
11.0 APPENDIX C – PROPOSED FOUL & SURFACE WATER DRAINAGE LAYOUT (1 OF 2)

DRAINAGE LEGEND

EXISTING FEATURES

- EXISTING SURFACE WATER SEWER MANHOLE TO BE RETAINED
- EXISTING FOUL WATER SEWER AND MANHOLE TO BE RETAINED

PROPOSED FEATURES

- SURFACE WATER SEWER/DRAIN
- RAINWATER PIPE
- ROAD GULLY (TRAPPED)
- PROPOSED BEANIE KERBING WITH 600mm SUMP
- STORM WATER 4750 PPIC
1200 DEEP MAX
MAX NO. OF PIPES 5 (100/1500) COVER GRADE B125
- STORM WATER MANHOLE 12000 (TYPE A OR B)
TYPE B MAX DEPTH FROM COVER TO SOFFIT OF PIPE 3m
TYPE A DEPTH FROM COVER TO SOFFIT OF PIPE 3m - 6m
- STORM WATER MANHOLE 12000 TYPE C
DEPTH FROM COVER TO SOFFIT OF PIPE 1m - 1.5m
- STORM WATER MANHOLE TYPE D
INTERNAL DIMENSIONS 900x675mm
DEPTH FROM COVER TO SOFFIT OF PIPE LESS THAN 1m
- STORM WATER HYDRO-BRAKE
MANHOLE
- STORM WATER ATTENUATION TANK
GL = GROUND LEVEL
TOTL = TOP OF TANK LEVEL
BOTL = BOTTOM OF TANK LEVEL
- FOUL WATER SEWER/DRAIN
- FOUL WATER RISING MAIN LAID MINIMUM
1.0m BELOW GROUND LEVEL
- SOIL STACK (TYPE TBC BY ARCHITECT/M&E ENGINEER)
- YARD GULLY SERVING EXTERNAL TAP. 1000 PIPED
CONNECTION AS SHOWN.
IL TO BE SET 420mm BELOW GROUND LEVEL AS PER
DETAIL ON DRAWING NO. 0504 REV C02.
- FOUL WATER 4750 PPIC
1200 DEEP MAX
MAX NO. OF PIPES 5 (100/1500) COVER GRADE B125
- FOUL WATER MANHOLE 12000 (TYPE A OR B)
TYPE B MAX DEPTH FROM COVER TO SOFFIT OF PIPE 3m
TYPE A DEPTH FROM COVER TO SOFFIT OF PIPE 3m - 6m
- FOUL WATER MANHOLE 12000 TYPE C
DEPTH FROM COVER TO SOFFIT OF PIPE 1m - 1.5m
- FOUL WATER MANHOLE 105500 TYPE D
DEPTH FROM COVER TO SOFFIT OF PIPE LESS THAN 1m
- STORM WATER / FOUL WATER BACK DROP

FFL: XX.XXX FINISHED FLOOR LEVEL

1000 4.5m 1:100
Z BED

SW MH 1.0
CL 00.00
IL 00.00
SIL 00.00
TYPE C MH
CATCHPIT
D400

ROAD A - SUB BASE ATTENUATION. FOR DETAILS
SEE DRAWING NO. 054/LRW/EX/00/DR/C/1705

ROAD B - SUB BASE ATTENUATION. FOR DETAILS
SEE DRAWING NO. 054/LRW/EX/00/DR/C/1705

AREAS OF NON PERMEABLE
ASPHALT CONCRETE PARKING BAY
CONSTRUCTION

RAIN WATER DIFFUSER UNIT OUTLET
2no. 700x700x150 (TO BE LAID AT
BASE OF SUB BASE STONE)

RAIN WATER DIFFUSER UNIT INLET
2no. 700x700x150 (TO BE LAID AT
BASE OF SUB BASE STONE)

