

**Technical Note in Response to LLFA Comments Regarding the
Discharge of Planning Conditions
for
Harlands Road, Haywards Heath, West Sussex, RH16 1LS**

for:

Frontier Estates Ltd, Oldbury Place, London, W1U 5PN

Date	Issued	Revision
16 September 2025	Issued	-

Reference: 82960-01

Prepared by:



Anna Zajkowska
Project Civil Engineer

Approved by:



Dan Edwards
MEng CEng MICE
Director

APPENDICES

Appendix I	LLFA (Lead Local Flood Authority) Comments
Appendix II	Amended Drainage Details and External Levels and Surfacing Plan
Appendix III	Amended Drainage Calculations
Appendix IV	Mid Sussex District Council Correspondence
Appendix V	Southern Water Correspondence

1. **INTRODUCTION**

1.1 This technical note has been prepared to respond to West Sussex County Council Lead Local Flood Authority comments regarding application DM/22/0596 and the Discharge of condition 4 relating to drainage.

1.2 Condition 4 is worded as below:

'The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No residential unit shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.'

Reason: *To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan and Policy E7 of the Haywards Heath Neighbourhood Plan'.*

1.3 The format of this technical note is to present each comment followed by a corresponding response directly beneath it.

1.4 A copy of the comments from the West Sussex County Council Lead Local Flood Authority is included in Appendix I.

2. CONDITION 4**2.1 LLFA Comment 1:**

The Drainage Design Layout (prepared by PRP, 18 June 2025, REF 82960-100 REV P2) is still preliminary status. There are several 'subject to confirmation' notes including ones addressed to the LLFA. At discharge of condition stage, we would need to see all drainage layout items confirmed (i.e. cover and invert and volumes). Additionally, there is no finished floor levels on the building. The LLFA cannot identify whether these are the statutory 150mm above external ground levels or 300mm above the maximum design water level without them on the plan. Further information is required.

2.2 PRP Response:

The Drainage Design Layout has been updated to include finished floor level, which is now shown on both the Drainage Design Layout and the External Works and Surfacing Plan. The drawing status has been revised accordingly.

Drawing notes have been expanded with additional descriptions to provide greater clarity. Correspondence with Mid Sussex District Council and Southern Water is included in appendix IV and V.

The revised Drainage Design Layout drawing is included in Appendix II for reference.

2.3 LLFA Comment 2:

*The calculations (82960 – Harlands SW Network, prepared by PRP, 13 June 2025) utilise the wrong parameters. We would need to see the network utilise FEH22. FSR underestimates the system and would not be accepted. We would also need see climate change allowance on the 3.33% AEP event and a CV value of 1 (summer and winter). We cannot comment on the calculations without updating the rainfall data. **Further information required.***

2.4 PRP Response:

Updated hydraulic calculations have been prepared using the latest FEH22 rainfall data. A climate change allowance has now been applied to the 3.33% Annual Exceedance Probability (AEP) event, and the CV value has been updated to 1.0 for

both summer and winter conditions. The revised hydraulic calculations are included in Appendix III.

2.5 LLFA Comment 3:

*There is no supporting technical note for the surface water drainage on site. At a minimum, we would expect to see the principles of drainage clearly laid out, alongside the four pillars of SuDS, discharge hierarchy and maintenance and management plan. Whilst we understand a maintenance and management plan has been provided, there is no reference to responsibility of maintenance. We would need to see this clearly laid out. **Further information required.***

2.6 PRP Response:

A supporting Technical Note has been prepared to accompany the Drainage Design Layout. This document provides further context and justification for the proposed strategy.

APPENDIX I

LLFA COMMENTS

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 20 August 2025

Andrew Watt
Development Control
Mid Sussex District Council
Oaklands,
Oaklands Road,
Haywards Heath,
RH16 1SS

Dear Andrew,

RE: DM/25/1587 – NCP Ltd Harlands Road Car Park, Harlands Road, Haywards Heath, West Sussex

Thank you for your consultation on the above site, received on 07 August 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 4 and 5 relating to DM/22/0596. Condition 5 relates to levels and layout and therefore the LLFA have no further comments. The LLFA have reviewed the documents submitted in relation to Condition 4, as it relates to drainage. For reference, Condition 4 is worded as follows:

'The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No residential unit shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.'

Reason: *To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan and Policy E7 of the Haywards Heath Neighbourhood Plan'.*

Our technical review of the provided documentation is as follows:

- The Drainage Design Layout (prepared by PRP, 18 June 2025, REF 82960-100 REV P2) is still preliminary status. There are several 'subject to confirmation' notes

including ones addressed to the LLFA. At discharge of condition stage, we would need to see all drainage layout items confirmed (i.e. cover and invert and volumes). Additionally, there is no finished floor levels on the building. The LLFA cannot identify whether these are the statutory 150mm above external ground levels or 300mm above the maximum design water level without them on the plan.

Further information is required.

- The calculations (82960 – Harlands SW Network, prepared by PRP, 13 June 2025) utilise the wrong parameters. We would need to see the network utilise FEH22. FSR underestimates the system and would not be accepted. We would also need see climate change allowance on the 3.33% AEP event and a CV value of 1 (summer and winter). We cannot comment on the calculations without updating the rainfall data. **Further information required.**
- There is no supporting technical note for the surface water drainage on site. At a minimum, we would expect to see the principles of drainage clearly laid out, alongside the four pillars of SuDS, discharge hierarchy and maintenance and management plan. Whilst we understand a maintenance and management plan has been provided, there is no reference to responsibility of maintenance. We would need to see this clearly laid out. **Further information required.**

As such, we are **unable to recommend the discharge of Condition 4.**

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 and 187 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Informative:

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Flood Risk Management Team

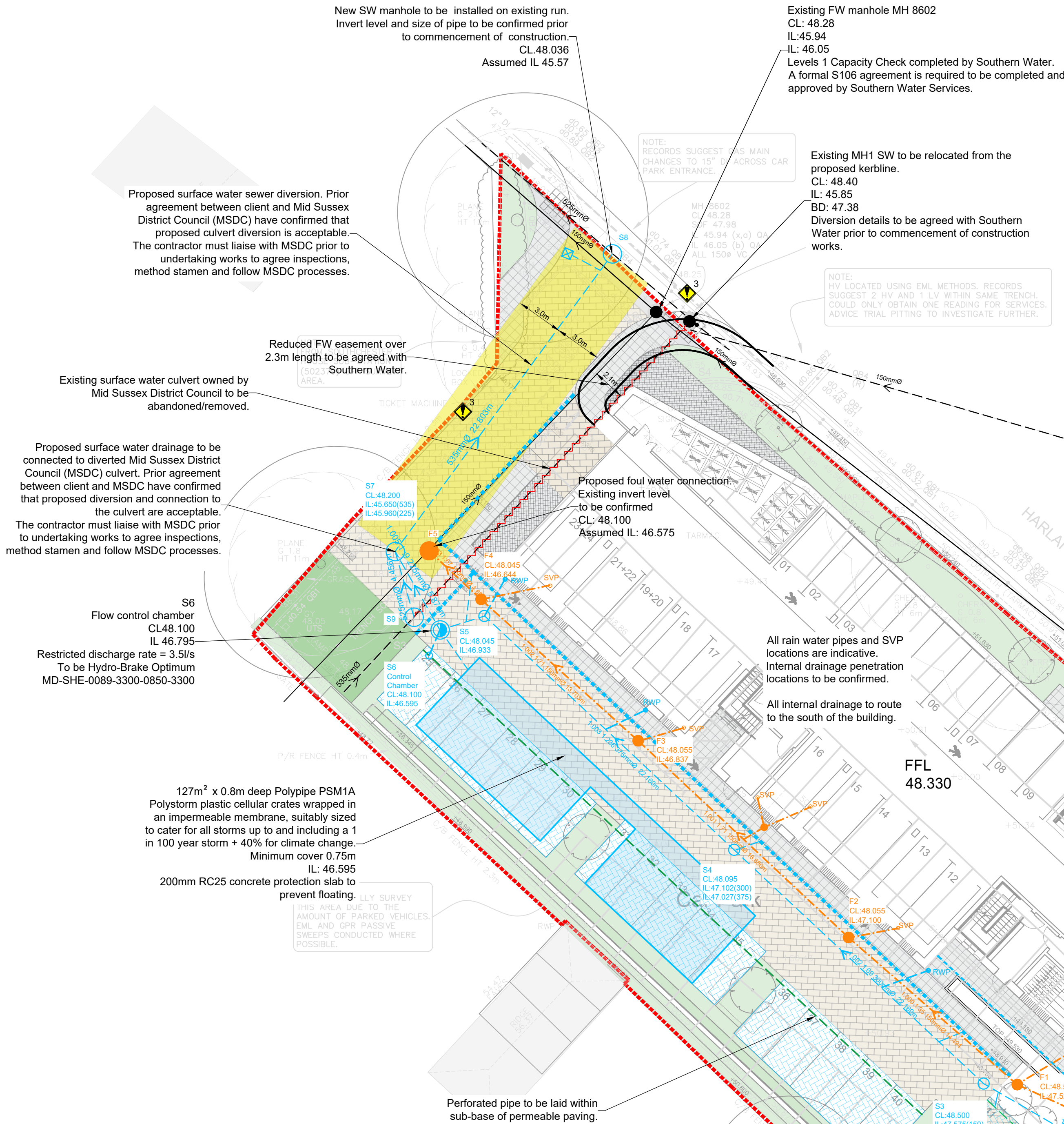
Annex

The following documents have been reviewed, which have been submitted to support the application;

