

General Drainage Requirement Guidance

Mid Sussex District Council's flood risk and drainage requirements are based on relevant national and local policies and guidance.

Surface Water Drainage

Finalised detailed surface water drainage design is required to be submitted and approved prior to construction starting on site. The design should be based on the [Environment Agency's latest climate change allowances](#) and follow the latest [West Sussex Lead Local Flood Authority Policy for the Management of Surface Water](#).

The use of pumped surface water drainage is not considered to be sustainable and therefore would not be considered an appropriate means of managing surface water as part of a development.

The locating of attenuation, detention, or infiltration devices (including permeable surfacing) within flood extents is not acceptable, this includes areas of increased surface water flood risk.

Table 1 overleaf sets out a list of information the detailed surface water drainage design should include. Developers are encouraged to complete the table and provide as a cover page to future drainage design submissions.

Foul Water Drainage

Finalised detailed foul water drainage design is required to be submitted and approved prior to construction starting on site. The use of public foul sewer connection should always be prioritised over non-mains drainage options.

The use of non-mains foul drainage should consider the latest [Environment Agency's General Binding Rules](#).

The Environment Agency have advised that any existing septic tank foul drainage systems that are found to not comply with the latest Binding Rules will need to be replaced or upgraded.

Table 2 overleaf sets out a list of information the detailed foul water drainage design should include. Developers are encouraged to complete the table and provide as a cover page to future drainage design submissions.

Detailed drainage design technical summary

Table 1: Detailed drainage design summary – surface water

Requirement	Information	Location of information / drawing number
For all designs		
Greenfield runoff rate details for the area to be drained (using FEH or a similar approved method)	1.1L/s	App A
On-site infiltration test results	1No. Test 2.06x10-6m/s	SI Report
Plans / details of areas to be drained based on finalised development plans	Imp. Area Plan	See Drawing
Calculations showing the system has been designed to cater for the 1 in 30 with climate change and 1 in 100 with climate change storm events	Flow Calcs	App B
Calculations should use a CV value of 1.0		
Detailed drainage plans, including invert levels and pipe diameters, showing entire drainage system	Drainage Layout	See Drawing
Maintenance and management plan ¹	N/A for small site	M&M Report
For soakaways		
Sizing calculations (to cater for 6-hour, 1 in 100-year plus climate change event)		
Half drain time (<24 hours)		
Construction details		
For discharge to watercourse		
Discharge rate (1 in 1 or QBar Greenfield rate for drained area) ²		
Outfall location and construction details		
Attenuation sizing calculations (to cater for 1 in 100-year plus climate change event ³)		
For discharge to sewer		
Discharge rates (restricted to 1 in 1 or QBar Greenfield rate for drained area unless otherwise agreed with sewerage provider)	49L/s to existing private sewer equivalent to at least 50% betterment of brownfield runoff rate	
Discharge location and manhole number	Offsite	
Outline approval from sewerage provider in relation to connection, discharge rate and connection location ⁴	N/A. Rate of up to 88L/s was approved at planning	
Attenuation sizing calculations (to cater for 1 in 100-year plus climate change event ⁵)	Flow Calcs	App B

¹ The scale of this document should reflect the scale of the development and the complexity of the drainage system.

² If the 1 in 1 or QBar Greenfield runoff rate cannot be achieved, then evidence into why a higher discharge rate has been proposed should be provided as part of the detailed design. Due to improvements in drainage systems the 2l/s minimum will not be accepted without justification.

³ If system does not attenuate up to the 1 in 100-year with climate change event, then evidence that the system shall not increase flood risk on or off site shall be required.

⁴ Formal approval via S106 etc is not required.

⁵ If system does not attenuate up to the 1 in 100-year with climate change event, then evidence that the system shall not increase flood risk on or off site shall be required.

Table 2: Detailed drainage design requirements – foul water

Requirement	Summary	Location of information / drawing number
<i>For all designs</i>		
Plans showing entire drainage system, including invert levels, pipe diameters, falls and outfall/connection location Drainage systems should be located within land under the control of the applicant	Drainage Layout	See Drawing
Foul flow calculations and confirmation proposed system is sized appropriately	Flow Calcs	App B
<i>For connection to main foul sewer</i>		
Discharge location and manhole number	N/A	
Evidence of communication with Water Authority regarding connection ⁶	See indirect S106	App C
<i>For non-mains system with drainage field</i>		
Evidence of permeability (infiltration) test results specific to treated effluent drainage fields		
Evidence that either: a) The system meets latest General Binding Rules, or b) An Environmental Permit application is to be submitted		
<i>For non-mains system with discharge to open water</i>		
Evidence that either: a) The system meets latest General Binding Rules, or b) An Environmental Permit application is to be submitted		
Outfall location and construction details		

⁶ Formal approval via S106 etc is not required.

Contributing Areas					
MH Ref (S)	Pipe No.	Roof (m2)	Road (m2)	Total (Ha)	
S01	1.000	46.94		0.005	
S02	1.001	99.35		0.010	
S03	1.002	46.84		0.005	
S04	1.003	29.97		0.003	
S05	1.004	202.37		0.020	
S06	1.005	0.000		0.000	
S07	1.006	27.47		0.003	
S08	2.000	74.20	110.186	0.018	
S09	2.001	118.14		0.012	
S10	2.002	88.97		0.009	
EX-S11	2.003	88.60		0.009	
EX-S12	1.007	0	410.442	0.041	
EX-S13	3.000	182.39		0.018	
EX-S14	3.001	0.00	248.272	0.025	
EX-S15	1.008	0.00		0.000	
S16	4.000	0.00	176.35	0.018	
EX-S17	4.001	0.00	237.75	0.024	
Total		1005.23	1183.00	0.219	



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CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

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 - CONFLICT BETWEEN CONSTRUCTION WORKERS, VISITORS AND GENERAL PUBLIC WITH MOVING PLANT AND VEHICLES.
 - WORKS ADJACENT TO AND WITHIN PUBLIC ADOPTED HIGHWAY. CONFLICT BETWEEN CONSTRUCTION WORKERS/ACTIVITIES AND MOVING VEHICLES.
 - BANKING/ GRADING BETWEEN SITE BOUNDARY AND ADJACENT HIGHWAY STEEP IN PLACES. MEASURES TO BE IMPLEMENTED TO ENSURE WORKERS AND GENERAL PUBLIC ARE SAFE.
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DRAWING FOR INFORMATION
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T01	TENDER ISSUE	OCS	JR	04.07.25
Rev.	Description	By	Chk.	Date

