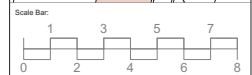




Material Key [Provisional]

- 1- Vandersanden Maltings Antique, Flemish Bond.
- 2- Vandersanden Corn. Stock Bond, Recessed.
- 3- Standing Seam Aluminium Cladding, Dark Grey, RAL 7016.
- 4- New aluminium double glazed windows, cills & trickle vents. Casement, Clear Glass, Dark Grey, RAL 7016
- 5- New aluminium double glazed windows, cills & trickle vents. Casement, Obscure Glass, Dark Grey, RAL 7016
- 6- New aluminium double glazed doors & cills. Sliding, Clear Glass, Dark Grey, RAL 7016
- 7- New aluminium double glazed main entrance doors, cills and side lights. Side Hung doors. Clear Glass, Dark Grey, RAL 7016
- 8- Aluminium rainwater hoppers and square downpipes.
- 9- Aluminium Cladding Main Entrance Canopy Fascias and Soffit, Dark Grey, RAL 7016
- 10- Dark grey aluminium parapet capping
- 11- Steel Guardings and Handrails, Dark Grey, RAL 7016. Height min. 1100mm from FFL
- 12- Aluminium Cladding to Balcony Fascias and Soffits, Dark Grey, RAL 7016
- 13- Fire-Rated Toughened Glass Guardings and Steel Handrails, Dark Grey, RAL 7016 (handrails). Height min. 1100mm from FFL
- 14- New curtain wall glazing to main staircase, Aluminium profiles & cill, Dark Grey, RAL 7016
- 15 - Aluminium Privacy Screen. Height min. 1.8m, Dark Grey, RAL 7016
- 16 - PPC Alu. Frame - Black Panel Louvers

E-02 East Elevation 1:100

[illegible]

Project:
Proposed Development at Land to Rear of 25-27 Perrymount
Road, Haywards Heath

Drawing Title:
East and West Elevations

Drawing Reference:
1079-INK-EL-PMR-DR-A-01007

Scale: As Shown @ A1 Drawn by: DG

Status/Revision: Prelim. / P03 Checked by: DN

Date: May 2025 Issued by: DG

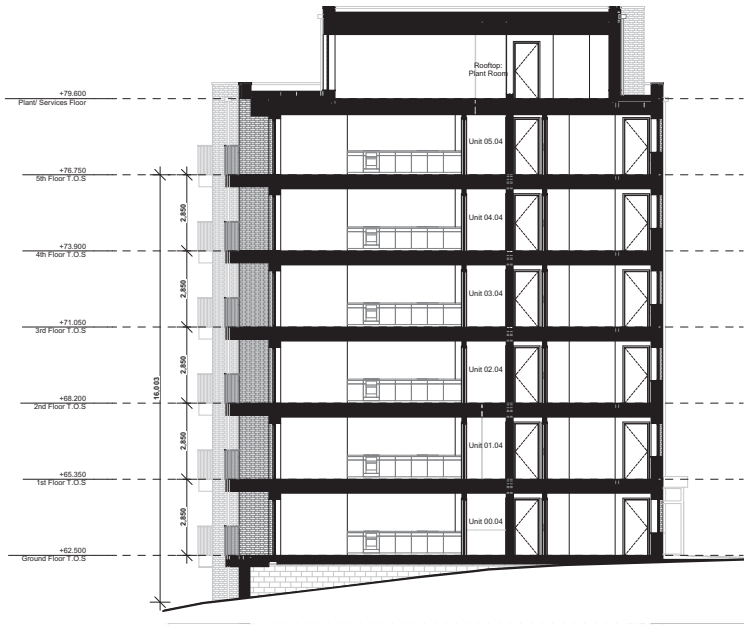
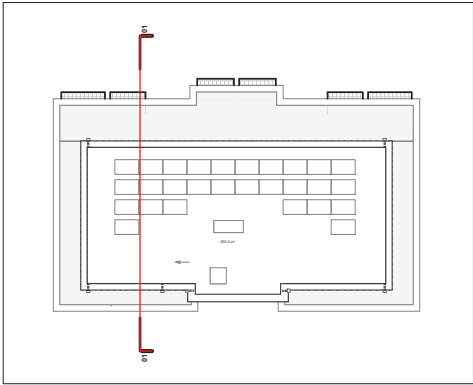
inkDRAWN
ARCHITECTURE

Windermere House, 47 New Walk, Leicester, LE1 6TE

 0116 2555114  www.inkdrawn.com  mail@inkdrawn.com

All dimensions to be checked on site. Do not scale off drawing. This drawing is the copyright of inkdrawn Global Ltd, and not to be reproduced without their permission.
inkdrawn: Global Ltd trading as inkdrawn.

