

Wastewater pre-planning enquiry

A pre-planning enquiry can assist developers in understanding the impact of development proposals on our sewerage networks prior to land acquisition or the submission of a planning application.

Please complete this form and save a copy and email it to **developerservices@southernwater.co.uk** or alternatively post it to: Developer Services, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX.

All fields are required unless otherwise stated. Please note incomplete information may cause delays to your application. When answering the yes/no questions please tick in the appropriate box. Please keep a copy of the completed application for your records.

If you need any help completing the form please call us on **0330 303 0119** and we'll be happy to help.

Section 1: About you

Are you? (please tick)

Developer ☒ Consultant ☐ Landowner ☐ Other (please state) ☐

Name: **Max Montgomery**

Address:

Company name (if applicable): **Link Engineering**

Lombard House

145 Great Charles Street Queensway

Phone:

Birmingham

Email:

Postcode: **B3 3LP**

Section 2: Development details:

Do you intend to offer any of the sewers for adoption by Southern Water under S104? Y ☐ N ☒

Please provide as much of the site address that is available. This address must include a road name, town/city.

Site name: **East Grinstead House**

Address (including nearest postcode):

National Grid Reference (NGR) for site. The NGR is a 12 digit grid reference split into two 6 digit numbers (X and Y). This will help us identify a point of connection for the development:

North of East Grinstead House

St James's Road

East Grinstead

Grid reference number: **539025, 138378**

Postcode: **RH19 1DL**

Development type (please tick all that apply)

Commercial ☒ Residential ☐ Industrial ☐ Other (please state) eg.schools, care homes ☐

Please click here to read our privacy statement: **developerservices.southernwater.co.uk/Home/PrivacyPolicy**

Residential: number of domestic dwellings to be connected **3**

Commercial: Estimated population to be connected **-**

Industrial: Estimated maximum trade flow l/s (litres per second) **-**

Applications for trade effluent discharges should be progressed through your retailer. Information is available here: **open-water.org.uk**

For general information on trade effluent please visit: **southernwater.co.uk/retail/trade-effluent-retailer**

Datum at lowest point on site (mAOD) metres	125.32	Calculated foul sewer design flow l/s*	0.15
Total site area (hectares)		0.069	
(* Our calculation spreadsheet is available on request)			
H3 Building Regulations Guidance should be followed, see link: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h			
Estimate of impermeable area to contribute to surface water flows (m²)		160	
Estimate of peak surface water run-off in two-year event (l/s)			
Is the site identified in the local plan?	Y	N	✓ If yes, please provide reference number -
Does this site have planning permission?	Y	N	✓ Planning reference number -
Council area West Sussex County Council			
Have you approached us about this site previously?	Y	N	✓ If yes, please provide reference number -
Please provide a brief description of the development proposal (e.g. new build, conversion, number of properties)			
Construction of 3no residential homes and associated soft landscaping.			
Is the development part of a larger site that will be developed in phases? Y N ✓			
Section 3: Existing and previous land use			
Does the site drain to an existing foul sewer?	Y	N	What is the present impermeable area? (m²)
Does the site drain to an existing surface water sewer?	Y	N	
Please confirm what the land was previously used for or the existing land use and provide the following information: Description of previous/current land use e.g. new build, conversion, brownfield redevelopment			
The existing site is a small private greenspace with a few benches and trees. There are no other notable landmarks in the site.			
Greenfield	Y	✓	N
Brownfield (site must have drained to the sewer network and incurred charges within last 12 months)		Y	N ✓
If Brownfield site please fill in Table 1 below:			
Table 1	Foul water flows before development (l/s if known, enter 'n/a' if not known)		Surface water flows before development (l/s if known, enter 'n/a' if not known)
Number of domestic dwellings	-		-
Commercial area m²	-		-
Industrial area m²	-		-
Schools	-		-
Care Homes	-		-
Other uses	-		-

Section 4: Drainage strategy

Foul connection: How are you proposing to drain foul flows from the site?

Via an existing connection to the public sewer?	Y	N	✓	Via a new connection to the public sewer?	Y	✓	N
Do your drainage proposals involve pumping to the public sewer network?	Y	N	✓				

Surface water connection: You should follow the surface water hierarchy with water reuse/harvesting to be considered as the first option. Please indicate below and provide evidence to support your strategy as an attachment to this enquiry. H3 Building Regulations Guidance is available here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

Infiltration	Surface water body	✓	Surface water sewer/Highway Drain	Combined sewer
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SuDS: Have SuDS features been considered in the surface water drainage strategy? Y ✓ N

Section 5: Supporting Information checklist

Please confirm that the following list of information has been provided to support with your enquiry:

• Layout drawing with site boundary clearly shown	Y	✓	N
• Roads clearly shown	Y	✓	N
• Adjacent buildings clearly shown	Y	✓	N
• Preferred drainage outfall route(s) and point(s) of access etc.	Y	✓	N
• Private pipe run to Southern Water network clearly shown	Y	✓	N
• Topographical survey	Y	✓	N
• Ground investigation report to show infiltration could be utilised on the site – or use of BGS data where permeability results not available	Y	✓	N
• Area map inc NGR	Y	✓	N
• Detailed site layout inc NGR	Y	✓	N
• Flood Risk Assessment (where required under NPPF guidelines) or statement for site and associated risk	Y	✓	N
• Evidence of existing drainage connections and estimated rates of discharge (for Brownfield sites)	Y		N
• Full calculations to show pre-development surface water rates for Greenfield sites	Y	✓	N
• Proposed principles of ownership	Y	✓	N
• Exceedance routes on and offsite – please give details on route of flood flows that might occur due to exceedance of design criteria or failure of any part of the system (including blockage), or other infrastructure: (For assistance, please read our pdf: Guidance notes: Wastewater pre-planning enquiry)			

Any exceedance flows will be direct via the proposed levels design into the private gardens to the south of each property, where they will be contained until soaked into the ground.

• Proposed accessibility arrangements	Y	✓	N
• Operational requirements of components e.g. pumping stations	Y	✓	N

Section 6: Notes

Maximum file limit is 50mb. Allowed file types are DOCX, DOC, PDF, XLS, XLSX, JPG, JPEG, BMP, PNG, DWG (AutoCAD), DXF (AutoCAD), DGN (microstation), PRP (microstation), PRW (microstation).

Section 7: Payments and charges

Wastewater flow capacity check

Note: Under conditions where it is deemed necessary to carry out a full pumping station survey it is advised that discussions be held with Southern Water prior to submission of the form.

Surface water flow capacity check

Note: For flows in excess of 500l/s it is advised that discussions be held with Southern Water prior to submission of this form.

Number of units	Cost £	Please tick	Number of units	Cost £	Please tick
0 to 50	148.00	✓	0 to 50	299.00	✓
51 to 250	447.00		51 to 250	892.00	
251 to 500	596.00		251 to 500	1191.00	
>500	596.00		>500	1191.00	

Section 8: Declaration and terms and conditions

I confirm that to the best of my knowledge the information I have supplied is complete and correct. Failure to include any of the requested information will be deemed as an incomplete application and may result in this application being delayed/returned. This application **does not** mean approval has been granted. No work should commence until written approval has been given by Southern Water. In some cases the pre-design strategic assessment cannot be completed due to incomplete or insufficient records. In this instance, we may ask the applicant to provide surveys of drainage in the area. These would be conducted at the applicant’s expense. The contents of the report are for direct use only by the applicant and are to be kept private and confidential. They may only be disclosed to third parties with the written approval of Southern Water. Such third parties to have no subsequent implied or other right to disclose the contents and information to any other parties.

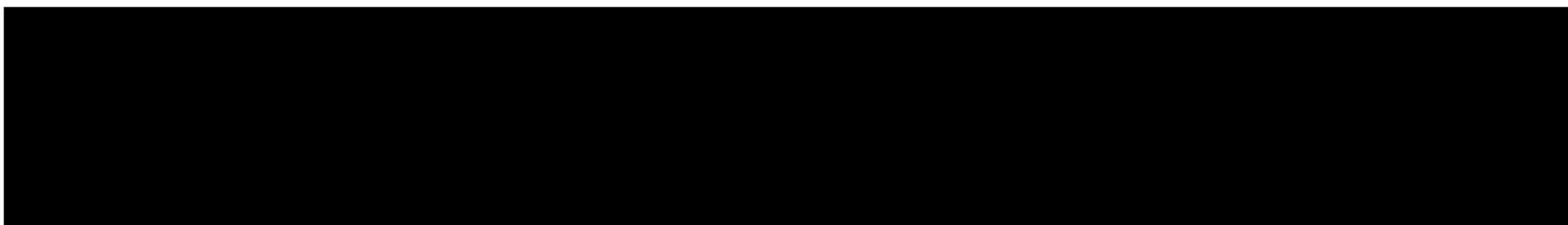
Amount to pay:	Cost £	Do you require a VAT receipt?	Y	✓	N
Wastewater	148.00	+			
Surface water	299.00				
VAT @ 20%	89.40	+			
Total	536.40				

Section 9: Preferred payment method

BACS: Please ensure to include the application number as the payment reference.

Application number:

Payments can be made directly via BACS transfer to:



Cheque: Cheque number:

Application number:

Site details/address:

Send cheque to: Miscellaneous Income, Southern Water, PO Box 4056, Worthing, West Sussex. BN13 3NX

Signature: Max Montgomery Position: Undergraduate Engineer
Print name: Max Montgomery Date: 15.03.23

Service levels: We plan to acknowledge receipt of your application within 7 calendar days of receipt and provide a full response to your query within 28 calendar days unless an extension is agreed.
About us: Southern Water supplies water to 2.5 million customers residing in 1.1 million properties and provides wastewater services to 4.6 million living at 2 million properties. See what is happening in your area at: southernwater.co.uk/your-area
Registered number 2366670