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ZMQL LTD

Project
**EAST COURT, EAST GRINSTEAD
RH19 3LT**

Drawing Title
IMPERMEABLE AREAS PLAN

Designed by OCS	Drawn by OCS	Checked by JR
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Scale @ A1 1:125	Contact Office NORWICH	Date JULY 2025
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Status TENDER ISSUE	Revision T06	Job Ref 10056
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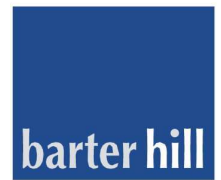
Drawing No
10056-BHP-XX-XX-DR-C-0101

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Cad file
P:10056/Civils/BHP Drawings/10056-BHP-XX-XX-DR-C-100

ZMQL Ltd
East Court, East Grinstead
August 2024



Appendix A

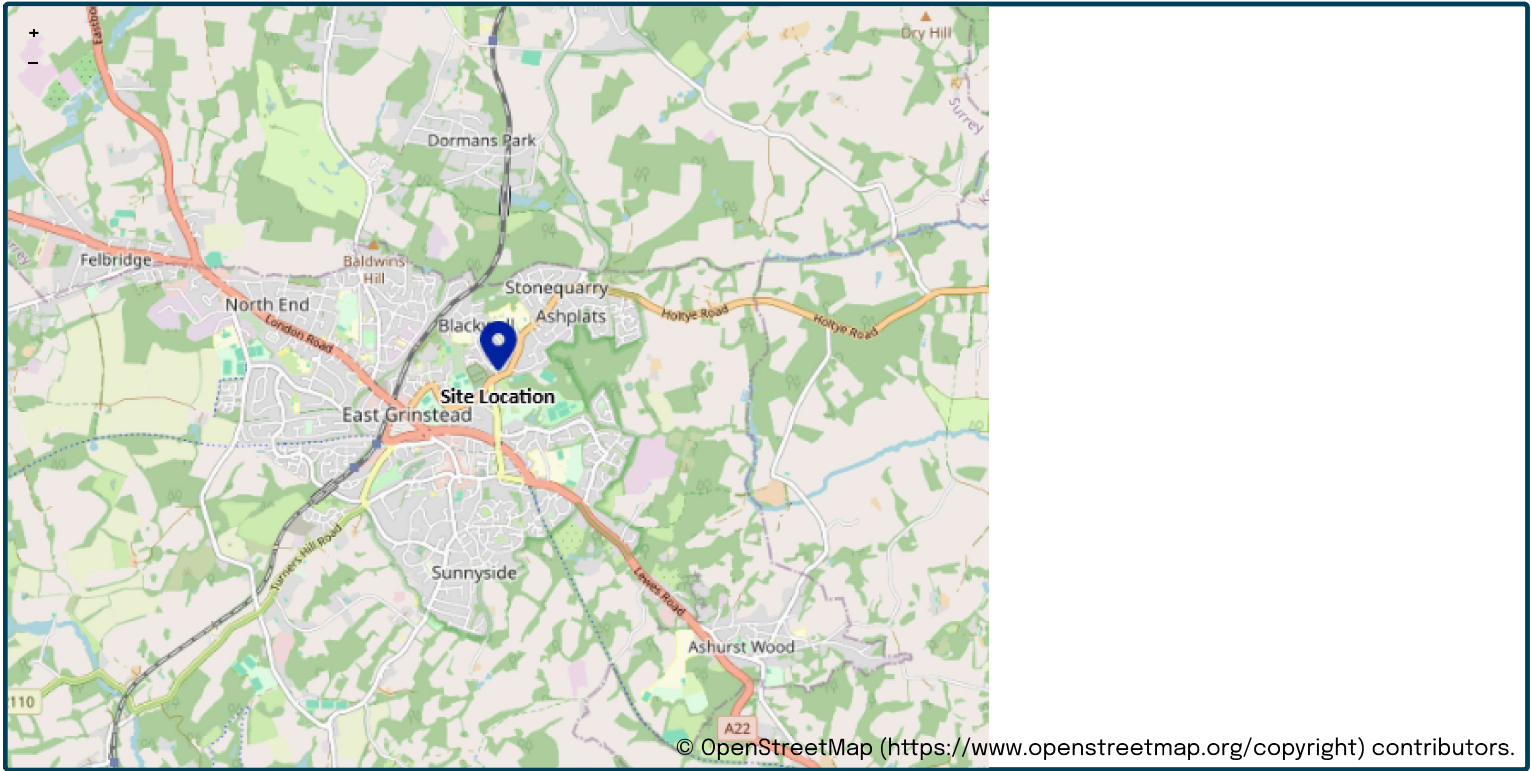
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	04/07/2025
Calculated by	OCS
Reference	10056
Model version	2.0.1

Location

Site name	East Grinstead
Site location	



Site easting	539779
Site northing	138666

Site details

Total site area (ha)	0.219	ha
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Greenfield runoff

Method

Method	FEH statistical
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FEH statistical

	<u>My value</u>		<u>Map value</u>
SAAR (mm)	803	mm	817
BFIHOST	0.415		
QMed-QBar conversion	1.136	☐	1.136
QMed (l/s)	1.15	l/s	
QBar (FEH statistical) (l/s)	1.3	l/s	

Growth curve factors

	<u>My value</u>		<u>Map value</u>
Hydrological region	7	☐	7
1 year growth factor	0.85		
2 year growth factor	0.88		
10 year growth factor	1.62		
30 year growth factor	2.3		
100 year growth factor	3.19		
200 year growth factor	3.74		

Results

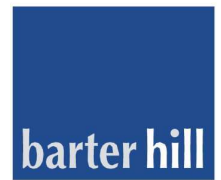
Method	FEH statistical	
Flow rate 1 year (l/s)	1.1	l/s
Flow rate 2 year (l/s)	1.2	l/s
Flow rate 10 years (l/s)	2.1	l/s
Flow rate 30 years (l/s)	3	l/s
Flow rate 100 years (l/s)	4.2	l/s
Flow rate 200 years (l/s)	4.9	l/s

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.0.1) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>).