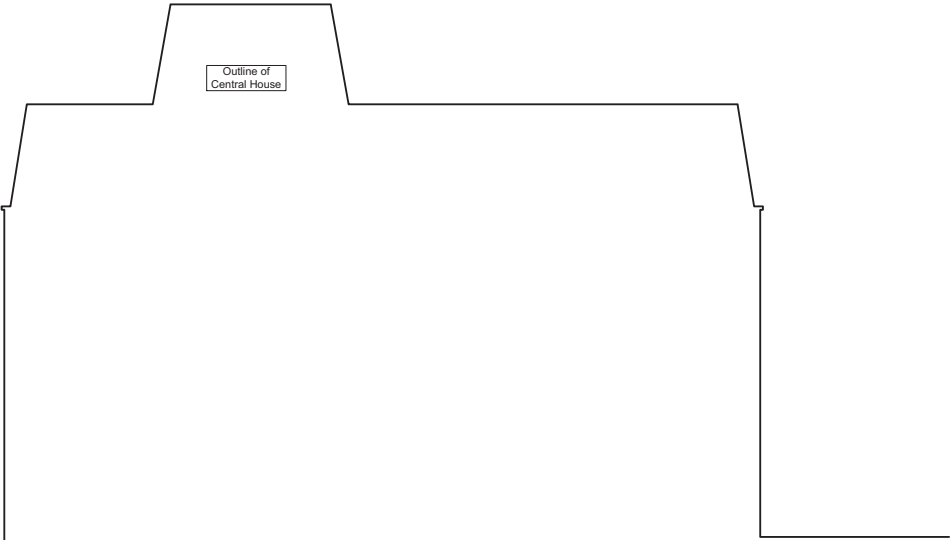
Proposed East and West Elevations



S3_S1

Section One

1:100



Proposed Proposed Section 1

REV	DATE	NOTES
PD1	15/05/25	First Issue: Initial Stage 3
PD2	21/05/25	Access doors and Handrail omitted
PD3	22/05/25	Adjustment to rooftop vent openings

ADDITIONAL NOTES

Site Ref:

inkDRAWN
ARCHITECTURE

Windermere House, 47 New Walk, Leicester, LE1 6TE
0116 2555114 | www.inkdrawn.com | mail@inkdrawn.com

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Project:
Proposed Development at Land to Rear of 25-27 Perry Mount Road, Haywards Heath

