

Table 3.6: Catchment F Photographs



27. View of watercourse between Catchments E and F flowing from east to west. View looking west from atop existing footbridge.



28. View of Catchment F looking south from the south of the catchment. View looking toward existing watercourse. Steeply sloping toward existing watercourse apparent.



29. Existing tributary watercourse flowing from north to south along eastern boundary of site. View looking north/upstream from atop existing footbridge.



30. View of tributary watercourse flowing from northeast to southwest along eastern boundary of site. Adjacent ground very saturated. View looking south.



31. View of Catchment F looking northwest from east of catchment. Ground very saturated. Topography gently sloping from north to south.



32. View of headwall and culvert along tributary watercourse flowing from northeast to southwest along



	<p>eastern boundary of site. Further tributary ditch visible in top of image.</p>
 <p>33. View of Catchment F looking approximately west from the northeast of the catchment. Ground very saturated and topography indicative of potential surface water flow path in part due to lowered edge of small ditch ("tributary watercourse"). See Photo 34 for source of overland flow.</p>	 <p>34. View of the tributary watercourse in the northeast of the catchment, beneath tree cover. Backing up and overspill of watercourse onto main catchment area visible. Local land management and potential localised ground raising required to ensure flow remains in the tributary watercourse and is not directed through centre of catchment.</p>

Table 2.1: Field 2 Discharge Location Photographs



View looking down into ditch/watercourse on boundary of Fields 1 and 2 on dry day. Northwest corner of Field 2.



View looking downstream as ditch/watercourse, on boundary of Fields 1 and 2 on dry day, leaves the site toward the west.



View looking upstream ditch/watercourse on boundary of Fields 1 and 2 on wet day. Far northwest corner of Field 2/southwest corner of Field 1.



View looking downstream on boundary of Fields 1 and 2 on wet day. Far northwest corner of Field 2/southwest corner of Field 1.

Table 2.2: Field 8/Hurst Farm Discharge Location Photographs



View of existing pond in northwest corner of Field 8/Hurst Farm.



View of discharging ditch immediately north of existing pond, in northwest corner of Field 8/Hurst Farm. Ditch shown to be directed into east to west ditch located adjacent to site's northern boundary.



View of discharging ditch north of existing pond, discharging into east to west ditch located adjacent to site's northern boundary, in the northwest corner of Field 8/Hurst Farm.



View of east to west ditch located adjacent to site's northern boundary, in far northwest corner of Field 8/Hurst Farm.

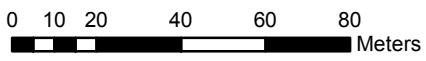
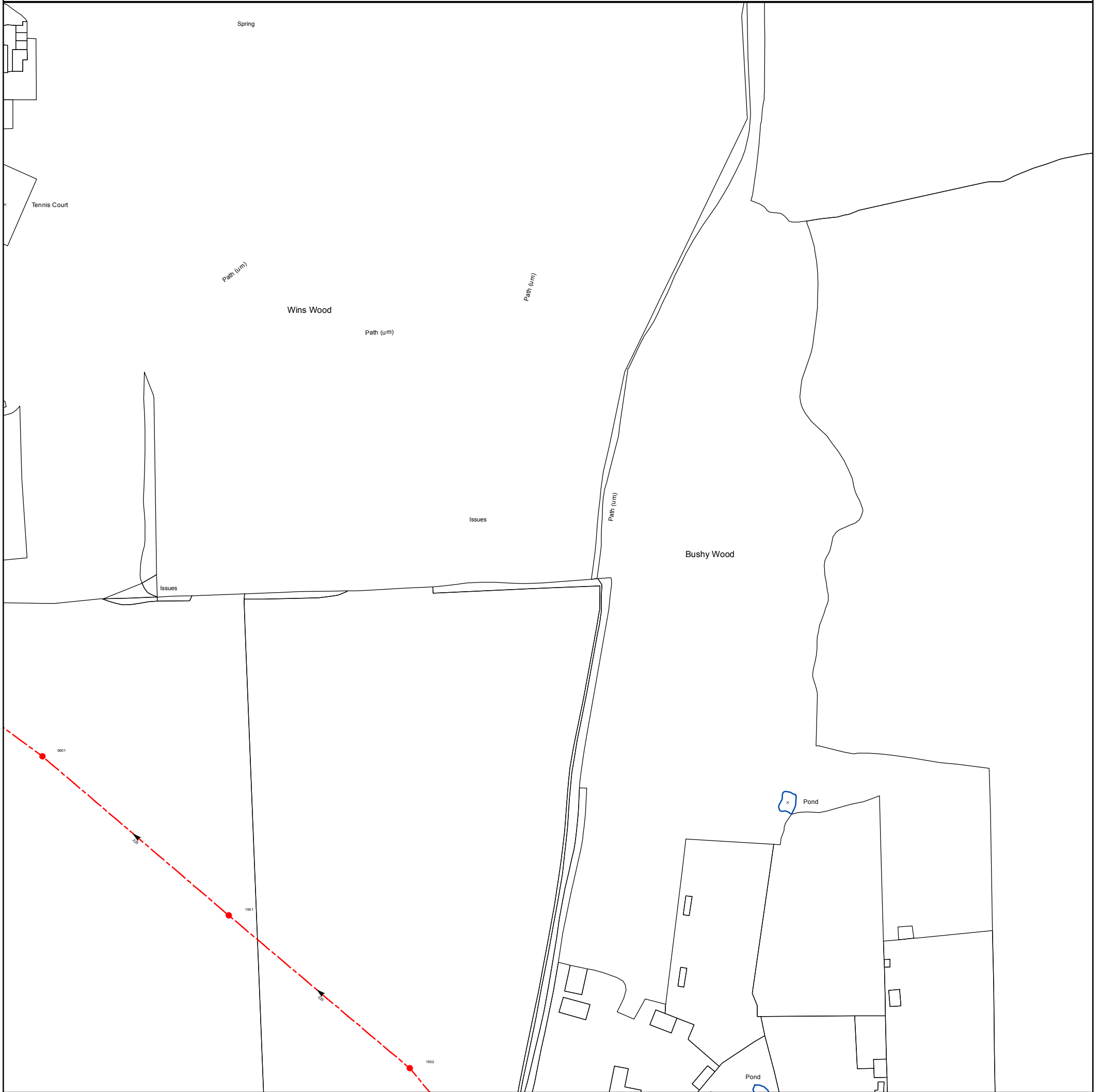
APPENDIX D – THAMES WATER SEWER RECORDS AND COMMUNICATIONS

ALS/ALS Standard/2024_4944402

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
7102		
6402		
7201		
7001		

REFERENCE	COVER LEVEL	INVERT LEVEL
6401		
6301		
7103		



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Scale: 1:1789
Width: 500m
Printed By: TSOMASUN
Print Date: 26/02/2024
Map Centre: 533250,137750
Grid Reference: TQ3337NW