The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at [uksuds.com/terms-conditions](https://www.uksuds.com/terms-conditions) (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

ZMQL Ltd
East Court, East Grinstead
August 2024



Appendix B

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	100	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	1.000
CV	1.000	Preferred Cover Depth (m)	0.500
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	x
Maximum Rainfall (mm/hr)	50.0		

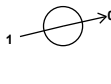
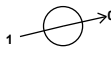
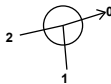
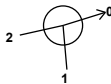
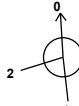
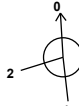
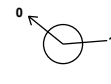
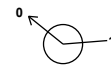
Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)
S01	0.005	5.00	120.658	450	539784.934	138653.399	0.778
S02	0.010	5.00	120.623	450	539771.737	138650.378	0.913
S03	0.005	5.00	120.518	450	539768.509	138647.372	0.863
S04	0.003	5.00	120.518	450	539748.556	138642.818	1.118
S05	0.020	5.00	120.518	450	539746.697	138650.969	1.223
S06	0.000		119.887	450	539744.598	138678.749	0.937
S07	0.003	5.00	119.840	450	539758.497	138682.111	1.100
S08	0.018	5.00	120.587	450	539763.498	138667.104	0.702
S09	0.012	5.00	120.578	450	539765.899	138660.556	0.783
S10	0.009	5.00	120.660	450	539779.036	138665.374	1.050
EX-S11	0.009	5.00	120.430	450	539778.065	138670.571	1.300
EX-S12	0.041	5.00	119.730	1200	539776.708	138686.166	1.500
EX-S13	0.018	5.00	121.510	450	539801.604	138654.684	1.100
EX-S14	0.025	5.00	119.620	450	539795.254	138682.977	1.100
EX-S15	0.000	5.00	119.228	450	539794.269	138691.625	1.368
S16	0.018	5.00	120.140	450	539814.743	138666.485	0.732
S17	0.024	5.00	119.228	450	539807.152	138700.642	1.709
EX-S18			118.879	1200	539795.439	138699.709	1.379
EX-S19			118.742	1500	539793.703	138701.108	1.361
DUMMY			118.015		539793.329	138707.360	1.361

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	T of C (mins)	Rain (mm/hr)
1.000	S01	S02	13.538	0.600	119.880	119.710	0.170	79.6	150	5.20	50.0
1.001	S02	S03	4.411	0.600	119.710	119.655	0.055	80.2	150	5.27	50.0
1.002	S03	S04	20.466	0.600	119.655	119.400	0.255	80.3	150	5.57	50.0
1.003	S04	S05	8.360	0.600	119.400	119.295	0.105	79.6	150	5.69	50.0
1.004	S05	S06	27.860	0.600	119.295	118.950	0.345	80.8	150	6.11	50.0
1.005	S06	S07	14.300	0.600	118.950	118.740	0.210	68.1	150	6.30	50.0

Name	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)	Pro Depth (mm)	Pro Velocity (m/s)
1.000	1.127	19.9	0.9	0.628	0.763	0.005	0.0	22	0.573
1.001	1.123	19.8	2.7	0.763	0.713	0.015	0.0	37	0.786
1.002	1.123	19.8	3.6	0.713	0.968	0.020	0.0	43	0.853
1.003	1.127	19.9	4.2	0.968	1.073	0.023	0.0	47	0.894
1.004	1.119	19.8	7.8	1.073	0.787	0.043	0.0	65	1.053
1.005	1.220	21.6	7.8	0.787	0.950	0.043	0.0	62	1.124

	Barter Hill Partnership Ltd	File: 10056-Model Final.pfd Network: Oliver Shaw 04/07/2025	Page 4 Proposed Network 10056-BHP-002							
Manhole Schedule										
Node	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)	
S06	539744.598	138678.749	119.887	0.937	450		1	1.004	118.950	150
S07	539758.497	138682.111	119.840	1.100	450		0	1.005	118.950	150
							1	1.005	118.740	150
S08	539763.498	138667.104	120.587	0.702	450		0	1.006	118.740	110
							0	2.000	119.885	150
S09	539765.899	138660.556	120.578	0.783	450		1	2.000	119.795	150
							0	2.001	119.795	150
S10	539779.036	138665.374	120.660	1.050	450		1	2.001	119.610	150
							0	2.002	119.610	150
EX-S11	539778.065	138670.571	120.430	1.300	450		1	2.002	119.130	150
							0	2.003	119.130	110
EX-S12	539776.708	138686.166	119.730	1.500	1200		1	2.003	118.270	110
							2	1.006	118.270	110
EX-S13	539801.604	138654.684	121.510	1.100	450		0	1.007	118.230	150
							0	3.000	120.410	110
EX-S14	539795.254	138682.977	119.620	1.100	450		1	3.000	118.520	110
							0	3.001	118.520	110
EX-S15	539794.269	138691.625	119.228	1.368	450		1	3.001	117.900	110
							2	1.007	117.860	150
S16	539814.743	138666.485	120.140	0.732	450		0	1.008	117.860	150
							0	4.000	119.408	150
S17	539807.152	138700.642	119.228	1.709	450		1	4.000	117.519	150
							0	4.001	117.519	150
EX-S18	539795.439	138699.709	118.879	1.379	1200		1	4.001	117.500	150
							0	4.002	117.500	150

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Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	19.5	0.0	0.800	19.5	0.0	0.801	0.0	0.0

Node EX-S18 Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	5.0	Invert Level (m)	117.500
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)	328

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	36.0	0.0	0.800	36.0	0.0	0.801	0.0	0.0

Results for 2 year Critical Storm Duration. Lowest mass balance: 99.64%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	S01	11	119.902	0.022	0.9	0.0035	0.0000	OK
15 minute summer	S02	10	119.750	0.040	2.7	0.0064	0.0000	OK
15 minute summer	S03	10	119.698	0.043	3.6	0.0069	0.0000	OK
15 minute summer	S04	11	119.447	0.047	4.1	0.0075	0.0000	OK
15 minute summer	S05	10	119.365	0.070	7.6	0.0112	0.0000	OK
15 minute summer	S06	13	119.010	0.060	7.6	1.3161	0.0000	OK
15 minute summer	S07	12	119.012	0.272	6.6	0.0432	0.0000	SURCHARGED
15 minute summer	S08	10	119.928	0.043	3.3	0.0068	0.0000	OK
15 minute summer	S09	10	119.852	0.057	5.5	0.0091	0.0000	OK
15 minute summer	S10	10	119.647	0.037	7.0	0.0058	0.0000	OK
15 minute summer	EX-S11	11	119.193	0.063	8.6	0.0101	0.0000	OK
15 minute summer	EX-S12	12	118.933	0.703	19.2	0.7955	0.0000	SURCHARGED
15 minute summer	EX-S13	10	120.440	0.030	3.3	0.0048	0.0000	OK
15 minute summer	EX-S14	10	118.568	0.048	7.8	0.0077	0.0000	OK
15 minute summer	EX-S15	12	117.954	0.094	23.3	0.0149	0.0000	OK
15 minute summer	S16	10	119.437	0.029	3.3	0.0045	0.0000	OK
360 minute summer	S17	240	117.676	0.157	2.1	0.0249	0.0000	SURCHARGED
360 minute summer	EX-S18	240	117.676	0.176	2.0	6.2050	0.0000	SURCHARGED
15 minute summer	EX-S19	12	117.450	0.069	23.7	0.1216	0.0000	OK
15 minute summer	DUMMY	12	116.719	0.065	23.7	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	S01	1.000	S02	0.9	0.351	0.045	0.0360	
15 minute summer	S02	1.001	S03	2.7	0.672	0.135	0.0176	
15 minute summer	S03	1.002	S04	3.6	0.805	0.180	0.0913	
15 minute summer	S04	1.003	S05	4.0	0.644	0.203	0.0533	
15 minute summer	S05	1.004	S06	7.6	1.310	0.387	0.1817	
15 minute summer	S06	1.005	S07	6.4	0.867	0.298	0.1727	
15 minute summer	S07	1.006	EX-S12	7.2	0.852	0.584	0.1766	
15 minute summer	S08	2.000	S09	3.3	0.639	0.162	0.0359	
15 minute summer	S09	2.001	S10	5.4	1.152	0.265	0.0665	
15 minute summer	S10	2.002	EX-S11	7.0	1.560	0.130	0.0273	
15 minute summer	EX-S11	2.003	EX-S12	8.5	1.062	0.460	0.1183	
15 minute summer	EX-S12	Orifice	EX-S15	16.9				
15 minute summer	EX-S13	3.000	EX-S14	3.3	1.078	0.163	0.0888	
15 minute summer	EX-S14	3.001	EX-S15	7.8	1.921	0.370	0.0365	
15 minute summer	EX-S15	1.008	EX-S19	23.4	2.139	0.610	0.1037	
15 minute summer	S16	4.000	S17	3.3	0.652	0.079	0.1809	
360 minute summer	S17	4.001	EX-S18	2.0	0.634	0.080	0.0176	
360 minute summer	EX-S18	Orifice	EX-S19	0.5				
15 minute summer	EX-S19	1.009	DUMMY	23.7	3.123	0.388	0.0475	17.2

Results for 30 year +45% CC Critical Storm Duration. Lowest mass balance: 99.78%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
30 minute summer	S01	22	120.088	0.208	3.2	0.0331	0.0000	SURCHARGED
30 minute summer	S02	22	120.088	0.378	9.6	0.0601	0.0000	SURCHARGED
30 minute summer	S03	22	120.084	0.429	12.4	0.0681	0.0000	SURCHARGED
30 minute summer	S04	22	120.056	0.656	12.7	0.1044	0.0000	SURCHARGED
30 minute summer	S05	22	120.039	0.744	23.2	0.1182	0.0000	SURCHARGED
30 minute summer	S06	21	119.887	0.937	27.9	8.8999	0.5242	FLOOD
30 minute summer	S07	21	119.840	1.100	10.9	0.1749	0.4432	FLOOD
15 minute summer	S08	10	119.984	0.099	12.6	0.0158	0.0000	OK
15 minute summer	S09	10	119.939	0.144	20.9	0.0228	0.0000	OK
30 minute summer	S10	23	119.761	0.151	24.8	0.0240	0.0000	SURCHARGED
30 minute summer	EX-S11	24	119.749	0.619	30.2	10.2853	0.0000	SURCHARGED
30 minute summer	EX-S12	20	119.666	1.436	29.5	1.6239	0.0000	FLOOD RISK
15 minute summer	EX-S13	11	120.486	0.076	12.6	0.0120	0.0000	OK
15 minute summer	EX-S14	11	119.620	1.100	29.7	0.1749	0.1805	FLOOD
15 minute summer	EX-S15	12	118.433	0.573	47.2	0.0911	0.0000	SURCHARGED
15 minute summer	S16	10	119.465	0.057	12.6	0.0090	0.0000	OK
240 minute winter	S17	200	118.118	0.599	5.6	0.0953	0.0000	SURCHARGED
240 minute winter	EX-S18	200	118.118	0.618	5.4	21.8360	0.0000	SURCHARGED
15 minute summer	EX-S19	12	117.492	0.110	47.6	0.1952	0.0000	OK
15 minute summer	DUMMY	12	116.754	0.100	47.6	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
30 minute summer	S01	1.000	S02	3.2	0.449	0.161	0.2383	
30 minute summer	S02	1.001	S03	9.2	0.863	0.464	0.0777	
30 minute summer	S03	1.002	S04	10.9	0.973	0.549	0.3603	
30 minute summer	S04	1.003	S05	10.5	0.772	0.526	0.1472	
30 minute summer	S05	1.004	S06	21.2	1.224	1.071	0.4905	
30 minute summer	S06	1.005	S07	10.9	0.906	0.505	0.2517	
30 minute summer	S07	1.006	EX-S12	11.0	1.165	0.888	0.1766	
15 minute summer	S08	2.000	S09	12.5	0.829	0.619	0.1036	
15 minute summer	S09	2.001	S10	20.7	1.475	1.010	0.2151	
30 minute summer	S10	2.002	EX-S11	24.5	1.580	0.454	0.0931	
30 minute summer	EX-S11	2.003	EX-S12	11.4	1.206	0.620	0.1482	
30 minute summer	EX-S12	Orifice	EX-S15	24.2				
15 minute summer	EX-S13	3.000	EX-S14	12.3	1.409	0.612	0.2381	
15 minute summer	EX-S14	3.001	EX-S15	25.6	2.709	1.223	0.0824	
15 minute summer	EX-S15	1.008	EX-S19	46.9	2.667	1.225	0.1670	
15 minute summer	S16	4.000	S17	12.5	0.899	0.302	0.4142	
240 minute winter	S17	4.001	EX-S18	5.4	0.968	0.220	0.0176	
240 minute winter	EX-S18	Orifice	EX-S19	1.0				
15 minute summer	EX-S19	1.009	DUMMY	47.6	3.612	0.780	0.0824	66.2

Results for 100 year Critical Storm Duration. Lowest mass balance: 99.81%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	S01	10	119.920	0.040	3.1	0.0063	0.0000	OK
30 minute summer	S02	23	119.898	0.188	8.4	0.0299	0.0000	SURCHARGED
30 minute summer	S03	23	119.897	0.242	11.0	0.0384	0.0000	SURCHARGED
30 minute summer	S04	23	119.886	0.486	12.6	0.0772	0.0000	SURCHARGED
30 minute summer	S05	23	119.878	0.583	21.5	0.0927	0.0000	SURCHARGED
30 minute summer	S06	23	119.812	0.862	25.7	8.8879	0.0000	FLOOD RISK
30 minute summer	S07	23	119.773	1.033	11.9	0.1642	0.0000	FLOOD RISK
15 minute summer	S08	10	119.974	0.089	11.0	0.0142	0.0000	OK
15 minute summer	S09	10	119.917	0.122	18.2	0.0194	0.0000	OK
15 minute summer	S10	11	119.694	0.084	23.7	0.0134	0.0000	OK
30 minute summer	EX-S11	24	119.622	0.492	26.6	7.9007	0.0000	SURCHARGED
30 minute summer	EX-S12	21	119.531	1.301	27.7	1.4711	0.0000	FLOOD RISK
15 minute summer	EX-S13	10	120.468	0.058	11.0	0.0092	0.0000	OK
15 minute summer	EX-S14	11	119.314	0.794	26.2	0.1263	0.0000	SURCHARGED
15 minute summer	EX-S15	12	118.342	0.482	44.6	0.0767	0.0000	SURCHARGED
15 minute summer	S16	10	119.461	0.053	11.0	0.0084	0.0000	OK
240 minute winter	S17	196	118.021	0.502	4.7	0.0799	0.0000	SURCHARGED
240 minute winter	EX-S18	196	118.021	0.521	4.5	18.4154	0.0000	SURCHARGED
15 minute summer	EX-S19	12	117.487	0.106	45.0	0.1866	0.0000	OK
15 minute summer	DUMMY	12	116.750	0.096	45.0	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	S01	1.000	S02	3.1	0.453	0.154	0.1280	
30 minute summer	S02	1.001	S03	8.3	0.883	0.416	0.0777	
30 minute summer	S03	1.002	S04	10.9	0.999	0.552	0.3603	
30 minute summer	S04	1.003	S05	10.5	0.785	0.528	0.1472	
30 minute summer	S05	1.004	S06	20.1	1.257	1.016	0.4905	
30 minute summer	S06	1.005	S07	10.8	0.909	0.501	0.2517	
30 minute summer	S07	1.006	EX-S12	11.2	1.178	0.898	0.1766	
15 minute summer	S08	2.000	S09	10.9	0.825	0.542	0.0917	
15 minute summer	S09	2.001	S10	18.2	1.483	0.888	0.1749	
15 minute summer	S10	2.002	EX-S11	23.4	1.852	0.434	0.0734	
30 minute summer	EX-S11	2.003	EX-S12	10.5	1.133	0.569	0.1482	
30 minute summer	EX-S12	Orifice	EX-S15	23.3				
15 minute summer	EX-S13	3.000	EX-S14	11.0	1.326	0.546	0.2109	
15 minute summer	EX-S14	3.001	EX-S15	23.2	2.453	1.107	0.0824	
15 minute summer	EX-S15	1.008	EX-S19	44.4	2.525	1.159	0.1672	
15 minute summer	S16	4.000	S17	10.9	0.830	0.263	0.4043	
240 minute winter	S17	4.001	EX-S18	4.5	0.865	0.185	0.0176	
240 minute winter	EX-S18	Orifice	EX-S19	0.9				
15 minute summer	EX-S19	1.009	DUMMY	45.0	3.582	0.738	0.0787	58.1

Results for 100 year +45% CC Critical Storm Duration. Lowest mass balance: 99.73%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
30 minute summer	S01	21	120.442	0.562	4.1	0.0894	0.0000	FLOOD RISK
30 minute summer	S02	21	120.438	0.728	11.0	0.1158	0.0000	FLOOD RISK
30 minute summer	S03	21	120.427	0.772	14.1	0.1228	0.0000	FLOOD RISK
30 minute summer	S04	21	120.357	0.957	12.9	0.1522	0.0000	FLOOD RISK
30 minute summer	S05	21	120.312	1.016	25.7	0.1616	0.0000	FLOOD RISK
30 minute summer	S06	19	119.887	0.937	30.9	8.8999	3.7398	FLOOD
60 minute winter	S07	34	119.840	1.100	10.6	0.1749	2.6084	FLOOD
15 minute summer	S08	12	120.237	0.352	15.9	0.0560	0.0000	SURCHARGED
15 minute summer	S09	12	120.186	0.391	25.6	0.0622	0.0000	SURCHARGED
30 minute summer	S10	21	119.989	0.379	29.4	0.0603	0.0000	SURCHARGED
30 minute summer	EX-S11	24	119.961	0.831	37.5	14.2470	0.0000	SURCHARGED
30 minute summer	EX-S12	19	119.730	1.500	35.9	1.6965	1.9542	FLOOD
15 minute summer	EX-S13	11	120.716	0.306	15.9	0.0487	0.0000	SURCHARGED
30 minute summer	EX-S14	17	119.620	1.100	34.4	0.1749	1.6235	FLOOD
30 minute summer	EX-S15	20	118.481	0.621	48.3	0.0988	0.0000	SURCHARGED
15 minute summer	S16	10	119.472	0.064	15.9	0.0102	0.0000	OK
360 minute summer	S17	264	118.297	0.778	7.9	0.1237	0.0000	SURCHARGED
360 minute summer	EX-S18	264	118.297	0.797	7.6	28.1558	0.0000	SURCHARGED
30 minute summer	EX-S19	20	117.495	0.113	49.1	0.2005	0.0000	OK
30 minute summer	DUMMY	20	116.756	0.102	49.0	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
30 minute summer	S01	1.000	S02	3.6	0.455	0.181	0.2383	
30 minute summer	S02	1.001	S03	10.4	0.861	0.526	0.0777	
30 minute summer	S03	1.002	S04	10.9	0.991	0.548	0.3603	
30 minute summer	S04	1.003	S05	11.7	0.770	0.588	0.1472	
30 minute summer	S05	1.004	S06	22.9	1.301	1.158	0.4905	
30 minute summer	S06	1.005	S07	12.2	0.911	0.564	0.2517	
60 minute winter	S07	1.006	EX-S12	11.0	1.161	0.885	0.1766	
15 minute summer	S08	2.000	S09	15.0	0.855	0.745	0.1228	
15 minute summer	S09	2.001	S10	24.9	1.468	1.220	0.2463	
30 minute summer	S10	2.002	EX-S11	28.6	1.681	0.530	0.0931	
30 minute summer	EX-S11	2.003	EX-S12	12.7	1.341	0.690	0.1482	
30 minute summer	EX-S12	Orifice	EX-S15	24.9				
15 minute summer	EX-S13	3.000	EX-S14	14.2	1.544	0.709	0.2745	
30 minute summer	EX-S14	3.001	EX-S15	25.7	2.714	1.225	0.0824	
30 minute summer	EX-S15	1.008	EX-S19	48.2	2.740	1.258	0.1672	
15 minute summer	S16	4.000	S17	15.8	1.096	0.381	0.4340	
360 minute summer	S17	4.001	EX-S18	7.6	0.834	0.310	0.0176	
360 minute summer	EX-S18	Orifice	EX-S19	1.2				
30 minute summer	EX-S19	1.009	DUMMY	49.0	3.627	0.804	0.0846	103.7

Design Settings

Frequency of use (kDU)	0.05	Minimum Velocity (m/s)	0.75
Flow per dwelling per day (l/day)	40007	Connection Type	Level Soffits
Domestic Flow (l/s/ha)	7.0	Minimum Backdrop Height (m)	1.000
Industrial Flow (l/s/ha)	0.0	Preferred Cover Depth (m)	1.200
Additional Flow (%)	0	Include Intermediate Ground	✓

Nodes

Name	Dwellings	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)
F01	7	120.511	450	539751.084	138653.078	0.701
F02	2	119.987	450	539745.548	138677.312	0.602
F03	0	120.054	450	539765.999	138682.049	1.300
F04	4	120.678	450	539764.506	138658.147	0.853
F05	2	120.588	450	539777.360	138661.947	1.079
EX-F06	6	120.750	450	539781.063	138665.148	1.500
EX-F07	6	120.180	450	539779.042	138675.666	1.700
EX-F08	0	119.910	450	539777.901	138681.602	1.900
EX-F10	0	121.420	450	539790.023	138651.140	0.800
EX-F11	2	121.410	450	539795.212	138652.313	0.900
EX-F12	4	121.610	450	539800.289	138653.269	1.200
EX-F13	0	119.610	450	539793.535	138684.727	1.100
EX-F14	0	119.680	450	539782.474	138683.088	2.000
OUTFALL	0	119.000	180	539780.067	138693.379	1.390

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)
1.000	F01	F02	24.858	1.500	119.810	119.385	0.425	58.5	100
1.001	F02	F03	20.992	1.500	119.385	118.754	0.631	33.3	100
1.002	F03	EX-F08	11.911	1.500	118.754	118.010	0.744	16.0	100
2.000	F04	F05	13.403	1.500	119.825	119.509	0.316	42.4	100
2.001	F05	EX-F06	4.895	1.500	119.509	119.260	0.249	19.7	100
2.002	EX-F06	EX-F07	10.711	1.500	119.250	118.480	0.770	13.9	110
2.003	EX-F07	EX-F08	6.044	1.500	118.480	118.010	0.470	12.9	110
1.003	EX-F08	EX-F14	4.808	1.500	118.010	117.720	0.290	16.6	110
3.000	EX-F10	EX-F11	5.319	1.500	120.620	120.510	0.110	48.4	110
3.001	EX-F11	EX-F12	5.166	1.500	120.510	120.411	0.099	52.2	110

Name	Pro Vel @ 1/3 Q (m/s)	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Dwellings (ha)	Σ Units (ha)	Σ Add Inflow (ha)	Pro Depth (mm)	Pro Velocity (m/s)
1.000	0.628	0.871	6.8	3.2	0.601	0.502	0.000	7	0.0	0.0	49	0.862
1.001	0.835	1.156	9.1	4.2	0.502	1.200	0.000	9	0.0	0.0	47	1.128
1.002	1.074	1.669	13.1	4.2	1.200	1.800	0.000	9	0.0	0.0	39	1.475
2.000	0.598	1.023	8.0	1.9	0.753	0.979	0.000	4	0.0	0.0	32	0.822
2.001	0.880	1.506	11.8	2.8	0.979	1.390	0.000	6	0.0	0.0	33	1.226
2.002	1.206	1.911	18.2	5.6	1.390	1.590	0.000	12	0.0	0.0	42	1.673
2.003	1.414	1.988	18.9	8.3	1.590	1.790	0.000	18	0.0	0.0	51	1.924
1.003	1.445	1.750	16.6	12.5	1.790	1.850	0.000	27	0.0	0.0	71	1.923
3.000	0.000	1.023	9.7	0.0	0.690	0.790	0.000	0	0.0	0.0	0	0.000
3.001	0.444	0.984	9.4	0.9	0.790	1.089	0.000	2	0.0	0.0	24	0.620

Links

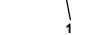
Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)
3.002	EX-F12	EX-F13	32.175	1.500	120.410	118.510	1.900	16.9	110
3.003	EX-F13	EX-F14	11.182	1.500	118.510	117.720	0.790	14.2	110
1.004	EX-F14	OUTFALL	10.568	1.500	117.680	117.610	0.070	151.0	225

Name	Pro Vel @ 1/3 Q (m/s)	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Dwellings (ha)	Σ Units (ha)	Σ Add Inflow (ha)	Pro Depth (mm)	Pro Velocity (m/s)
3.002	0.905	1.732	16.5	2.8	1.090	0.990	0.000	6	0.0	0.0	31	1.275
3.003	0.990	1.895	18.0	2.8	0.990	1.850	0.000	6	0.0	0.0	30	1.371
1.004	0.656	0.933	37.1	15.3	1.775	1.165	0.000	33	0.0	0.0	101	0.888

Pipeline Schedule

Link	Length (m)	Slope (1:X)	Dia (mm)	Link Type	US CL (m)	US IL (m)	US Depth (m)	DS CL (m)	DS IL (m)	DS Depth (m)
1.000	24.858	58.5	100	Circular	120.511	119.810	0.601	119.987	119.385	0.502
1.001	20.992	33.3	100	Circular	119.987	119.385	0.502	120.054	118.754	1.200
1.002	11.911	16.0	100	Circular	120.054	118.754	1.200	119.910	118.010	1.800
2.000	13.403	42.4	100	Circular	120.678	119.825	0.753	120.588	119.509	0.979
2.001	4.895	19.7	100	Circular	120.588	119.509	0.979	120.750	119.260	1.390
2.002	10.711	13.9	110	Circular	120.750	119.250	1.390	120.180	118.480	1.590
2.003	6.044	12.9	110	Circular	120.180	118.480	1.590	119.910	118.010	1.790
1.003	4.808	16.6	110	Circular	119.910	118.010	1.790	119.680	117.720	1.850
3.000	5.319	48.4	110	Circular	121.420	120.620	0.690	121.410	120.510	0.790
3.001	5.166	52.2	110	Circular	121.410	120.510	0.790	121.610	120.411	1.089
3.002	32.175	16.9	110	Circular	121.610	120.410	1.090	119.610	118.510	0.990
3.003	11.182	14.2	110	Circular	119.610	118.510	0.990	119.680	117.720	1.850
1.004	10.568	151.0	225	Circular	119.680	117.680	1.775	119.000	117.610	1.165

Link	US Node	Dia (mm)	Node Type	MH Type	DS Node	Dia (mm)	Node Type	MH Type
1.000	F01	450	Manhole	Adoptable	F02	450	Manhole	Adoptable
1.001	F02	450	Manhole	Adoptable	F03	450	Manhole	Adoptable
1.002	F03	450	Manhole	Adoptable	EX-F08	450	Manhole	Adoptable
2.000	F04	450	Manhole	Adoptable	F05	450	Manhole	Adoptable
2.001	F05	450	Manhole	Adoptable	EX-F06	450	Manhole	Adoptable
2.002	EX-F06	450	Manhole	Adoptable	EX-F07	450	Manhole	Adoptable
2.003	EX-F07	450	Manhole	Adoptable	EX-F08	450	Manhole	Adoptable
1.003	EX-F08	450	Manhole	Adoptable	EX-F14	450	Manhole	Adoptable
3.000	EX-F10	450	Manhole	Adoptable	EX-F11	450	Manhole	Adoptable
3.001	EX-F11	450	Manhole	Adoptable	EX-F12	450	Manhole	Adoptable
3.002	EX-F12	450	Manhole	Adoptable	EX-F13	450	Manhole	Adoptable
3.003	EX-F13	450	Manhole	Adoptable	EX-F14	450	Manhole	Adoptable
1.004	EX-F14	450	Manhole	Adoptable	OUTFALL	180	Manhole	Adoptable

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Manhole Schedule										
Node	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)	
F01	539751.084	138653.078	120.511	0.701	450		0	1.000	119.810	100
F02	539745.548	138677.312	119.987	0.602	450		1	1.000	119.385	100
F03	539765.999	138682.049	120.054	1.300	450		0	1.001	119.385	100
F04	539764.506	138658.147	120.678	0.853	450		1	1.001	118.754	100
F05	539777.360	138661.947	120.588	1.079	450		0	1.002	118.754	100
EX-F06	539781.063	138665.148	120.750	1.500	450		1	2.000	119.825	100
EX-F07	539779.042	138675.666	120.180	1.700	450		0	2.000	119.509	100
EX-F08	539777.901	138681.602	119.910	1.900	450		1	2.001	119.509	100
EX-F10	539790.023	138651.140	121.420	0.800	450		0	2.001	119.260	100
EX-F11	539795.212	138652.313	121.410	0.900	450		1	2.002	119.250	110
EX-F12	539800.289	138653.269	121.610	1.200	450		0	2.002	118.480	110
EX-F13	539793.535	138684.727	119.610	1.100	450		1	2.003	118.480	110
EX-F14	539782.474	138683.088	119.680	2.000	450		2	2.003	118.010	110
							0	1.002	118.010	110
							0	3.000	120.620	110
							1	3.000	120.510	110
							0	3.001	120.510	110
							1	3.001	120.411	110
							0	3.002	120.410	110
							1	3.002	118.510	110
							0	3.003	118.510	110
							1	3.003	117.720	110
							2	1.003	117.720	110
							0	1.004	117.680	225

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Manhole Schedule

Node	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)
OUTFALL	539780.067	138693.379	119.000	1.390	180	1	1.004	117.610	225

Simulation Settings

Analysis Speed	Detailed	Drain Down Time (mins)	1440
Skip Steady State	x	Foul Event Duration (mins)	10080

Storm Durations

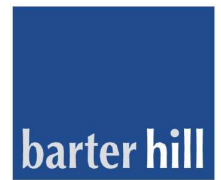
15	30	60	120	180	240	360	480	600	720	960	1440
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Results for Foul Event Critical Storm Duration. Lowest mass balance: 99.96%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
Foul Event	F01	120	119.858	0.048	3.2	0.0077	0.0000	OK
Foul Event	F02	180	119.451	0.065	4.1	0.0104	0.0000	OK
Foul Event	F03	180	119.330	0.576	4.1	0.0916	0.0000	SURCHARGED
Foul Event	F04	120	119.859	0.034	1.9	0.0054	0.0000	OK
Foul Event	F05	120	119.542	0.033	2.8	0.0053	0.0000	OK
Foul Event	EX-F06	180	119.456	0.206	5.6	0.0328	0.0000	SURCHARGED
Foul Event	EX-F07	180	119.366	0.886	8.4	0.1409	0.0000	SURCHARGED
Foul Event	EX-F08	180	119.243	1.233	12.5	0.1960	0.0000	SURCHARGED
Foul Event	EX-F10	60	120.620	0.000	0.0	0.0000	0.0000	OK
Foul Event	EX-F11	120	120.533	0.023	0.9	0.0037	0.0000	OK
Foul Event	EX-F12	120	120.441	0.031	2.8	0.0049	0.0000	OK
Foul Event	EX-F13	120	119.040	0.530	2.8	0.0843	0.0000	SURCHARGED
Foul Event	EX-F14	120	119.017	1.337	15.3	0.2126	0.0000	SURCHARGED
Foul Event	OUTFALL	120	119.000	1.390	15.3	0.0348	9199.2480	FLOOD

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
Foul Event	F01	1.000	F02	3.2	0.696	0.468	0.1140	
Foul Event	F02	1.001	F03	4.1	0.563	0.451	0.1391	
Foul Event	F03	1.002	EX-F08	4.1	0.524	0.313	0.0932	
Foul Event	F04	2.000	F05	1.9	0.826	0.236	0.0309	
Foul Event	F05	2.001	EX-F06	2.8	0.467	0.237	0.0247	
Foul Event	EX-F06	2.002	EX-F07	5.6	0.592	0.308	0.1014	
Foul Event	EX-F07	2.003	EX-F08	8.4	0.887	0.445	0.0572	
Foul Event	EX-F08	1.003	EX-F14	12.5	1.320	0.751	0.0455	
Foul Event	EX-F10	3.000	EX-F11	0.0	0.000	0.000	0.0039	
Foul Event	EX-F11	3.001	EX-F12	0.9	0.513	0.096	0.0091	
Foul Event	EX-F12	3.002	EX-F13	2.8	0.401	0.170	0.1873	
Foul Event	EX-F13	3.003	EX-F14	2.8	0.296	0.155	0.1059	
Foul Event	EX-F14	1.004	OUTFALL	15.3	0.385	0.412	0.4203	0.0

ZMQL Ltd
East Court, East Grinstead
August 2024



Appendix C



Mr Oliver Shaw
Zmqf Limited
15 Meridian Way
Norwich
Norfolk
NR7 0TA

Your ref
17135

Our ref
DSA000037202

Date
25 June 2025

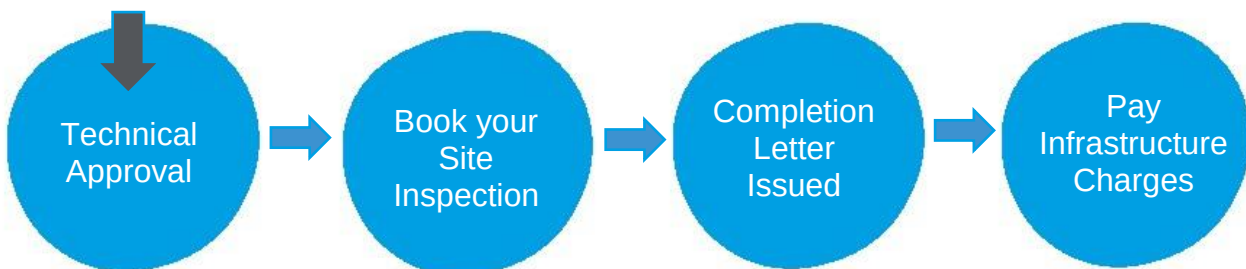
Contact
Tel: 07460 644246

Dear Mr Shaw,

Application to Connect to the Public Sewerage System - Section 106.

Location: East Court, East Grinstead, West Sussex, RH19 3LT.

You are here



What happens next?

1. This is your technical approval.
2. Construction of the wastewater connection begins. Once completed, ensure you book a site inspection, so we know the connection is in line with your application.
3. Once the site inspection has confirmed the work is satisfactory, a completion letter will be issued. See the Essential Sewer Connection Information document to find out why this letter is important.
4. Your infrastructure charge invoice will be issued (if applicable*).

How to book your site Inspection

To progress, select the '**Accept**' option on the Get Connected customer dashboard. Or, if you have further questions, please select the 'Query' option. If you do not wish to progress with the application, then please select the 'Withdraw' option.



Now you have received our approval, you will need to arrange with your contractor to carry out your works on site to connect into our sewer. Once the connection has been made it is a mandatory requirement for the point of connection to be inspected by one of our Assistant Adoption Managers.

To arrange this inspection, please select '**Ready for Inspection**' on your Get Connected customer dashboard. Once this has been selected, please contact **Malcolm Penny** our Assistant Adoption Manager for this area on **07922 860784** and request an inspection giving at least two full working days' notice.

Once we are happy that your connection to the public sewer complies with our requirements and have passed our inspection, we will send you a completion letter within 7 working days. It's important to ensure your connection is inspected to prevent any risk of disconnection at a later date.

Technical Approval

We are pleased to advise that your Section 106 application to connect **foul water** to the public **foul** sewer, as shown on your drawing **10056-BHP-ZZ-XX-DR-C-0100**, Revision **P02**, dated **13/08/24**, is approved by Southern Water. Our approval means we are satisfied with your connection method. Inspection of the wastewater connection is required to complete your Section 106 application. Please note approval is valid for 2 years from date of issue.

Connections to existing/new Southern Water assets (i.e., manholes) and the arrangement of Southern Water assets (i.e., pipe junctions within manholes) should always be in accordance with the new Design and Construction Guidance manual ("the Code") and Southern Water's guidance documentation. [water.org.uk/sewerage-sector-guidance-approved-documents/](https://www.southernwater.co.uk/sewerage-sector-guidance-approved-documents/)

This Section 106 approval does not confirm that public sewer network capacity is available at your location for the proposed development. The availability of capacity may be assessed through the Pre-Planning Enquiry process.

Please note that your connection should not proceed if:

- There are unapproved changes to your submitted plan or to the intended connection point. Any unapproved changes may lead to us disconnecting your connection under Section 109 of the Water Industry Act 1991.
- The relevant Planning Authority has set out conditions relating to the site's drainage and those conditions have not yet been discharged.
- You have not consulted our Health and Safety Advisory that can be viewed at the following link southernwater.co.uk/developing-building/health-and-safety
- You have not obtained the necessary Building Regulations Approvals or, if relevant, obtained a Highway Authority Road Opening License.
- Landowner consent has not been obtained where your connection is to be made through another Party's land.

Please contact the Developer Services Team via the Get Connected customer dashboard / on 0330 303 0119 should you require any further advice.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Dale Hughes', with a horizontal line drawn underneath it.

Dale Hughes
Technical Coordinator - Wastewater
Developer Services
07460 644246



Essential Sewer Connection Information

1. Site Inspection Checklist
2. What happens if the sewer connection is not inspected?
3. Adoption of a sewer
4. Infrastructure charges
5. Enforcement Policy

1. Site Inspection Checklist

We have prepared a site inspection checklist so that inspection of your sewer connection can be passed first time southernwater.co.uk/media/3028/ds-site-inspection-checklist.pdf

2. What happens if the sewer connection is not inspected and a completion letter is not issued?

Incidences where construction of the sewer connection has been completed but a site inspection has not been requested then the sewer connection application is not completed. You will need to request for a site inspection to finalise the application. If the sewer connection has not been built as per the designs submitted then we will ask you to rectify.

3. Adoption of a sewer

When a new development is planned, the developer can construct the sewers using approved materials and to a standard, which makes them suitable for adoption by Southern Water when construction is complete.

An adoption agreement can be entered into under Section 104 of the Water Industry Act 1991, prior to the sewers being built. This is the most desirable arrangement and if all new developments were covered by such adoption agreements, there would be few, if any, new private sewers on housing estates. However, there are many kilometres of existing private sewers that were built without an adoption agreement in place.

Section 102 of the Water Industry Act 1991 provides for the adoption of such sewers to be considered. It is important to draw a distinction between sewers, drains, and lateral drains:

- Sewers are pipes carrying sewage from more than one property
- Drains are pipes carrying sewage from only one property to the curtilage of the building or premises
- Lateral drains are those pipes which extend from the curtilage of a single building to the point of connection with an existing public or private sewer



To start the process of having the private sewer adopted, please visit our website and fill in the S102 Adoption Form.

4. Infrastructure charges

New developments increase the load on our networks and may require investment in upstream network reinforcement. This investment is funded through the Infrastructure Charge where the cost of network reinforcement is levied per property at the time of final connection.

* In addition to the sewer connection application charge, a charge for sewerage infrastructure is levied on each dwelling connecting onto the sewerage system. Non domestic properties will be individually assessed according to the number of appliances/fittings producing wastewater. Infrastructure charges are applicable even if the connection is made via a private sewer providing that the private sewer ultimately discharges into the public system.

There are three scenarios:

1. Water and wastewater connections are made within Southern Waters supply area. Infrastructure charges will be included in you water connection quote.
2. Water connections are made within another water company's supply zone and Wastewater is within the Southern Water supply area. Infrastructure charges will be invoiced following connection of the meters as advised by each water company.
3. You already have a water connection and require a wastewater connection in the Southern Water supply area. Infrastructure charges will be invoiced directly following completion of the wastewater connection.

For information and our current Connection Charges please refer to section 2 of the Southern Water Charging Arrangements [Connection charging arrangements \(southernwater.co.uk\)](https://www.southernwater.co.uk/connection-charging-arrangements)

5. Enforcement Policy

It is an offence to not comply with the requirements of a S106 Water Industry Act 1991, which are detailed in the body of the letter. This can result in prosecution and a fine and/or removal of the illegal connection.