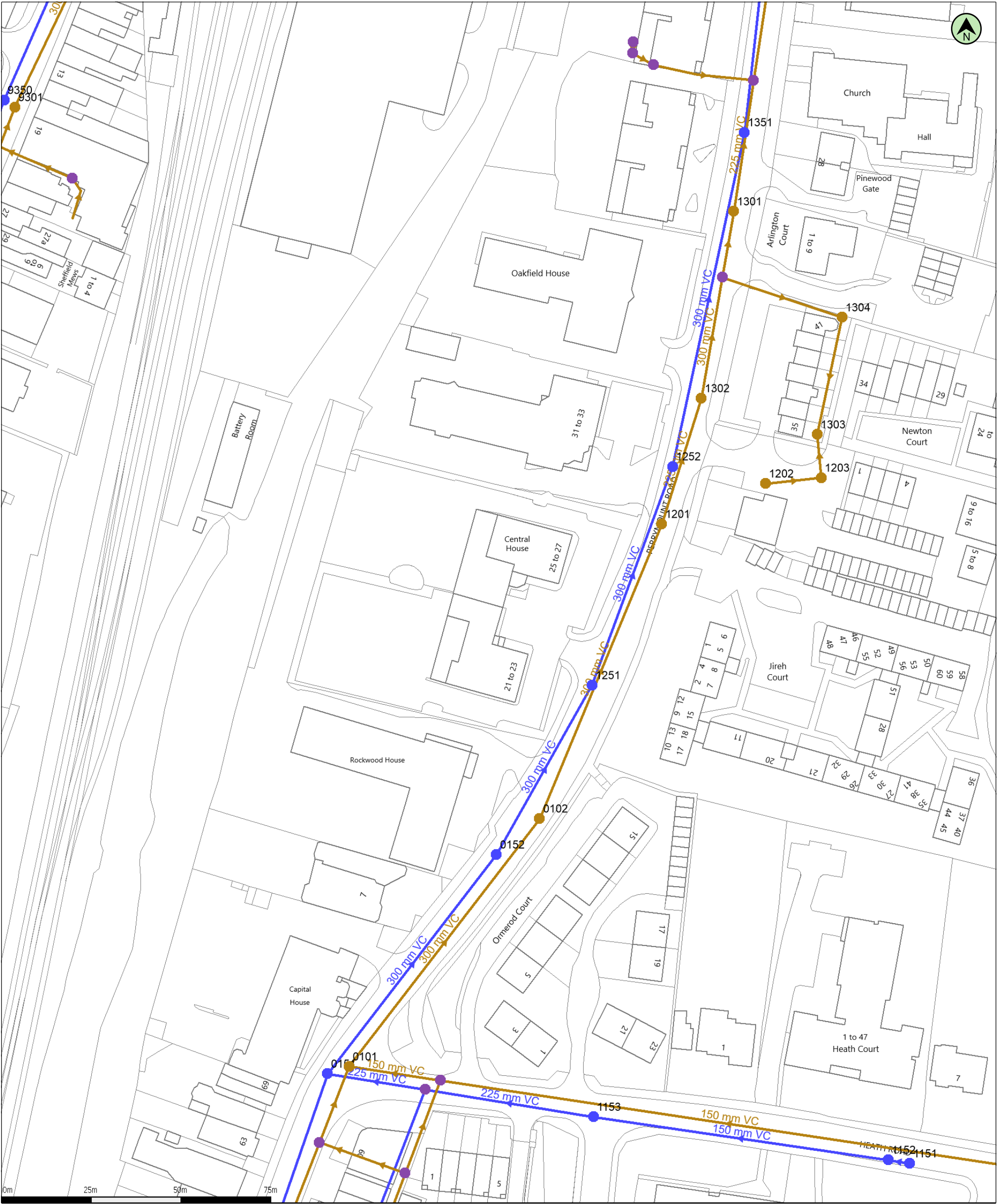
Drawing Title:
Proposed Section 1

Drawing Reference:
1079-INK-PMR-EL-DR-A-01009

Scale: As Shown @ A1
Status/Revision: Prelim / PD3
Date: May 2025

Drawn by: DG
Checked by: DN
Issued by: DG

Appendix C



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Data updated: 16/06/22

Scale: 1:1000
Map Centre: 533075,124259

Date: 30/06/22
Our Ref: 890237 - 1

Wastewater Plan A3
Powered by digdat

julian@jmenviro.co.uk

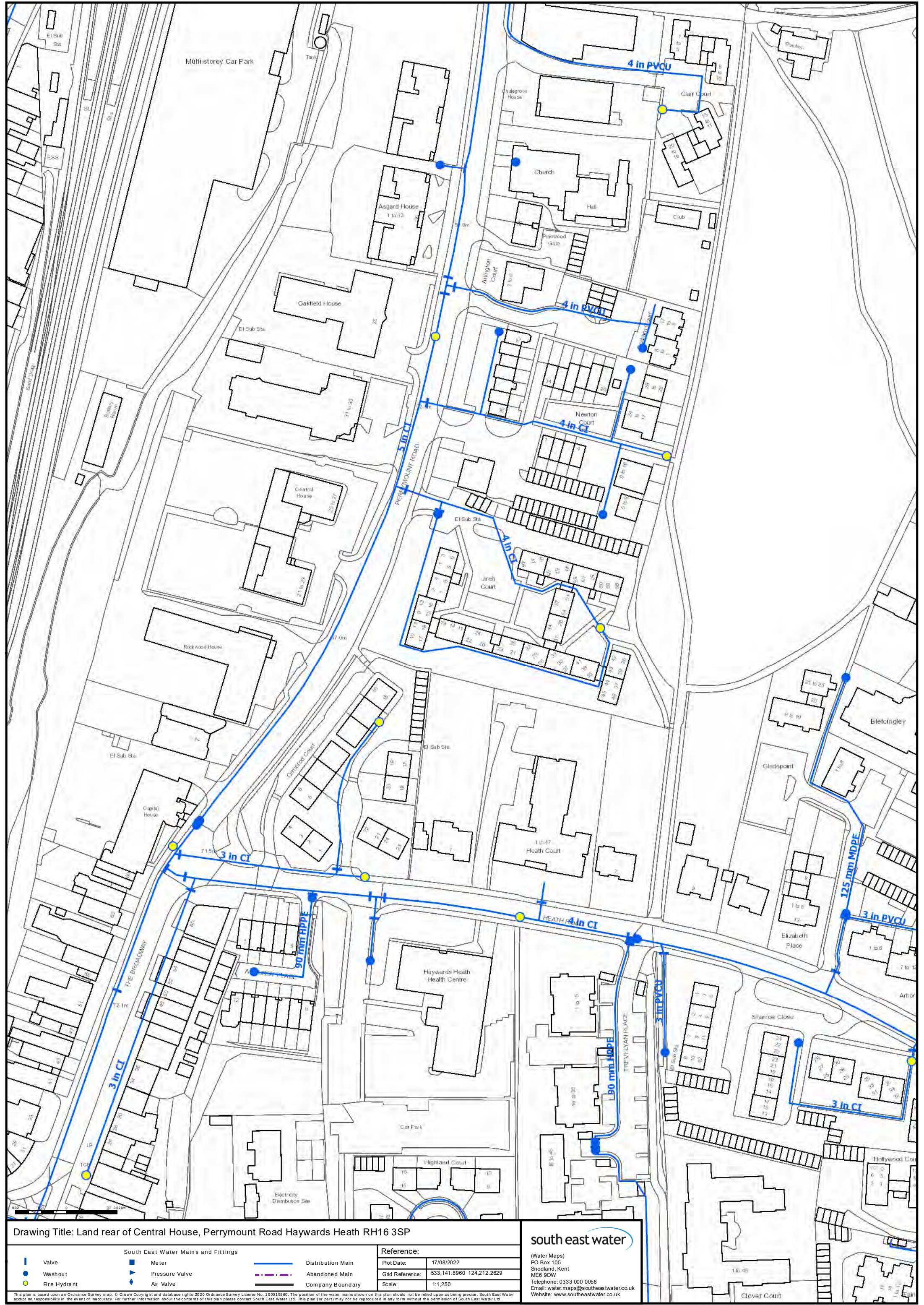
Central House



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. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2022 Ordnance Survey 100031673. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

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



Drawing Title: Land rear of Central House, Perrymount Road Haywards Heath RH16 3SP

South East Water Mains and Fittings			
	Valve		Distribution Main
	Washout		Abandoned Main
	Fire Hydrant		Company Boundary
	Meter		
	Pressure Valve		
	Air Valve		

(Water Maps)
PO Box 105
Snodland, Kent
ME6 9DW
Telephone: 0333 000 0058
Email: water.maps@southeastwater.co.uk
Website: www.southeastwater.co.uk

Reference:	
Plot Date:	17/08/2022
Grid Reference:	533,141.8960 124,212.2629
Scale:	1:1,250

This plan is based upon an Ordnance Survey map. © Crown Copyright and database rights 2020 Ordnance Survey License No. 100019560. The position of the water mains shown on this plan should not be relied upon as being precise. South East Water accept no responsibility in the event of inaccuracy. For further information about the contents of this plan please contact South East Water Ltd. This plan (or part) may not be reproduced in any form without the permission of South East Water Ltd.

