



LEGEND

— Site boundary

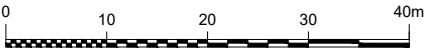
Notes:

Base plan provided by Client
Drawing Ref.: Landscape Masterplan



Dimension m	Scale 1:750	Size A3	Project ID 3751088	Drawing no. 11201	Revision C01	File name 3751088-LW-112-XX-D-G-11201-C01
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C01	24.10.25	First Issue	SG	SH	SH
Rev	Date	Amendment	Drawn	Chkd	Appd



Monitoring Rationale:

Primary Monitoring Locations:

M1 - Outfall (rock check dam) into Attenuation Basin 2 in the north
M2 - Outfall (rock check dam) into the Retained Pond in the south
M3 - Outfall (rock check dam) into the boundary ditch in the south-west corner of the site

Road and Gully Condition:

Monitor the road surface condition (for track out) and the condition and effectiveness of road gully protection measures within the active construction areas.

Stockpiles:

Monitor each stockpile to ensure no surface water run-off is occurring. Assess the requirement for placement of silt fencing at the base of the stockpile to control run-off.

Excavations:

Monitor any excavation to ascertain whether surface water has begun to flood the excavation/ these are already flooded and at risk of over-topping, and therefore whether there is any requirement for the placement of bunds or silt fencing up-gradient of the excavation to control run-off.

Contingency:

On site storage / availability of silt fencing and silt matting to enable deployment at short notice if required (i.e., during inclement weather) and to facilitate on-going maintenance of potential installations.

Executive Summary

The site is located to the south of Isaacs Road, Burgess Hill RH15 8RA and is centred at the National Grid Reference TQ309212 as shown in Figure 01. The proposed redevelopment comprises 30 residential properties with associated infrastructure and areas of public open space. A site walkover was completed by an Engineer from LEAP Environmental on the 10 October 2025.

The proposed surface water drainage strategy for the site has water falling under gravity through drains set into the highways flowing into attenuation basins and discharging via a Hydro-Brake into the existing pond. This turn discharges to the ditch adjacent to Isaacs Lane at the south-west corner of the site which forms a tributary of the River Adur-Burgess Hill located approximately 700m to the south.

Potential sources of silt onsite include:

- Stockpiled materials
- Mortar Silos
- Stripped surfaces, which will expose the natural Weald Clay

The following onsite sensitive receptors to silt laden surface run-off were identified:

- The proposed gullies and construction surface water sewers of the constructed drainage system.
- Two underground attenuation tanks
- Attenuation ponds 1 and 2 (once constructed)
- The existing pond
- On-site constructed residential properties

The following off site sensitive receptors to silt laden surface run-off were identified:

- Existing ditch along Isaacs Lane, that feeds into Adur-Burgess Hill to south.
- Existing footpath along the western margin of the site.
- Isaacs Lane along western boundary
- Existing properties to the south of the site

Site specific measures are detailed below and illustrated on Figure 03, and must be read in conjunction with generic advise for standard construction practises detailed within this Section 4:

- Temporary compounds should be stoned up at the earliest opportunity with designated vehicle tracking routes lined with stone.

- A minimum of 6 m should be retained as a vegetated buffer zone around the perimeter of the Site.

- Formation of a silt capture channel comprising a low bund or ditch along the eastern site boundary should be constructed, to direct the flow of water. Check dams, silt wattles and silt matting could be utilised to locally capture silt, if required, these measures will require regular maintenance (cleaning).

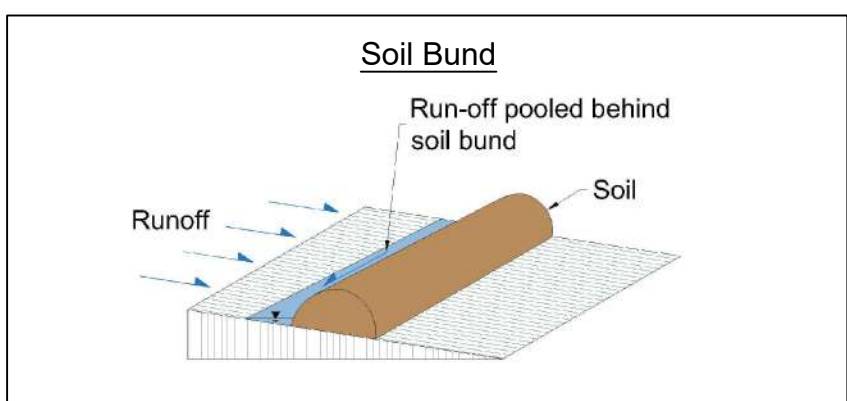
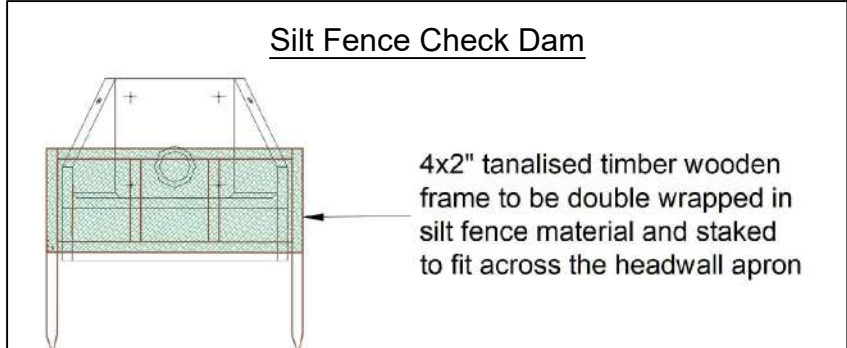
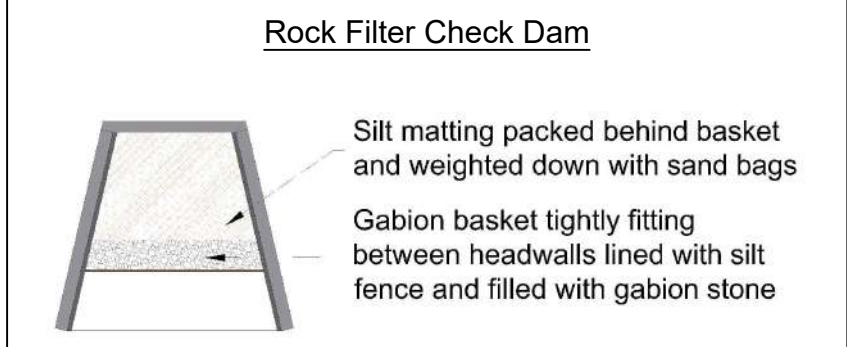
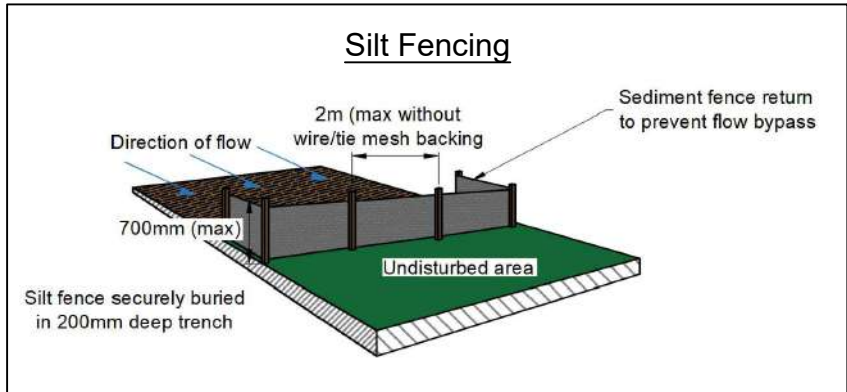
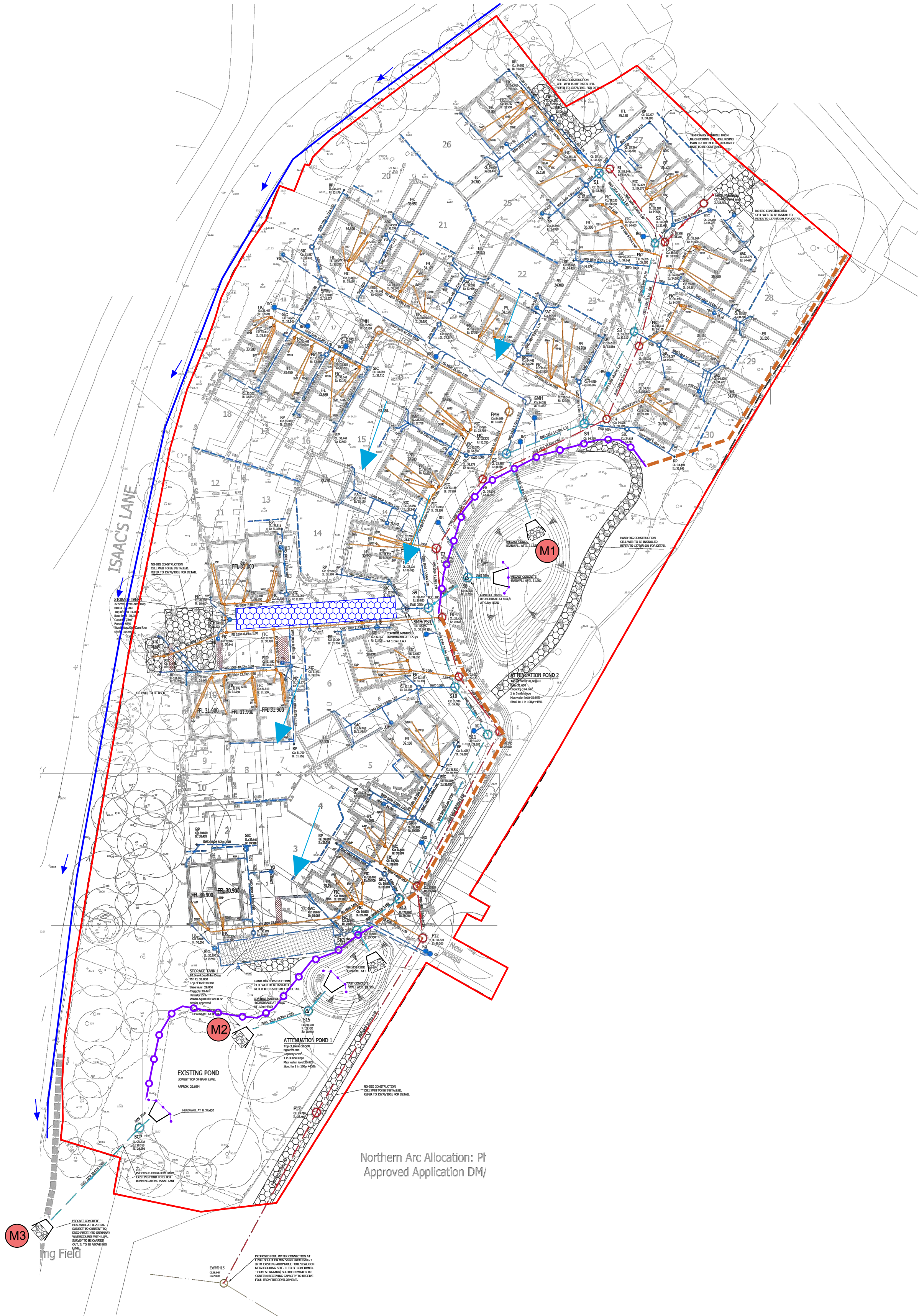
- Following construction of attenuation basins, silt fencing should be installed upgradient of the basins and banks seeded to reduce potential erosion.

- Silt protection measures should be installed at all headwalls, in particular the inlet and outlet headwalls of the attenuation and natural pond drainage system. Protections measures are described further in Section 4.7.

- Specific monitoring points (shown schematically in Figure 1) should be established and monitored at weekly intervals and at more frequent daily/ hourly intervals during periods of heavy rain.

Given the underlying geology of Weald Clay it is likely that surface water runoff will require further treatment with flocculants to remove fine particles from suspension. Therefore it is recommended that sedimentation testing and a dosing trial are carried out to aid in flocculant selection and deployment strategy. The use of flocculants onsite needs to be included within the Bespoke EA permit for the site. In addition to this testing it also recommended that NTU/ Turbidity calibration testing is carried out.

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LEGEND

- Site boundary
- Surface water drainage
- Foul water drainage
- Anticipated direction of surface water run-off based on topography
- Surface watercourse (pre-existing) (Arrow shows flow direction)
- Recommended line of soil bund
- Recommended line of silt fencing
- Rock filter check dam
- Silt fence check dam
- Gel flocculant blocks
- Proposed underground water attenuation
- Primary monitoring location

Notes:

The schematic drawing is not meant to be an accurate engineering drawing but is used to present the general relative locations of features on, and surrounding, the site. Features annotated on this schematic are not drawn to scale but are centered over the approximate location. Such features should not be used for setting out, nor should it be considered a schedule and should be considered indicative only. Details (such as height, width or depth) of mitigation features such as bunds, grips or ditches shall be designed by the temporary works designer, accepted by the principal designer and recorded on the temporary works register in accordance with BS5975.

RSK shall not be liable for the use of this drawing, or the information contained within, for any purpose other than that which it was provided.

Base plan provided by client Drawing Ref.: 13776_1601_T2_Drainage Layout.



The Old Oast, Spelmonden Estate, Spelmonden Road,
Goudhurst, Kent, TN17 1HE,
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Dimensions	Scale	Size
m	NTS	A1

C01	10.12.25	First Issue	AS	PC	PC
Rev	Date	Amendment	Drawn	Chkd	Appd

Client	Bellway Homes Ltd (South London)				
Project Name	Manor Gardens, SWMP				
Description	Construction Surface Water Management Plan				
File Name	3751088-LW-276-XX-D-G-27601-C01				
Project ID	3751088	Drawing no.	27601	Revision	C01



Key Dates:

Project Duration: 17 Months

Road, Sewers & Services
• Road 1 Months 1 - 3

CML Dates

Sequence 1: 5 Units (3PD, 2HA)
• Plots 3 - 5 PD Month 9
• Plots 1 - 2 HA Month 10

Sequence 2: 9 Units (2PD, 7HA)
• Plots 6 & 14 PD Month 11
• Plots 7 - 13 HA Month 12

Sequence 3: 9 Units
• Plots 15 - 23 Month 15

Sequence 4: 7 Units
• Plots 24 - 30 Month 17

Golden Brick = CML – 6 Months.

Prelims:
Site Manager 17 Months
Finishing Forman 14 Months

Forklift Driver 13 Months
Labourer 1 16 Months



- Site Entrance via Phase 1.
- Welfare Setup - Office/ Welfare/Car Parking, utilise current Phase 1 Setup

SCHEDULE OF ACCOMMODATION

Housetype	Description	Qty
Private Houses		
TN	The Tanner - 3 Bed House - 3B4P	1
FR	The Fuller - 3 Bed House - 3B4P	2
MA	The Mason - 3 Bed House - 3B4P	3
MI	The Milliner - 4 Bed House - 4B5P	4
DE	The Dexter - 4 Bed House - 4B6P	1
RE	The Reedmaker - 4 Bed House - 4B5P - M4(2)	2
PH	The Philosopher - 4 Bed House - 4B5P	8
Private Total		21
Affordable		
Shared Ownership		
BA	The Baker - 2 Bed House - 2B4P - M4(2)	2
Shared Ownership Total		2
Rented		
CG (CR)	The Cobbler - 1 Bed Ground Floor Maisonette - 1B2P - M4(2)	2
CG (GV)	The Glover - 2 Bed First Floor Maisonette - 2B3P	2
TI	The Tillman - 3 Bed House - 3B5P - M4(2)	3
Rented Total		7
Affordable Total		9
Overall Total		30

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APPENDIX A

SERVICE CONSTRAINTS

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1. Service Constraints

1.1. This Report (the "Report") and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the "Appointment") between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.

1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.
- d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent

of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibility for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the

comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD) Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.