- Report: Discharge of Condition 4 and 5 Technical Response Letter, prepared by Nexus, 20 June 2025, REF 34834
- Drawing: Hydro-brake Detail, prepared by PRP, 13 June 2025, REF 82960-102 REV P1
- Drawing: Drainage Design Layout, prepared by PRP, 18 June 2025, REF 82960-100 REV P2
- Drawing: Drainage and SuDS Construction Details, prepared by PRP, 09 June 2025, REF82960-101 REV P1
- Technical Note: Maintenance Schedule
- Supporting Calculations:82960 – HARLANDS – SW NETWORK, prepared by PRP, 13 June 2025

APPENDIX II

AMENDED DRAINAGE DETAILS AND EXTERNAL WORKS AND SURFACING PLAN



MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
S1	600Ø	PPIC	53.200	52.200	0.900	532890.358	124614.595
S2	1200Ø	Type A	52.400	48.725	3.525	532878.141	124601.298
S3	600Ø	PPIC	48.500	47.425	0.775	532865.666	124608.527
S4	600Ø	PPIC	48.095	47.027	0.693	532849.484	124623.680
S5	600Ø	PPIC	48.045	46.933	0.737	532833.314	124638.833
S6	1200Ø	Type C	48.100	46.595	1.280	532830.412	124637.930
S7	1200Ø	Type B	48.200	45.960	2.015	532827.509	124643.011
F1	600Ø	PPIC	48.525	47.520	0.905	532867.833	124608.475
F2	600Ø	PPIC	48.055	47.100	0.855	532856.906	124617.997
F3	600Ø	PPIC	48.055	46.830	1.125	532843.261	124630.755
F4	1200Ø	Type C	48.055	46.640	1.315	532833.072	124639.917
F5	1200Ø	Type C	48.100	46.570	1.430	532829.702	124643.058
S8	1200Ø	Type B	48.036	45.570	1.941	532828.532	124643.616
S9	1200Ø	Type B	48.200	45.650	2.175	532828.532	124643.616

* Invert level to be confirmed

SAFETY, HEALTH & ENVIRONMENTAL HAZARD INFORMATION BOX.

The hazards noted below are in addition to the normal hazards and risks faced by a competent contractor when dealing with the types of works detailed on this drawing.

DEMOLITION RISKS:

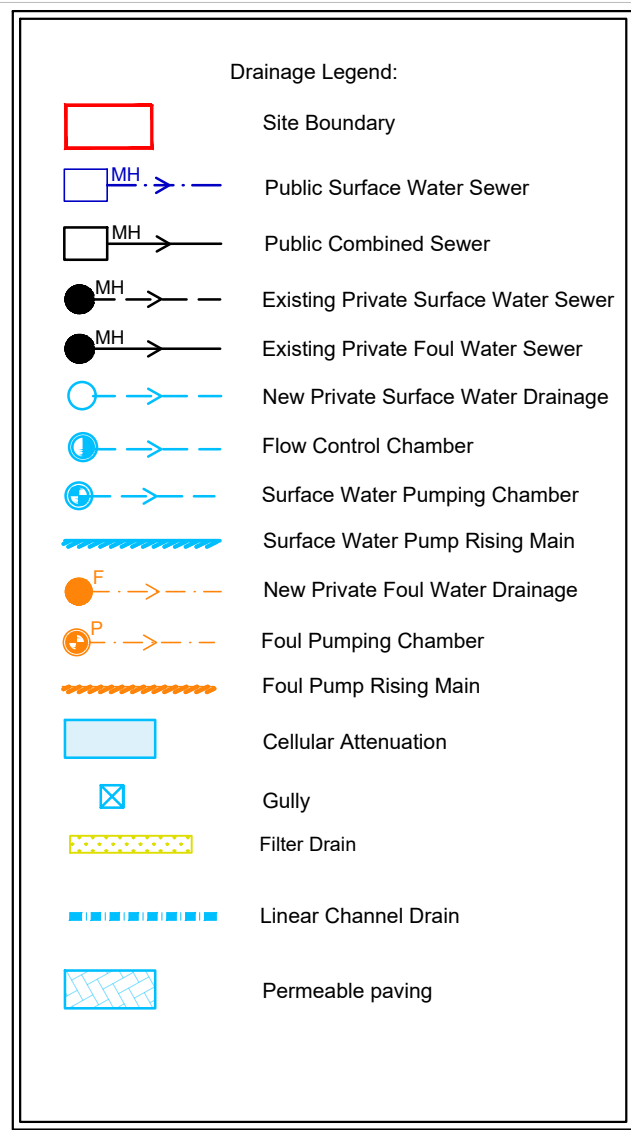
- Existing tarmac parking area to be remove.
- Potential risk of hazardous materials.

CONSTRUCTION RISKS:

- Existing services within site boundary. LV cable located along western boundary. HV & LV cables located in vicinity of the site access. Risk of service strike.
- Unknown existing services within the site to be confirmed prior to construction works.
- Deep drainage, up to 3.75m depth. Deep excavations required. Risk of fall.
- High retaining walls. Risk of fall.

MAINTENANCE / CLEANING RISKS:

- High retaining walls. Risk of fall.



C1	16/09/2025	Drawing revised as per LLFA comments.	AZ / DE
P2	18/06/2025	Drawing revised as per latest hard landscaping plan	AZ / DE
P1	13/06/2025	Issued for comments	AZ / DE
Rev	Date	Description	By / Chk



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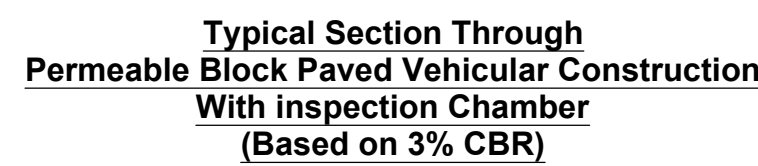
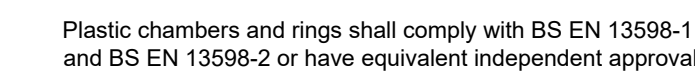
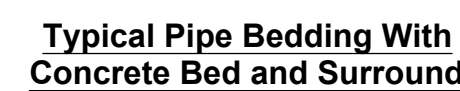
Architect:
Broadway Malyan

Project:
Harlands Road, Haywards Heath,
West Sussex

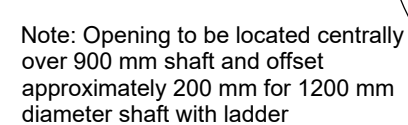
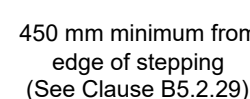
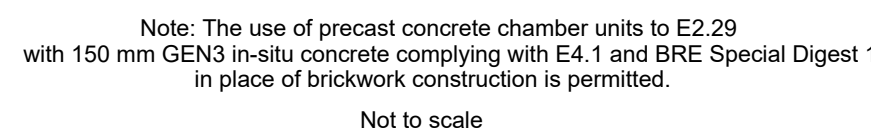
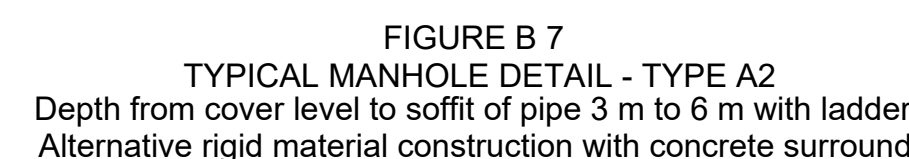
Title:
Drainage Design Layout

Status:
FOR CONSTRUCTION

Engineer:	AZ	Date:	04/06/2025
Drawn:	AZ	Scales @ A1:	
Checked:	DE	1:200	
Project No:	82960	Drg No:	100
		Rev:	C1



Laying course material to BS EN 12620	
BS Sieve Size	Percentage Passing
14mm	100
10mm	98-100
6.3mm	80-99
2.0mm	0-20
1.0mm	0-5



MAINTENANCE / CLEANING RISKS:

C1	16/09/2025	Manhole Type A detail added.	AZ / DE
P1	09/06/2025	Issued for comments	AZ / DE
Rev	Date	Description	By / Chk



