



7. Watercourse located immediately to the northeast of the site shown to be flowing from north to south and passing through private property back garden. Another branch of the watercourse flows from west to east and runs parallel to the northern boundary of the site and flows into this watercourse on the opposite side of the footbridge/footpath. Assumption is that watercourse is diverted eastwards through private property before connecting to existing surface water (or foul/combined) network along The Street.



8. View of standing water at north-eastern boundary. Area is approximately 5-8m west of the small watercourse shown in the image to the left.

Table 3.3: Catchment C Photographs



9. View of Catchment C looking southeast from north of catchment. Topography visibly sloping downhill from northwest to southeast.



10. Standing water and saturated ground in the east of the site. Looking east.



11. View of car park to the east of the site sloping downhill toward The Street. Looking east. Ground remains saturated.



12. View of Catchment C looking northwest from the southeast corner of the catchment. Topography visibly sloping uphill from southeast to northwest.

Table 3.4: Catchment D Photographs



13. View of Catchment D looking southwest from northeast of catchment. Topography visibly sloping downhill from north to south.



14. View looking east, of hedge line and field ditch bisecting Catchment D, flowing from west to east. Ground saturated.



15. Boundary ditch to west of site at Foxhole Lane, looking north. Flowing from north to south. Some debris in ditch restricting conveyance.



16. Field ditch at the southern boundary of the site, looking north. Water draining from the site collects along this southern boundary. Debris and partial ditch

	blockage creates standing water but drains down when cleared. See Table 3.5 below.
--	--

Other Observations

Further observations are presented in Table 3.5.

Table 3.5: Further Observations



17. Confluence of ditches outside the southwest corner of the site on the west side of the entrance to Foxhole Lane. Ditch in field to west of site shown to be flowing from west to east and is not therefore suitable for discharge from the site.



18. Manhole located in ditch along the southern boundary of the site. Flows drain to this location. Indication is that surface water runoff from the site is collected within this manhole and directed into the main surface water sewer and subsequent open channel to the south of the site and Cowfold Road.



19. Manhole to the south of the site adjacent to Cowfold Road considered to recognise the presence of foul drainage as it approximately aligns with foul water sewer records. Note that the cover was not lifted so confirmation was not able to be made.



20. Close up of inlet to piped system behind dense vegetation, to the immediate east of Catchment D (on private land) taking flow from a ditch flowing from north to south adjacent to Catchment D's eastern boundary. Flow from the ditch at the hedgerow across Catchment D drains to this location.



21. Saturated ground and early part of ditch flowing from north to south adjacent to Catchment D's eastern boundary. Looking south.



22. Catch pit to the south of the site, south of Cowfold Road. No flow visible at base of catch pit. Expectation is that connecting surface water network takes flow from the south of the site.