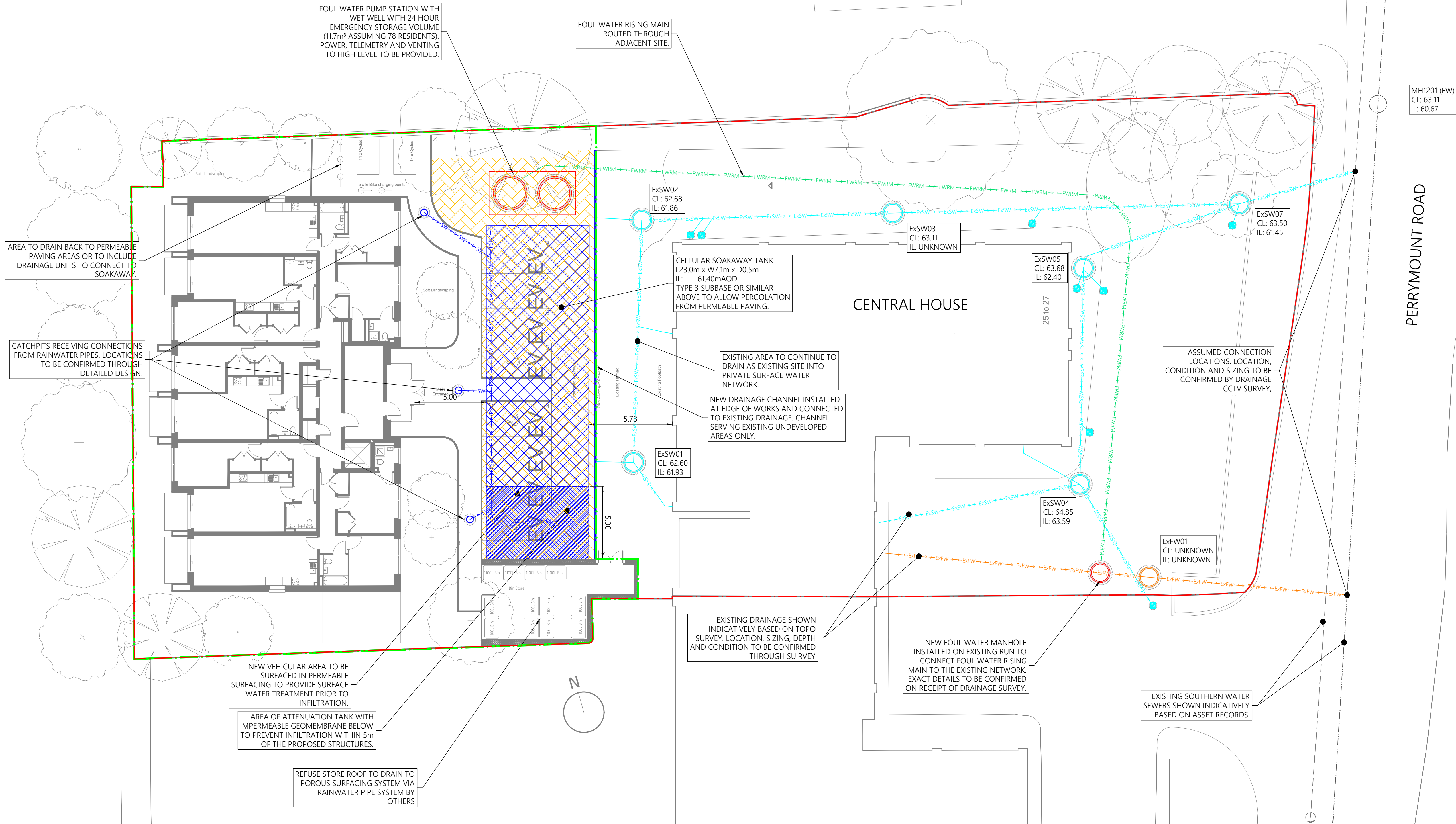
Appendix D



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NOTES:

- DO NOT SCALE FROM THIS DRAWING. ONLY FIGURED
- DIMENSIONS ARE TO BE USED.
- ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.
- ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
ALL RELEVANT ARCHITECTS AND ENGINEERS
DRAWINGS AND SPECIFICATIONS.
- PROPOSED DEVELOPMENT IS LOCATED AT
APPROXIMATE NATIONAL GRID REFERENCE
533075,124259.
- ALL EXTERNAL TRAFFICKED AREAS ARE TO BE DRAINED
INTO THE PERMEABLE PAVING PARKING BAYS FOR
TREATMENT PRIOR TO DISCHARGE INTO THE GROUND.
- THE EXISTING SITE IS DRAINED VIA EXISTING
SOAKAWAYS HOWEVER NO INFILTRATION RATES ARE
AVAILABLE. THE SURFACE WATER SOAKAWAY DESIGN
IS BASED ON A CONSERVATIVE INFILTRATION RATE OF
1x10-6m/s. THE SOAKAWAY SIZING AND SUITABILITY
SHOULD BE REVIEWED AND CONFIRMED BY A SITE
INVESTIGATION INCLUDING INFILTRATION TESTING IN
ACCORDANCE WITH BRE365. REFER TO THE DRAINAGE
STRATEGY DOCUMENT FOR FURTHER DETAILS.
- FOUL WATER DISCHARGE LOCATIONS AND RATES ARE
SUBJECT TO APPROVAL BY THE SEWERAGE
UNDERTAKER.
- INITIAL SITE SURVEYS INDICATE THAT A GRAVITY FOUL
WATER CONNECTION TO THE SOUTHERN WATER
SEWER NETWORK IS NOT FEASIBLE. A NEW PRIVATE
FOUL WATER PUMP STATION IS PROPOSED. THIS PUMP
STATION HAS BEEN LOCATED AS FAR AS PRACTICABLE
FROM THE EXISTING AND PROPOSED BUILDINGS. 24
HOUR STORAGE FOR THE DEVELOPMENT IN LINE WITH
BUILDING REGULATIONS PART H.
- ALL EXISTING DRAINAGE INVERT LEVELS ARE TO BE
CONFIRMED ONSITE PRIOR TO CONSTRUCTION. IF
LEVELS ARE DIFFERENT TO THAT ASSUMED THEN THE
DRAINAGE MAY NEED TO BE UPDATED OR PUMPING
STATIONS PROVIDED.
- PERMITTED DISCHARGE RATES AND STORAGE
VOLUMES ARE INDICATIVE ONLY AND ARE TO BE
CONFIRMED AS THE DESIGN DEVELOPS AND MORE
DETAILED HYDRAULIC MODELLING IS UNDERTAKEN.