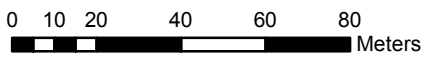
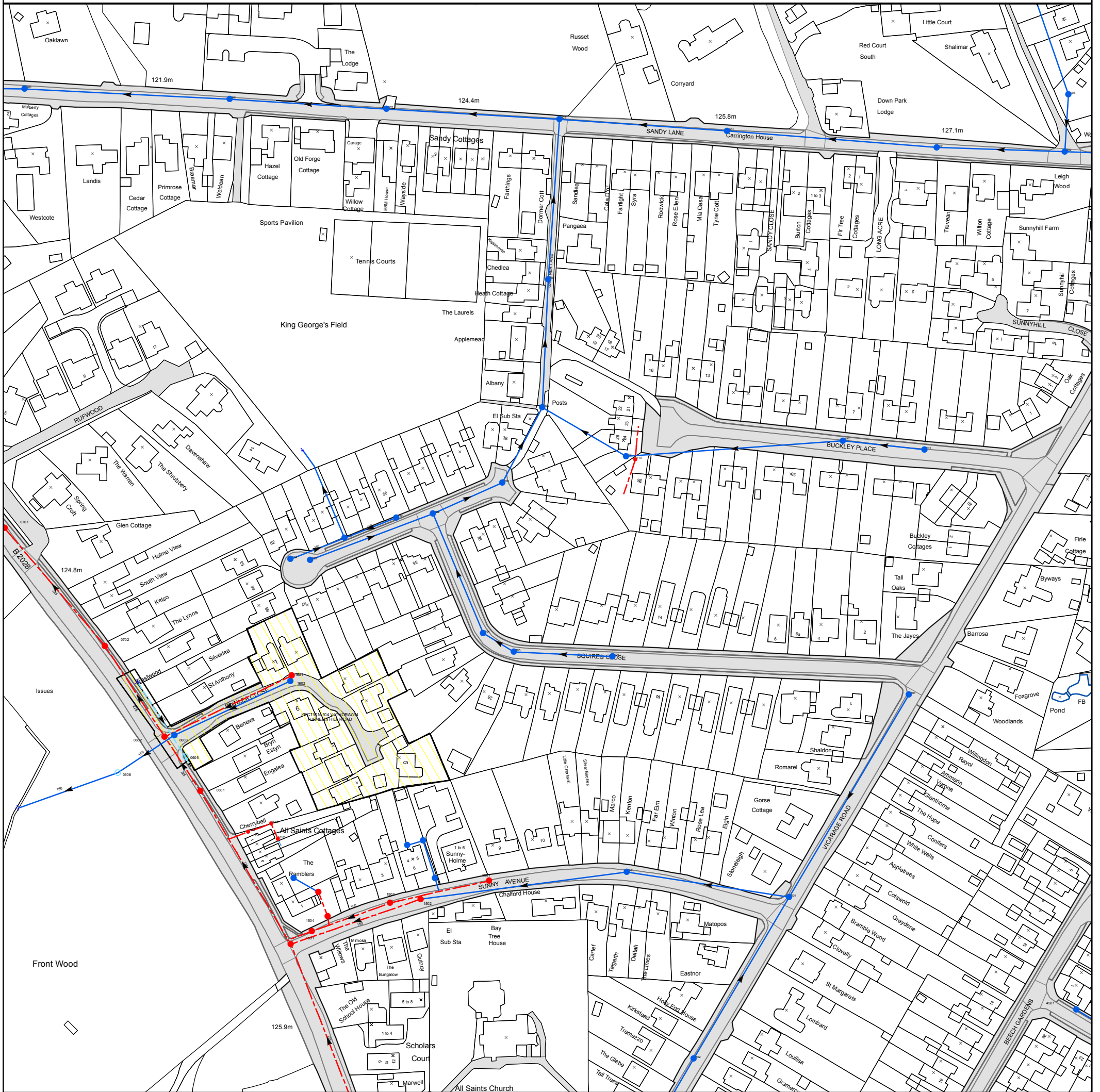
Comments:

ALS/ALS Standard/2024_4944402

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
0601	105.3	102.65
1502	104.81	103.56

REFERENCE	COVER LEVEL	INVERT LEVEL
1501	105.44	103.11



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Scale:	1:1789
Width:	500m
Printed By:	TSOMASUN
Print Date:	26/02/2024
Map Centre:	534250,137750
Grid Reference:	TQ3437NW

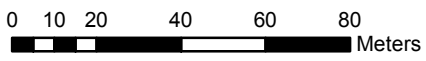
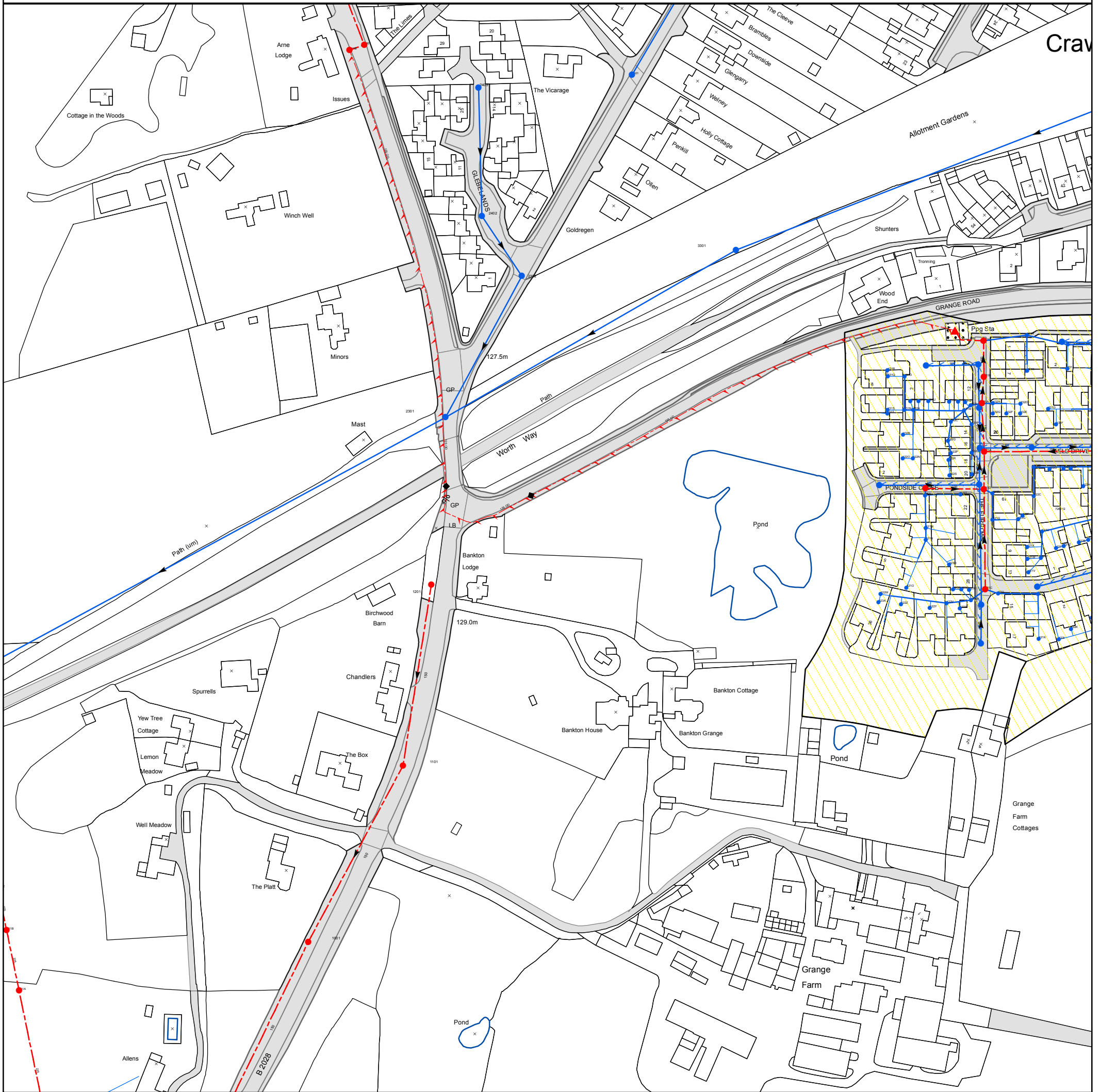
Comments:

ALS/ALS Standard/2024_4944402

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
1602		123.08
1503	126.43	124.86
1502	126.68	123.45
16BD		
15AG		
1501	125.67	122.96
1504	125.78	124.38
0702	124.5	121.91
2501		
1702		
1703		
0901		
3501		
4601		
4901		
4501		
2703		
2802		
2901		
2701		
4902		
0605		
171A		
171C		
161B		
161A		