23. Cowfold Road drainage system. Looking north towards ditch outlet manhole.



24. Linear drainage channels visible at rear of footway on south side of Cowfold Road, to the south of the site.

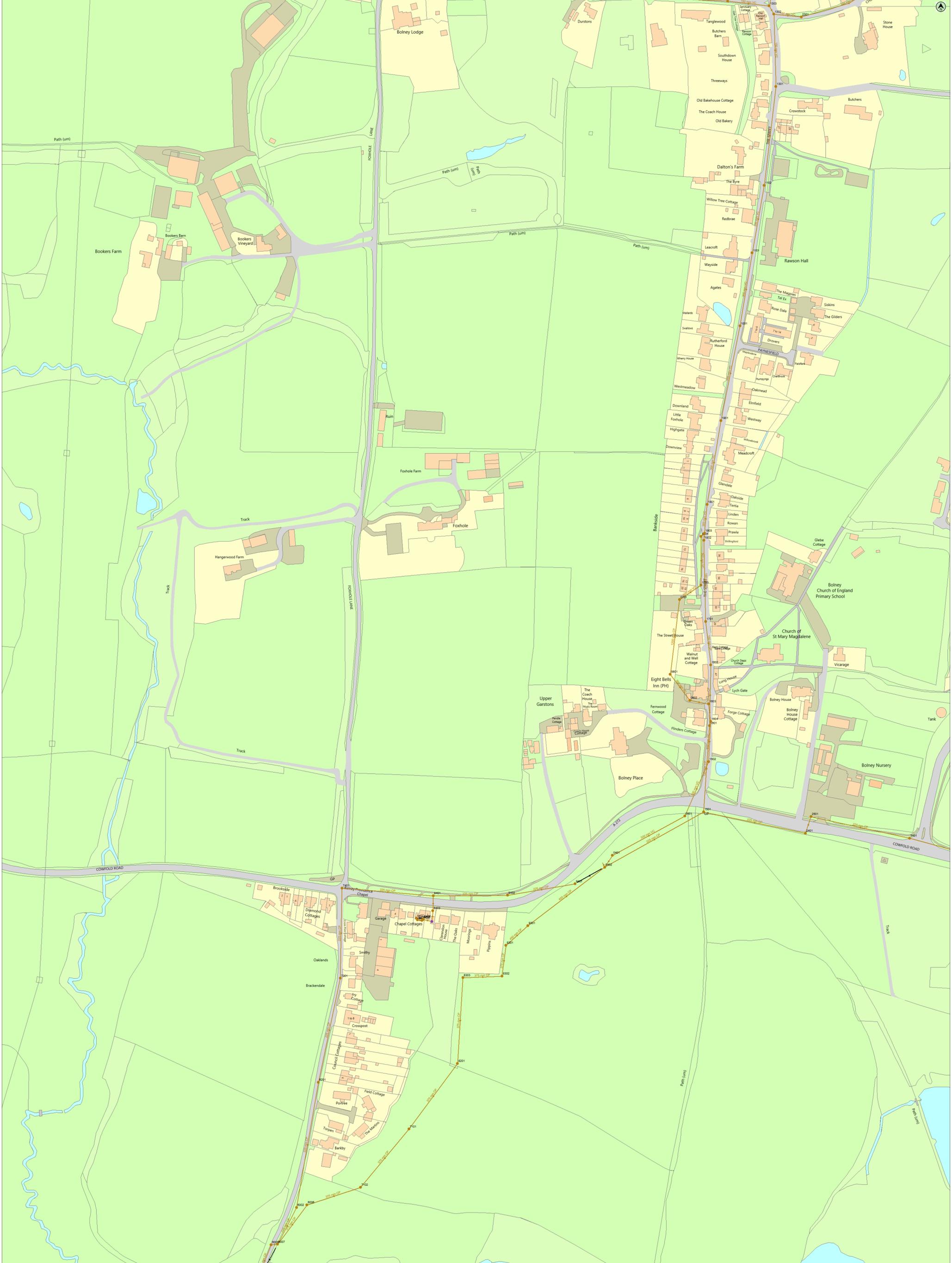


25. Continuation of surface water drainage in open channel to the south of Cowfold Road. Looking south. Photograph is taken approximately 70 m south of the site.



26. Southern Water foul pumping station located approximately 500m south of the site. Foul water from the area of the site and the surrounding area is expected to be directed to this station before being directed onward to the local wastewater treatment works.

APPENDIX D – SOUTHERN WATER SEWER RECORDS



0m 100m 200m 300m

© Crown copyright and database right 2023 Ordnance Survey 100019723
 Date updated: 06/02/23

Scale: 1:250
 Map Coords: 525866, 122706
 Date: 04/07/23
 Out Ref: 1217226-1
 Worksheet: Plan A01
 Produced by: dgpl

0uneet.chauhan@ramboll.co.uk
 Land at Foxhole Lane

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accepts no responsibility in the event of inaccuracy. The actual positions should be determined on site. This map is produced by Southern Water Services Ltd © Crown copyright and database right 2023 Ordnance Survey 100019723. This map is to be used for the purposes of stating 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 Boronated Adhesive Cement.
 WARNING: Unknown (UNK) materials may include Boronated Adhesive Cement.