P02	04/06/2026	REVISED TO UPDATED LAYOUT	AOR	AP
P01	22/08/2022	PRELIMINARY ISSUE	AOR	AP
REV	DATE	DESCRIPTION	DRN	APP

STATUS:

PRELIMINARY ISSUE

PREPARED IN PARTNERSHIP BETWEEN

JM Enviro Limited
Environmental Consulting
Water, Air & Land
WWW.JMENVIRO.CO.UK

CUBE CONSULTING ENGINEERS
WWW.CONSULTTHECUBE.CO.UK

CLIENT
LTRO PERRYMOUNT LIMITED

PROJECT
CENTRAL HOUSE WESTERN ANNEX
BUILDING, HAYWARDS HEATH

DRAWING TITLE
PROPOSED BELOW GROUND DRAINAGE
SITE PLAN

JOB NO.	DATE			SCALE	
1100	04/08/2022			1:150	
DRN	DES	CHK	APP		
AOR	AOR	AP	JM		
DRAWING NUMBER				REV	
P261-1100-C-DR-0100				P02	

Cube Consulting Engineers		Page 1
24 Carronade Court London N7 8EP	Perrymount Road Haywards Heath Proposed Soakaway Calcs	
Date 03/06/2026 File HAYWARDS HEATH SOAKAWAY...	Designed by AOR Checked by	
Innovyze	Network 2020.1.3	

STORM SEWER DESIGN by the Modified Rational Method

Design Criteria for Storm

Pipe Sizes STANDARD Manhole Sizes STANDARD

FEH Rainfall Model		
Return Period (years)		100
FEH Rainfall Version		2013
Site Location	GB 533075 124275 TQ 33075 24275	
Data Type		Point
Maximum Rainfall (mm/hr)		50
Maximum Time of Concentration (mins)		30
Foul Sewage (l/s/ha)		0.000
Volumetric Runoff Coeff.		1.000
PIMP (%)		100
Add Flow / Climate Change (%)		0
Minimum Backdrop Height (m)		0.200
Maximum Backdrop Height (m)		1.500
Min Design Depth for Optimisation (m)		1.200
Min Vel for Auto Design only (m/s)		1.00
Min Slope for Optimisation (1:X)		500

Designed with Level Soffits

Time Area Diagram for Storm

Time (mins)	Area (ha)	Time (mins)	Area (ha)
0-4	0.075	4-8	0.011

Total Area Contributing (ha) = 0.086

Total Pipe Volume (m³) = 0.216

Cube Consulting Engineers		Page 2
24 Carronade Court London N7 8EP	Perrymount Road Haywards Heath Proposed Soakaway Calcs	
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Innovyze	Network 2020.1.3	

Area Summary for Storm

Pipe Number	PIMP Type	PIMP Name	PIMP (%)	Gross Area (ha)	Imp. Area (ha)	Pipe Total (ha)
1.000	-	-	100	0.046	0.046	0.046
1.001	-	-	100	0.000	0.000	0.000
1.002	-	-	100	0.040	0.040	0.040
				Total	Total	Total
				0.086	0.086	0.086

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24 Carronade Court London N7 8EP	Perrymount Road Haywards Heath Proposed Soakaway Calcs	
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Innovyze	Network 2020.1.3	

Online Controls for Storm

Pump Manhole: 3, DS/PN: 1.002, Volume (m³): 1.0

Invert Level (m) 61.675

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

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24 Carronade Court London N7 8EP	Perrymount Road Haywards Heath Proposed Soakaway Calcs	
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Innovyze	Network 2020.1.3	

Storage Structures for Storm

Complex Manhole: 3, DS/PN: 1.002

Cellular Storage

Invert Level (m) 61.675 Safety Factor 2.0
 Infiltration Coefficient Base (m/hr) 0.00360 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	160.0	125.0	0.501	0.0	125.0
0.500	160.0	125.0			

Porous Car Park

Infiltration Coefficient Base (m/hr)	0.00000	Width (m)	10.0
Membrane Percolation (mm/hr)	1000	Length (m)	23.0
Max Percolation (l/s)	63.9	Slope (1:X)	0.0
Safety Factor	2.0	Depression Storage (mm)	5
Porosity	0.30	Evaporation (mm/day)	3
Invert Level (m)	61.900	Membrane Depth (mm)	0

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24 Carronade Court London N7 8EP	Perrymount Road Haywards Heath Proposed Soakaway Calcs	
Date 03/06/2026 File HAYWARDS HEATH SOAKAWAY...	Designed by AOR Checked by	
Innovyze	Network 2020.1.3	

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

Synthetic Rainfall Details

Rainfall Model FEH
 FEH Rainfall Version 2013
 Site Location GB 533075 124275 TQ 33075 24275
 Data Type Point
 Cv (Summer) 1.000
 Cv (Winter) 1.000

Margin for Flood Risk Warning (mm) 300.0 DVD Status OFF
 Analysis Timestep Fine Inertia Status OFF
 DTS Status ON

Profile(s) Summer and Winter
 Duration(s) (mins) 15, 30, 60, 120, 240, 360, 480, 960, 1440
 Return Period(s) (years) 2, 30, 100
 Climate Change (%) 40, 40, 45