CONCRETE THRUST BLOCK FOR RISING MAIN.
REFER TO DRAINAGE DETAILS DRAWING

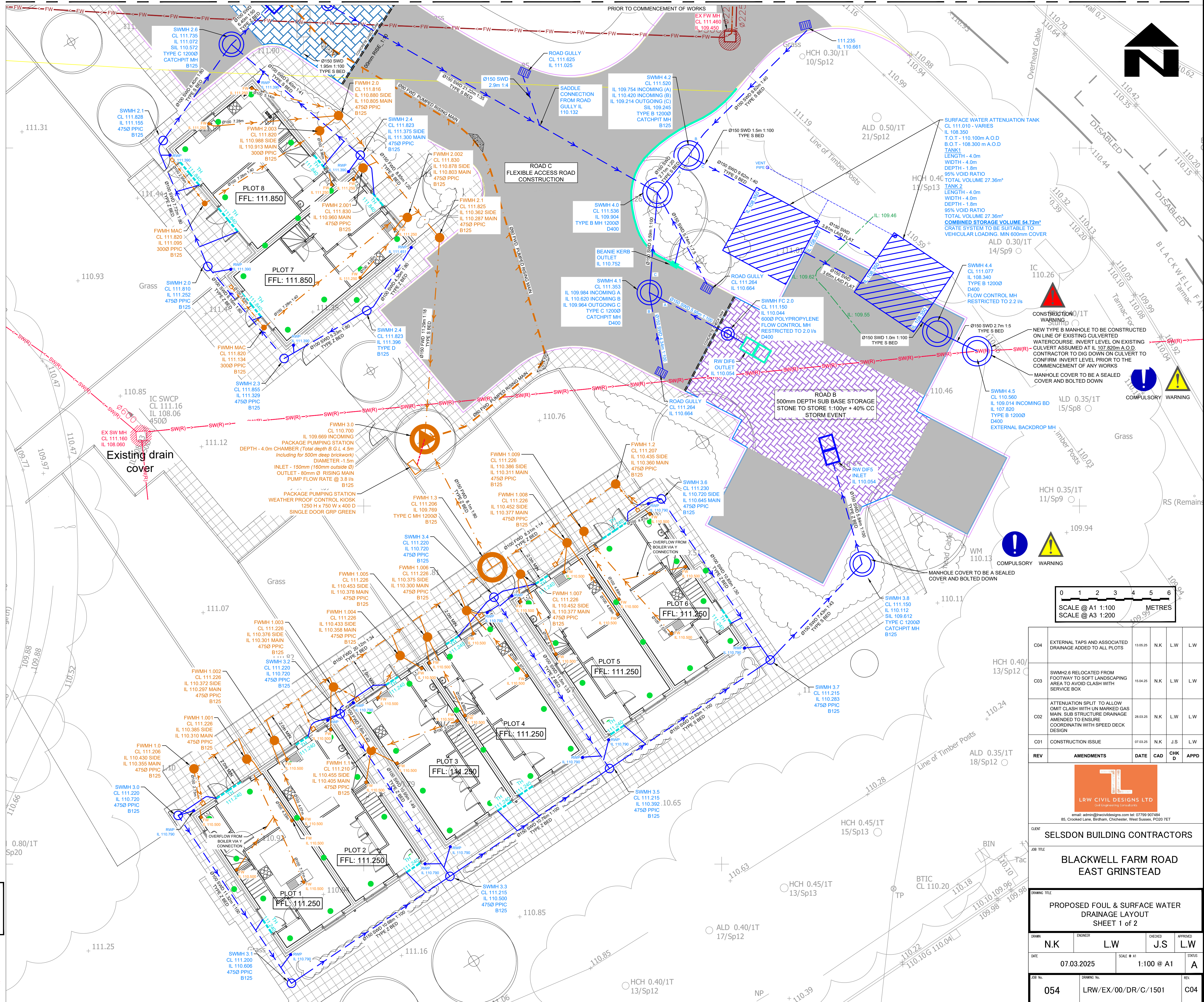
FOR STANDARD DRAINAGE
NOTES. SEE DRAWING NO.
054-LRW-EX-00-DR-C-1502

IMPORTANT NOTE:
CAUTION
ALL LOCATION INFORMATION SHOWN ON THIS DRAWING FOR STATUTORY
UNDERTAKERS' PLANT IS APPROXIMATE AND IS PROVIDED FOR THE CONTRACTOR'S
INFORMATION ONLY. IT SHOULD NOT BE RELIED ON FOR EXCAVATION OR OTHER WORKS
PURPOSES AND CONTRACTORS MUST CONTACT THE RELEVANT STATUTORY
UNDERTAKER FOR ACCURATE LOCATIONS PRIOR TO THE COMMENCEMENT OF WORKS.

CONSTRUCTION

FOR CONTINUATION REFER TO DRAWING NO. 054/LRW/EX/00/DR/C/1502

FOR CONTINUATION REFER TO DRAWING NO. 054/LRW/EX/00/DR/C/1502



0 1 2 3 4 5 6
SCALE @ A1 1:100
SCALE @ A3 1:200
METRES

REV	AMENDMENTS	DATE	CAD	CHK	APPD
C04	EXTERNAL TAPS AND ASSOCIATED DRAINAGE ADDED TO ALL PLOTS	13.08.25	N.K	L.W	L.W
C03	SWMH2.6 RELOCATED FROM FOOTWAY TO SOFT LANDSCAPING AREA TO AVOID CLASH WITH SERVICE BOX	15.04.25	N.K	L.W	L.W
C02	ATTENUATION SPLIT TO ALLOW OMIT CLASH WITH UN MARKED GAS MAIN. SUB STRUCTURE DRAINAGE AMENDED TO ENSURE COORDINATION WITH SPEED DECK DESIGN	28.03.25	N.K	L.W	L.W
C01	CONSTRUCTION ISSUE	07.03.25	N.K	J.S	L.W



CLIENT: SELSDON BUILDING CONTRACTORS

JOB TITLE: BLACKWELL FARM ROAD EAST GRINSTEAD

DRAWING TITLE: PROPOSED FOUL & SURFACE WATER DRAINAGE LAYOUT SHEET 1 of 2

DRAWN	ENGINEER	CHECKED	APPROVED
N.K	L.W	J.S	L.W
DATE	07.03.2025	SCALE @ A1	1:100 @ A1
JOB NO.	054	DRAWING NO.	LRW/EX/00/DR/C/1501
REV.	C04		

12.0 APPENDIX D - PROPOSED FOUL & SURFACE WATER DRAINAGE LAYOUT (2 OF 2)

DRAINAGE LEGEND

EXISTING FEATURES

- SW(R) EXISTING SURFACE WATER SEWER MANHOLE TO BE RETAINED
- FW EXISTING FOUL WATER SEWER AND MANHOLE TO BE RETAINED

PROPOSED FEATURES

- SURFACE WATER SEWER/DRAIN
- RWP RAINWATER PIPE
- RG ROAD GULLY (TRAPPED)

PROPOSED BEANIE KERBING WITH 600mm SUMP

STORM WATER 4750 PPIC
1200 DEEP MAX
MAX NO. OF PIPES 5 (100/1500) COVER GRADE B125

STORM WATER MANHOLE 12000 (TYPE A OR B)
TYPE B MAX DEPTH FROM COVER TO SOFFIT OF PIPE 3m
TYPE A DEPTH FROM COVER TO SOFFIT OF PIPE 3m - 6m