APPENDIX E – SOUTHERN WATER COMMUNICATIONS



Anthony Guay
Twenty3 Brunswick Place
Southampton
Hampshire
SO15 2AQ

Your ref

Our ref
13828

Date
20 February 2024

Contact
Tel 0330 303 0119

Dear Mr Guay,

Level 1 Capacity Check Enquiry: Land at Foxhill Farm, Bolney, Haywards Heath, West Sussex, RH17 5NB.

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

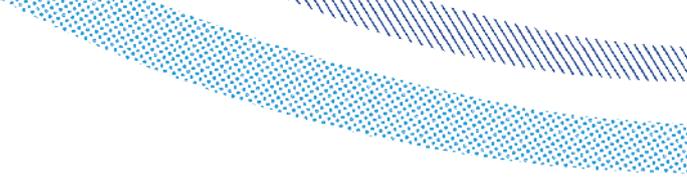
Foul Water

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **0.72 l/s** and **1.08 l/s** for the above development at manhole reference **TQ26221901** and **TQ25227401** respectively. 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.



Please get in touch via the Get Connected customer dashboard if you have any queries.

Yours sincerely,

Future Growth Planning Team
Developer Services

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



David Major
Ramboll
Twenty3 Brunswick Place
Southampton
SO15 2AQ

Your ref
17113

Our ref
DSA000037150

Date
04 October 2024

Contact
Tel 0330 303 0119

Dear Mr Major,

Level 1 Capacity Check Enquiry: Land at Foxhole Farm, Bolney, Sussex, RH17 5NB

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

Foul Water

The enquiry has been reassessed to determine the capacity available for 1.8 l/s at manhole reference TQ25227401.

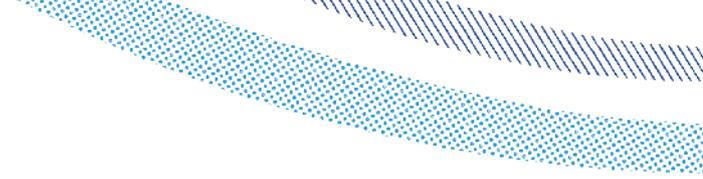
There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 1.8 l/s for the above development at manhole reference TQ25227401. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

Please note, the assessment that has been undertaken using an assumed flow/pump rate of 1.8 l/s. This has been calculated using Southern Water's modelling specifications.

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.



Please get in touch via the Get Connected customer dashboard if you have any queries.

Yours sincerely,

Future Growth Planning Team
Developer Services

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

David Major

From: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Sent: 17 October 2024 09:33
To: David Major
Cc: Anthony Guay
Subject: RE: Land at Foxhole Farm, Bolney, Pre Development Enquiry Waste, 17113

Good Morning David,

I can confirm that the current proposed scenario is acceptable for the proposed development.

Kind Regards

Rachael Powys-Keck
Future Growth Planner, South East Region

T. 03303030119
M. 07922861263
southernwater.co.uk



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From: David Major <david.major@ramboll.co.uk>
Sent: Wednesday, October 16, 2024 1:47 PM
To: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Cc: Anthony Guay <Ant.Guay@ramboll.co.uk>
Subject: RE: Land at Foxhole Farm, Bolney, Pre Development Enquiry Waste, 17113

Hi,

Based on the calculations you attached in your earlier email, I think we are ok.

Can you confirm that under the proposed scenario, where the north of the site will be pumped and the south of the site will drain by gravity, you have calculated an overall peak flow of 1.81L/s and that this is acceptable for the proposed development?

Kind regards
David Major

BSc (Hons), MSc, MCIWEM
Consultant
1622761 - Water

D +44 2380 817672
M +44 7866 055808
david.major@ramboll.co.uk

Ramboll
Twenty3
Brunswick Place
Southampton
SO15 2AQ
<https://uk.ramboll.com/environment-and-health>

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Classification: Confidential

From: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Sent: Wednesday, October 16, 2024 12:54 PM
To: David Major <david.major@ramboll.co.uk>
Subject: FW: Land at Foxhole Farm, Bolney, Pre Development Enquiry Waste, 17113

Good Afternoon David,

Thank you for your email enquiry.