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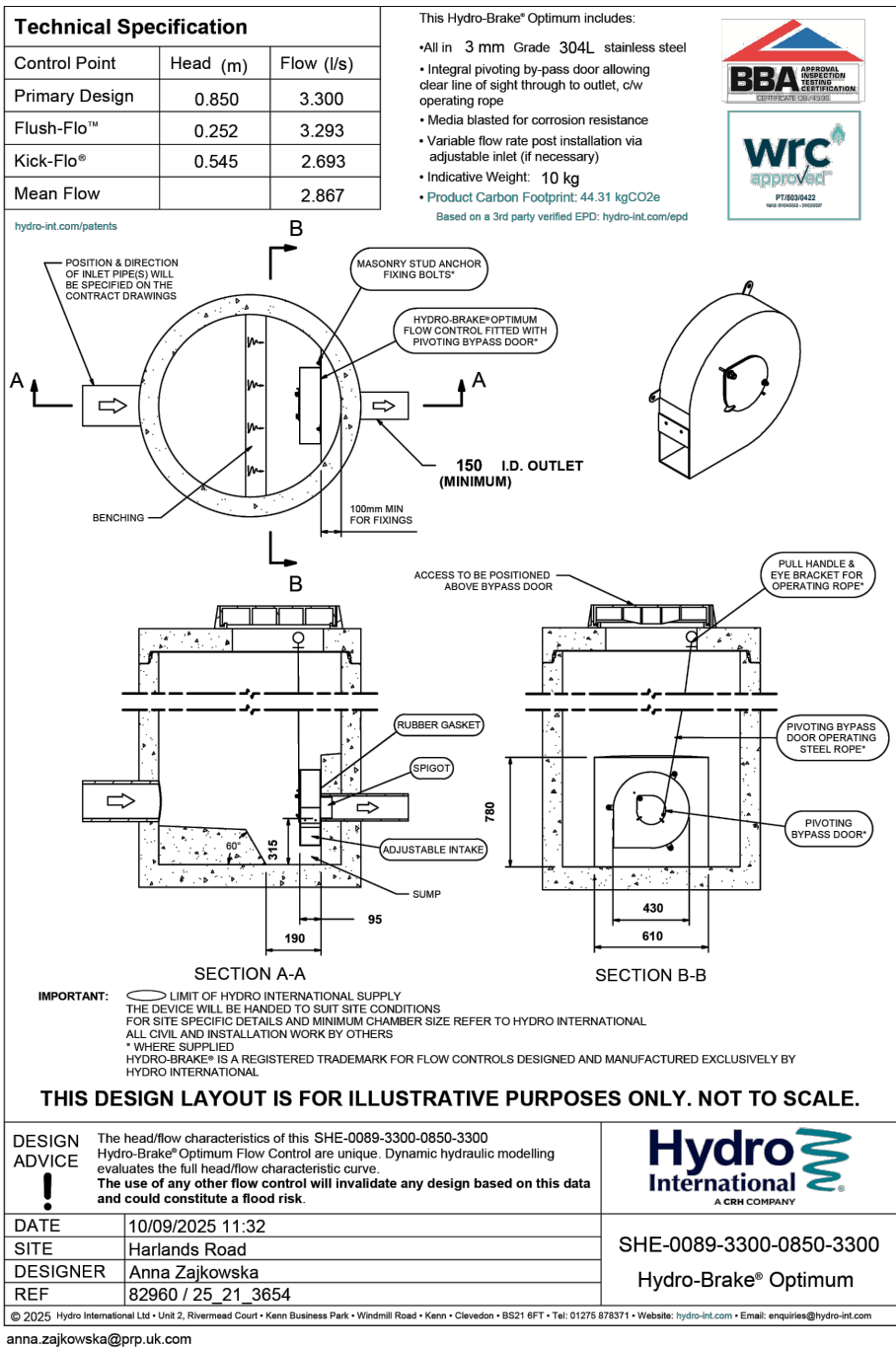
Architect:
Broadway Malyan

Project:
Harlands Road, Haywards Heath,
West Sussex

Title: **Drainage and SuDS Construction Details**

Status: **FOR CONSTRUCTION**

Engineer:	AZ	Date:		06/06/2025	
Drawn:	AZ	Scales @ A1:			
Checked:	DE	1:20			
Project No:	82960	Drg No:	101	Rev:	C1





SAFETY, HEALTH & ENVIRONMENTAL HAZARD INFORMATION BOX.

The hazards noted below are in addition to the normal hazards and risks faced by a competent contractor when dealing with the types of works detailed on this drawing.



1

- DEMOLITION RISKS:
1.

Existing tarmac parking area to be remove.
2.

Potential risk of hazardous materials.
- CONSTRUCTION RISKS:
3.

Existing services within site boundary. LV cable located along western boundary, HV & LV cables located in vicinity of the site access. Risk of service strike.
4.

Unknown existing services within the site to be confirmed prior to construction works.
5.

Deep drainage, up to 3.75m depth. Deep excavations required. Risk of fall.
6.

High retaining walls. Risk of fall.

- MAINTENANCE / CLEANING RISKS:
7.

High retaining walls. Risk of fall.

External Works Legend:

+100.00

Existing Levels

+100.000

New Levels

1/X

Slope

HB

Half Batter Kerb

SC

Square Channel

BN

Bull Nosed Kerb

ED

Edging Kerb

Access Road

Footway

Block Paving Vehicular Area

Block Paving Footway

Permeable Paving

Site Boundary

RET

Retaining Feature

Gully & ACO/Channel Drain

SD

Slot Drain

FG

Foul Gully

Underbuild

Overbuild

RF

Retaining Feature

GB

Gravel Board

Banking Works

C1	16/09/2025	Drawing status revised.	AZ / ED
P2	18/06/2025	Drawing revised as per latest hard landscaping plan	AZ / ED
P1	13/06/2025	Issued for comments	AZ / ED
Rev	Date	Description	By / Chk



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Client:

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Architect:

Broadway Malyan

Project:

Harlands Road, Haywards Heath,
West Sussex

Title:

External Works & Surfacing Plan

Status:

FOR CONSTRUCTION

Engineer: AZ

Date: 04/06/2025

Drawn: AZ

Scales @ A1:

Checked: DE

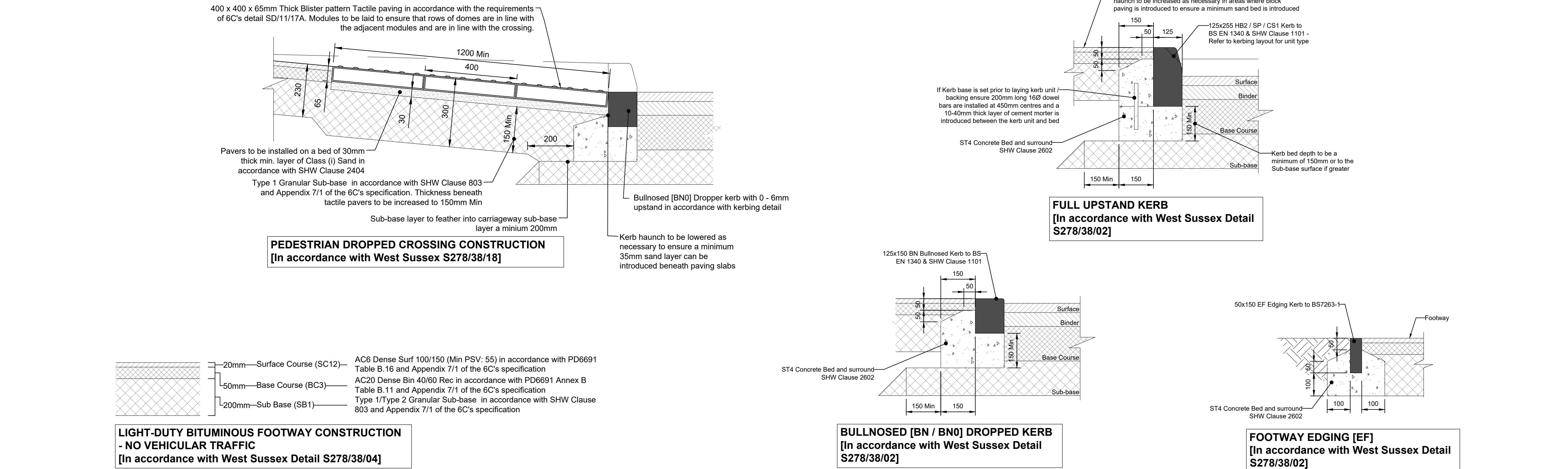
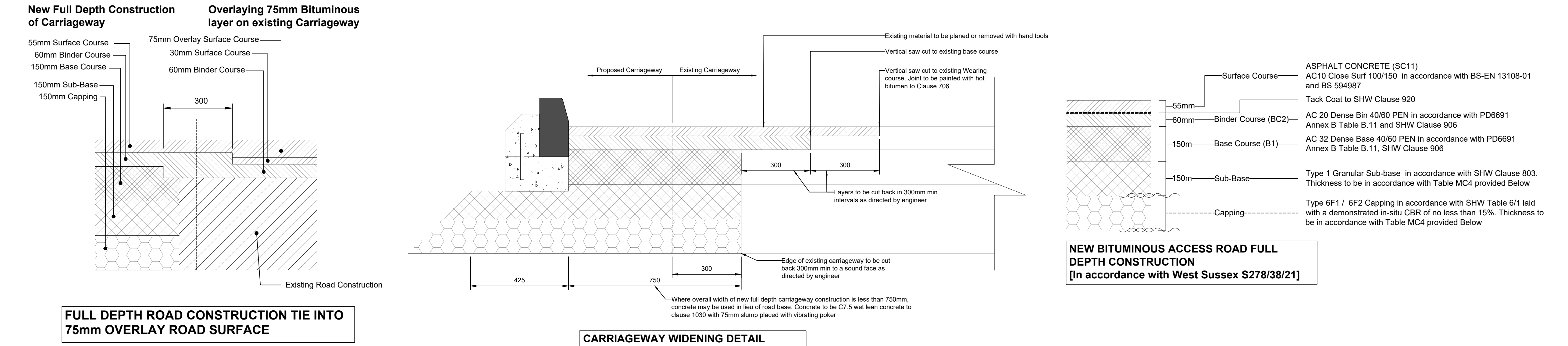
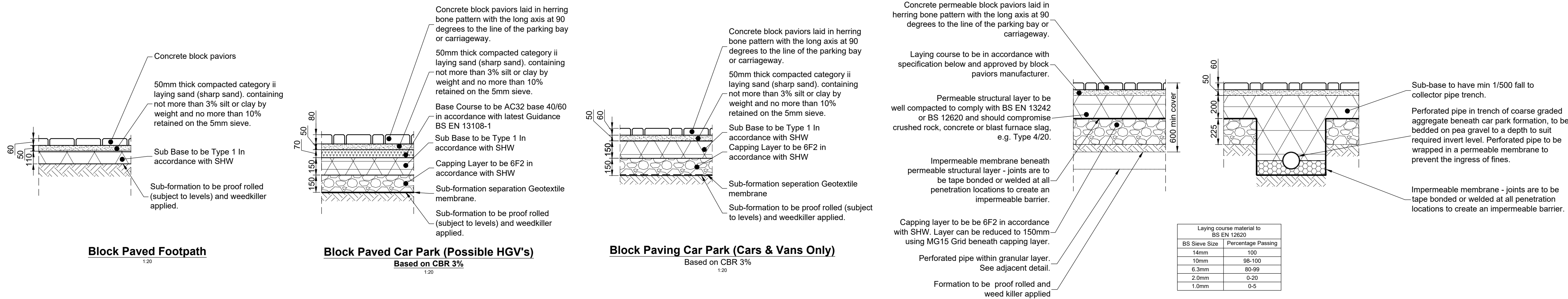
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Project No: 82960