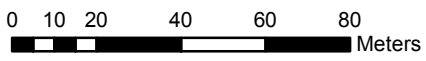
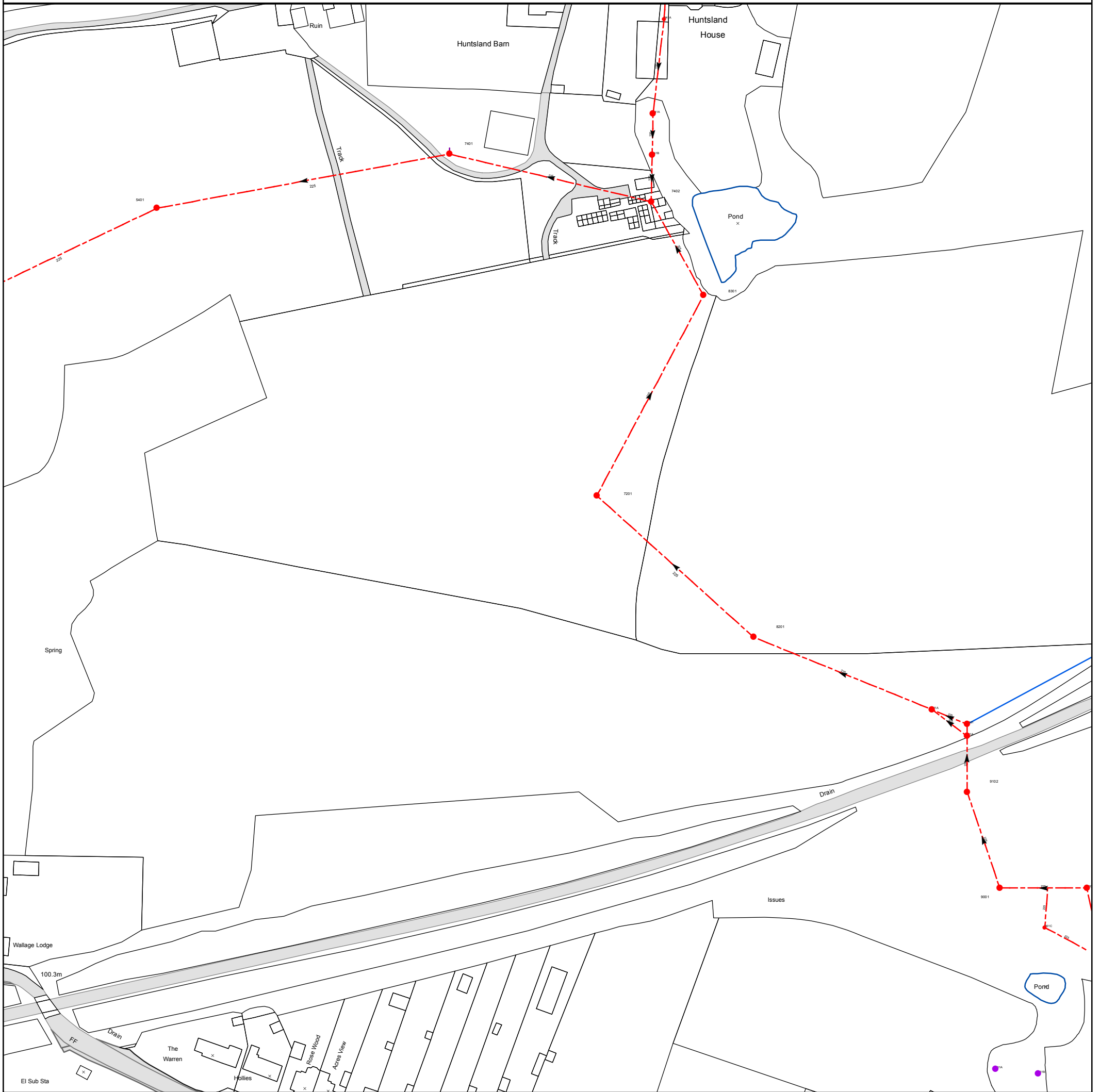
REFERENCE	COVER LEVEL	INVERT LEVEL
0603		122.88
16BB		
16BC		
15AF		
0601	124.59	122.31
16BE		
0701	124.29	121.72
0602	124.29	122.3
1902		
1901		
3502		
3901		
3701		
4701	129.1	127.46
4903		
2704		
2705		
2801		
2706		
2601		
0608	123.59	122.68
1601		123.8
171B		
271A		
161C		



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Scale:	1:1789
Width:	500m
Printed By:	TSOMASUN
Print Date:	26/02/2024
Map Centre:	534250,137250
Grid Reference:	TQ3437SW

Comments:



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Scale: 1:1789
Width: 500m
Printed By: TSOMASUN
Print Date: 26/02/2024
Map Centre: 533750,137250
Grid Reference: TQ3337SE

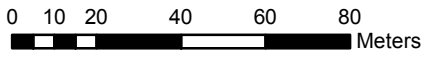
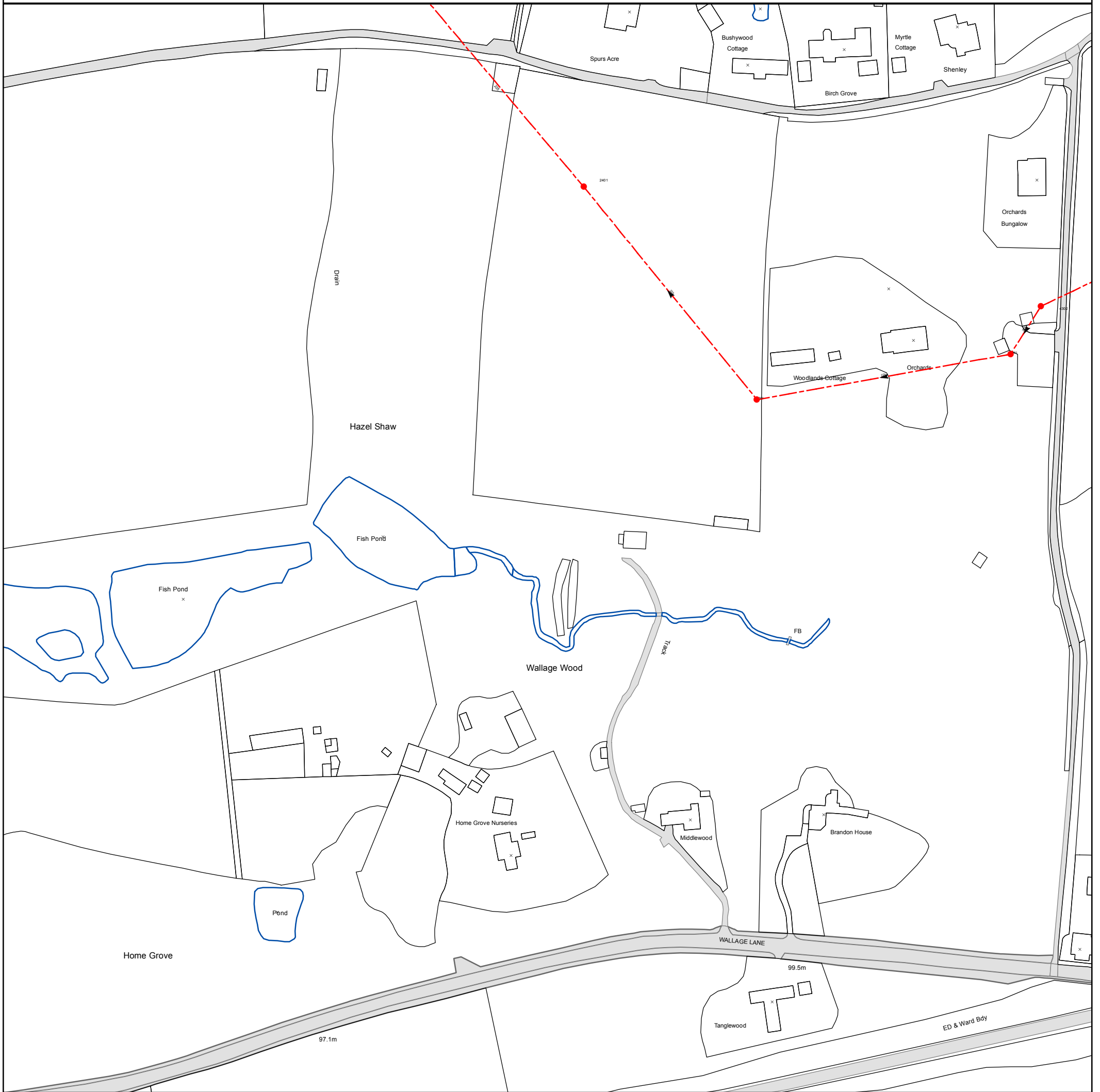
Comments:

ALS/ALS Standard/2024_4944402

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
8201	112.75	109.15
7401	109.27	107.31
8301	111.34	107.99
9102	112.25	109.86
901B		
9002	113.14	110.59
811A		
741A		
841A		

REFERENCE	COVER LEVEL	INVERT LEVEL
5401	108.64	106.905
7201	113.26	108.37
7402	110.64	108.08
901A		
9001	111.61	110.07
9101	114.05	109.69
911A		
741B		
901C		



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Scale:	1:1789
Width:	500m
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Print Date:	26/02/2024
Map Centre:	533250,137250
Grid Reference:	TQ3337SW

