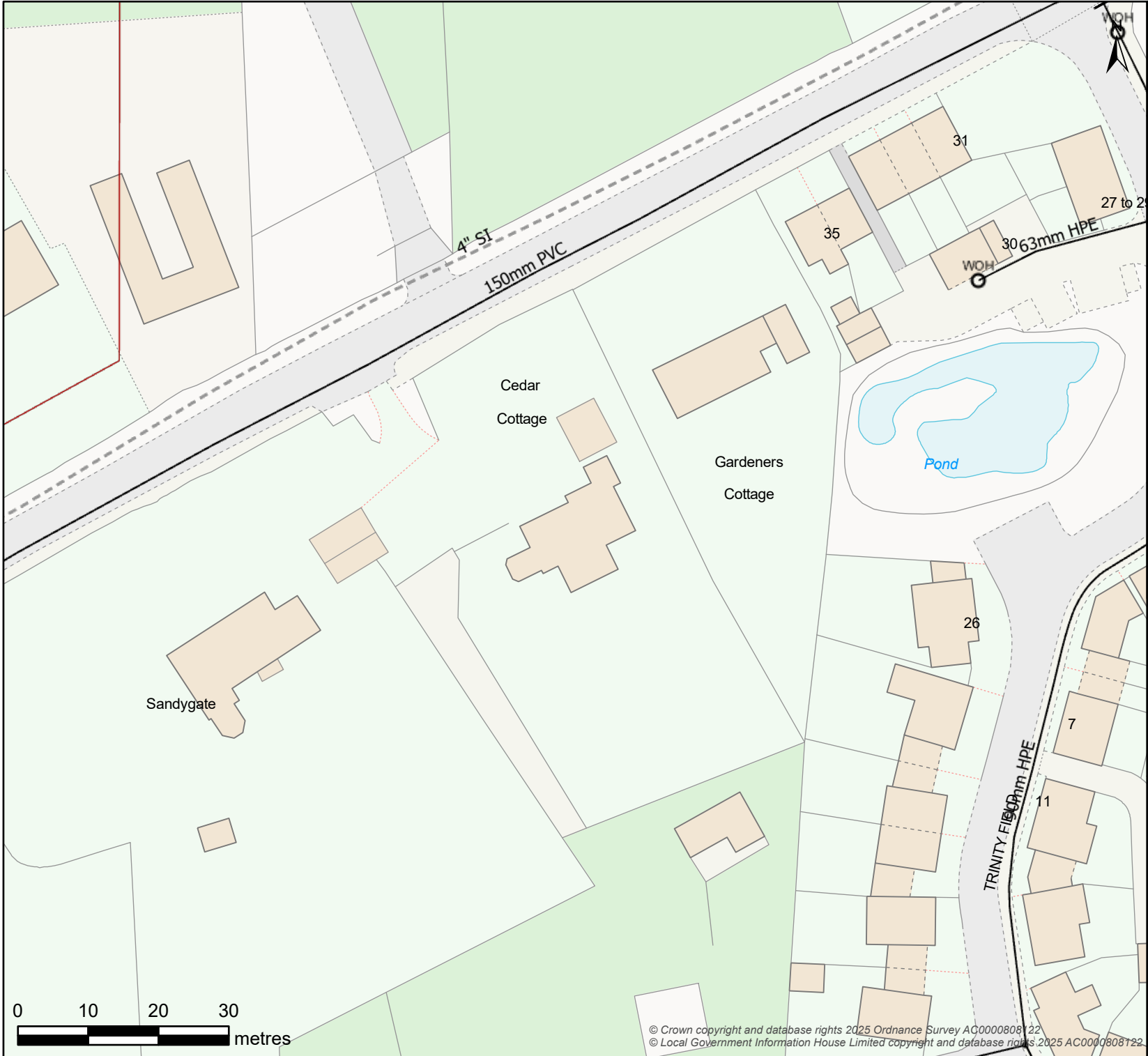
The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets should always be determined on site.

There may be features in the map that do not appear in the Legend.

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

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

from Southern Water



Hydrant

- Emptying Plug
- Fire Hydrant
- WOH Washout Hydrant

Water Pipe

- Communication
- Distribution
- Non-Potable
- Raw
- Trunk
- Decommissioned

Map Title: Cedar Cottage Sandygate Lane

Date Printed: 14/03/2025
Map Scale: 750 OS Grid: SZ4995SW
Easting: 449032 Northing: 95158

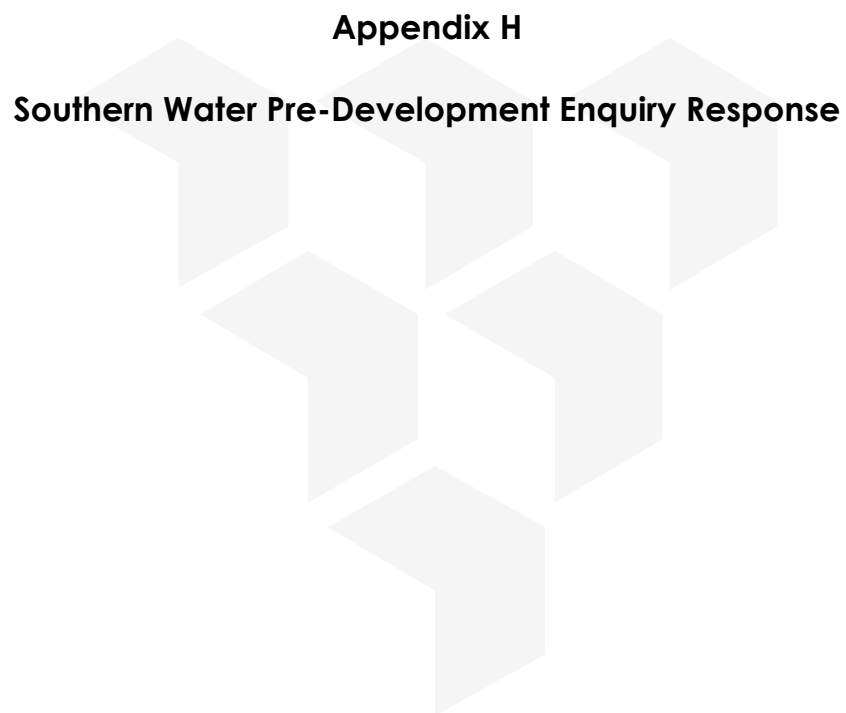
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WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.
WARNING: BAC pipes are constructed of Bonded Asbestos Cement.