STORM WATER MANHOLE 12000 TYPE C
DEPTH FROM COVER TO SOFFIT OF PIPE 1m - 1.5m

STORM WATER MANHOLE TYPE D
INTERNAL DIMENSIONS 900x675mm
DEPTH FROM COVER TO SOFFIT OF PIPE LESS THAN 1m

STORM WATER HYDRO-BRAKE
MANHOLE

STORM WATER ATTENUATION TANK
GL = GROUND LEVEL
TOTL = TOP OF TANK LEVEL
BOTL = BOTTOM OF TANK LEVEL

FOUL WATER SEWER/DRAIN
FOUL WATER RISING MAIN LAID MINIMUM
1.0m BELOW GROUND LEVEL

SOIL STACK (TYPE TBC BY ARCHITECT/M&E ENGINEER)
YARD GULLY SERVING EXTERNAL TAP. 1000 PIPED
CONNECTION AS SHOWN
IL TO BE SET 420mm BELOW GROUND LEVEL AS PER
DETAIL ON DRAWING NO. 0504 REV C02.

FOUL WATER 4750 PPIC
1200 DEEP MAX
MAX NO. OF PIPES 5 (100/1500) COVER GRADE B125

FOUL WATER MANHOLE 12000 (TYPE A OR B)
TYPE B MAX DEPTH FROM COVER TO SOFFIT OF PIPE 3m
TYPE A DEPTH FROM COVER TO SOFFIT OF PIPE 3m - 6m

FOUL WATER MANHOLE 12000 TYPE C
DEPTH FROM COVER TO SOFFIT OF PIPE 1m - 1.5m

FOUL WATER MANHOLE 105600 TYPE D
DEPTH FROM COVER TO SOFFIT OF PIPE LESS THAN 1m

STORM WATER / FOUL WATER BACK DROP

FFL: XX.XXX

1000 4.5m 1:100
Z BED
PIPE DETAIL: Ø, LENGTH, GRADIENT,
BEDDING TYPE

MANHOLE REFERENCE:
COVER LEVEL,
INVERT LEVEL,
SUMP INVERT LEVEL,
MH TYPE,
CATCHPIT MANHOLE (IF REQUIRED),
COVER GRADE

ROAD A - SUB BASE ATTENUATION. FOR DETAILS
SEE DRAWING NO. 054/LRW/EX/00/DR/C/1705

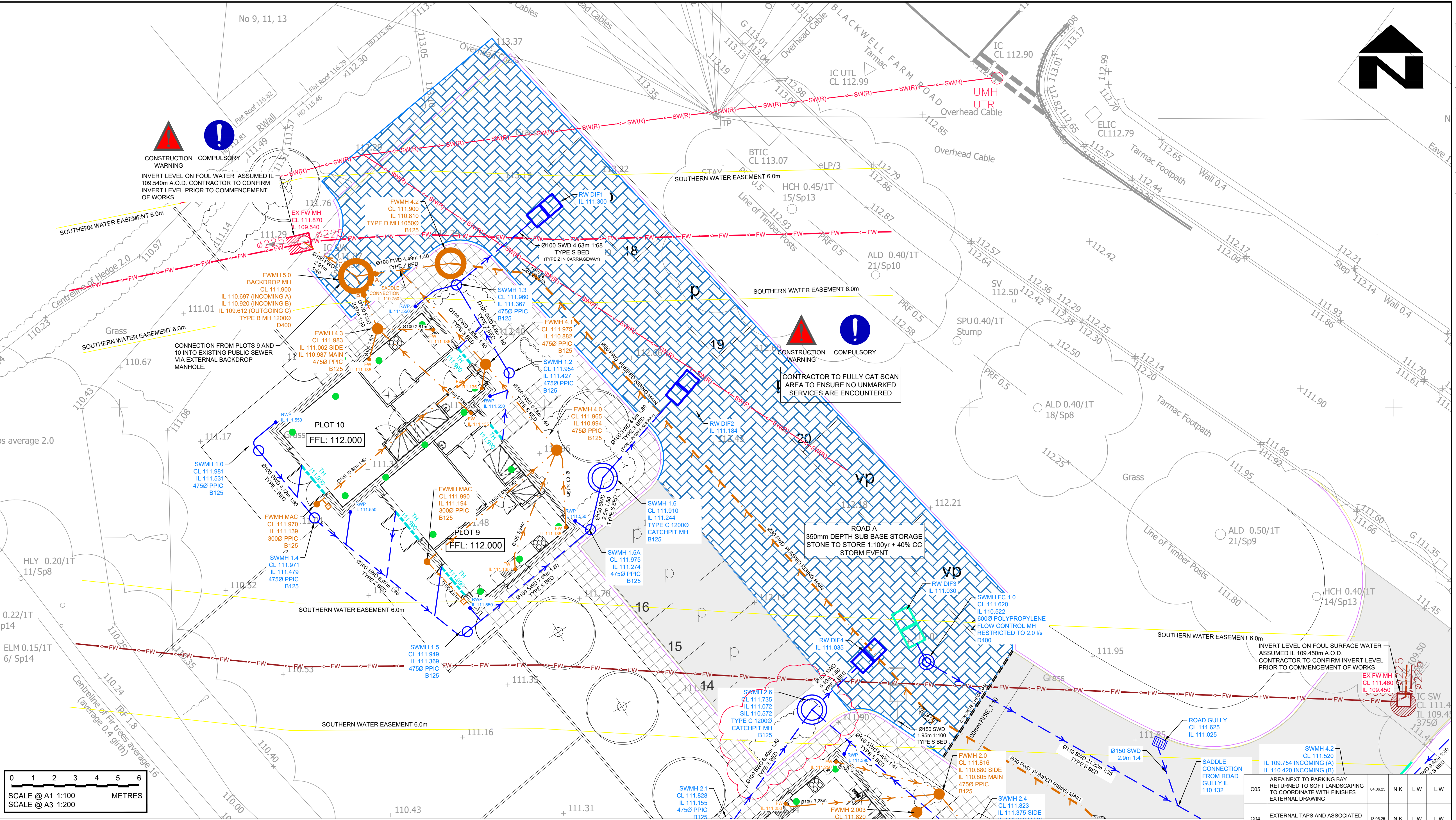
ROAD B - SUB BASE ATTENUATION. FOR DETAILS
SEE DRAWING NO. 054/LRW/EX/00/DR/C/1705

