

JONES HOMES

FOLDERS GROVE 2

**LAND REAR OF 96 FOLDERS LANE, BURGESS HILL,
WEST SUSSEX, RH15 0DX**

RESPONSE TO PLANNING CONDITION 23

**REPORT REF.
2501300-ACE-XX-XX-RP-C-TN03**

OCTOBER 2025

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Technical Note

SUBMISSION OF DISCHARGE OF CONDITIONS 23 PURSUANT TO APPLICATION

REF DM/23/0532

LAND TO THE REAR OF FOLDERS LANE, BURGESS HILL, WEST SUSSEX, RH15 0DX

This technical note has been produced by Ardent Consulting Engineers on behalf of Jones Homes for the development of the Land to the rear of Folders Lane, Burgess Hill, West Sussex, RH15 0DX and is to assist with the discharge of Planning Condition 23 as per the below:

Condition 23 is as follows:

Prior to commencement of development any construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

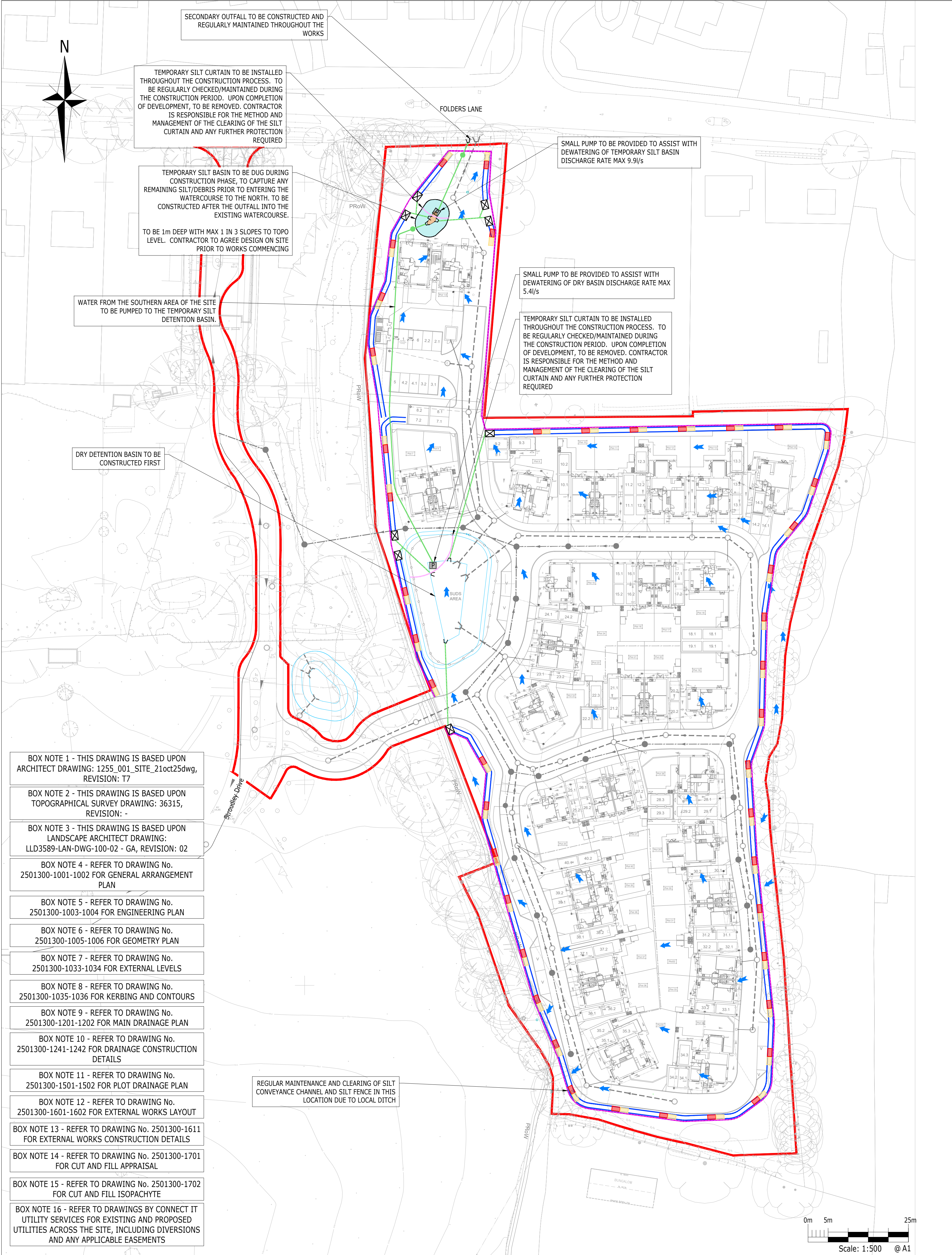
The following information has been submitted in order to discharge this condition:

2501300-ACE-XX-XX-DR-C 1251 CSWMP – **(Appendix A)**

A Construction Phase Surface Water Management Plan has been attached to this technical note in Appendix A. The plan demonstrates the potential construction sequencing of the proposed surface water management along with the potential methods used to contain all surface water on site during the construction phase. The development could rely on a network of silt conveyance channels, silt fencing, and silt traps to transfer surface water into the primary detention basin, which is to be constructed prior to any hard surfacing. A silt curtain may be constructed within the basin during the construction phase of the site. A small pump unit should be used to drain the basin to a temporary silt basin, which should be constructed immediately after a temporary outfall to the existing watercourse to the north of the site is installed. A silt curtain should be installed within the silt basin, before any surface water is allowed to enter a second pump which will be used to drain the basin to the proposed temporary outfall.

Upon completion of the site, including the hardstanding areas and main drainage network, all above features, excluding the primary basin, should be removed starting in the southern extents of the site, gradually working their way downstream to the temporary outfall. No silt curtains/traps should be removed from the downstream network prior to the upstream surface water management features being removed, to prevent debris and excess water from entering the watercourse to the north.

Appendix A



- BOX NOTE 1 - THIS DRAWING IS BASED UPON ARCHITECT DRAWING: 1255_001_SITE_21oct25dwg, REVISION: T7
- BOX NOTE 2 - THIS DRAWING IS BASED UPON TOPOGRAPHICAL SURVEY DRAWING: 36315, REVISION: -
- BOX NOTE 3 - THIS DRAWING IS BASED UPON LANDSCAPE ARCHITECT DRAWING: LLD3589-LAN-DWG-100-02 - GA, REVISION: 02
- BOX NOTE 4 - REFER TO DRAWING No. 2501300-1001-1002 FOR GENERAL ARRANGEMENT PLAN
- BOX NOTE 5 - REFER TO DRAWING No. 2501300-1003-1004 FOR ENGINEERING PLAN
- BOX NOTE 6 - REFER TO DRAWING No. 2501300-1005-1006 FOR GEOMETRY PLAN
- BOX NOTE 7 - REFER TO DRAWING No. 2501300-1033-1034 FOR EXTERNAL LEVELS
- BOX NOTE 8 - REFER TO DRAWING No. 2501300-1035-1036 FOR KERBING AND CONTOURS
- BOX NOTE 9 - REFER TO DRAWING No. 2501300-1201-1202 FOR MAIN DRAINAGE PLAN
- BOX NOTE 10 - REFER TO DRAWING No. 2501300-1241-1242 FOR DRAINAGE CONSTRUCTION DETAILS
- BOX NOTE 11 - REFER TO DRAWING No. 2501300-1501-1502 FOR PLOT DRAINAGE PLAN
- BOX NOTE 12 - REFER TO DRAWING No. 2501300-1601-1602 FOR EXTERNAL WORKS LAYOUT
- BOX NOTE 13 - REFER TO DRAWING No. 2501300-1611 FOR EXTERNAL WORKS CONSTRUCTION DETAILS
- BOX NOTE 14 - REFER TO DRAWING No. 2501300-1701 FOR CUT AND FILL APPRAISAL
- BOX NOTE 15 - REFER TO DRAWING No. 2501300-1702 FOR CUT AND FILL ISOPACHYTE
- BOX NOTE 16 - REFER TO DRAWINGS BY CONNECT IT UTILITY SERVICES FOR EXISTING AND PROPOSED UTILITIES ACROSS THE SITE, INCLUDING DIVERSIONS AND ANY APPLICABLE EASEMENTS