Drg No: 110

Rev: C1

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SAFETY, HEALTH & ENVIRONMENTAL HAZARD INFORMATION BOX.

The hazards noted below are in addition to the normal hazards and risks faced by a competent contractor when dealing with the types of works detailed on this drawing.

DEMOLITION RISKS:

CONSTRUCTION RISKS:

MAINTENANCE / CLEANING RISKS:



C1	16/09/2025	Drawing status revised	AZ / DE
P2	13/06/2025	Block paved car park (possible HGV) detail added.	AZ / DE
P1	13/06/2025	Issued for comments	AZ / DE
Rev	Date	Description	By / Chk



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Client:
Frontier Estates Ltd

Architect:
Broadway Malyan

Project:
Harlands Road, Haywards Heath,
West Sussex

Title:
External Works & Surfacing Plan
Construction Details

Status:
FOR CONSTRUCTION

Engineer:	AZ	Date:	04/06/2025
Drawn:	AZ	Scales @ A1:	
Checked:	DE	1:200	
Project No:	82960	Drg No:	110
		Rev:	C1

APPENDIX III

AMENDED DRAINAGE CALCULATIONS

PRP		Page 1
Catherine House Old Harborough Road Brixworth NN6 9BX		
Harlands SW Network		
Date 11/09/2025 09:09 File 82960 - HARLANDS - SW NE...		
Designed by AZ		
Checked by		
Micro Drainage		Network 2020.1.3

STORM SEWER DESIGN by the Modified Rational Method

Design Criteria for Storm

Pipe Sizes STANDARD Manhole Sizes STANDARD

FSR Rainfall Model - England and Wales

Return Period (years)	100	PIMP (%)	100
M5-60 (mm)	20.000	Add Flow / Climate Change (%)	0
Ratio R	0.330	Minimum Backdrop Height (m)	0.200
Maximum Rainfall (mm/hr)	50	Maximum Backdrop Height (m)	1.500
Maximum Time of Concentration (mins)	30	Min Design Depth for Optimisation (m)	1.200
Foul Sewage (l/s/ha)	0.000	Min Vel for Auto Design only (m/s)	1.00
Volumetric Runoff Coeff.	1.000	Min Slope for Optimisation (1:X)	500

Designed with Level Soffits

Network Design Table for Storm

PN	Length (m)	Fall (m)	Slope (1:X)	I.Area (ha)	T.E. (mins)	Base Flow (l/s)	k (mm)	HYD SECT	DIA (mm)	Section Type	Auto Design
1.000	18.057	3.425	5.3	0.026	5.00	0.0	0.600	o	100	Pipe/Conduit	
1.001	14.419	1.150	12.5	0.010	0.00	0.0	0.600	o	150	Pipe/Conduit	
1.002	22.169	0.323	68.6	0.065	0.00	0.0	0.600	o	300	Pipe/Conduit	
1.003	22.160	0.094	235.7	0.051	0.00	0.0	0.600	o	375	Pipe/Conduit	
1.004	3.019	0.338	8.9	0.000	0.00	0.0	0.600	o	375	Pipe/Conduit	
1.005	5.989	0.635	9.4	0.000	0.00	0.0	0.600	o	225	Pipe/Conduit	

Network Results Table

PN	Rain (mm/hr)	T.C. (mins)	US/IL (m)	E I.Area (ha)	E Base Flow (l/s)	Foul (l/s)	Add Flow (l/s)	Vel (m/s)	Cap (l/s)	Flow (l/s)
1.000	50.00	5.09	52.200	0.026	0.0	0.0	0.0	3.39	26.6	4.7
1.001	50.00	5.17	48.725	0.036	0.0	0.0	0.0	2.86	50.6	6.5
1.002	50.00	5.37	47.425	0.101	0.0	0.0	0.0	1.90	134.3	18.2
1.003	50.00	5.68	47.027	0.152	0.0	0.0	0.0	1.18	129.9	27.4
1.004	50.00	5.69	46.933	0.152	0.0	0.0	0.0	6.09	673.0	27.4
1.005	50.00	5.71	46.595	0.152	0.0	0.0	0.0	4.29	170.4	27.4

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PRP

Catherine House
Old Harborough Road
Brixworth NN6 9BX

Date 11/09/2025 09:09
File 82960 - HARLANDS - SW NE...

Harlands
SW Network

Designed by AZ
Checked by

Page 2



Micro Drainage

Network 2020.1.3

Manhole Schedules for Storm

MH Name	MH CL (m)	MH Depth (m)	MH Connection	MH Diam., L*W (mm)	PN	Pipe Out Invert Level (m)	Diameter (mm)	PN	Pipes In Invert Level (m)	Diameter (mm)	Backdrop (mm)
1	53.200	1.000	Open Manhole	600	1.000	52.200	100				
2	52.400	3.675	Open Manhole	1200	1.001	48.725	150	1.000	48.775	100	
3	48.500	1.075	Open Manhole	600	1.002	47.425	300	1.001	47.575	150	
4	48.095	1.068	Open Manhole	600	1.003	47.027	375	1.002	47.102	300	
5	48.045	1.112	Open Manhole	600	1.004	46.933	375	1.003	46.933	375	
6	48.100	1.505	Open Manhole	1350	1.005	46.595	225	1.004	46.595	375	
	48.200	2.240	Open Manhole	1200		OUTFALL		1.005	45.960	225	

No coordinates have been specified, layout information cannot be produced.

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PRP		Page 3
Catherine House Old Harborough Road Brixworth NN6 9BX	Harlands SW Network	
Date 11/09/2025 09:09 File 82960 - HARLANDS - SW NE...	Designed by AZ Checked by	
Micro Drainage Network 2020.1.3		

PIPELINE SCHEDULES for Storm

Upstream Manhole

PN	Hyd Sect	Diam (mm)	MH Name	C.Level (m)	I.Level (m)	D.Depth (m)	MH Connection	MH DIAM., L*W (mm)
1.000	o	100	1	53.200	52.200	0.900	Open Manhole	600
1.001	o	150	2	52.400	48.725	3.525	Open Manhole	1200
1.002	o	300	3	48.500	47.425	0.775	Open Manhole	600
1.003	o	375	4	48.095	47.027	0.693	Open Manhole	600
1.004	o	375	5	48.045	46.933	0.737	Open Manhole	600
1.005	o	225	6	48.100	46.595	1.280	Open Manhole	1350

Downstream Manhole

PN	Length (m)	Slope (1:X)	MH Name	C.Level (m)	I.Level (m)	D.Depth (m)	MH Connection	MH DIAM., L*W (mm)
1.000	18.057	5.3	2	52.400	48.775	3.525	Open Manhole	1200
1.001	14.419	12.5	3	48.500	47.575	0.775	Open Manhole	600
1.002	22.169	68.6	4	48.095	47.102	0.693	Open Manhole	600
1.003	22.160	235.7	5	48.045	46.933	0.737	Open Manhole	600
1.004	3.019	8.9	6	48.100	46.595	1.130	Open Manhole	1350
1.005	5.989	9.4		48.200	45.960	2.015	Open Manhole	1200