AREAS OF NON PERMEABLE
ASPHALT CONCRETE PARKING BAY
CONSTRUCTION

RAIN WATER DIFFUSER UNIT OUTLET
2no. 700x700x150 (TO BE LAID AT
BASE OF SUB BASE STONE)

RAIN WATER DIFFUSER UNIT INLET
2no. 700x700x150 (TO BE LAID AT
BASE OF SUB BASE STONE)

CONCRETE THRUST BLOCK FOR RISING MAIN.
REFER TO DRAINAGE DETAILS DRAWING



FOR CONTINUATION REFER TO DRAWING NO. 054/LRW/EX/00/DR/C/1501

FOR CONTINUATION REFER TO DRAWING NO. 054/LRW/EX/00/DR/C/1501

NOTES

GENERAL

- DO NOT SCALE FROM THIS DRAWING. REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METRES UNLESS NOTED OTHERWISE.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
- ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
- IT IS THE CONTRACTORS/SUBCONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS, CODES OF PRACTICE, CURRENT STANDARDS AND PRODUCT MANUFACTURES DETAILS AND SPECIFICATION.
- THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS AGREED DURING THE DURATION OF THE WORKS, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN "AS-CONSTRUCTED" DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.

DRAINAGE GENERAL

- BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
- ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. IF THIS IS NOT POSSIBLE INFORM THE CIVIL ENGINEER IMMEDIATELY.
- ALL ADAPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN IN THE CODE (FORMALLY SEWERS FOR ADOPTION) AND THE LOCAL WATER AUTHORITY PRACTICES, WITH A VIEW TO ADOPTION UPON

COMPLETION OF WORKS.

- ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
- IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. SUB SOIL DRAINS ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER.
- ALL REDUNDANT DRAINAGE TO BE ABANDONED ONCE THE CONTRACTOR HAS SATISFIED HIMSELF THAT NO CONNECTIONS REMAIN LIVE. REDUNDANT DRAINAGE TO BE GRUBBED OUT.
- ALL STORM WATER PIPE WORK IS TO BE STRUCTURED WALL PLASTIC UNLESS SPECIFIED OTHERWISE
- ALL UN-REFERENCED PIPES ARE ASSUMED TO BE Ø100. MINIMUM CONSISTENT GRADIENTS ALONG THE WHOLE LENGTH OF THE PIPE AS LISTED BELOW:
 - FW MIN GRADIENT - 1 IN 40 (Ø100) NO WC'S CONNECTED
 - FW MIN GRADIENT - 1 IN 80 (Ø100) MIN 1 WC CONNECTED
 - FW MIN GRADIENT - 1 IN 150 (Ø150) MIN 5 WC'S CONNECTED
 - SW MIN GRADIENT - 1 IN 100 (Ø100)
 - SW MIN GRADIENT - 1 IN 150 (Ø150)
- PROPOSED COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS TO ENSURE THEY LAY FLUSH.
- ALL MANHOLE COVERS IN AREAS OF BLOCK PAVING, COLOURED SURFACING, PAVING SLABS OR OTHER DECORATIVE PAVING AREAS ARE TO BE RECESSED TO ACCEPT THE PARTICULAR SURFACING TYPE.
- ALL EXISTING MANHOLE COVERS, GULLIES, ETC. ARE TO BE RAISED TO SUIT NEW LEVEL AND BUILDING REGULATIONS PART-H.
- ROAD GULLY OUTLET PIPES ARE TO BE Ø150mm. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS.
- ALL ADAPTABLE SEWERS WITH LESS THAN 1.2m OF COVER WHEN LAID BENEATH THE ROADS, OR 0.9m OF COVER IN OTHER AREAS, SHALL HAVE TYPE Z BED.
- SHALLOW PRIVATE DRAINS MAY REQUIRE PROTECTION USING CLASS 2 CONCRETE SURROUND OR PAVING SLABS BRIDGING THE TRENCH SUBJECT TO THE NHBC INSPECTOR'S REQUIREMENTS.
- ALL BELOW GROUND CONCRETE TO ACCORD WITH BS5328:1997/SULPHATE CLASS TBA.