To clarify:

In app: 17113

Guest

Work notes 12/09/2024 08:31:07

This application is an update to a previous enquiry (13828) at the same site. We previously got approval for two separate foul discharges, one toward The Street, and another south to Cowfold Road. We now seek a single discharge south to Cowfold Road (expected to be around 1.8L/s, MH7401).

- This was undertaken in Job 1017699

In app: 13828

The previous CC job 1017315 requested:
TQ26221901 – Split flow 0.72 l/s (80 units)
TQ25227401 – Split flow 1.08 l/s (120 units)

Are you requesting a new CC on 7l/s at TQ25227401?
In this case a new capacity check will need to be raised.

Kind Regards

Rachael Powys-Keck
Future Growth Planner, South East Region
T. 03303030119
M. 07922861263
southernwater.co.uk



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From: David Major <david.major@ramboll.co.uk>
Sent: Tuesday, October 15, 2024 8:09 AM
To: Developer Services <Developer.Services@southernwater.co.uk>
Cc: Anthony Guay <Ant.Guay@ramboll.co.uk>
Subject: Land at Foxhole Farm, Bolney, Pre Development Enquiry Waste, 17113

Sir/Madam,

On the 4th October 2024 we received a response regarding the above referenced Level 1 Capacity Check Enquiry. Within the response it was stated that there is currently adequate capacity in the local sewerage network to accommodate a foul flow of 1.8L/s at manhole reference TQ25227401. It was further stated that the assessment was undertaken using an assumed flow/pump rate of 1.8L/s.

While completing the application form, I referred to a previous application (13828) at the same site that proposed two separate discharges, one to Cowfold Road (MH7401) and one to The Street (MH1901). You previously confirmed adequate capacity for this previous application at two separate foul flow rates of 0.72L/s for the northern development discharging to The Street, and 1.08L/s for the southern development discharging to Cowfold Road. In completing the application form for this most recent enquiry, I stated in the additional comments section how I expected the final discharge capacity to be around 1.8L/s, as this was the sum of the two separate foul flow rates that you determined for the previous application. Did you use this rate as an assumed pump rate? If not, then it is not clear where the 1.8L/s that you used for the assessment has come from.

For the purposes of our own assessment, we need to determine what is the total capacity available at the site. Could you please advise on the maximum available capacity in the network for the application 17113? If this is not possible then please could you determine whether a foul flow of 7L/s is available?

Kind regards
David Major

BSc (Hons), MSc, MCIWEM
Consultant
1622761 - Water

D +44 2380 817672
M +44 7866 055808
david.major@ramboll.co.uk

Ramboll
Twenty3
Brunswick Place
Southampton
SO15 2AQ
<https://uk.ramboll.com/environment-and-health>

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In sending this e-mail the sender cannot be deemed to have specified authority and the contents of the e-mail will have no contractual effect unless (in either case) it is otherwise agreed between Southern Water Services Limited and the recipient.

David Major

From: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Sent: 24 February 2025 13:21
To: David Major
Cc: Anthony Guay
Subject: RE: Land at Foxhole Farm, Bolney, Pre Development Enquiry Waste, 17113

Good Afternoon David,

Thank you for your email.