REGULAR MAINTENANCE AND CLEARING OF SILT CONVEYANCE CHANNEL AND SILT FENCE IN THIS LOCATION DUE TO LOCAL DITCH

MAINTENANCE SCHEDULE

FEATURE	MAINTENANCE	FREQUENCY	BY
SILT CONVEYANCE CHANNEL	REGULAR INSPECTIONS AND CLEARING OF CHANNELS WHERE NECESSARY	MONTHLY INSPECTIONS, WITH INCREASED FREQUENCY AFTER HEAVY RAINFALL	CONTRACTOR
HAY BALES	REGULAR INSPECTIONS, REMOVAL AND REPLACEMENT OF BALES	MONTHLY AND AFTER HEAVY RAINFALL/CRITICAL SOIL DISTURBANCE	CONTRACTOR
SILT MATTING	REGULAR INSPECTIONS AND CLEANING	WEEKLY AND AFTER HEAVY RAINFALL/ CRITICAL SOIL DISTURBANCE	CONTRACTOR
SILT CURTAIN	REGULAR INSPECTIONS AND REPAIRS TO ANY DAMAGE	DURING THE EARLY INSTALLATION, DAILY INSPECTIONS TO ENSURE NO SILT IS ENTERING THE DOWNSTREAM NETWORK. ONCE THIS IS CONFIRMED WEEKLY	CONTRACTOR
SILT DETENTION BASIN	REGULAR INSPECTIONS TO CHECK FOR DEBRIS BUILD UP. CLEARANCE OF DEBRIS PARTICULARLY TO INLET/OUTLETS. VEGETATION MANAGEMENT AND SOIL EROSION TO BE MONITORED AND DEALT WITH ON AN AD HOC BASIS.	MONTHLY INSPECTIONS, INCREASED FREQUENCY AFTER HEAVY RAINFALL/ AROUND AUTUMN DUE TO LEAF FALL.	CONTRACTOR
SILT TRAP	REGULAR INSPECTIONS AND MAINTENANCE TO THE SILT TRAP WITH REGULAR CLEANING SCHEDULE	WEEKLY INSPECTIONS AS WELL AS AFTER HEAVY RAINFALL/CRITICAL SOIL DISTURBANCE. SILT TRAPS TO BE INSPECTED WHEN \ CAPACITY IS REACHED TO ENSURE EFFICIENCY	CONTRACTOR
TEMPORARY SEWERS	CLEARING OF SEWERS	THIS SHOULD NOT BE REQUIRED AS THE SEWERS ARE ONLY TEMPORARY, HOWEVER, IF UNUSUAL FLOODING OR LACK OF FLOW IS NOTICED AFTER HEAVY RAINFALL EVENT, SEWERS ARE TO BE SURVEYED AND CLEARED AS NECESSARY	CONTRACTOR
TEMPORARY CATCH PITS	REGULAR INSPECTIONS, FREQUENCY TO BE DETERMINED BY CONTRACTOR ON SITE. ANY SILT/DEBRIS BUILD UP TO BE CLEARED REGULARLY	FREQUENCY TO BE DETERMINED BY CONTRACTOR. TO BE INCREASED AFTER HEAVY RAINFALL AND DURING CONSTRUCTION PROCESSES NEAR TO THE CATCH PIT	CONTRACTOR
TEMPORARY PUMPS	REGULAR INSPECTIONS AND CLEARING	TO BE INSPECTED AS PER MANUFACTURERS GUIDANCE	CONTRACTOR
PRIMARY BASIN	REGULAR INSPECTIONS, MAINTENANCE AND CLEARING PARTICULARLY TO THE INLETS AND OUTLETS TO BE CARRIED OUT IN CONJUNCTION WITH THE SILT CURTAIN INSPECTIONS/MAINTENANCE. VEGETATION TO BE CUT BACK, SOIL EROSION TO BE MONITORED AND ADDRESSED	DURING EARLY INSTALLATION DAILY INSPECTIONS ARE REQUIRED TO ENSURE THE PRIMARY BASIN IS FUNCTIONING AS DESIGNED. WEEKLY INSPECTIONS CAN FOLLOW, THOUGH FREQUENCY TO BE INCREASED DURING HEAVY RAINFALL/CRITICAL SOIL DISTURBANCE. VEGETATION TO BE MONITORED AND CUT BACK AS REQUIRED	CONTRACTOR
PHASE 1 BASIN	REGULAR INSPECTIONS, MAINTENANCE AND CLEARING PARTICULARLY TO THE INLETS AND OUTLETS TO BE CARRIED OUT IN CONJUNCTION WITH THE SILT CURTAIN INSPECTIONS/MAINTENANCE. VEGETATION TO BE CUT BACK, SOIL EROSION TO BE MONITORED AND ADDRESSED	DURING EARLY INSTALLATION DAILY INSPECTIONS ARE REQUIRED TO ENSURE THE PRIMARY BASIN IS FUNCTIONING AS DESIGNED. WEEKLY INSPECTIONS CAN FOLLOW, THOUGH FREQUENCY TO BE INCREASED DURING HEAVY RAINFALL/CRITICAL SOIL DISTURBANCE. VEGETATION TO BE MONITORED AND CUT BACK AS REQUIRED	CONTRACTOR
TEMPORARY SANDBAG HEADWALLS	REGULAR INSPECTIONS, MAINTENANCE AND CLEARING	WEEKLY BASIS WITH INCREASED FREQUENCY AFTER HEAVY RAINFALL/CRITICAL SOIL DISTURBANCE	CONTRACTOR
SILT TRAP FENCING	REGULAR INSPECTIONS, REPAIR TO FENCING/POSTS ETC. WHERE DAMAGED, REPLACEMENT IF NECESSARY	AT LEAST MONTHLY INSPECTIONS TO BE CARRIED OUT TO SILT TRAP FENCING, PARTICULARLY IN AREAS WHERE SURFACE WATER RUN OFF IS HIGHEST. INSPECTIONS TO ALSO FOLLOW IMMEDIATELY AFTER HEAVY RAINFALL EVENTS	CONTRACTOR