- REFERENCE SHOULD BE MADE TO THE STRUCTURAL ENGINEERS DETAILS FOR ALL ASPECTS OF FOUNDATION DESIGN AND CONSTRUCTION.
- WHERE DRAINS PASS THROUGH FOUNDATIONS OR CONNECT TO MANHOLES, A FLEXIBLE PIPE JOINT SHOULD BE PROVIDED TO FORM A ROCKER PIPE IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED.
- WHERE DRAINAGE RUNS PASS CLOSE TO BUILDINGS OR THEIR INVERT LEVELS ARE BELOW FOUNDATION LEVEL, THEN THE TRENCHES ARE TO BE BACK FILLED IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED.
- ALL DOWNPIPES ARE TO BE SEALED AND CONNECTED DIRECTLY TO THE STORMWATER DRAIN. ACCESS POINTS ARE TO BE PROVIDED 1m ABOVE GROUND LEVEL FOR EXTERNAL RWP'S AND 1m ABOVE FFL FOR INTERNAL RWP'S. IF INTERNAL RWP'S ARE TO BECOME INACCESSIBLE THEN ACCESS CHAMBERS ARE TO BE PROVIDED EXTERNALLY TO ACCESS EACH RWP.
- ALL ROAD GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES AND YARD GULLIES SHALL BE FITTED WITH GRADE B125 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
- IN ORDER TO MAINTAIN THE SATISFACTORY FUNCTIONING OF SURFACE WATER SEWERS, ALL ROAD AND YARD GULLIES ARE TO BE "TRAPPED".
- UNLESS OTHERWISE NOTED, CHANNEL DRAINS ARE TO BE ACO MultiDrain MD SYSTEM WITH A15 GRATINGS IN PEDESTRIAN AREAS, C250 IN CAR PARKS AND D400 IN CARPAGESWAYS. GRATING STYLE TO SUIT THE LANDSCAPE ARCHITECTS SPECIFICATION. SLOTTED CHANNEL TO BE USED FOR AREAS WITH FALLS <1:15 MESH GRATING TO BE USED WHERE FALLS >1:15. SHOULD THE CONTRACTOR WISH TO USE A DIFFERENT SYSTEM, PRIOR APPROVAL TO USE SHALL BE SOUGHT FROM THE ENGINEER.
- UNLESS OTHERWISE NOTED, ALL THRESHOLD DRAINS AT DOORWAYS ARE TO BE ACO THRESHOLD DRAINS. SHOULD THE CONTRACTOR WISH TO USE A DIFFERENT SYSTEM, PRIOR APPROVAL TO USE SHALL BE SOUGHT FROM THE ENGINEER.
- MODULAR GEOCELLULAR STORAGE/SOAKAWAY SYSTEM TO CONFORM TO CIRIA C687 THE SUDS MANUAL, C680 STRUCTURAL DESIGN OF MODULAR GEOCELLULAR DRAINAGE TANKS & C686 SITE HANDBOOK FOR THE CONSTRUCTION OF SUDS. THE MANUFACTURER SHOULD PROVIDE A COMPLETE SET OF INDEPENDENT TEST RESULTS FOR A PROPOSED SYSTEM INCLUDING, AS A MINIMUM, STRESS/STRAIN CURVES FOR VERTICAL AND LATERAL COMPRESSION, AND CREEP TESTS UNDER SUSTAINED LONG-TERM LOADS. A BBA CERTIFICATE IS NOT INDEPENDENT TEST DATA.

- NO PRIVATE AREAS ARE TO DRAIN ONTO ADAPTABLE AREAS AND VICE VERSA. NO PRIVATE DRAINS SHOULD FEED INTO PUBLIC MAINTAINED SYSTEMS UNLESS SPECIFIED/APPROVED.
- ANY WORKS ASSOCIATED WITH THE PUBLIC HIGHWAY INCLUDING HIGHWAY DRAINAGE, SHALL BE IN ACCORDANCE WITH THE LOCAL HIGHWAYS AGENCY SPECIFICATION FOR HIGHWAY WORKS, UNLESS NOTED OTHERWISE WITH THE LOCAL AUTHORITY STANDARD SPECIFICATIONS OR DRAWINGS TAKING PRECEDENT.
- ROAD REINSTATEMENTS ARE TO BE TO THE LOCAL HIGHWAY AUTHORITY APPROVAL.
- AIR TESTING OF THE NEW FOUL AND STORM WATER SYSTEMS TO BS EN 1610 BEFORE BACK FILLING.
- SOFT SPOTS IN FORMATION ARE TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.

DRAINAGE COMPLETION

- THE REMOVAL OF ANY CONSTRUCTION DEBRIS FROM THE NEW FOUL AND STORM WATER SYSTEMS BEFORE FINAL TESTING AND CCTV INSPECTION. NO DEBRIS IS TO BE DISCHARGED INTO SEWERS OR WATERCOURSES.
- POST CONSTRUCTION AIR TESTING OF THE NEW FOUL AND STORM WATER SYSTEMS TO BS EN 1610 PRIOR TO HANDOVER.
- COMPLETE CCTV INSPECTION SURVEY OF ALL THE NEW FOUL AND STORM WATER SYSTEMS IS TO BE CARRIED OUT BY A THIRD PARTY AND A DIGITAL COPY OF THE REPORT AND VIDEOS PROVIDED BY THE CONTRACTOR TO THE CIVIL ENGINEER FOR CHECKING BEFORE THE WORKS CAN BE SIGN OFF BY THE CLIENT.
- DIGITAL TOPOGRAPHICAL LEVELS SURVEY TO THE ORDINANCE SURVEY BENCHMARK DATUM OF ALL THE NEW CHAMBERS ON BOTH FOUL AND STORM WATER SYSTEMS AND SUPPLIED IN EITHER DWG OR DXF FORMAT PROVIDED BY THE CONTRACTOR TO THE CIVIL ENGINEER BEFORE THE WORKS CAN BE SIGN OFF BY THE CLIENT.
- PROVIDE MANUFACTURES OPERATION AND MAINTENANCE MANUALS FOR ANY INSTALLED PROPRIETARY PRODUCTS.