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

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surcharge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)
1.000	1	15 Summer	2	+40%					62.100
1.001	2	1440 Summer	2	+40%	30/15 Summer				61.957
1.002	3	1440 Winter	2	+40%	2/240 Summer				61.956

Surcharged Flooded					Half Drain		Pipe		
PN	US/MH Name	Depth (m)	Volume (m³)	Flow / Cap.	Overflow (l/s)	Time (mins)	Flow (l/s)	Status	Level Exceeded
1.000	1	0.000	0.000	1.22			12.4	SURCHARGED*	
1.001	2	-0.003	0.000	0.05			1.2	OK	
1.002	3	0.131	0.000	0.00			0.0	SURCHARGED	

Cube Consulting Engineers		Page 6
24 Carronade Court London N7 8EP	Perrymount Road Haywards Heath Proposed Soakaway Calcs	
Date 03/06/2026 File HAYWARDS HEATH SOAKAWAY...	Designed by AOR Checked by	
Innovyze	Network 2020.1.3	

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

Simulation Criteria

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

Synthetic Rainfall Details

```
Margin for Flood Risk Warning (mm) 300.0      DVD Status OFF
      Analysis Timestep    Fine Inertia Status OFF
      DTS Status          ON
```

Profile(s)	Summer and Winter
Duration(s) (mins)	15, 30, 60, 120, 240, 360, 480, 960, 1440
Return Period(s) (years)	2, 30, 100
Climate Change (%)	40, 40, 45

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

PN	US/MH		Return Period	Climate Change	First (X) Surge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water
	Name	Storm							Level (m)
1.000	1	15 Summer	30	+40%					62.100
1.001	2	1440 Summer	30	+40%	30/15 Summer				62.122
1.002	3	1440 Winter	30	+40%	2/240 Summer				62.122

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)		
1.000	1	0.000	0.000	2.41			24.5	SURCHARGED*	
1.001	2	0.162	0.000	0.09			2.1	SURCHARGED	
1.002	3	0.297	0.000	0.00			0.0	SURCHARGED	

Cube Consulting Engineers

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24 Carronade Court

London

N7 8EP

Perrymount Road

Haywards Heath

Proposed Soakaway Calcs

Date 03/06/2026

File HAYWARDS HEATH SOAKAWAY...

Designed by AOR

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Innovyze

Network 2020.1.3

Micro Drainage

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 Storage Structures 1

Number of Online Controls 1

Number of Time/Area Diagrams 0

Number of Offline Controls 0

Number of Real Time Controls 0

Synthetic Rainfall Details

Rainfall Model FEH

FEH Rainfall Version 2013

Site Location GB 533075 124275 TQ 33075 24275

Data Type Point

Cv (Summer) 1.000

Cv (Winter) 1.000

Margin for Flood Risk Warning (mm) 300.0

DVD Status OFF

Analysis Timestep Fine

Inertia Status OFF

DTS Status ON

Profile(s) Summer and Winter

Duration(s) (mins) 15, 30, 60, 120, 240, 360, 480, 960, 1440

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

Climate Change (%) 40, 40, 45

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

US/MH

PN

Name

Storm

Return Period

Climate Change

First (X) Surcharge

First (Y) Flood

First (Z) Overflow

Overflow Act.

Water Level (m)

1.000

1

15 Summer

100

+45%

62.100

1.001

2

1440 Winter

100

+45%

30/15 Summer

62.391

1.002

3

1440 Winter

100

+45%

2/240 Summer

62.391

Surcharged Flooded

Half Drain Pipe

US/MH

PN

Name

Depth (m)

Volume (m³)

Flow / Overflow Cap.

Time (mins)

Flow (l/s)

Status

Level Exceeded

1.000

1

0.000

0.000

2.91

29.6 SURCHARGED*

1.001

2

0.431

0.000

0.08

1.8 FLOOD RISK

1.002

3

0.566

0.000

0.00

0.0 FLOOD RISK

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Appendix E

Joanne Fisher
Development Control
Mid Sussex District Council
Haywards Heath
West Sussex
RH16 1SS

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 05 May 2026

Dear Joanne

DM/26/0496 - Land To The R/o Central House, 25 Perrymount Road, Haywards Heath, West Sussex RH16 3XL

Thank you for your consultation on the above site, received on 21 April 2026. For this consultation, we have reviewed the following documents submitted:

- Flood Risk Assessment including Sustainable Drainage Strategy, JM Environmental , JME.261.CentralHouse.FRA_RevA, September 2022.

The LLFA object to this application. We are concerned over the level of detailed information with respect to the surface water drainage strategy. We accept that the FRA is acceptable and proportional to the application.

We will review our position upon receipt of sufficient evidence and or clarification of the following:

1. A sufficiently Detail Design plan that caters for the 1 in 100-year, plus 45% climate change storm event and follows the drainage hierarchy.
2. Evidence that a suitability sized surface water drainage system can be located on the site considering site constraints, including adjacent development's utilities and drainage.
3. Up to date CCTV/Drainage Survey may be required to demonstrate viability of any solution.
4. If discharge to a public sewer be proposed then the following information will be required:
 - I. Evidence that alternative more sustainable means have been considered
 - II. Evidence that Southern Water have agreed, in principle, to such a connection will be
 - III. Evidence that no pumped system is proposed.

- IV. Evidence that any discharge off site is limited to the Greenfield QBar runoff rate for the area being drained or Evidence that Southern Water has set a suitable discharge rate for the development to utilise.
5. All supporting hydraulic calculations are submitted using the current standards e.g **FEH22**, CV = 1 (both summer and winter), at the required rainfall scenarios and demonstrating no flooding within the site at the 1 in 30.