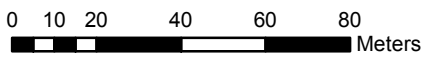
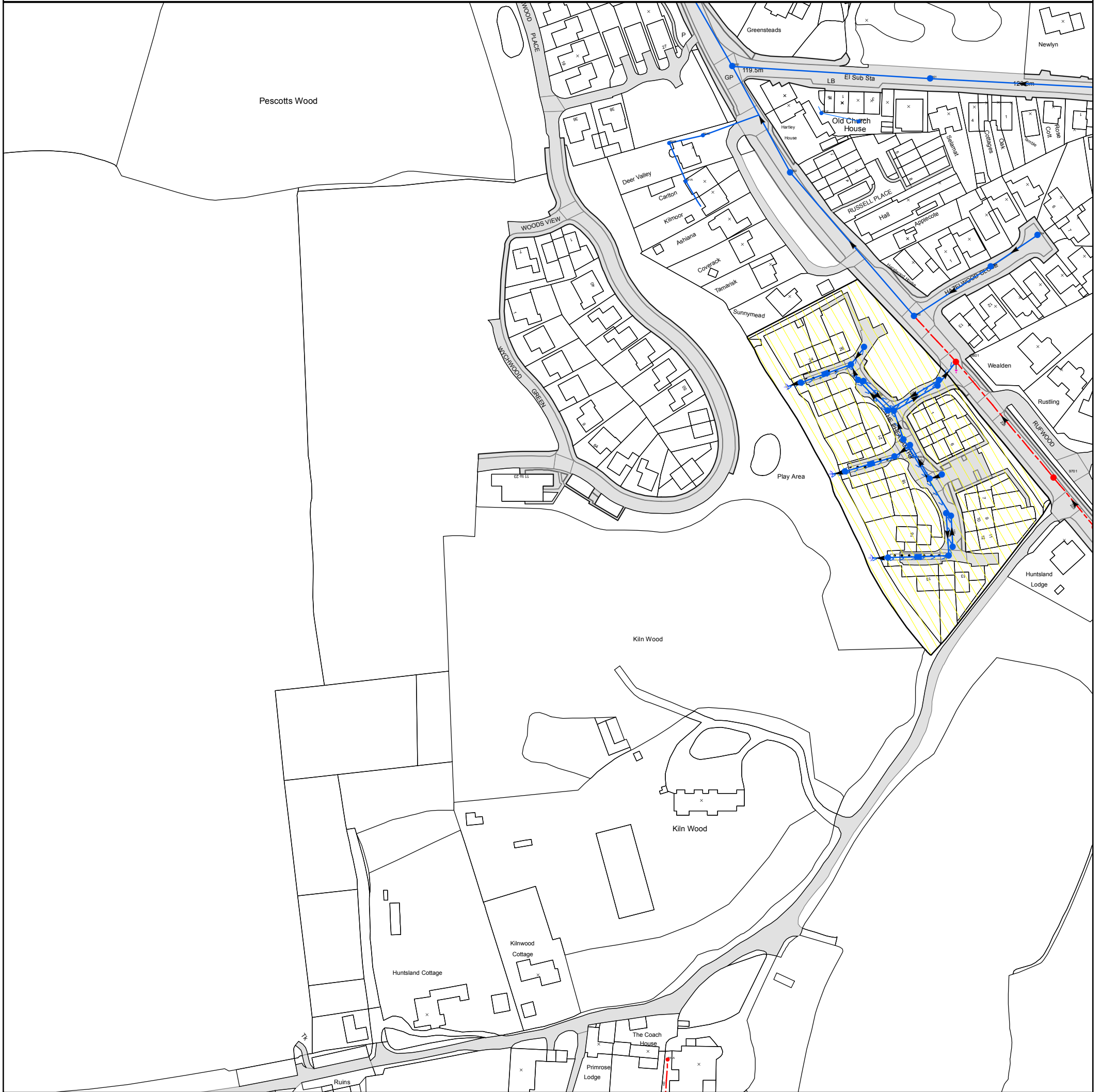
Comments:

ALS/ALS Standard/2024_4944402

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
4302	108.66	
3301	107.19	105.9

REFERENCE	COVER LEVEL	INVERT LEVEL
2401	108.01	105.02
4301	107.51	106.61



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Scale:	1:1789
Width:	500m
Printed By:	TSOMASUN
Print Date:	26/02/2024
Map Centre:	533750,137750
Grid Reference:	TQ3337NE

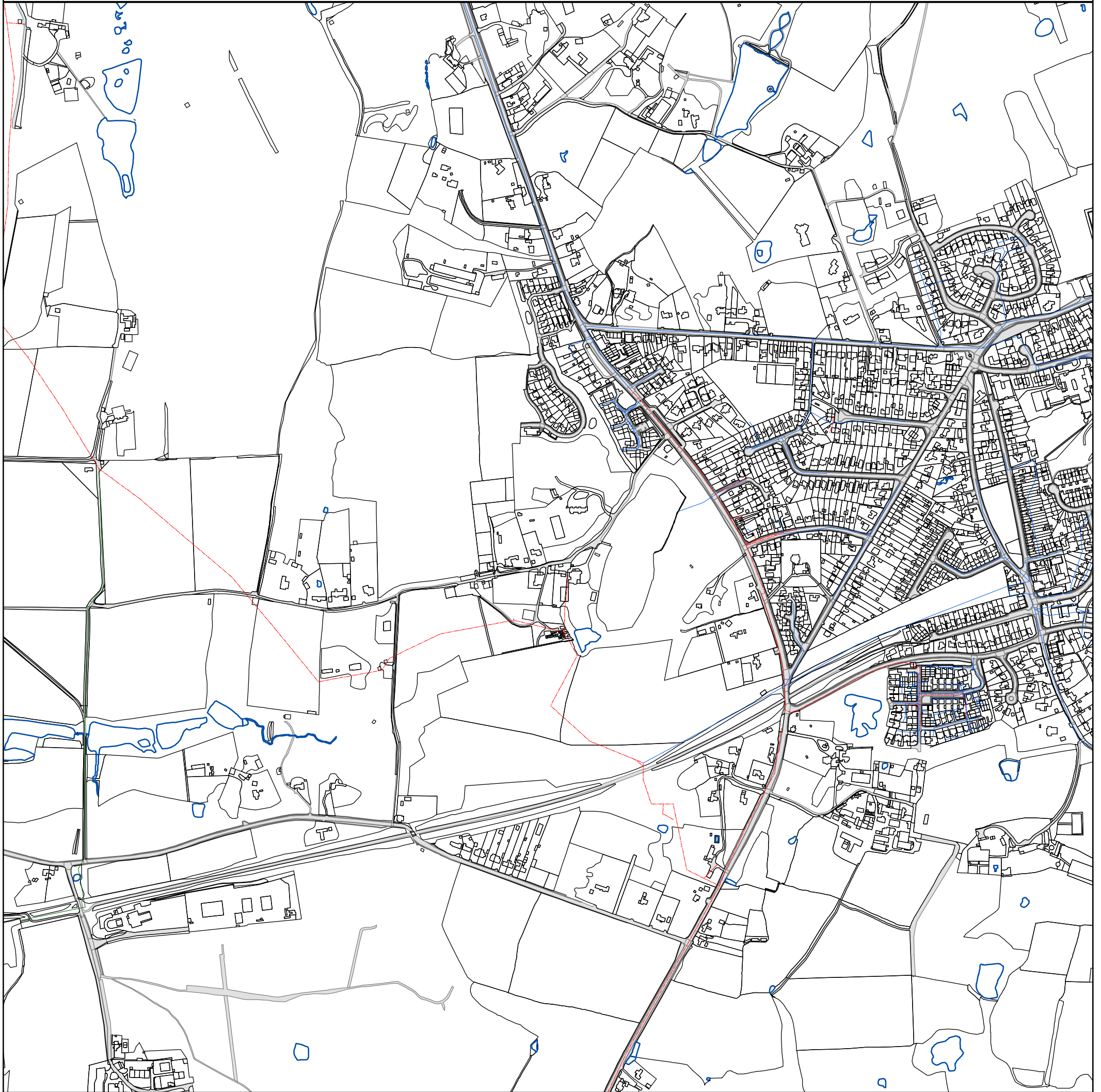
Comments:

ALS/ALS Standard/2024_4944402

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
9801	122.74	120.67
9901		
9804		
8902		
891A		
891C		
891E		

REFERENCE	COVER LEVEL	INVERT LEVEL
9701	124.09	121.59
9803		
8901		
9802		
891B		
891D		
851A		



0 45 90 180 270 360
Meters

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Scale: 1:7161
Width: 2000m
Printed By: TSOMASUN
Print Date: 26/02/2024
Map Centre: 533768,137565
Grid Reference: TQ3337NE

Comments:

ALS/ALS Standard/2024_4944402

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
1602		123.08
1503	126.43	124.86
1502	126.68	123.45
1201	129.03	127.46
15AF		
9801	122.74	120.67
1501	125.67	122.96
1001	123.92	122.53
8901	99.66	98.31
9701	105.55	102.34
1501	105.44	103.11
7401	91.44	90.11
9702		
9701		
0801	122.08	118.34
0602	124.29	122.3
1502	104.81	103.56
8201	112.75	109.15
7501	88.61	86.08
1101	127.8	126.205
1901	120.55	119.18
7201	113.26	108.37
1902		
5501		
6102		
9901		
6903		
6901		
6401		
6902		
6403		
6404		
6601		
6701		
6407	116.05	114.05
6904		
7401		
7504		
6401		
6301		
1703		
7201		
9803		
0901		
8902		
3901		
3701		
4701	129.1	127.46
4003		
4903		
4002		
5602		
5601		
5002		
7101		
2703		
2802		
2901		
2701		
6801		
6507		
6504		
6406		
6408		
7301		
7502		
7403		
7901		
7404		
7201		
8550	89.2	87.72
4902		
0605		
3301		
2401		
2402		
7402	110.64	108.08
891B		
3301	107.19	105.9
522N		
522J		