CONSTRUCTION

IMPORTANT NOTE:
CAUTION

ALL LOCATION INFORMATION SHOWN ON THIS DRAWING FOR STATUTORY UNDERTAKERS' PLAN IS APPROXIMATE AND IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY. IT SHOULD NOT BE RELIED ON FOR EXCAVATION OR OTHER WORKS PURPOSES AND CONTRACTORS MUST CONTACT THE RELEVANT STATUTORY UNDERTAKER FOR ACCURATE LOCATIONS PRIOR TO THE COMMENCEMENT OF WORKS.

REV	AMENDMENTS	DATE	CAD	CHK	D	APPD
C05	AREA NEXT TO PARKING BAY RETURNED TO SOFT LANDSCAPING TO COORDINATE WITH FINISHES EXTERNAL DRAWING	04.08.25	N.K	L.W	L.W	
C04	EXTERNAL TAPS AND ASSOCIATED DRAINAGE RELATED TO ALL PLOTS	13.05.25	N.K	L.W	L.W	
C03	SWMH2.6 RELOCATED FROM FOOTWAY TO SOFT LANDSCAPING AREA TO AVOID CLASH WITH SERVICE BOX	15.04.25	N.K	L.W	L.W	
C02	AMENDED TO SUIT NEW SITE PLAN TO INTRODUCE TURNING AND RELOCATE PARKING BAY	09.04.25	L.W	J.S	L.L.W	
C01	CONSTRUCTION ISSUE	07.03.25	N.K	J.S	L.W	



CLIENT SELSDON BUILDING CONTRACTORS

JOB TITLE

BLACKWELL FARM ROAD
EAST GRINSTEAD

DRAWING TITLE
PROPOSED FOUL & SURFACE WATER
DRAINAGE LAYOUT
SHEET 2 of 2

DRAWN	ENGINEER	CHECKED	APPROVED
N.K	L.W	S.B	L.W
DATE	07.03.2025	SCALE @ A1	1:100 @ A1
STATUS	A		
JOB NO.	054	DRAWING NO.	LRW/EX/00/DR/C/1502
REV.			C05

13.0 APPENDIX E – PRELIMINARY ECOLOGICAL APPRAISAL

Michael Gray
Mr Jonathan Moore
MH Architects Limited
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/20/1333

DESCRIPTION: CONSTRUCTION OF 10 AFFORDABLE DWELLINGS (6 X 3 BED HOUSES AND 4 X 2 BED HOUSES) WITH ASSOCIATED CAR PARKING, LANDSCAPING AND CREATION OF NEW ACCESS ONTO BLACKWELL FARM ROAD (UPDATED ROAD SAFETY AUDIT RECEIVED ON 6 JULY; AMENDED SITE AND LOCATION PLANS RECEIVED ON 7 JULY INCORPORATING FOOTPATH LINK AND AMENDED BOUNDARY TREATMENTS; AND FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY RECEIVED ON 24 JULY) (AMENDED ACCESS PLAN RECEIVED ON 3 DECEMBER 2020)

LOCATION: LAND AT JUNCTION OF BLACKWELL FARM ROAD AND HOLTYE ROAD, EAST GRINSTEAD, WEST SUSSEX,

DECISION DATE: 4 MAR 2022

CASE OFFICER: ANDREW WATT - ANDY.WATT@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading 'Plans Referred to in Consideration of this Application'.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. **Pre-commencement conditions**

No development above ground floor slab level shall be carried out until a schedule and/or samples of materials and finishes to be used for the external walls and roofs of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan.

4. No development shall commence until 1:20 scale elevations and sections of one building frontage showing typical details (windows, entrance door and canopy) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure these aspects of the development are compatible with the design of the building and the character of the area and to accord with Policy DP26 of the Mid Sussex District Plan.

5. 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.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan.

6. No development shall take place until details of the existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development does not prejudice the amenities of adjacent residents or the appearance of the locality and to accord with Policy DP26 of the Mid Sussex District Plan.

7. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the

Local Planning Authority. Thereafter the approved Construction Management Plan shall be implemented and adhered to throughout the entire construction period. The Construction Management Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoardings;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- measures to deal with surface water run-off from the site during construction;
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area and to comply with Policies DP21 and DP26 of the Mid Sussex District Plan and Policies EG3, EG5 and EG11 of the East Grinstead Neighbourhood Plan.

8. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of:

- measures to control noise or vibration affecting nearby residents;
- artificial illumination;
- dust control measures;
- pollution incident control and site contact details in case of complaints.

The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of local residents from noise and dust emissions during construction and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan and Policy EG5 of the East Grinstead Neighbourhood Plan.

9. No development shall take place until a scheme for protecting the residential and other noise-sensitive units from noise generated by road traffic or other external sources, has been submitted to, and approved in writing by, the local planning authority. The scheme shall include an Acoustic Design Statement in line with the recommendations of ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise 2017 and shall ensure that internal and external noise levels are in accordance with BS 8233:2014: Guidance on Sound Insulation and Noise Reduction for Buildings. Noise from individual external events typical to the area shall not exceed 45dB L_{Amax} when measured in bedrooms internally between 23:00 and 07:00 hours, post-construction unless otherwise agreed in writing with the LPA. Where the internal noise levels will be exceeded by more than 5dB with windows open, then the applicant shall submit details of an alternative means of ventilation with sufficient capacity to ensure the thermal comfort of the occupants with windows

closed. Noise levels in gardens and public open spaces shall not exceed 55 dB LAeq 1 hour when measured at any period unless otherwise agreed in writing. All works that form part of the scheme shall be completed before the noise-sensitive development is occupied.

Reason: To protect the amenity of future residents from noise activities and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan and Policy EG5 of the East Grinstead Neighbourhood Plan.