Yours sincerely,

Mat Jackson
Flood Risk Management Team
FRM@westsussex.gov.uk

10 March 2023

Julian Moore
Jm Enviro Limited

Dear Julian Moore

Thank you for contacting us about your proposed Budget enquiry at
Land rear of Central House RH16 3SP

Thank you for your letter requesting provision of water mains at the above site. I enclose a plan showing details of the Company's mains.

No offsite reinforcement works are required in conjunction with this enquiry but any non-standard flow rate above 0.27 l/sec, is to be flow restricted to the designed flow rate. The flow management is required to provide the customer with their requested flow rate and protect the Company existing customer if in the event the site demand increases. For compliance, SEW are required to record any flow management installed in conjunction with domestic supplies on either GIS / Billing system or both, please ensure that this is adhered to.

Further to receipt of your fittings list and flow rate calculations for 5.2 l/sec for the bulk supply for the 28 flats, no factor appears to have been included to take into account that not all the fittings will be operated simultaneously. Based on properties of similar type and size, we would usually expect that a flow of 2.6 l/sec would be sufficient subject to your agreement our assessment has been undertaken on this basis.

For your information, our statutory minimum levels of service for a domestic supply is 9 l/m (0.15 l/s) at a pressure of 10m.H. (~1bar) at the stopcock situated at the highway boundary and we recommend all systems are designed to cope with this.

For flats and other tall buildings please note pressures can only be guaranteed to the ground/first floor in accordance with our Guidance for Developers. If there is a 2nd/3rd & 4th floor, booster sets and tanks are recommended to be used to ensure pressures/flows can reach the other floors. This is to be designed by the developer's M&E consultant.

Please be aware that under the new pricing structure, all reinforcement works will now be subsidised through infrastructure charges. Offsite reinforcement works are no longer site specific. All below costs are estimated.

SEW does not guarantee pressure to the upper floors of properties & flats.

The budget figures quoted above have been prepared on the assumptions that there are no Health & Safety hazards arising from either the present site conditions or any which may arise as a result of activities of the developer, his agents or contractors.

South East Water ("SEW") offers two options to developers for the installation of water mains. In brief, the options are as follows:

I. The company offer based on a discount being applied to the total cost of the scheme. This is derived by comparing the annual revenue from the new service connections and the annual repayment of a notional loan over a 12 year period to calculate the deficit. The corresponding lump sum then has the discount applied in accordance with the methodology issued by Ofwat under charging rules for new connection services (English Undertakers)

II. The Self Lay Option is divided into two sections: Non-Contestable is what you are required to pay SEW initially. This cost relates to non-contestable activities (i.e. those items of work that for reasons of safeguarding our water quality, only South East Water or their approved contractor may undertake). Details of Self Lay are available at: <http://www.ofwat.gov.uk/consumerissues/selflay> Income Offset - On satisfactory handover of the self-laid mains, an Asset Payment will be paid to you. If you choose to self-lay the mains, this will need to be in accordance with the SEW Self Lay Policy, using an accredited contractor, under South East Water supervision.

We would also be grateful to receive your detailed plans of the proposed development and the relevant reports and information required to enable us to prepare a firm quotation for the above option(s).

For the Company to provide firm figures at the earliest opportunity please supply the items listed in our "Developer Services – Information required for provision of Water Services".

The availability of a soils report to establish the presence or otherwise of contaminated land is most important. The report must be based on a site investigation carried out in accordance with British Standard Institution BS10175:2001 Investigation of Potentially Contaminated Sites - Code of Practice and in particular should include any potential risk of petroleum hydrocarbons.

In addition the specification proposed for the internal plumbing system could have relevance for the pipework design and your early confirmation of this information would be of great assistance.

If you have any questions or require clarification regarding this letter please feel free to call us.

A firm site layout: scale 1: 500, which identifies:

- i. the extent of the land in the developer's ownership
- ii. the individual plot numbers + Bin Store / Landlord Supplies
- iii. the service entry positions for each plot + Bin Store / Landlord Supplies
(Please note: Water for Domestic, Non Domestic (includes Bin Store / Landlord) and water for Fire fighting purposes will all be metered separately)
- iv. the extent of the area proposed for adoption by the Highway Authority
- v. any designated service strips

It is preferred that you supply an electronic version of your builder's plan, ideally in dwg format. This can be received via CD or by our email address on the top right hand corner of your letter.

The plan must include the proposed development footprint along with all details as previously stated, as well as a section of Ordnance Survey background for the area upon which it is located. The background must be substantial and varied enough, dependant upon its location being urban or rural, to include either surrounding field, fence and road lines, if possible buildings as well which then may be used as location reference points.

An Ordnance Survey grid reference for the site location would also be of help.

All plans that are submitted must be checked that an XREF documents are either imported into the DWG as independent layers or all XREF drawings or files are also included in the submission for mains to be designed and an estimation produced.

3. A Programme of Works and plan identifying any phasing with number of properties associated with any phase of the site and house build rate per year.

4. A Soil Investigation in accordance with British Standard Institution BS10175:2001 Investigation of Potentially Contaminated Sites - Code of Practice. **(In particular the soils investigation should include any potential risk of petroleum hydrocarbons)**

5. Details of any consultation with all known parties on archaeological and environmental issues

6. Type of Hot System installation, i.e. vented or unvented systems

7. Details of the Land owners, together with their Solicitors details, applicable for any Company asset to be installed in non-Highway Authority land.

8. Confirmation of the required flow rate in litres per second, plus completed fittings list, for any nonstandard connection with a flow rate of more than one cubic meter per hour.

