

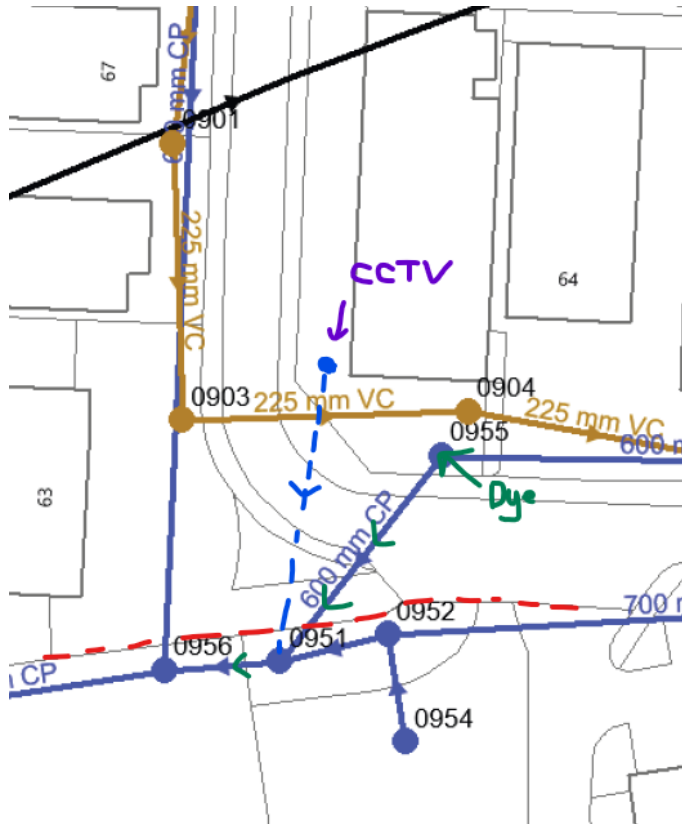
From: Sonya Macandrew <Sonya@civil.co.uk>
Sent: 03 February 2025 17:47:38 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>; "antony.rousou@unda.co.uk" <antony.rousou@unda.co.uk>; "Huw James" <hjames@ecephanning.com>; "Saskia Lower" <slower@ecephanning.com>; "CEP | Reception" <Reception@civil.co.uk>
Subject: RE: 23950 DM/21/1991 66 Victoria Road, Burgess Hill
Attachments: Technical Notes - WCS5071864.pdf

Some people who received this message don't often get email from sonya@civil.co.uk. [Learn why this is important](#)

Hi Anna

I have just received a response to the data request I submitted to Southern Water for the works carried out on 20 September 2024 and, though this information is beyond the scope of that required for condition 5, I attach it here for your information.

Having spoken at length to the Southern Water technician on the day, I have supplied some additional information for clarification here. The technician could not directly access manholes 0951 and 0956 as they were behind a private fence (indicated by the dashed red line in the image below). In order to confirm that the blocked pipe (shown indicatively* by the dashed blue line) did connect to the main sewer he CCTV'd from the 'unchartered surface water manhole' and dropped tracer dye down manhole 0955. The CCTV from the 'unchartered manhole' picked up the tracer dye downstream at MH 0951 or 0956 confirming the connection to the public surface water sewer. As described, he was unable to remove the obstacle, so instead pushed it into the much larger (700mm) diameter sewer downstream to allow the free flow of water. He then confirms flow is restored, no obstructions and no internal or external flooding.



Note that the technician could not confirm for certain whether the connection from the uncharted manhole was made downstream at manhole 0951 or 0956, only that it definitely connected to one of them due to the tracer dye being found. The blue dashed line is therefore indicative. The relevant information is the confirmation that a gravity connection is made to the public sewer from the onsite surface water sewer and that Southern Water reported no obstruction in flow to it on 20 September 2024.

Kind regards
Sonya

Sonya Macandrew

07810 335512

Sonya@civil.co.uk



The Civil Engineering Practice

11 Tungsten Building

George Street

Fishersgate

Sussex

BN41 1RA

01273 424424

All communications to the Civil Engineering Practice must be via telephone, email or letter. We do not monitor or respond to messages received by any other means.