Construction phase

10. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or Bank/Public Holidays or at any time other than between the hours 8am and 6pm on Mondays to Fridays and between 9am and 1pm Saturdays.

Reason: To safeguard the amenities of nearby residents and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan.

Pre-occupation conditions

11. No part of the development hereby permitted shall be occupied until details of proposed boundary screen walls/fences/hedges have been submitted to and approved in writing by the Local Planning Authority and until such boundary screen walls/fences/hedges associated with them have been erected or planted. Any fences between properties shall be of a permeable design to allow any surface water flow routes to be maintained across the site. The boundary treatments approved shall remain in place in perpetuity or unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the appearance of the area and protect the amenities of adjacent residents and to accord with Policies DP26 and DP41 of the Mid Sussex District Plan.

12. Prior to the commencement of construction of any building subject of this permission, including construction of foundations, full details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan.

13. No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres in each direction have been provided at the proposed site vehicular access onto Blackwell Farm Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and to comply with Policy DP21 of the Mid Sussex District Plan.

14. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development and to comply with Policy DP21 of the Mid Sussex District Plan and Policies EG3, EG5 and EG11 of the East Grinstead Neighbourhood Plan.

15. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for their designated use.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to comply with Policy DP21 of the Mid Sussex District Plan.

16. No part of the development hereby permitted shall be occupied until details of the refuse/recycling storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be implemented in accordance with the approved details and thereafter retained.

Reason: In the interests of the amenities of the area, to comply with Policy DP26 of the Mid Sussex District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan.

17. The development shall be carried out in accordance with the Sustainability Statement submitted as part of the application. On completion of the development, an independent final report shall be prepared and submitted to the Local Planning Authority to demonstrate that the proposals in the Statement have been implemented.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with the NPPF requirements, Policies DP26 and DP39 of the Mid Sussex District Plan and Policy EG13 of the East Grinstead Neighbourhood Plan.

18. Two (2) units hereby permitted shall be part M4(2) (Adaptable and Accessible) compliant, and shall be fully implemented prior to completion of the development and thereafter be so maintained and retained. No dwelling shall be occupied until a verification report confirming compliance with category M4(2) has been submitted to and agreed with the Local Planning Authority.

Reason: To ensure that the development provides a range of house types to meet accessibility and adaptability needs to comply with Policy DP28 of the Mid Sussex District Plan.

Post-occupation monitoring / management conditions

19. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan.

20. The proposed first floor side window on the north-west elevation of Plot 10 hereby permitted shall be glazed with obscured glass. They shall be non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason: To protect the amenities and privacy of the adjoining property and to accord with Policy DP26 of the Mid Sussex District Plan.

21. No development shall commence until details of biodiversity enhancements and a method statement setting out practical arrangements for implementing the recommendations in the Preliminary Ecological Appraisal by the Ecology Consultancy, dated 04/01/2020, have been submitted to, and approved by, the local planning authority. The approved method statement shall be implemented in full.

Reason: To prevent loss of, and contribute to a net gain in, biodiversity, in accordance with policies DP38 of the Mid Sussex District Plan and paragraph 175 of the NPPF.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. You are advised that this planning permission requires compliance with a planning condition(s) **before development commences**. You are therefore advised to contact the case officer as soon as possible, or you can obtain further information from: <https://www.gov.uk/guidance/use-of-planning-conditions#discharging-and-modifying-conditions> (Fee of £116 will be payable per request). If you carry out works prior to a pre-development condition being discharged then a lawful start will not have been made and you will be liable to enforcement action.
3. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.
4. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance. Accordingly, you are requested that:
 - No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.
5. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
6. A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link: www.southernwater.co.uk/infrastructure-charges

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location and Block Plan	001	A01	07.07.2020
Proposed Site Plan	002	A03	21.09.2020
Street Scene	003		09.04.2020
Street Scene	004		09.04.2020
Proposed Floor and Elevations Plan	005		09.04.2020
Proposed Floor and Elevations Plan	006		09.04.2020
Proposed Floor and Elevations Plan	007		09.04.2020
Proposed Floor and Elevations Plan	008		09.04.2020
Proposed Floor and Elevations Plan	009		22.04.2020
Access Plan	169.0001.001	B	03.12.2020

SA Bonfield

Divisional Leader for Planning and Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS
FORM

PEFULZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice;

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

15.0 SAP 10 BREL REPORT.

Project Information			
Assessed By	Matthew Carrick	Building Type	House, Semi-detached
OCDEA Registration	EES/034578	Assessment Date	2026-05-26

Dwelling Details			
Assessment Type	As designed	Total Floor Area	103 m ²
Site Reference	Plot 01	Plot Reference	Be Green
Address	1 Blackwell Farm Road, East Grinstead		

Client Details	
Name	Array
Company	Array
Address	

This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.

1a Target emission rate and dwelling emission rate			
Fuel for main heating system	Mains gas		
Target carbon dioxide emission rate	11.33 kgCO ₂ /m ²		
Dwelling carbon dioxide emission rate	10.39 kgCO ₂ /m ²		OK
1b Target primary energy rate and dwelling primary energy			
Target primary energy	59.3 kWh _{DE} /m ²		
Dwelling primary energy	55.14 kWh _{DE} /m ²		OK
1c Target fabric energy efficiency and dwelling fabric energy efficiency			
Target fabric energy efficiency	36.4 kWh/m ²		
Dwelling fabric energy efficiency	33.9 kWh/m ²		OK