BOX NOTE 17 - REFER TO DRAWINGS BY LIZARDLAKE ARCHITECTS FOR DETAILS OF PROPOSED SOFT LANDSCAPING

BOX NOTE 18 - REFER TO DRAWINGS BY OSP ARCHITECTS FOR CONFIRMATION OF SURFACE FINISHES TO HARD LANDSCAPED AREAS, INCLUDING COLOUR, TEXTURE AND LAYING PATTERNS ETC.

BOX NOTE 19 - THE CONTRACTOR IS RESPONSIBLE FOR SECURING PERMISSIONS AND AGREEING METHODS OF WORKS AND TRAFFIC MANAGEMENT MEASURES WITH THE HIGHWAY AUTHORITY IN ADVANCE OF UNDERTAKING THE WORKS. NO WORKS SHALL BE CARRIED OUT ON PUBLIC HIGHWAY WITHOUT PRIOR WRITTEN CONSENT FROM THE HIGHWAYS AUTHORITY. A COPY OF THE CONSENT MUST BE PROVIDED TO THE CLIENT AT LEAST 7NO. WORKING DAYS BEFORE THE START OF THE WORK ON SITE.

BOX NOTE 20 - ALL EXCAVATED MATERIAL TO BE REMOVED, SHOULD BE DISPOSED OF TO A LICENSED TIP OFF-SITE

BOX NOTE 21 - ALL EXISTING UNDERGROUND SERVICES AND DRAINAGE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK

BOX NOTE 22 - ARDENT TAKE NO RESPONSIBILITY OR LIABILITY FOR THE WORKS SHOWN. ADEQUATE SIZING OF SILT BASIN AND OTHER FEATURES ARE TO BE ADEQUATELY DETERMINED BY THE CONTRACTOR IN TERMS OF ITS ABILITY TO ACCOMMODATE THE SITE AND PREVENT SILT FROM LEAVING THE SITE. ALL RESPONSIBILITY RELATING TO THE PREVENTION OF SILT EXITING THE SITE REMAINS WITH THE CONTRACTOR. CONTRACTOR TO OBTAIN AND ENSURE ALL REQUIRED DISCHARGE PERMISSIONS FOR DISCHARGE FROM SITE ARE IN PLACE BEFORE UNDERTAKING WORKS.

ROAD ALIGNMENT KEY PLAN
Scale 1:4000

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.

2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.

3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.

5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.

6. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY FULLY WITH THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS, VOLUME ONE, SPECIFICATION FOR HIGHWAY WORKS AND THE LOCAL AUTHORITY MID SUSSEX DISTRICT COUNCIL SPECIFICATION FOR ROAD CONSTRUCTION AND STANDARD DETAILS

7. THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER.

8. UNLESS STATED OTHERWISE, ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF AT AN APPROVED TIP OFF-SITE.

9. THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAN AND FREE OF DEBRIS BY USE OF WHEEL WASHING FACILITIES AND ROAD SWEEPERS TO THE COUNCIL'S SATISFACTION.

10. ALL SETTING OUT SHALL BE AGREED ON-SITE WITH THE ENGINEER, PRIOR TO THE COMMENCEMENT OF THE WORKS.

11. UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MAINTENANCE REPAIRS TO RETURN THE HIGHWAY TO ITS FORMER CONDITION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORKS ON THE HIGHWAY.

CDM NOTES:

1. THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THIS PROJECT.

2. WORKS IN THE VICINITY OF LIVE SERVICES INCLUDING GAS, ELECTRICITY AND BT WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.

3. WORKS WITHIN AND ADJUTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE DEPARTMENT.

4. HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURERS ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.

5. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS HAND DUG AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.

6. THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

7. REFER TO DESIGNER'S RISK REGISTER DOC NO. 2501300-ACE-XX-XX-RP-C-0001 Designers Risk Assessment

CONSTRUCTION NOTES:

6. ALL SOFT SPOTS AND VOIDS SHALL BE REMOVED BEFORE CONSTRUCTION AND REPLACED WITH SUITABLE FILL MATERIAL.

7. APPROVED RESIDUAL WEEDKILLER, WHICH DOES NOT CONTAIN ATRAZINE OR SIMAZINE, MUST BE APPLIED TO ALL FORMATIONS.

8. ALL CONCRETE AND CEMENT MORTAR MUST BE SULPHATE RESISTING TO BS4021.

9. ALL CARRIAGEWAY MATERIALS SHALL BE SUPPLIED AND LAID IN ACCORDANCE WITH BS EN 13108 & BE 59487.

10. ALL MATERIALS IN CARRIAGEWAYS TO BE LAID BY MACHINE.

11. MINIMUM DEPTH OF 450mm IS REQUIRED FOR FROST SUSCEPTIBLE MATERIAL.

12. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING THE CBR VALUES FOR EACH ACCESS ROAD AND SHALL SUBMIT DETAILS OF THE PROPOSED CONSTRUCTION TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO COMMENCING THE WORKS.

13. A CAPPING LAYER, WITH A MINIMUM THICKNESS OF 600mm WILL BE REQUIRED WHEN THE CBR OF THE SUB-GRADE IS LESS THAN 2.5%.

14. THE CBR OF THE COMPACTED CAPPING LAYER SHALL BE AT LEAST 15%.

15. ALL EARTHWORKS TO BE IN ACCORDANCE WITH SERIES 600 OF SHW.

KEY:

0.5m x 0.3m DEEP CONVEYANCE/ SILT CAPTURE CHANNEL

PROPOSED SILT TRAP FENCE TO CONTRACTORS DESIGN TO CAPTURE ANY SILT AT BOUNDARY/EXISTING DITCH COURSES

PROPOSED SILT TRAP

HAYBALES AT 10m SPACING (INDICATIVELY SHOWN) TO BE MONITORED, CHECKED AND REMOVED ON MONTHLY BASIS

SILT MATTING TO CONTRACTORS DESIGN TO BE CONFIRMED PRIOR TO CONSTRUCTION

PROPOSED TEMPORARY SANDBAG HEADWALLS

PROPOSED TEMPORARY CATCHPIT

PROPOSED TEMPORARY SEWER

PROPOSED TEMPORARY RISING MAIN FROM PUMP

PROPOSED PUMP

PROPOSED TEMPORARY SILT BASIN

OVERLAND SURFACE WATER FLOW ROUTE

THIS DRAWING MUST BE PRINTED IN COLOUR

PO2 AMENDED TO COMMENTS

PO1 PRELIMINARY ISSUE

Rev Description

Purpose: PRELIMINARY

KC

MAC

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Drn

Chk

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Date

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Client

JONES HOMES

Project Title

FOLDERS GROVE 2

Drawing Title:

CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

Drawn by

Checked by

Approved by

Revision

MAC

MAC

BW

P02

A1 Scale

Date

1:500@A1

OCT 2025

Drawing Number

2501300-ACE-XX-XX-DR-C-1251

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