Free Flowing Outfall Details for Storm

Outfall Pipe Number	Outfall Name	C. Level (m)	I. Level (m)	Min I. Level (m)	D,L (mm)	W (mm)
1.005		48.200	45.960	0.000	1200	0

Simulation Criteria for Storm

Volumetric Runoff Coeff	1.000	Additional Flow - % of Total Flow	0.000
Areal Reduction Factor	1.000	MADD Factor * 10m³/ha Storage	2.000
Hot Start (mins)	0	Inlet Coeffiecient	0.800
Hot Start Level (mm)	0	Flow per Person per Day (l/per/day)	0.000
Manhole Headloss Coeff (Global)	0.500	Run Time (mins)	60
Foul Sewage per hectare (l/s)	0.000	Output Interval (mins)	1

Number of Input Hydrographs 0 Number of Offline Controls 0 Number of Time/Area Diagrams 0
Number of Online Controls 1 Number of Storage Structures 2 Number of Real Time Controls 0

Synthetic Rainfall Details

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PRP		Page 4																														
Catherine House Old Harborough Road Brixworth NN6 9BX	Harlands SW Network																															
Date 11/09/2025 09:09	Designed by AZ																															
File 82960 - HARLANDS - SW NE...	Checked by																															
Micro Drainage		Network 2020.1.3																														
<u>Synthetic Rainfall Details</u> <table> <tr> <td>Rainfall Model</td> <td>FEH</td> </tr> <tr> <td>Return Period (years)</td> <td>100</td> </tr> <tr> <td>FEH Rainfall Version</td> <td>1999</td> </tr> <tr> <td>Site Location</td> <td>GB 532850 124750 TQ 32850 24750</td> </tr> <tr> <td>C (1km)</td> <td>-0.026</td> </tr> <tr> <td>D1 (1km)</td> <td>0.364</td> </tr> <tr> <td>D2 (1km)</td> <td>0.306</td> </tr> <tr> <td>D3 (1km)</td> <td>0.397</td> </tr> <tr> <td>E (1km)</td> <td>0.316</td> </tr> <tr> <td>F (1km)</td> <td>2.468</td> </tr> <tr> <td>Summer Storms</td> <td>Yes</td> </tr> <tr> <td>Winter Storms</td> <td>No</td> </tr> <tr> <td>Cv (Summer)</td> <td>1.000</td> </tr> <tr> <td>Cv (Winter)</td> <td>0.840</td> </tr> <tr> <td>Storm Duration (mins)</td> <td>30</td> </tr> </table>			Rainfall Model	FEH	Return Period (years)	100	FEH Rainfall Version	1999	Site Location	GB 532850 124750 TQ 32850 24750	C (1km)	-0.026	D1 (1km)	0.364	D2 (1km)	0.306	D3 (1km)	0.397	E (1km)	0.316	F (1km)	2.468	Summer Storms	Yes	Winter Storms	No	Cv (Summer)	1.000	Cv (Winter)	0.840	Storm Duration (mins)	30
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Catherine House Old Harborough Road Brixworth NN6 9BX	Harlands SW Network	
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File 82960 - HARLANDS - SW NE...	Checked by	
Micro Drainage		Network 2020.1.3

Online Controls for Storm

Hydro-Brake® Optimum Manhole: 6, DS/PN: 1.005, Volume (m³): 2.4

Unit Reference	MD-SHE-0089-3300-0850-3300
Design Head (m)	0.850
Design Flow (l/s)	3.3
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	89
Invert Level	46.595
Minimum Outlet Pipe Diameter (mm)	150
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)	Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	0.850	3.3	Kick-Flo®	0.545	2.7
Flush-Flo™	0.252	3.3	Mean Flow over Head Range	-	2.9

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	2.7	1.200	3.9	3.000	5.9	7.000	8.8
0.200	3.3	1.400	4.2	3.500	6.4	7.500	9.1
0.300	3.3	1.600	4.4	4.000	6.8	8.000	9.4
0.400	3.2	1.800	4.7	4.500	7.2	8.500	9.7
0.500	2.9	2.000	4.9	5.000	7.5	9.000	10.0
0.600	2.8	2.200	5.1	5.500	7.9	9.500	10.2
0.800	3.2	2.400	5.3	6.000	8.2		
1.000	3.6	2.600	5.5	6.500	8.5		

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Catherine House Old Harborough Road Brixworth NN6 9BX	Harlands SW Network	
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Storage Structures for Storm

Porous Car Park Manhole: 5, DS/PN: 1.004

Infiltration Coefficient Base (m/hr)	0.00000	Width (m)	4.8
Membrane Percolation (mm/hr)	1000	Length (m)	42.5
Max Percolation (l/s)	56.7	Slope (1:X)	40.0
Safety Factor	2.0	Depression Storage (mm)	5
Porosity	0.30	Evaporation (mm/day)	3
Invert Level (m)	46.954	Membrane Depth (mm)	0

Cellular Storage Manhole: 6, DS/PN: 1.005

Invert Level (m)	46.595	Safety Factor	2.0
Infiltration Coefficient Base (m/hr)	0.00000	Porosity	0.95
Infiltration Coefficient Side (m/hr)	0.00000		

Depth (m)	Area (m ²)	Inf. Area (m ²)	Depth (m)	Area (m ²)	Inf. Area (m ²)
0.000	127.0	0.0	0.801	0.0	0.0
0.800	127.0	0.0			

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Micro Drainage		Network 2020.1.3	

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

Simulation Criteria

Areal Reduction Factor	1.000	Additional Flow - % of Total Flow	0.000
Hot Start (mins)	0	MADD Factor * 10m³/ha Storage	2.000
Hot Start Level (mm)	0	Inlet Coeffiecient	0.800
Manhole Headloss Coeff (Global)	0.500	Flow per Person per Day (l/per/day)	0.000
Foul Sewage per hectare (l/s)	0.000		

Number of Input Hydrographs	0	Number of Offline Controls	0	Number of Time/Area Diagrams	0
Number of Online Controls	1	Number of Storage Structures	2	Number of Real Time Controls	0

Synthetic Rainfall Details

Rainfall Model	FEH
FEH Rainfall Version	1999
Site Location	GB 532850 124750 TQ 32850 24750
C (1km)	-0.026
D1 (1km)	0.364
D2 (1km)	0.306
D3 (1km)	0.397
E (1km)	0.316
F (1km)	2.468
Cv (Summer)	1.000
Cv (Winter)	1.000

Margin for Flood Risk Warning (mm)	300.0
Analysis Timestep	2.5 Second Increment (Extended)
DTS Status	ON
DVD Status	ON
Inertia Status	ON

Profile(s)	Summer and Winter
Duration(s) (mins)	15, 30, 60, 120, 180, 240, 360, 480, 600, 720, 960, 1440, 2160, 2880, 4320, 5760, 7200, 8640, 10080
Return Period(s) (years)	1, 30, 100
Climate Change (%)	0, 40, 40

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)
1.000	1 15	Summer	1	+0%	100/15	Summer			52.227
1.001	2 15	Summer	1	+0%					48.760
1.002	3 15	Summer	1	+0%	100/15	Summer			47.495
1.003	4 15	Summer	1	+0%	30/15	Summer			47.140
1.004	5 15	Summer	1	+0%	100/60	Summer			47.010

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

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surcharge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)
1.005	6 180	Summer	1	+0%	30/15 Summer				46.717

PN	US/MH Name	Surcharged	Flooded	Half Drain		Pipe	Status	Level Exceeded
		Depth (m)	Volume (m³)	Flow / Cap.	Overflow (l/s)	Time (mins)		
1.005	6	-0.103	0.000	0.03		87	3.0	OK

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Catherine House Old Harborough Road Brixworth NN6 9BX		Harlands SW Network	
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Micro Drainage		Network 2020.1.3	



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

Simulation Criteria

Areal Reduction Factor	1.000	Additional Flow - % of Total Flow	0.000
Hot Start (mins)	0	MADD Factor * 10m³/ha Storage	2.000
Hot Start Level (mm)	0	Inlet Coefficient	0.800
Manhole Headloss Coeff (Global)	0.500	Flow per Person per Day (l/per/day)	0.000
Foul Sewage per hectare (l/s)	0.000		

Number of Input Hydrographs	0	Number of Offline Controls	0	Number of Time/Area Diagrams	0
Number of Online Controls	1	Number of Storage Structures	2	Number of Real Time Controls	0

Synthetic Rainfall Details

Rainfall Model	FEH
FEH Rainfall Version	1999
Site Location	GB 532850 124750 TQ 32850 24750
C (1km)	-0.026
D1 (1km)	0.364
D2 (1km)	0.306
D3 (1km)	0.397
E (1km)	0.316
F (1km)	2.468
Cv (Summer)	1.000
Cv (Winter)	1.000

Margin for Flood Risk Warning (mm)	300.0
Analysis Timestep	2.5 Second Increment (Extended)
DTS Status	ON
DVD Status	ON
Inertia Status	ON

Profile(s)	Summer and Winter
Duration(s) (mins)	15, 30, 60, 120, 180, 240, 360, 480, 600, 720, 960, 1440, 2160, 2880, 4320, 5760, 7200, 8640, 10080
Return Period(s) (years)	1, 30, 100
Climate Change (%)	0, 40, 40