9. Should there be any requirement to install sprinkler systems, hose reels or fire-fighting equipment within the new units, please confirm the required flow rate for the firefighting supply so as to enable the effects on design to be assessed and the relevant quotation to be provided. For your information, current Company policy does not permit the cross connection of water for domestic and fire-fighting /non-domestic use therefore should the properties require a supply for firefighting purposes it will be necessary to gain independent metered connections to our main to individually supply the separate elements.

Yours Sincerely

Andrew Gilham
Developer Services Coordinator
South East Water Ltd

South East Water Ltd Registered in England No. 2679874
Registered Office: Rocfort Road, Snodland, Kent ME6 5AH



[Draft] Fw: NARS 22751 Land rear of Central House RH16 3SP

From

 1 attachment (484 KB)
NARS 22751 Budget 10.03.23.pdf;

From: Gilham, Andrew <Andrew.Gilham@southeastwater.co.uk>
Sent: Friday, March 10, 2023 5:18:45 PM
To: Julian Moore <julian@jmenviro.co.uk>
Subject: RE: NARS 22751 Land rear of Central House RH16 3SP

Julian,

Apologies I have missed your call. I was in a meeting.

As discussed before prior to producing the pre-development budget, the letter itself is generally used for new development sites which will be requisition mains water onto the site.

I have reworded the budget letter however to advise of the flow rate and that we do not require offsite-reinforcement. Therefore, we have sufficient mains capacity for this connection.

Kind regards

Andrew Gilham
Developer Services Coordinator
Service Management

DDI 01634 27 6652

Andrew.Gilham@southeastwater.co.uk / [www.southeastwater.co.uk]www.southeastwater.co.uk



[www.southeastwater.co.uk]

South East Water, Rocfort Road, Snodland, Kent, ME6 5AH

From: Julian Moore [mailto:julian@jmenviro.co.uk]
Sent: 10 March 2023 09:18
To: Gilham, Andrew <Andrew.Gilham@southeastwater.co.uk>
Subject: Re: NARS 22751 Land rear of Central House RH16 3SP

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Andrew, thanks for your email, which I have interpreted as confirming essentially that there is capacity in the network without needing upgrade. However the letter you stated 0.27 l/s and does not refer to a number of flats. Please can you check the wording of the letter is as you intended.

Kind regards,
Julian

Sent from [Outlook for iOS \[aka.ms\]](#)

From: Gilham, Andrew <Andrew.Gilham@southeastwater.co.uk>

Sent: Friday, March 10, 2023 3:33:34 PM

To: Julian Moore <julian@jmenviro.co.uk>

Subject: RE: NARS 22751 Land rear of Central House RH16 3SP

Good Morning Julian,

Thank you for your email.

A total flow rate of 2.6 l/sec for 1 x bulk supply to serve 28 x flats has been taken into consideration with this assessment. Flow rate has been factored at 50% to account for the fact that not all appliance would be activated at the same time.

Please also note that, should you proceed with a formal services quotation; my Assets team will carry out a further assessment to confirm flow rates.

Kind regards

Andrew Gilham

Developer Services Coordinator
Service Management

DDI 01634 27 6652

Andrew.Gilham@southeastwater.co.uk / [www.southeastwater.co.uk]www.southeastwater.co.uk

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[www.southeastwater.co.uk]

South East Water, Rocfort Road, Snodland, Kent, ME6 5AH

From: Julian Moore [<mailto:julian@jmenviro.co.uk>]

Sent: 09 March 2023 16:47

To: Gilham, Andrew <Andrew.Gilham@southeastwater.co.uk>

Subject: Re: NARS 22751 Land rear of Central House RH16 3SP

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Andrew, please can you check that the permitted flow specified in your letter is correct as this application is for 28 flats.

Thanks,
Julian

Sent from [Outlook for iOS \[aka.ms\]](#)

From: Gilham, Andrew <Andrew.Gilham@southeastwater.co.uk>

Sent: Thursday, March 9, 2023 3:29:03 PM

To: Julian Moore <julian@jmenviro.co.uk>

Subject: NARS 22751 Land rear of Central House RH16 3SP

Good Morning,

Please find attached budget letter NARS 22751 for the attached site.

The POC is the 5" CI water main within Perrymount Road.

Kind regards

Andrew Gilham

Developer Services Coordinator

Service Management

DDI 01634 27 6652

Andrew.Gilham@southeastwater.co.uk / www.southeastwater.co.uk

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[\[www.southeastwater.co.uk\]](http://www.southeastwater.co.uk)

South East Water, Rocfort Road, Snodland, Kent, ME6 5AH

Go paperless and view your bills 24/7 when you sign up to manage your account online. Go to <https://my.southeastwater.co.uk> and register today!

For details of how we manage your personal information or to exercise any of your rights over it please see www.southeastwater.co.uk/privacy.

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It shall be understood by the recipient(s) that conclusions, opinions and other information contained in the above e-mail not relating to the official scope of business of South East Water Ltd shall be deemed not to have been given or endorsed by South East Water Ltd.

South East Water Limited

Registered Office: Rocfort Road, Snodland, Kent, ME6 5AH, UK Place of Registration: England

Registration Number: 2679874



Julian Moore
JM Enviro Ltd

Your ref

Our ref
DSA000015178

Date
20 September 2022

Contact
Tel 0330 303 0119

Dear Mr Moore,

Level 1 Capacity Check Enquiry: Land rear of Central House, Central House, Haywards Heath, West Sussex, RH16 3SP.

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

Foul Water

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **0.3 l/s** for the above development at manhole reference TQ3324**0102**. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

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,

Future Growth Planning Team
Business Channels

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