I have taken some time to gather the below information which I hope will assist in providing you with some information regarding capacity in the network, storm overflows and our Drainage and Waste Water Management Plan (DWMP). To clarify on the terminology, the 'network' refers to pipes and pumping stations used to convey wastewater from homes and businesses to a 'WTW' (wastewater treatment works), for treatment before it is returned to the environment. We assume that the 'regular pumping into the local stream' you refer to relates to the water industry's use of CSOs (Combined Storm Overflows) – please see the attached fact sheet for more detail on this, but we would stress that this is not an illegal act, but is a function of how the sewer system was historically designed, to release excess rainwater from the system into waterways, in order to prevent backup in the network causing flooding. We recognise that this is no longer acceptable and the water industry is taking significant steps to address this – please see more information on the work Southern Water is doing to address this issue on our website here [Storm Overflows \(southernwater.co.uk\)](https://www.southernwater.co.uk/storm-overflows)

Southern Water assesses network capacity for development once it is consulted on a planning application, at which point models will be run to determine whether the existing levels of flow within the network can accommodate additional wastewater flows from the proposed development. Our assessment for the planning application in question showed that there is capacity in the foul network for additional wastewater flows that would be generated by this development. It is important to note that this relates to wastewater flows only, and surface water (ie rainwater that falls on roofs, patios and driveways) from new development should not be permitted to connect to the foul network, as this places increased pressure on the network during heavy rainfall, leading to increased risk of CSO use.

It should be noted that whilst Southern Water cannot object to development, as this would conflict with our legal obligation under Section 94 of the Water Industry Act 1991 (WIA 1991) to provide developers with the right to connect to a public sewer, capacity can always be provided by Southern Water to accommodate new development where we have identified that this is needed. Water companies have a statutory duty under section 94 of the WIA 1991 to plan and implement any works that are necessary to ensure the network of sewers (and sewage treatment facilities) continue to operate satisfactorily once they have received notification that a developer intends to exercise their right to connect under section 106 (1) WIA 1991.

Through our new Drainage and Wastewater Management Plan (DWMP) process, which is currently underway, we are working with stakeholders to better understand the range of flooding risks in drainage catchments across our region, to try to work towards a more collaborative and sustainable approach to managing surface water. Key to this is preventing rainwater from entering our foul network, in order to free up sewer capacity for new development, whilst minimising the risk of foul flooding. See https://www.southernwater.co.uk/media/q0gezba2/l3_burg.pdf for more information.

Whilst storm overflows are integral to the design of many of our WTWs and networks, we are working towards reducing their usage, in line with DEFRA's requirements which are set out here [Storm Overflows Discharge Reduction Plan.pdf \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/storm-overflows-discharge-reduction-plan.pdf). See further information on our website; [Flow and spill reporting \(southernwater.co.uk\)](https://www.southernwater.co.uk/flow-and-spill-reporting) and [Our response to The Storm Overflows Taskforce \(southernwater.co.uk\)](https://www.southernwater.co.uk/our-response-to-the-storm-overflows-taskforce)

I hope this helps to explain a little more in detail.

Kind Regards

Rachael Powys-Keck
Future Growth Planner, South East Region

T. 03303030119
M. 07922861263
southernwater.co.uk



Classification: Confidential

From: David Major <david.major@ramboll.co.uk>
Sent: Thursday, February 20, 2025 4:01 PM
To: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Cc: Anthony Guay <Ant.Guay@ramboll.co.uk>
Subject: RE: Land at Foxhole Farm, Bolney, Pre Development Enquiry Waste, 17113

Sir/Madam,

Thanks very much for your help regarding the below enquiry dated to last autumn.

Since the enquiry, the proposed planning application has moved forward significantly and there have been concerns raised by the local Parish Council about the capacity of the current foul sewer network. This is despite what you previously confirmed to us in the attached pdf. In particular they are keen to understand how there can be capacity despite reports of 'regular pumping into the local stream'?

Is there anything you can tell us that may help to ease local concerns regarding this matter?

Kind regards
David Major

BSc (Hons), MSc
Consultant
Water Team

D +44 2380 817672
david.major@ramboll.co.uk

Ramboll
Twenty3
Brunswick Place
Southampton
SO15 2AQ
<https://uk.ramboll.com/environment-and-health>

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From: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Sent: 17 October 2024 09:33
To: David Major <david.major@ramboll.co.uk>
Cc: Anthony Guay <Ant.Guay@ramboll.co.uk>
Subject: RE: Land at Foxhole Farm, Bolney, Pre Development Enquiry Waste, 17113

Good Morning David,