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)
1.000	1	15 Summer	30	+40%	100/15 Summer				52.266
1.001	2	15 Summer	30	+40%					48.809
1.002	3	15 Summer	30	+40%	100/15 Summer				47.610
1.003	4	15 Summer	30	+40%	30/15 Summer				47.413
1.004	5	240 Summer	30	+40%	100/60 Summer				47.181

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Micro Drainage	Network 2020.1.3	

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

PN	US/MH Name	Surcharged Flooded		Flow / Overflow		Half Drain	Pipe	Status	Level Exceeded
		Depth (m)	Volume (m³)	Cap.	(l/s)	Time (mins)	Flow (l/s)		
1.000	1	-0.034	0.000	0.76			19.5	OK	
1.001	2	-0.066	0.000	0.60			27.8	OK	
1.002	3	-0.115	0.000	0.70			82.4	OK	
1.003	4	0.011	0.000	1.10			122.1	SURCHARGED	
1.004	5	-0.127	0.000	0.13		89	29.0	OK	



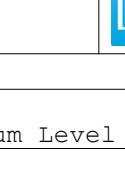
Micro
Drainage

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

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surcharge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)
1.005	6 240	Winter	30	+40%	30/15 Summer				47.181

PN	US/MH Name	Surcharged	Flooded			Half Drain	Pipe	Status	Level Exceeded
		Depth (m)	Volume (m³)	Flow / Cap.	Overflow (l/s)	Time (mins)	Flow (l/s)		
1.005	6	0.361	0.000	0.03		224	3.3	SURCHARGED	

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Catherine House Old Harborough Road Brixworth NN6 9BX		Harlands SW Network	
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Micro Drainage		Network 2020.1.3	



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

Simulation Criteria

Areal Reduction Factor	1.000	Additional Flow - % of Total Flow	0.000
Hot Start (mins)	0	MADD Factor * 10m³/ha Storage	2.000
Hot Start Level (mm)	0	Inlet Coefficient	0.800
Manhole Headloss Coeff (Global)	0.500	Flow per Person per Day (l/per/day)	0.000
Foul Sewage per hectare (l/s)	0.000		

Number of Input Hydrographs	0	Number of Offline Controls	0	Number of Time/Area Diagrams	0
Number of Online Controls	1	Number of Storage Structures	2	Number of Real Time Controls	0

Synthetic Rainfall Details

Rainfall Model	FEH
FEH Rainfall Version	1999
Site Location	GB 532850 124750 TQ 32850 24750
C (1km)	-0.026
D1 (1km)	0.364
D2 (1km)	0.306
D3 (1km)	0.397
E (1km)	0.316
F (1km)	2.468
Cv (Summer)	1.000
Cv (Winter)	1.000

Margin for Flood Risk Warning (mm)	300.0
Analysis Timestep	2.5 Second Increment (Extended)
DTS Status	ON
DVD Status	ON
Inertia Status	ON

Profile(s)	Summer and Winter
Duration(s) (mins)	15, 30, 60, 120, 180, 240, 360, 480, 600, 720, 960, 1440, 2160, 2880, 4320, 5760, 7200, 8640, 10080
Return Period(s) (years)	1, 30, 100
Climate Change (%)	0, 40, 40

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)
1.000	1	15 Summer	100	+40%	100/15 Summer				52.819
1.001	2	15 Summer	100	+40%					48.832
1.002	3	15 Summer	100	+40%	100/15 Summer				47.917
1.003	4	15 Summer	100	+40%	30/15 Summer				47.565
1.004	5	240 Winter	100	+40%	100/60 Summer				47.559

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Catherine House Old Harborough Road Brixworth NN6 9BX	Harlands SW Network	
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File 82960 - HARLANDS - SW NE...	Checked by	
Micro Drainage	Network 2020.1.3	

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

PN	US/MH Name	Surcharged Flooded		Flow / Overflow		Half Drain	Pipe	Status	Level Exceeded
		Depth (m)	Volume (m³)	Cap.	(l/s)	Time (mins)	Flow (l/s)		
1.000	1	0.519	0.000	1.06			27.2	SURCHARGED	
1.001	2	-0.043	0.000	0.84			39.2	OK	
1.002	3	0.192	0.000	1.04			122.8	SURCHARGED	
1.003	4	0.163	0.000	1.67			185.1	SURCHARGED	
1.004	5	0.251	0.000	0.11		92	25.1	SURCHARGED	



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Drainage

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

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surcharge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)
1.005	6 240	Winter	100	+40%	30/15 Summer				47.579

PN	US/MH Name	Surcharged	Flooded	Flow / Cap.	Overflow (l/s)	Half Drain	Pipe	Status	Level Exceeded
		Depth (m)	Volume (m³)			Time (mins)	Flow (l/s)		
1.005	6	0.759	0.000	0.03		369	3.5	SURCHARGED	

APPENDIX IV

MID SUSSEX DISTRICT COUNCIL CORRESPONDENCE

Dan Eddon

From: Scott Wakely <Scott.Wakely@midsussex.gov.uk>
Sent: 12 January 2021 10:33
To: Chlo   Grimsley
Cc: Natalie James; Tony Johnson; 'Kevin.Macknay@westsussex.gov.uk'
Subject: RE: Harlands Road, Haywards Heath RH16 1LS

Follow Up Flag: Follow up
Flag Status: Completed

Hello Chlo  ,

I need to clarify that the buffer should be a minimum of 2.5m from the outer edge of the culvert, not 5m as stated below.

Kind regards,

Scott Wakely
Drainage Engineer
Mid Sussex District Council
01444 477 005
Scott.wakely@midsussex.gov.uk

CORONAVIRUS

WASH YOUR HANDS MORE OFTEN FOR 20 SECONDS

Use soap and water or a hand sanitiser when you:

- Get home or into work
- Blow your nose, sneeze or cough
- Eat or handle food



KEEP YOUR DISTANCE – NO CLOSER THAN 2 metres

Protect yourself & others
For more information go to nhs.uk/coronavirus

From: Scott Wakely
Sent: 12 January 2021 10:25

To: Chloé Grimsley <Chloe.Grimmsley@curtins.com>

Cc: Natalie James <Natalie.James@midsussex.gov.uk>; Tony Johnson <Tony.Johnson@midsussex.gov.uk>; 'Kevin.Macknay@westsussex.gov.uk' <Kevin.Macknay@westsussex.gov.uk>

Subject: RE: Harlands Road, Haywards Heath RH16 1LS

Hello Chloé,

Thank you for contacting us about the culvert that runs through this site.

Yes, this is a MSDC owned culvert. The orange targets in the below image are gps points of the manholes, so the blue line shows an approximate position of the 535mm diameter culvert as it runs from south to north through the site.



We would required that a 5m buffer, from the outer edge of the culvert would remain clear from any construction (excluding road surface or similar) to ensure safe working access in the event of maintenance and replacement. It could be possible to divert the culvert. But this would need to be undertaken to the standards we set, it would need to be shown that there would be no detriment to the flow, the work would need to be checked and inspected by a third-party engineer (paid for by the developer), there may have to be a temporary legal agreement for the developer to work on the culvert (possibly paid for by the developer?), and it would have to have a post construction cctv survey (also paid for by the developer).

We would accept connection to this culvert. But this would need to be from an attenuated surface water system with a flow control restricted to QBar of the impermeable area that it serves (This would actually be controlled under Planning). We would also require an Ordinary Watercourse Consent application is made for the connection and any diversion of the culvert, if necessary.

This system was surveyed by us Summer 2020. I can forward you the report if required.

We do not have any meaningful data of invert levels of this system, so we would expect the developer to survey this at an early stage to ensure no adverse loads are placed upon the culvert and that the 5m buffer is identified.

I hope the above is of some help to you. I am happy to discuss this further if required.

Kind regards,

Scott Wakely

Drainage Engineer
Mid Sussex District Council
01444 477 005
Scott.wakely@midsussex.gov.uk

CORONAVIRUS

WASH YOUR HANDS MORE OFTEN FOR 20 SECONDS

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- Blow your nose, sneeze or cough
- Eat or handle food



KEEP YOUR DISTANCE – NO CLOSER THAN 2 metres

Protect yourself & others
For more information go to nhs.uk/coronavirus

From: Chloé Grimsley <Chloe.Grimmsley@curtins.com>
Sent: 08 January 2021 14:26
To: Scott Wakely <Scott.Wakely@midsussex.gov.uk>
Subject: FW: Harlands Road, Haywards Heath RH16 1LS
Importance: High

Good Afternoon Scott,

West Sussex LLFA have provided your contact details, hopefully you may be able to advise on my queries below.

Kind Regards,
Chloé

Chloé Grimsley Principal Engineer
Curtins
T. 0161 236 2394 | chloe.grimsley@curtins.com

From: Chloé Grimsley
Sent: 07 January 2021 11:11
To: flooding@midsussex.gov.uk; drainage@midsussex.gov.uk
Subject: FW: Harlands Road, Haywards Heath RH16 1LS
Importance: High

Good Morning Sir/Madam,

I have been advised to send my enquiry via email, however please give me a call on 07951 825 697 if anything is unclear.