Appendix H

Southern Water Pre-Development Enquiry Response



Namitha Shaji
Glanville Consultants Ltd
62 Foxhall Rd
Didcot
Oxfordshire
OX11 7AD

Your ref
23920

Our ref
DSA000050531

Date
12th of February 2026

Contact
Tel 0330 303 0119

Dear Miss Shaji,
Level 1 Capacity Check Enquiry: Cedar Cottage, Sandygate Lane, Lower Beeding, West Sussex, RH13 6LR.

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

The enquiry has been assessed to determine the capacity available for 4.08 l/s at manhole reference **TQ21279202 Grid Reference: 521916 127207**.

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **4.01 l/s** for the above development at manhole reference **TQ21279202 Grid Reference: 521916 127207**. Southern Water will not permit a surface water connection into the foul network. Please refer to our surface water management policy.

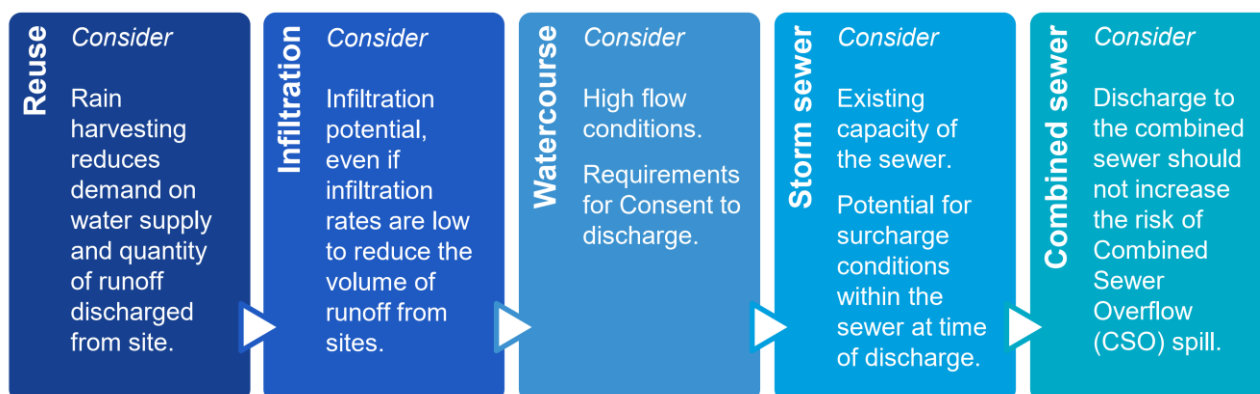
Please note, the assessment that has been undertaken has used an assumed pump rate of **4.08 l/s**. This has been calculated using Southern Water's modelling specifications.

Surface Water

The enquiry has been assessed to determine the capacity available for **4 l/s** at manhole reference **TQ21279350 Grid Reference: 521973 127314**.

There is currently inadequate capacity within the local surface water/foul sewerage network to accommodate a flow of **4 l/s** at manhole reference **TQ21279350 Grid Reference: 521973 127314**. Please note, there are no surface water sewers with sufficient capacity in the vicinity of the development site.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.



Guidance on Building Regulations is here: [gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

We would like to engage with you on the design for disposal of surface water, with a particular focus on the potential for incorporating Sustainable Drainage Systems (SuDS), for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

Southern Water has a duty to provide Network capacity from the point of practical connection (point of equivalent or larger diameter pipe) funded by the New Infrastructure Charge.

Southern Water aim to provide this within 24 months following the date that planning has been granted for developments not identified as strategic sites in our current business plan. Strategic sites are larger developments and will often take longer than 24 months for a full solution to be provided.

The nearest point where capacity is currently available is at manhole reference **TQ21279252** – **approximately 100m south of current POC.**

New Infrastructure Charging

Please note as of 1st April 2018 we have moved to the “New Connections Services Charging Arrangements”. We understand that this may cause uncertainty for customers, particularly where they may have already committed to a development based on previous charging arrangements. We have worked with our stakeholders and Water UK to agree a set of principles by which we will base our charges. Please read through our new charging arrangement documents available at the following link: [Connecting Charging Arrangements - Southern Water](#)



Alternatively, New Appointees and Variations (NAVs), also known as 'inset' companies, can provide new connection services or take ownership of the new water and wastewater connection infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

Any revisions in flow rate or alternative point of connection will require a new Pre-Planning Application to be submitted.

Should it be necessary to contact us please quote our above reference number in all communications relating to this application by email at southernwaterplanning@southernwater.co.uk

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development