As an ISO 9001 : 2015 certified company, we invite you to reply to this email with any feedback (positive or negative) that you would like to share. Any response will be reviewed by the directors and quality assurance department.

This transmission contains information which may be confidential and which may also be privileged. It is intended for the named addressee only. Unless you are the named addressee, or authorised to receive it for the addressee, you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error, please contact reception@civil.co.uk

Whilst this e-mail and any attachments are believed to be free of any virus, it is the recipient's responsibility to ensure that they are virus-free and no responsibility is accepted by The Civil Engineering Practice for any loss or damage arising in any way from receipt or use thereof.

The Civil Engineering Practice is GDPR compliant. The security of your data is important to us. Please contact us if you want to update, change, amend or remove your personal information.

From: Sonya Macandrew

Sent: 03 February 2025 15:15

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Cc: drainage@midsussex.gov.uk; antony.rousou@unda.co.uk; Huw James <hjames@ecephanning.com>; Saskia Lower <slower@ecephanning.com>; CEP | Reception <Reception@civil.co.uk>

Subject: 23950 DM/21/1991 66 Victoria Road, Burgess Hill

Hi Anna

It is my understanding that the only outstanding matter in relation to the discharging of conditions 5 & 6 for Planning Application Reference DM/21/1991 for the above project is a query over the condition of an existing private surface water sewer that serves the existing property and the now separate property to the north of this site.

Notwithstanding the fact that I can confirm two telephone conversations with a Southern Water representative whilst he was on the site on the morning of 20 September 2024, in which he confirmed that he had cleared the blockages shown in CCTV footage of the surface water sewer from upstream of SW1 to the main sewer and that I have requested written confirmation of the same, the clearance of any existing blockage is not a material consideration in relation to the discharging of a pre-commencement condition. The CCTV footage was provided to confirm the existing condition of the sewers. Whether the blockage identified is cleared in advance of or during site works is not a reason to withhold discharging a pre-commencement condition. A connection is demonstrably viable for both the foul and surface water at this location. There is a public surface water sewer available at a confirmed depth of 26.81m AOD and a public foul sewer at a confirmed depth of 27.88m AOD. There are existing connections from the site to both of these sewers and there is no indication of any history of drainage issues with these. The depth of the existing public sewers makes a connection viable even if it became necessary to construct new private sewers, though there is no indication this would be necessary.

Please confirm that you can now discharge the pre-commencement elements of conditions 5 & 6 of Planning Application Reference DM/21/1991.

Condition 5 states that, '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 building 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.'

Condition 6 states that, *'The development hereby permitted shall not commence unless and until a topographical site survey and/or a CCTV survey has been submitted to and approved in writing by the Local Planning Authority with the connection application showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed surface water flow will be no greater than the existing contributing flows. The development shall be carried out in accordance with the approved details.'*

I understand that timing is now critical to this project, please feel free to call or email me if you require further clarification or information.

Kind regards
Sonya

Sonya Macandrew

07810 335512

Sonya@civil.co.uk



All communications to the Civil Engineering Practice must be via telephone, email or letter. We do not monitor or respond to messages received by any other means.

As an ISO 9001 : 2015 certified company, we invite you to reply to this email with any feedback (positive or negative) that you would like to share. Any response will be reviewed by the directors and quality assurance department.

This transmission contains information which may be confidential and which may also be privileged. It is intended for the named addressee only. Unless you are the named addressee, or authorised to receive it for the addressee, you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error, please contact reception@civil.co.uk

Whilst this e-mail and any attachments are believed to be free of any virus, it is the recipient's responsibility to ensure that they are virus-free and no responsibility is accepted by The Civil Engineering Practice for any loss or damage arising in any way from receipt or use thereof.

The Civil Engineering Practice is GDPR compliant. The security of your data is important to us. Please contact us if you want to update, change, amend or remove your personal information.