We are currently preparing the proposed drainage documentation for a planning application for development at the above site. I have attached a site location plan for your information.
The site is currently occupied by surface level car parking and we are currently investigating the current drainage provision on the site, although we assume there may be positive surface water discharge based on the presence of channels and manhole covers on site.

I have been liaising with Kevin Macknay at West Sussex – please see correspondence below. However, we have obtained records of a 535mm culverted watercourse (see extract attached) crossing through the site, however Kevin has advised that this as a public sewer.
We have obtained the SW sewer records and this is not recorded as a sewer and the public network appears to terminate at the site connect to the culvert.

Please could you review any data you have of this watercourse, particularly:

- Any survey/data on this watercourse.
- Any flood data for the watercourse.
- Advice on any easements, build over requirements, land drainage consent.
- Potential to connect to the watercourse if required.

Please could you confirm if you hold any additional flood risk or drainage historic information for the site or surrounding area.

If you require any further information, please let me know.

Kind Regards,
Chloé

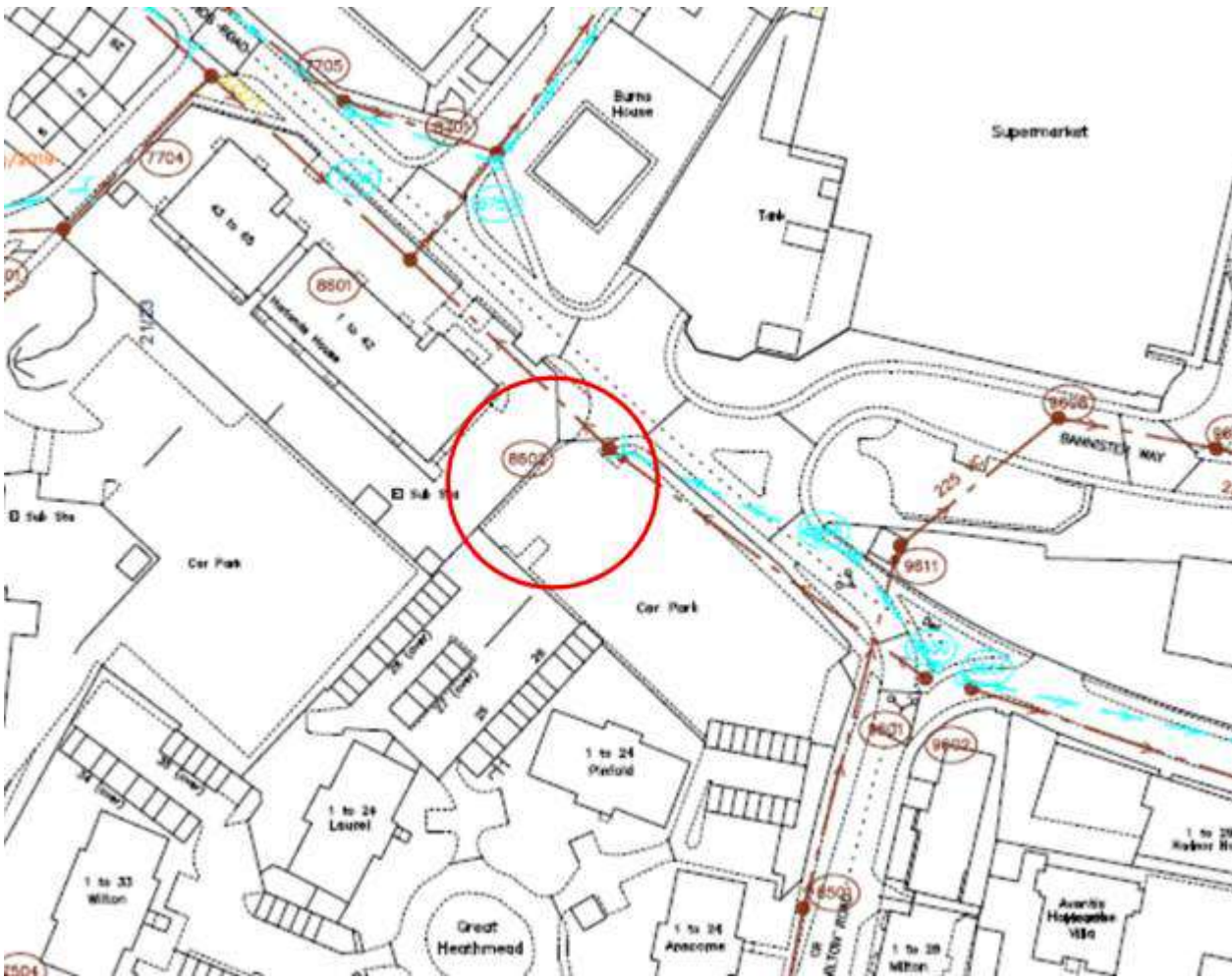
Chloé Grimsley Principal Engineer
Curtins
T. 0161 236 2394 | chloe.grimsley@curtins.com

From: Chloé Grimsley
Sent: 08 December 2020 21:42
To: Flood Risk Management <FloodRiskManagement@westsussex.gov.uk>
Subject: RE: Harlands Road, Haywards Heath RH16 1LS
Importance: High

Hi Kevin,

Thank you for you response to my queries in relation to the above site, the information is very useful.

With regards to the Culverted watercourse within the site, we have obtained the records from Southern Water and this doesn't show the watercourse on the records. The records show that the surface water sewer terminates at the watercourse chamber.
See below Southern Water records extract.



The watercourse records we have are Mid-Sussex records (attached) - is there a contact at Mid-Sussex who may be able to assist?

Kind Regards,
Chloé

Chloé Grimsley Principal Engineer
Curtins
T. 0161 236 2394 | chloe.grimsley@curtins.com

From: Kevin Macknay <kevin.macknay@westsussex.gov.uk> **On Behalf Of** Flood Risk Management
Sent: 30 November 2020 15:52
To: Chloé Grimsley <Chloe.Grimmsley@curtins.com>
Subject: RE: Harlands Road, Haywards Heath RH16 1LS

Chloé,

Further to your recent email regarding the above development.

Please confirm if you hold any further information on this watercourse, particularly:

- Any survey/data on this watercourse – attached is a plan showing that the existing sewer in the area. This includes what you refer to as the culverted watercourse, which is in fact a Southern Water surface water sewer.

- Any flood data for the watercourse – attached is a plan showing the existing surface water flood risk for the area for 1 in 30 and 1 in 100 storm events.
- Advice on any easements, build over requirements, land drainage consent – as this is a Southern Water sewer you will need to speak to them regarding easements and building over.
- Potential to connect to the watercourse if required – as this is a Southern Water sewer you will need to speak to them regarding connections to this sewer.

It would appear, based on the existing mapping, that our existing highway gullies connect to the existing Southern Water sewer along Harlands Road.

For your information the technical review of any drainage design will be carried out by Mid-Sussex District Council.

Below is a link to our current ‘West Sussex LLFA Policy for the Management of Surface Water’ which provides guidance for designers re. our requirements regarding surface water design etc.:

[https://www.westsussex.gov.uk/media/12230/ws llfa policy for management of surface water.pdf](https://www.westsussex.gov.uk/media/12230/ws_llfa_policy_for_management_of_surface_water.pdf)

Regards,

Kevin

Kevin Macknay
Flood Risk Management – Team Leader
Highways, Transport and Planning
Place Services
West Sussex County Council

 CALL  IM  EMAIL

Location: Western Area Office, Drayton Lane, Nr. Chichester, West Sussex. PO20 2AJ.
Contact: **Internal:** 26429 | **External:** +44 (0)330 222 6429 | **Mobile:** +44 (0)7540 641819
E-mail: kevin.macknay@westsussex.gov.uk

[Report a problem with a road or pavement](#) or [raise a highways related enquiry](#)

Follow us at  [@WSHighways](#)

From: Chloé Grimsley <Chloe.Grimley@curtins.com>
Sent: 13 November 2020 14:48
To: Flood Risk Management <FloodRiskManagement@westsussex.gov.uk>
Subject: Harlands Road, Haywards Heath RH16 1LS
Importance: High

Good Afternoon Sir/Madam,

We are currently preparing the proposed drainage documentation for a planning application for development at the above site. I have attached a site location plan for your information.
The site is currently occupied by surface level car parking and we are currently investigating the current drainage provision on the site, although we assume there may be positive surface water discharge based on the presence of channels and manhole covers on site.

We have received some basic sewer information confirming there is a 150mm foul and 150mm surface water public sewers along the north-east boundary within Harlands Road. We have also received an extract of a mapped culverted watercourse (535mm) which crosses the site - see attached.
Please could you confirm if you hold any further information on this watercourse, particularly:

- Any survey/data on this watercourse.
- Any flood data for the watercourse.

- Advice on any easements, build over requirements, land drainage consent.
- Potential to connect to the watercourse if required.

Please could you also confirm the current policy for surface water discharge from new developments? Is there a brownfield flow reduction or greenfield flow we need to achieve?

Please could you confirm if you hold any additional flood risk or drainage historic information for the site or surrounding area.

If you require any further information, please let me know.