REFERENCE	COVER LEVEL	INVERT LEVEL
0603		122.88
16BB		
16BC		
16BD		
15AG		
0601	124.59	122.31
16BE		
1504	125.78	124.38
8801	102.09	100.73
0601	105.3	102.65
7201	93.45	92.27
4302	108.66	
9701	124.09	121.59
0701	124.29	121.72
0702	124.5	121.91
2501		
2401	108.01	105.02
9601		
7101	94.65	93.33
5401	108.64	106.905
7401	109.27	107.31
8301	111.34	107.99
1702		
5001		
6702		
6103	124.61	123.71
6502		
6703		
6402		
6503		
6104		
6501		
6602		
6508		
6405		
7601		
7407		
7102		
6402		
1901		
3502		
7103		
9804		
8901		
9802		
3501		
4601		
4901		
4001		
4501		
5502		
5901		
5902		
7406		
2704		
2705		
2801		
2706		
2601		
6603		
6505		
6301		
6302		
6506		
7903		
7402		
7408		
7503		
7405		
6604		
7001		
0608	123.59	122.68
1601		123.8
2301		
2403		
2302		
891A		
891C		
4301	107.51	106.61
941A		
522K		

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ALS/ALS Standard/2024_4944402

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
522L		
171A		
171C		
9102	112.25	109.86
901A		
901B		
751A		
091A		
271A		
9001	111.61	110.07
161C		
9002	113.14	110.59
521F		
421T		
521M		
431A	125.25	121.2
431C	124.8	121.01
521D	125.3	123.95
421I		
421V		
421X		
521L		
421Z		
422B		
521I		
422C		
431R		
431T		
431W		
531O		
431J		
422K		
521V		
422V		
422X		
423A		
423C		
423E		
432D		
432F		
423F		
522R		
432H		
521Y		
522A		
522C		
522E		
522H		
522O		
531I		
431F		
431H		
531L		
431L		
431N		
431P		
422M		
431K		
431Y		
422N		
432C		
422Q		
422S		
421K		
421M		
421O		
421R		
422E		
422G		
521P		
521S		
422I		
141B	125.884	124.47
421D	126.7	124.2
521A	124.9	121.75
531G		
531J		
422U		
432G		
421C	128.6	127.25
522F		

REFERENCE	COVER LEVEL	INVERT LEVEL
522M		
171B		
1401	126.15	123.39
991A		
991B		
851A		
001A		
001B		
0901	120.64	117.85
161B		
161A		
521E		
521G		
421U		
521N		
431B	125	121.11
521B	124.43	121.87
521C	126.05	124.17
421J		
421W		
521K		
421Y		
422A		
521H		
521J		
422D		
431S		
431V		
531N		
531P		
531Q		
521U		
521W		
422W		
422Z		
423B		
423D		
522P		
432E		
522Q		
423G		
522S		
521X		
521Z		
531A		
522D		
522G		
522I		
531E		
531K		
431G		
431I		
531M		
431M		
431O		
422L		
431Q		
431X		
431Z		
432B		
422P		
422R		
422T		
421L		
421N		
421Q		
521O		
422F		
422H		
521Q		
521T		
422J		
421B	127	125.65
421A	126	121.35
531F		
531H		
431U		
422Y		
422O		
522B		
9101	114.05	109.69

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REFERENCE	COVER LEVEL	INVERT LEVEL
811A		
991A		
991D		
941A		
891D		
911A		
741B		
901C		

REFERENCE	COVER LEVEL	INVERT LEVEL
432A		
991C		
921A		
941B		
891E		
741A		
841A		
851A		









Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

-  **Foul Sewer:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water Sewer:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined Sewer:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  Storm Sewer
-  Sludge Sewer
-  Foul Trunk Sewer
-  Surface Trunk Sewer
-  Combined Trunk Sewer
-  Foul Rising Main
-  Surface Water Rising Main
-  Combined Rising Main
-  Vacuum
-  Thames Water Proposed
-  Vent Pipe
-  Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

-  Sewer
-  Culverted Watercourse
-  Proposed
-  Decommissioned Sewer
-  Content of this drainage network is currently unknown
-  Ownership of this drainage network is currently unknown

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Meter
-  Dam Chase
-  Vent
-  Fitting

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Ancillary
-  Drop Pipe
-  Control Valve
-  Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Inlet
-  Outfall
-  Undefined End




Other Symbols

Symbols used on maps which do not fall under other general categories.





-  Change of Characteristic Indicator
-  Public / Private Pumping Station
-  Invert Level
-  Summit

Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Chamber
-  Operational Site

Ducts or Crossings

-  Casement
 -  Conduit Bridge
 -  Subway
 -  Tunnel
- Ducts may contain high voltage cables. Please check with Thames Water.

5) 'na' or 'of' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.



David Major

Ramboll UK Ltd
23 Brunswick Place
Southampton
Hampshire
SO15 2AQ



18 June 2025

Pre-planning enquiry: Confirmation of sufficient capacity (foul water)

Site Address: Land West of Turners Hill Road, Crawley, Sussex, RH10 4HB

Dear David,

Thank you for providing information on your proposed development of 424 houses and a 65-bed care home. Foul water to discharge:

- 224 houses and care home via pumped at 1.05 l/s into manhole TQ3337**5401** on a 225mm foul sewer;
- 54 houses via pumped at 0.375 l/s into manhole TQ3337**7201** on a 225mm foul sewer;
- 108 houses via gravity into manhole TQ3337**8301** on a 225mm foul sewer;
- 38 houses via pumped at 1 l/s into manhole TQ3437**0701** on a 225mm foul sewer along Turners Hill Road.

We have completed the assessment of the foul water flows based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

Surface water capacity was not assessed under this application.

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your

surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:

- 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2) rainwater infiltration to ground at or close to source
- 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4) rainwater discharge direct to a watercourse (unless not appropriate)
- 5) controlled rainwater discharge to a surface water sewer or drain
- 6) controlled rainwater discharge to a combined sewer.

Where connection to the public sewerage network is required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

Where disposal of surface water is other than to a public sewer, then the applicant shall ensure that approval for the discharge has been obtained from the appropriate authorities.

Please see our [FAQ's leaflet](#) for additional information.

Capacity at STW

The receiving network is served by Crawley STW. For more information, please visit [Investment plans for storm discharge sites | Thames Water](#).

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connections.

If you have any further questions, please contact us.

Yours sincerely,

Jiahang Yu

Adoptions & Pre-Planning Engineer
Developer Services

APPENDIX E – ADDITIONAL INFORMATION/FIGURES

Figures AE.1, AE.2, and AE.3 present the calculation of the rural runoff rate for Fields 1, 2, and 8/Hurst Farm respectively.

The screenshot shows the 'UK and Ireland Rural Runoff Calculator' window. The 'FEH' method is selected. The site location is 'GB 533400 137250 TQ 33400 37250'. The version is set to 2022. The catchment area is 2.994 ha, SAAR is 838.0 mm, SPRHOST is 40.72, URBEXT is 1990, and URBEXT value is 0.0251. Median Annual Flood (QMED) parameters are BFIHOST 0.516 and FARL 1.000. The results show a QMED Rural runoff rate of 19.8 L/s and a QMED Urban runoff rate of 20.4 L/s. A 'Calculate' button is present below the input fields. At the bottom, there is a status bar with the text '0.00 <= Area (ha) <= 1000000000.00' and a 'Help' icon.

Method	ICP SUDS / IH 124	ADAS 345	FEH	ReFH2	Greenfield Volume
Site Location	GB 533400 137250 TQ 33400 37250				
Version	2022				
Catchment	2.994				
SAAR (mm)	838.0				
SPRHOST	40.72				
URBEXT	1990				
URBEXT Value	0.0251				
Median Annual Flood (QMED)	0.516				
BFIHOST	1.000				
FARL	1.000				
Results	QMED Rural (L/s): 19.8 QMED Urban (L/s): 20.4				

Figure AE.1: InfoDrainage 2024.5 Field 1 Rural Runoff Calculation

UK and Ireland Rural Runoff Calculator

ICP SUDS / IH 124 ADAS 345 **FEH** ReFH2 Greenfield Volume

Site Location
GB 533400 137250 TQ 33400 37250

Version: 2022 Catchment: Area (ha): 7.19
SAAR (mm): 838.0 Map
SPRHOST: 40.72
URBEXT: 1990 0.0251

Median Annual Flood (QMED)
BFIHOST: 0.516
FARL: 1.000

Calculate

Results

QMED Rural (L/s): 41.6
QMED Urban (L/s): 43.0

0.00 <= Area (ha) <= 1000000000.00 Help

Figure AE.2: InfoDrainage 2024.5 Field 2 Rural Runoff Calculation

UK and Ireland Rural Runoff Calculator

ICP SUDS / IH 124 ADAS 345 **FEH** ReFH2 Greenfield Volume

Site Location
 GB 533400 137250 TQ 33400 37250

Version: 2022 Catchment:
 Area (ha): 2.81
 SAAR (mm): 838.0 Map
 SPRHOST: 40.72
 URBEXT: 1990 0.0251
 Median Annual Flood (QMED)
 BFIHOST: 0.516
 FARL: 1.000

Calculate

Results

QMED Rural (L/s) 18.7
 QMED Urban (L/s) 19.3

0.00 <= Area (ha) <= 10000000000.00 Help

Figure AE.3: InfoDrainage 2024.5 Field 8/Hurst Farm Rural Runoff Calculation

Figures AE.4, AE.5 and AE.6 show the input and results respectively for the Quick Storage Estimate for Field 1.

Quick Storage Estimate

Input

Input Type: User Input

Area (ha): 1.785

Volumetric Runoff Coefficient: 1.000

Discharge Rate (L/s): 19.8

Infiltration Rate (m/hr): 0.0

Safety Factor: 2.0

Quick

Calculate

Create New From Library

All

FEH

Method	FEH
Number of Storms	24
Max. Run Time (mins)	2880

Input

Results

2D Graph

OK

Cancel

Create New

Help

Figure AE.4: InfoDrainage 2024.5 Field 1 Quick Storage Estimate Inputs 1

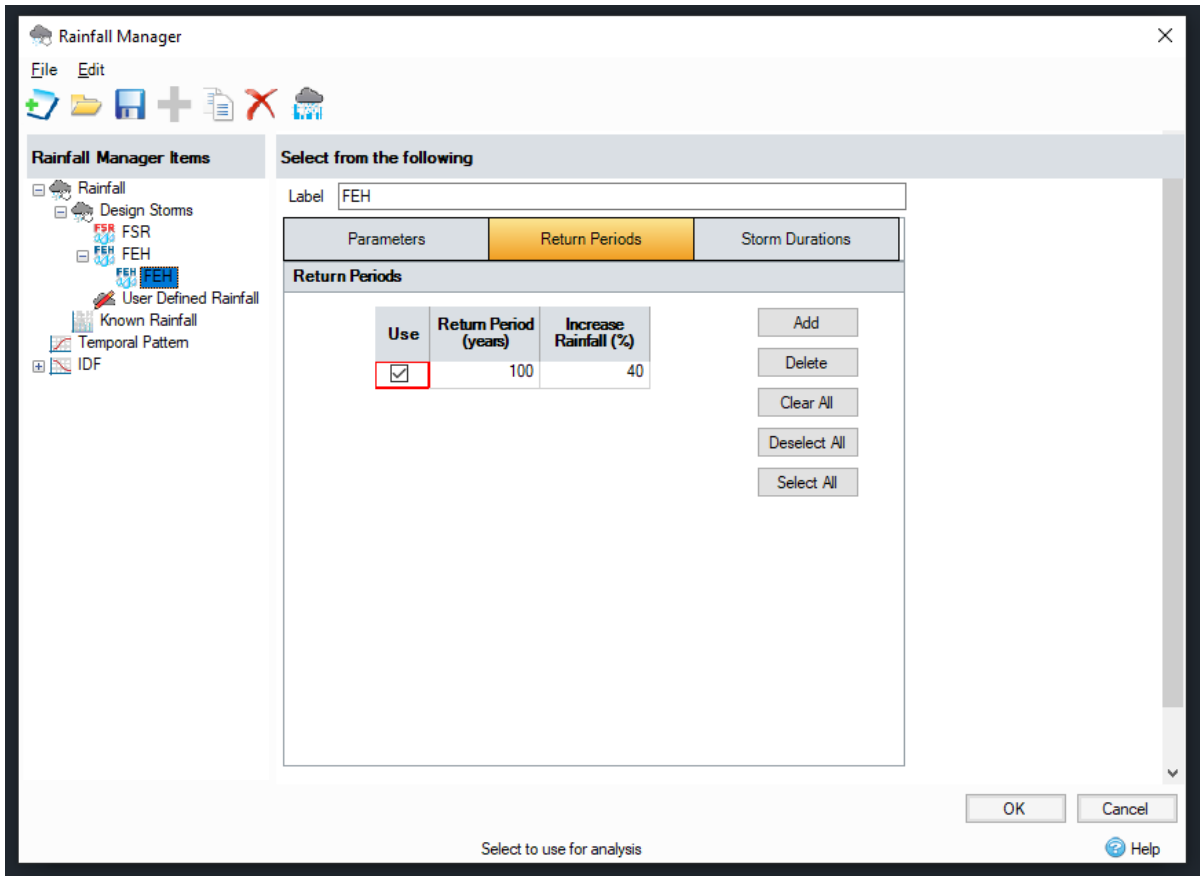


Figure AE.5: InfoDrainage 2024.5 Field 1 Quick Storage Estimate Inputs 2

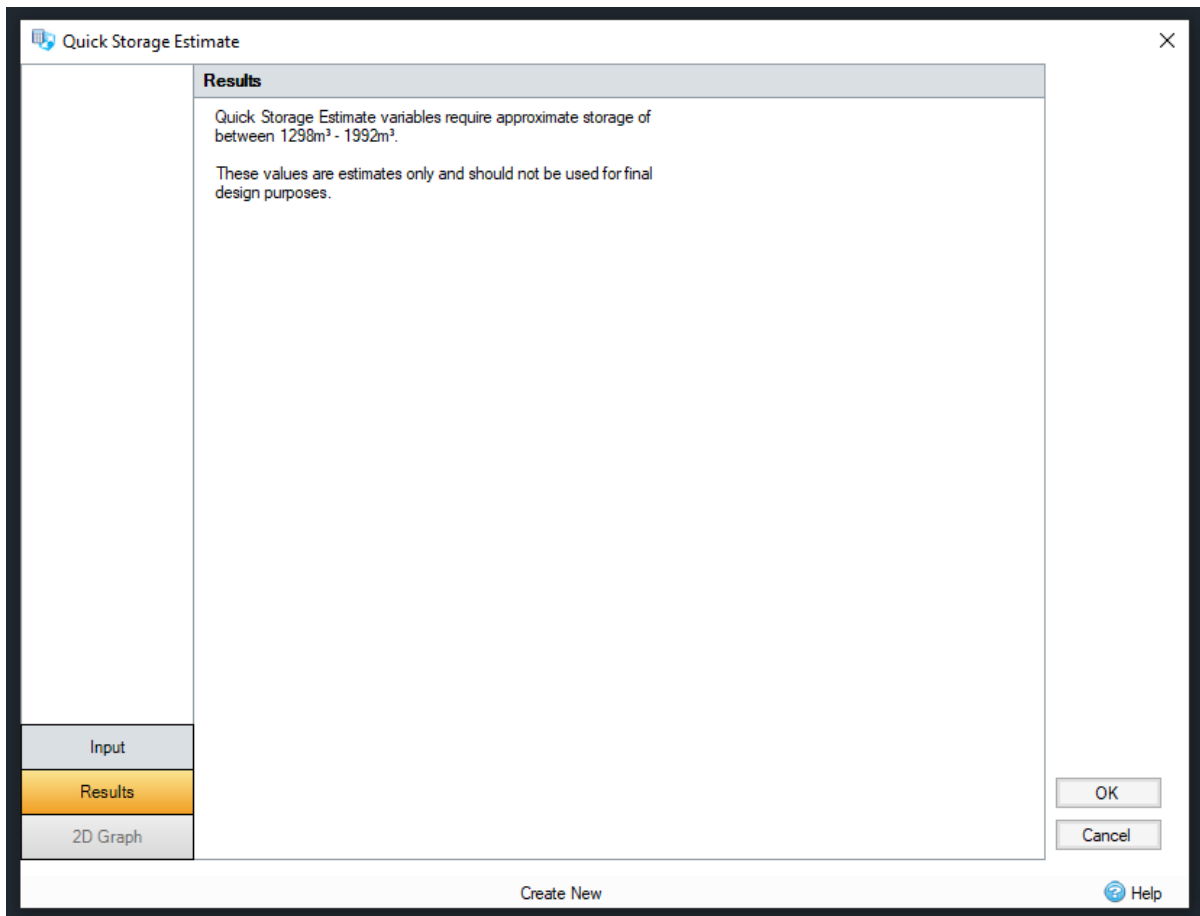


Figure AE.6: InfoDrainage 2024.5 Field 1 Quick Storage Estimate Results

Figures AE.7, AE.8 and AE.9 show the input and results respectively for the Quick Storage Estimate for Field 2.

Quick Storage Estimate

Input

Input Type: User Input

Area (ha): 4.802

Volumetric Runoff Coefficient: 1.000

Discharge Rate (L/s): 41.6

Infiltration Rate (m/hr): 0.0

Safety Factor: 2.0

Quick

Calculate

Create New From Library

All

FEH

Method	FEH
Number of Storms	24
Max. Run Time (mins)	2880

Input

Results

2D Graph

OK

Cancel

Create New

Help

Figure AE.7: InfoDrainage 2024.5 Field 2 Quick Storage Estimate Inputs 1

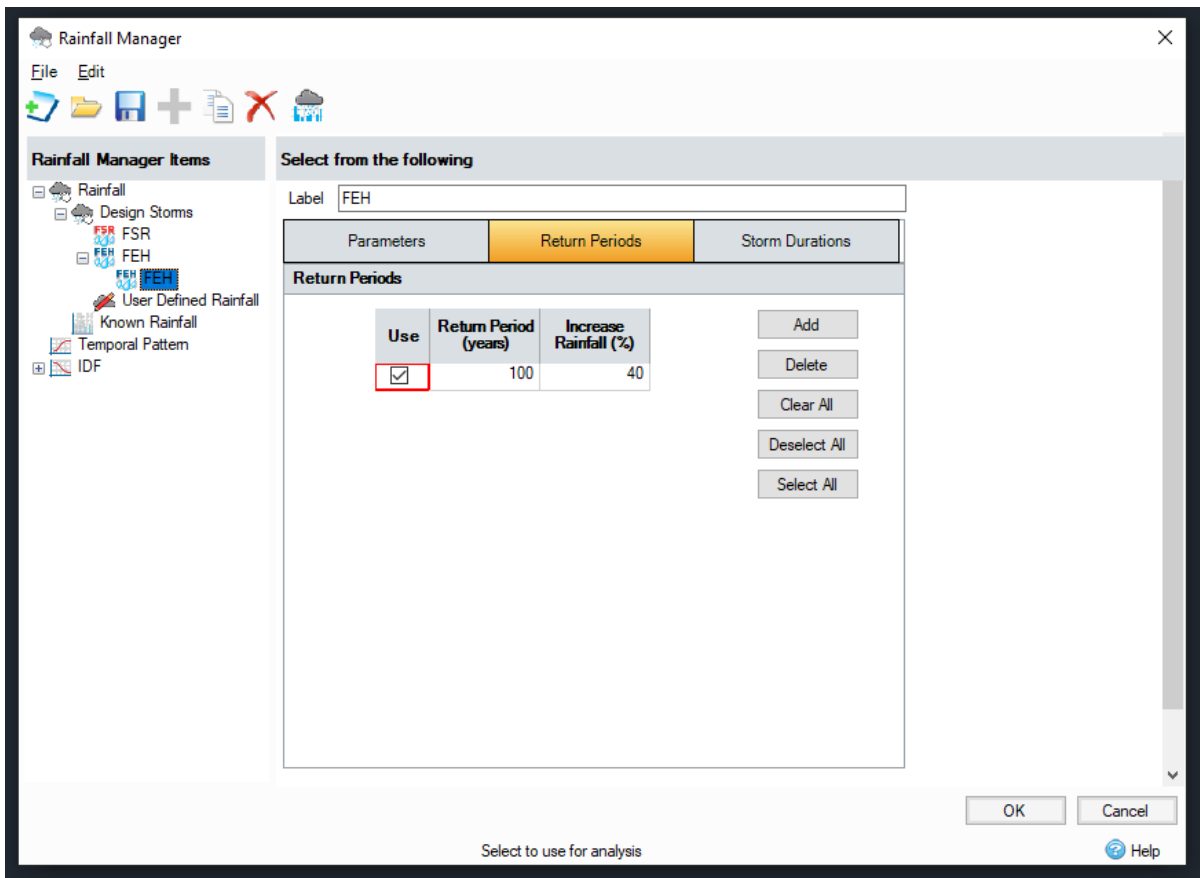


Figure AE.8: InfoDrainage 2024.5 Field 2 Quick Storage Estimate Inputs 2

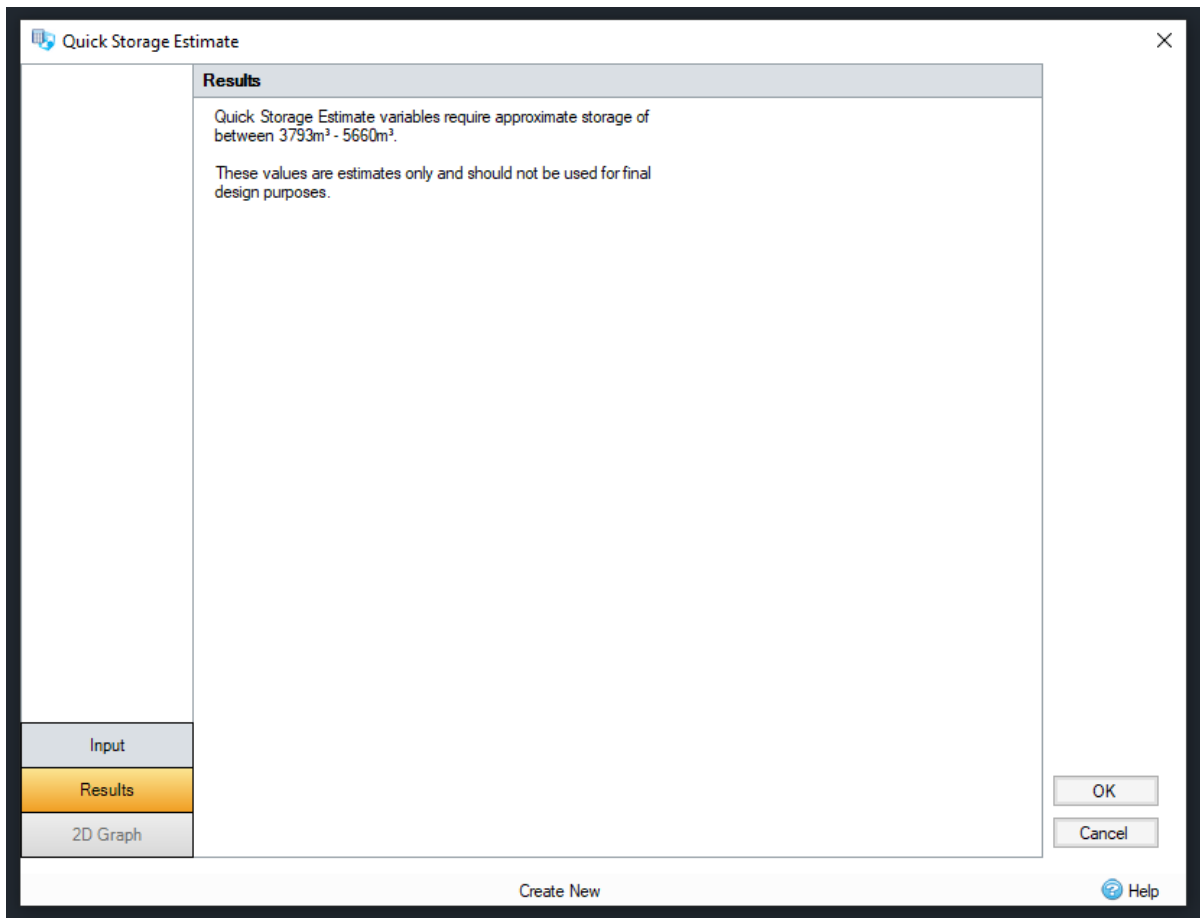


Figure AE.9: InfoDrainage 2024.5 Field 2 Quick Storage Estimate Results

Figures AE.10, AE.11 and AE.12 show the input and results respectively for the Quick Storage Estimate for Field 8/Hurst Farm.

Quick Storage Estimate

Input

Input Type: User Input

Area (ha): 1.421

Volumetric Runoff Coefficient: 1.000

Discharge Rate (L/s): 19.3

Infiltration Rate (m/hr): 0.0

Safety Factor: 2.0

Quick

Calculate

Create New From Library

All

FEH

Method	FEH
Number of Storms	24
Max. Run Time (mins)	2880

Input

Results

2D Graph

OK

Cancel

Create New

Help

Figure AE.10: InfoDrainage 2024.5 Field 8/Hurst Farm Quick Storage Estimate Inputs 1

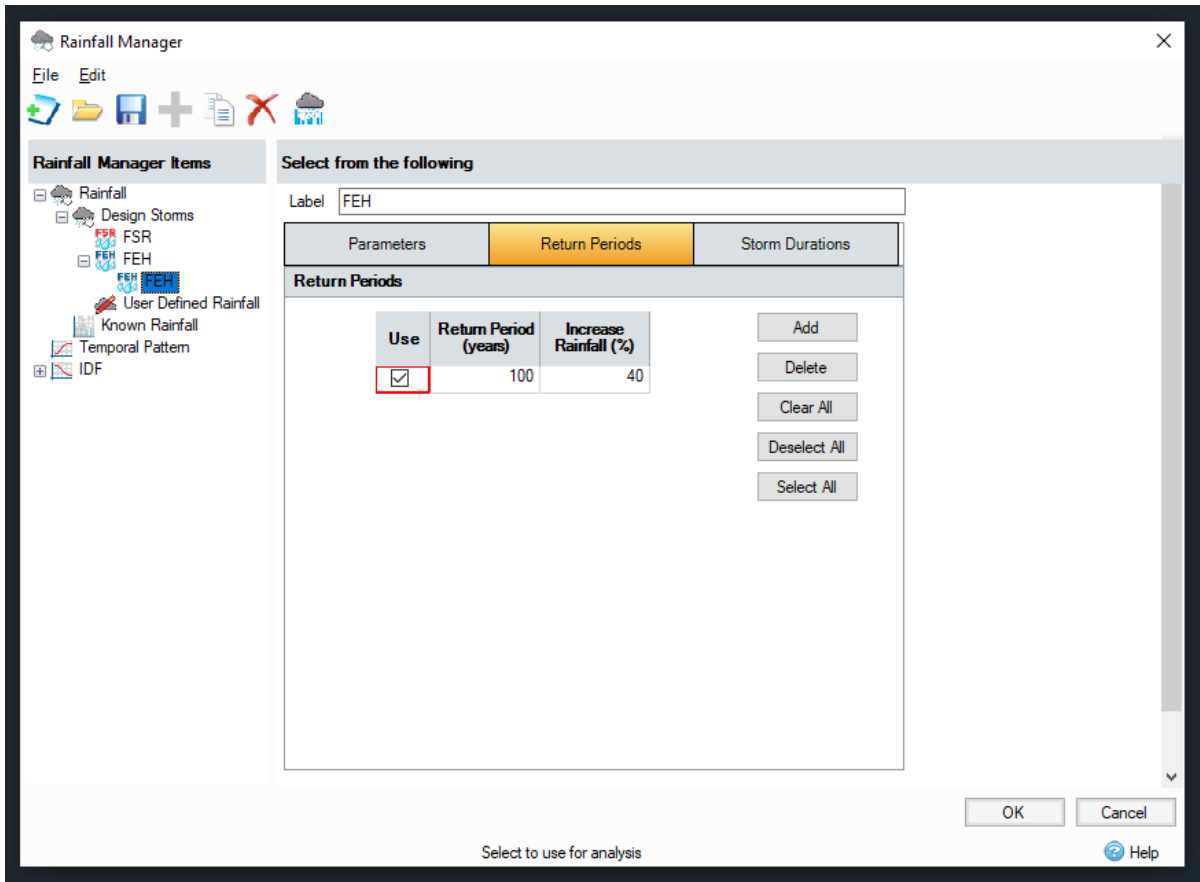


Figure AE.11: InfoDrainage 2024.5 Field 8/Hurst Farm Quick Storage Estimate Inputs 2

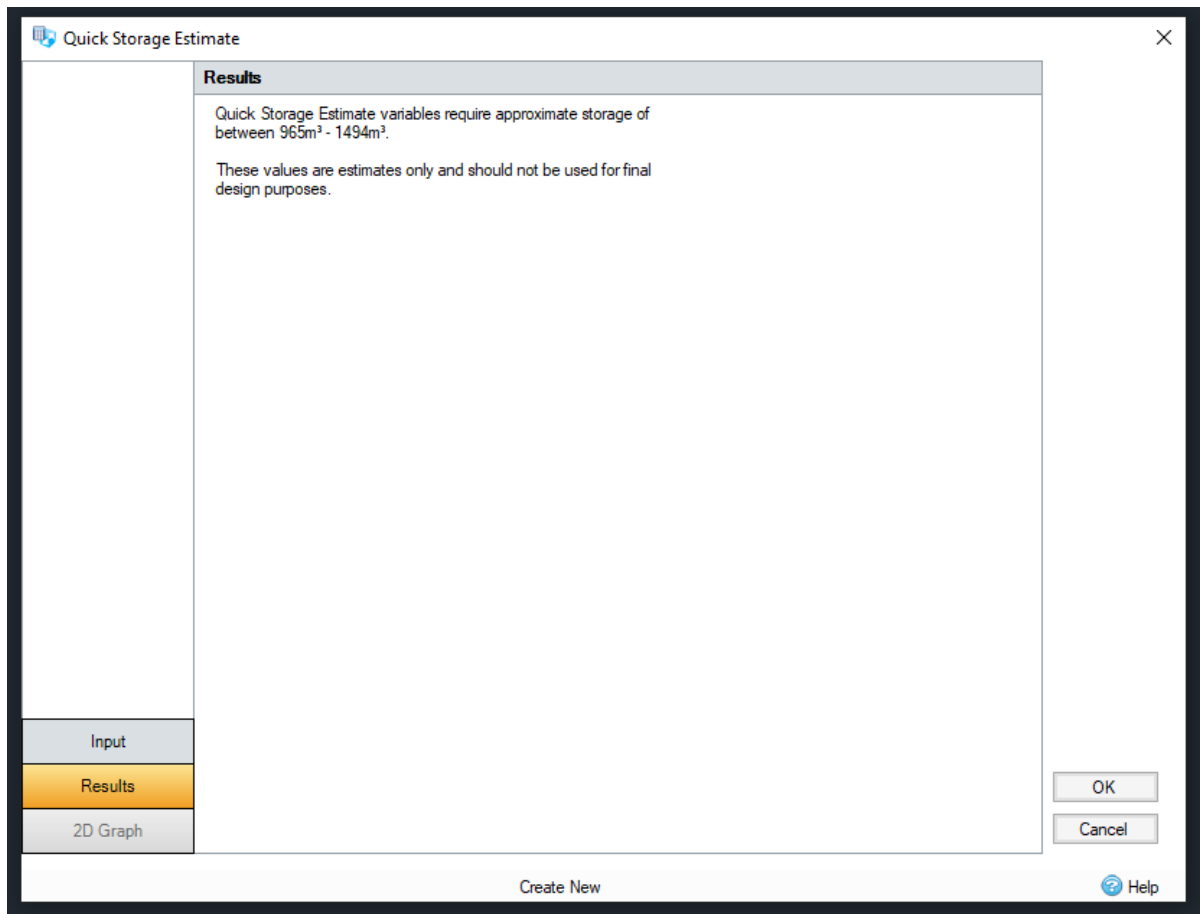


Figure AE.12: InfoDrainage 2024.5 Field 8/Hurst Farm Quick Storage Estimate Results

Figure AE.13 below provides a screenshot from the Environment Agency Climate Change Allowances mapping²⁸ which confirms the upper end allowance for the 1% annual exceedance rainfall event should be 40%. This allowance was applied to the Quick Storage Estimates detailed above.

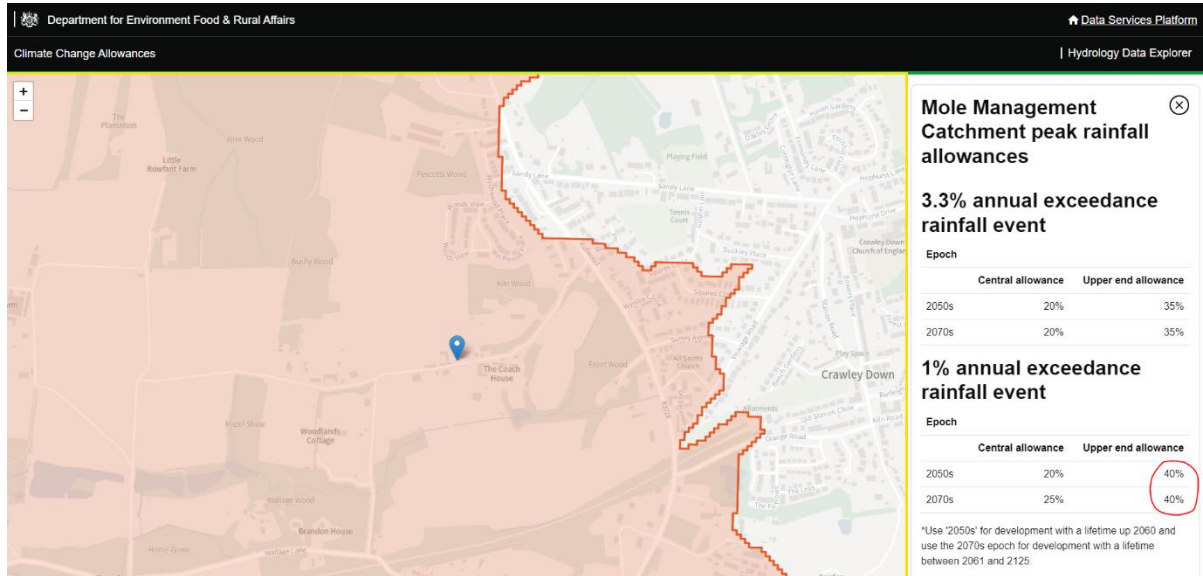


Figure AE.13: Climate Change Allowances Mapping

²⁸ Department for Environment Food & Rural Affairs, Climate Change Allowances [online]. Available at: <https://environment.data.gov.uk/hydrology/climate-change-allowances/rainfall?mgmtcatid=3058>. Accessed February 2026.