2a Fabric U-values				
Element	Maximum permitted average U-Value [W/m ² K]	Dwelling average U-Value [W/m ² K]	Element with highest individual U-Value	
External walls	0.26	0.18	Walls (1) (0.18)	OK
Party walls	0.2	0	Party Wall (1) (0)	N/A
Curtain walls	1.6	0	N/A	N/A
Floors	0.18	0.11	Ground Floor (0.11)	OK
Roofs	0.18	0.1	Roof (1) (0.1)	OK
Windows, doors, and roof windows	1.6	1.3	South East - Windows (C) (1.3)	OK
Rooflights	2.2	N/A	N/A	N/A

2b Envelope elements (better than typically expected values are flagged with a subsequent (!))		
Name	Net area [m ²]	U-Value [W/m ² K]
Exposed wall: Walls (1)	84.28	0.18
Exposed wall: Walls (2)	10.7	0.18
Party wall: Party Wall (1)	56.76	0 (!)
Ground floor: Ground Floor, Ground Floor	37.57	0.11
Exposed roof: Roof (1)	63.67	0.1 (!)
Exposed roof: Roof (2)	7.65	0.1 (!)

2c Openings (better than typically expected values are flagged with a subsequent (!))				
Name	Area [m ²]	Orientation	Frame factor	U-Value [W/m ² K]
South East - Windows (C), Windows	4.6	South East	1.0	1.3
South East - Windows (D), Windows	1.35	South East	1.0	1.3
South West - Windows, Windows	3.91	South West	1.0	1.3
North West - Windows (C), Windows	5.33	North West	1.0	1.3
North West - Windows (D), Windows	1.35	North West	1.0	1.3
South West - Doors, Doors	1.88	South West	N/A	1.3

2d Thermal bridging (better than typically expected values are flagged with a subsequent (!))	
Building part 1: Thermal bridging calculated from linear thermal transmittances for each junction	

Main element	Junction detail	Source	Psi value [W/mK]	Drawing / reference
External wall	E2: Other lintels (including other steel lintels)	Not government-approved scheme	0.019 (t)	MFF-150-E2-01
External wall	E3: Sill	Not government-approved scheme	0.022 (t)	MFF-150-E3-01
External wall	E4: Jamb	Not government-approved scheme	0.017 (t)	MFF-150-E4-01
External wall	E5: Ground floor (normal)	Not government-approved scheme	0.067	MFF-150-E5-02
External wall	E6: Intermediate floor within a dwelling	Not government-approved scheme	0.001 (t)	MFF-150-E6-01
External wall	E11: Eaves (insulation at rafter level)	Not government-approved scheme	0.018 (t)	MFF-150-E11-01
External wall	E13: Gable (insulation at rafter level)	Not government-approved scheme	0.043	MFF-150-E13-01
External wall	E16: Corner (normal)	Not government-approved scheme	0.042	MFF-150-E16-01
External wall	E18: Party wall between dwellings	Not government-approved scheme	0.038 (t)	MFF-150-E18-04
Party wall	P1: Ground floor	Not government-approved scheme	0.05	MFF-150-MPW-P1-01
External wall	E2: Other lintels (including other steel lintels)	SAP table default	1	Dormer
External wall	E3: Sill	SAP table default	0.1	Dormer
External wall	E4: Jamb	SAP table default	0.1	Dormer
External wall	E14: Flat roof	SAP table default	0.16	

3 Air permeability (better than typically expected values are flagged with a subsequent (t))

Maximum permitted air permeability at 50Pa	8 m ³ /hm ²	
Dwelling air permeability at 50Pa	3.75 m ³ /hm ² , Design value (t)	OK
Air permeability test certificate reference		

4 Space heating

Main heating system 1: Boiler with radiators or underfloor heating - Mains gas

Efficiency	88.7%
Emitter type	Radiators
Flow temperature	55°C
System type	Combi boiler
Manufacturer	Vaillant
Model	ecoFIT sustain 835
Commissioning	

Secondary heating system: N/A

Fuel	N/A
Efficiency	N/A
Commissioning	

5 Hot water

Cylinder/store - type: N/A

Capacity	N/A
Declared heat loss	N/A
Primary pipework insulated	N/A
Manufacturer	
Model	
Commissioning	

Waste water heat recovery system 1 - type: N/A

Efficiency	
Manufacturer	
Model	

6 Controls

Main heating 1 - type: Time and temperature zone control by arrangement of plumbing and electrical services

Function	
Ecodesign class	
Manufacturer	
Model	

Water heating - type: Cylinder thermostat and HW separately timed		
Manufacturer		
Model		
7 Lighting		
Minimum permitted light source efficacy	75 lm/W	
Lowest light source efficacy	100 lm/W	OK
External lights control	N/A	
8 Mechanical ventilation		
System type: Centralised mechanical extract		
Maximum permitted specific fan power	0.7 W/(l/s)	
Specific fan power	0.15 W/(l/s)	OK
Minimum permitted heat recovery efficiency	N/A	
Heat recovery efficiency	N/A	N/A
Manufacturer/Model	MVDC-MSH Uniflex, 498502	
Commissioning		
9 Local generation		
Technology type: Photovoltaic system (1)		
Peak power	1.6 kWp	
Orientation	South East	
Pitch	30°	
Overshading	None or very little	
Manufacturer		
MCS certificate		
10 Heat networks		
N/A		
11 Supporting documentary evidence		
N/A		
12 Declarations		
a. Assessor Declaration		
This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design information submitted for this dwelling for the purpose of carrying out the "As designed" assessment, and that the supporting documentary evidence (SAP Conventions, Appendix 1 (documentary evidence) schedules the minimum documentary evidence required) has been reviewed in the course of preparing this BREL Compliance Report.		
Signed:		Assessor ID:
Name:		Date:
b. Client Declaration		
N/A		