Kind Regards,
Chloé

Chloé Grimsley
Principal Engineer
T. 0161 236 2394
chloe.grimsley@curtins.com

Merchant Exchange
17-19 Whitworth Street West
Manchester M1 5WG



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APPENDIX V

SOUTHERN WATER CORRESPONDENCE



Chloe Grimsley
Curtins
Merchant Exchange
17-19 Whitworth Street West
Manchester
M1 5WG

Your ref

Our ref
DS_CC_PPE-122757

Date
19 February 2021

Contact
Tel 0330 303 0119

Dear Ms Grimsley,

Level 1 Capacity Check Enquiry: NCCP Car Park, Harlands Road, Haywards Heath, West Sussex, RH16 1LS.

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

Foul Water

There is currently inadequate capacity within the foul sewerage network to accommodate a foul flow of **0.58 l/s** for the above development at manhole reference TQ3224**8602**. The proposed development would increase flows to the public sewerage system which may increase the risk of flooding to existing properties and land. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. 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 TQ3123**9901** which is located approximately **1.2 km** South West of the proposed development site.

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: southernwater.co.uk/developing-building/connection-charging-arrangements



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/

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.

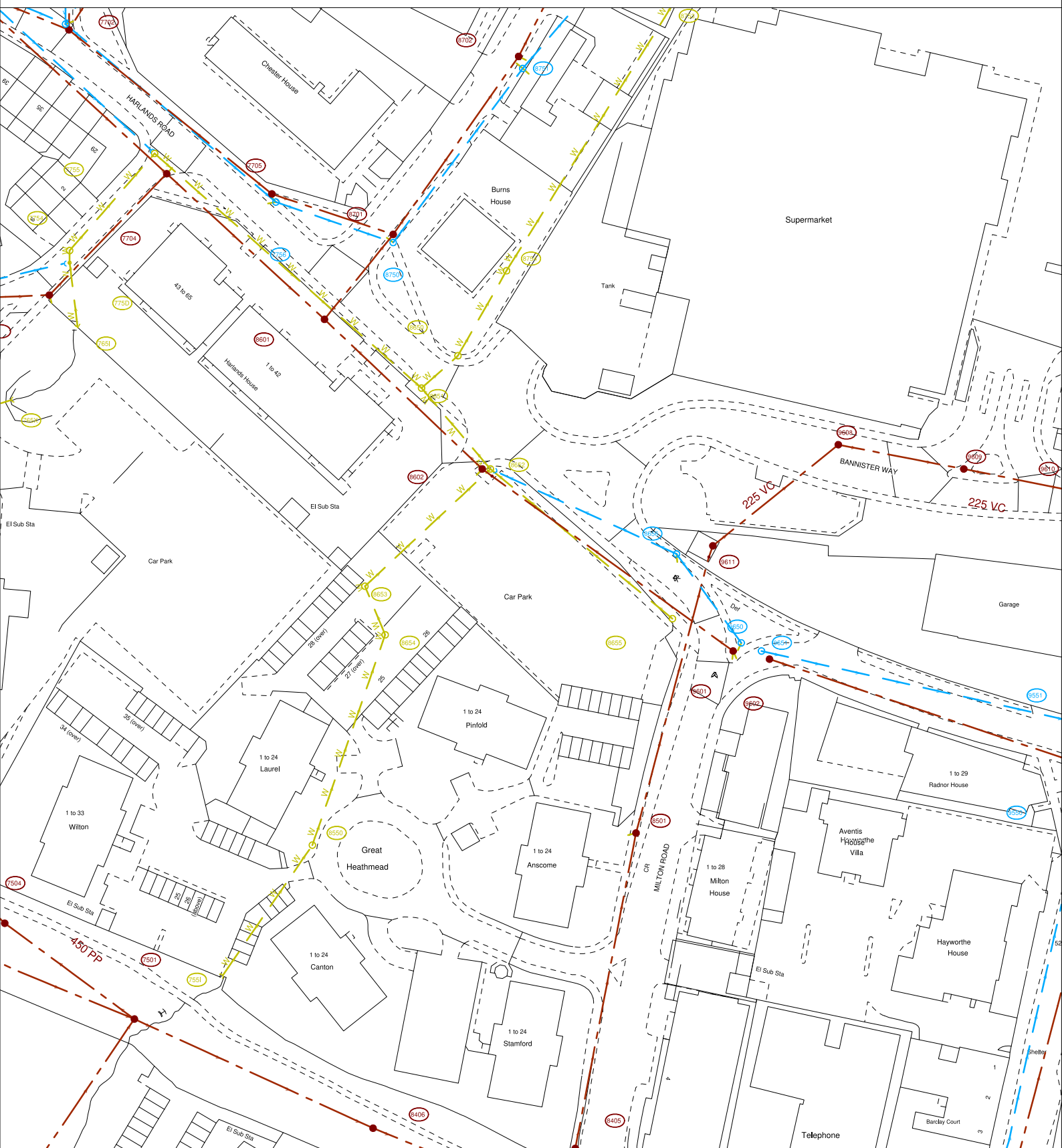
Should it be necessary to contact us please quote our above reference number relating to this application by email at southernwaterplanning@southernwater.co.uk

Yours sincerely,



Joff Edevane
Growth Planning Lead
Business Channels

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: TQ3224NE

Scale: 1:1250

Sewer Plot

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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



Printed By: Mercy

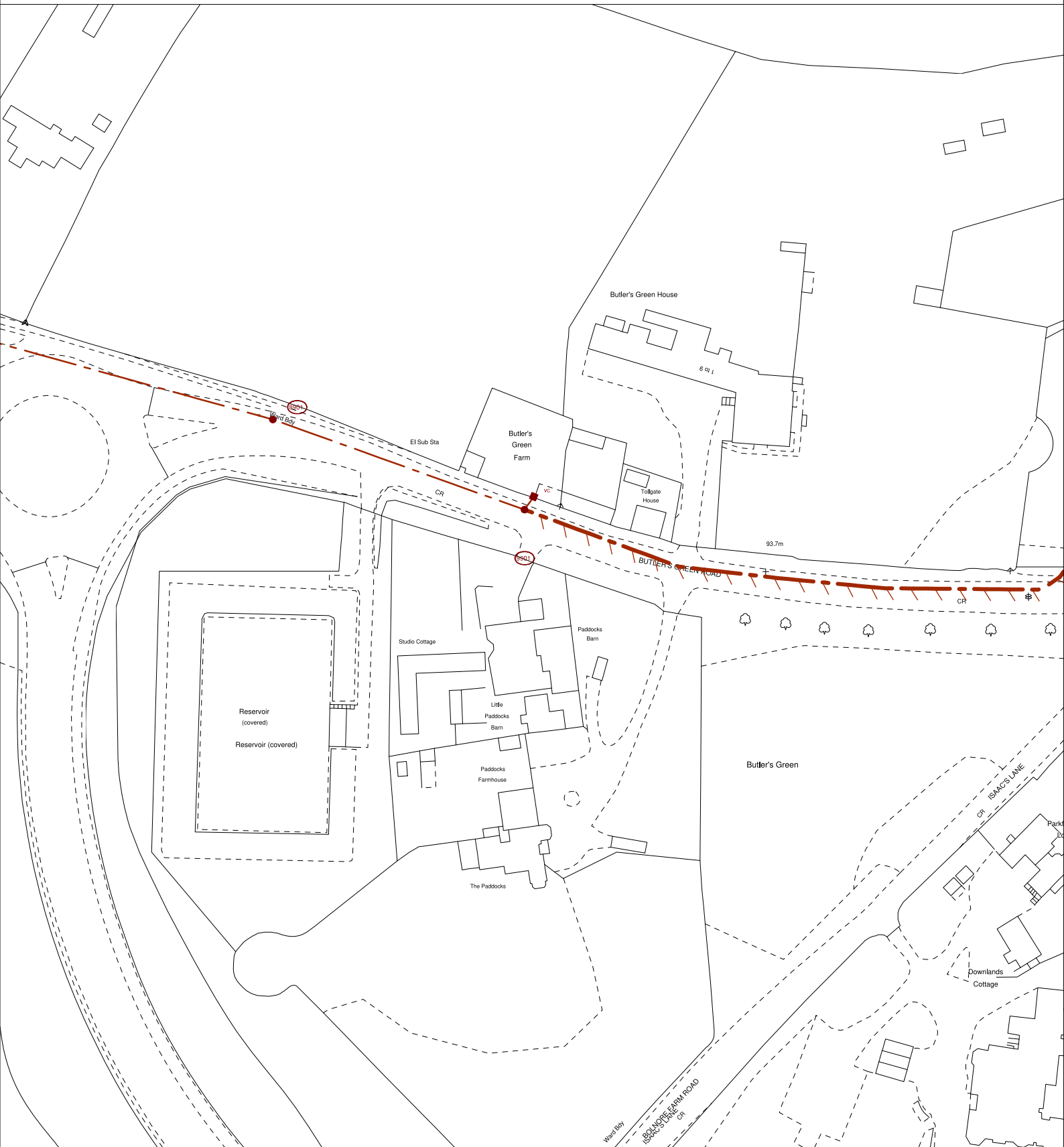
Date: 8-2-2021

Site Plan

Requested By:



SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: TQ3123NE

Scale: 1:1250

Sewer Plot

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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MH9901

Requested By: