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# Drainage Technical Note

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## PROJECT: 37 Albion Street, Southwick, Brighton

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**Subject:** Response to LLFA Comments 15.07.2026

**Our Ref:** IP-2509-1061/TN01

**To:** West Sussex County Council LLFA

**Date:** 27 August 2026

**Cc:** Southern Water, Adur & Worthing Councils,  
Wilkinson Planning, PR Homes Direct Ltd

**Author:** Sean Madle (Ingent CE)

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### Brief

- Ingent Consulting Engineers produced a Flood Risk Assessment with supporting drainage strategy dated 10<sup>th</sup> June 2026, which was submitted as part of the planning application; referenced AWDM/0723/26.
- The LLFA department of West Sussex County Council assessed the information and put in place a Holding Objection dated 15<sup>th</sup> July 2026 with the following comments:
  1. Detailed drainage plan to include pipe details and inspection chamber details.
  2. Evidence of communication with Southern Water to confirm acceptance of the proposed discharge location and rate entering the public surface water sewer.
- We have assessed the above objection comments and put together a response below following the order of the comments.

### Response

1. The Proposed Drainage Strategy (ref: 2509-1061 - ST001) has been revised to Rev. B to provide more details as set out in the LLFA comments. More detail has been added to inform of the proposals and provide further clarity. It also includes details of the approved connection points for both Foul and Surface Water as provided by Southern Water; detailed below in the next comment response.

The Surface Water drainage calculations have been updated to provide a more in-depth account of the proposals and to align with the aforementioned drawing. An additional drawing has been produced (2509-1061 - ST003 - Impermeable Catchment Plan) to correlate with the drainage calculations.

2. A Pre-Planning Enquiry was made to Southern Water to discuss and confirm the proposed outfalls and agree discharge rates for both the surface and foul water outfalls from site. A copy of this report dated 17<sup>th</sup> August 2026 is attached to this note.

The surface water connection is approved on the proviso that the hierarchy for surface water discharge is followed and proved, this was discussed and proved within the original Flood Risk Assessment of 10<sup>th</sup> June 2026, therefore, the connection is fine.

No invert level information has been made available, so assumptions have been made to inform the strategy.

It is likely that the levels for connections will be far lower than that assumed, due to sizing of the existing pipes, however, to give comfort in the design we have assumed minimum cover within an adoptable road for the offsite connections.

This information will be required prior to detailed design and ahead of any Section 106 applications.

## Conclusion

- The comments raised by the LLFA within their holding objection have been assessed and resolved by way of revised drawings, calculations and simulation files, a new drawing and liaison with Southern Water regarding a capacity assessment and connection location acceptance.
- Said information is attached with a detailed response set out within this note.
- As such, it is believed this response suffices for the Holding Objection to be lifted.

## Attachments:

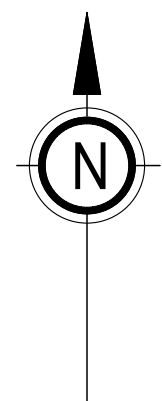
Drawings: 2509-1061 - ST001B - Proposed Drainage Strategy;

2509-1061 - ST003 - Impermeable Catchment Plan;

Surface Water Calculation and Simulation Files;

Southern Water: Pre-Planning Enquiry, ref: DSA000050107, dated 17 August 2026;

Drainage Asset Plans, dated 26<sup>th</sup> June 2026.



PERMEABLE PAVED SURFACE WITH STORAGE PROVIDED IN LINED SUB-BASE DESIGNED FOR 1in100yr+45%CC.  
IMPERMEABLE AREA 0.121HA.  
0.660mm OF TYPE 3 STONE TO PROVIDE 111m<sup>3</sup> STORAGE WITH 30% VOIDS. LINED IN AN IMPERMEABLE MEMBRANE.  
LEVELS ALONG BASE TO FALL MINIMUM 1:40 TO THE PERFORATED PIPE.

PERFORATED PIPES TO CONVEY CAPTURED WATER THROUGH THE DRAINAGE NETWORK TO FLOW CONTROL MANHOLE.

HARDSTANDING AREAS TO FALL TOWARDS PERMEABLE PAVED SURFACE.

HARDSTANDING AREA TO FALL TOWARDS PERMEABLE PAVED SURFACE.

HARDSTANDING AREA TO FALL TOWARDS PERMEABLE PAVED SURFACE.

EXISTING DRAINAGE AND SERVICES TO BE CONFIRMED AS REDUNDANT AND GRUBBED OUT OR REMOVED.

10m<sup>2</sup> HARDSTANDING AREA TO BE CAPTURED BY CHANNEL OR THRESHOLD DRAIN AND COLLECTED UPSTREAM OF FLOW CONTROL.

ASSUMED FFL TO BE CONFIRMED.

TRIAL PIT LOCATION FROM ADJACENT SITE FOR INFILTRATION TESTING. CLAY FOUND TO DEPTHS OF 3.90m IN ADJACENT WINDOWLESS SAMPLER. TRIAL PIT DUG TO DEPTH OF 2.65m; ONLY ONE RUN TAKEN, PRODUCING LESS THAN ADEQUATE RESULTS OF 9.54X10<sup>-7</sup>.

13m<sup>2</sup> ADOPTABLE HARDSTANDING AREA TO FOLLOW EXISTING REGIME AND FALL TOWARDS CHANNEL. S278 WORKS TO FOLLOW.

HYDROBRAKE FLOW CONTROL CHAMBER RESTRICTING ALL FLOWS UP TO 1in100yr+45%CC TO 1L/S RATE.

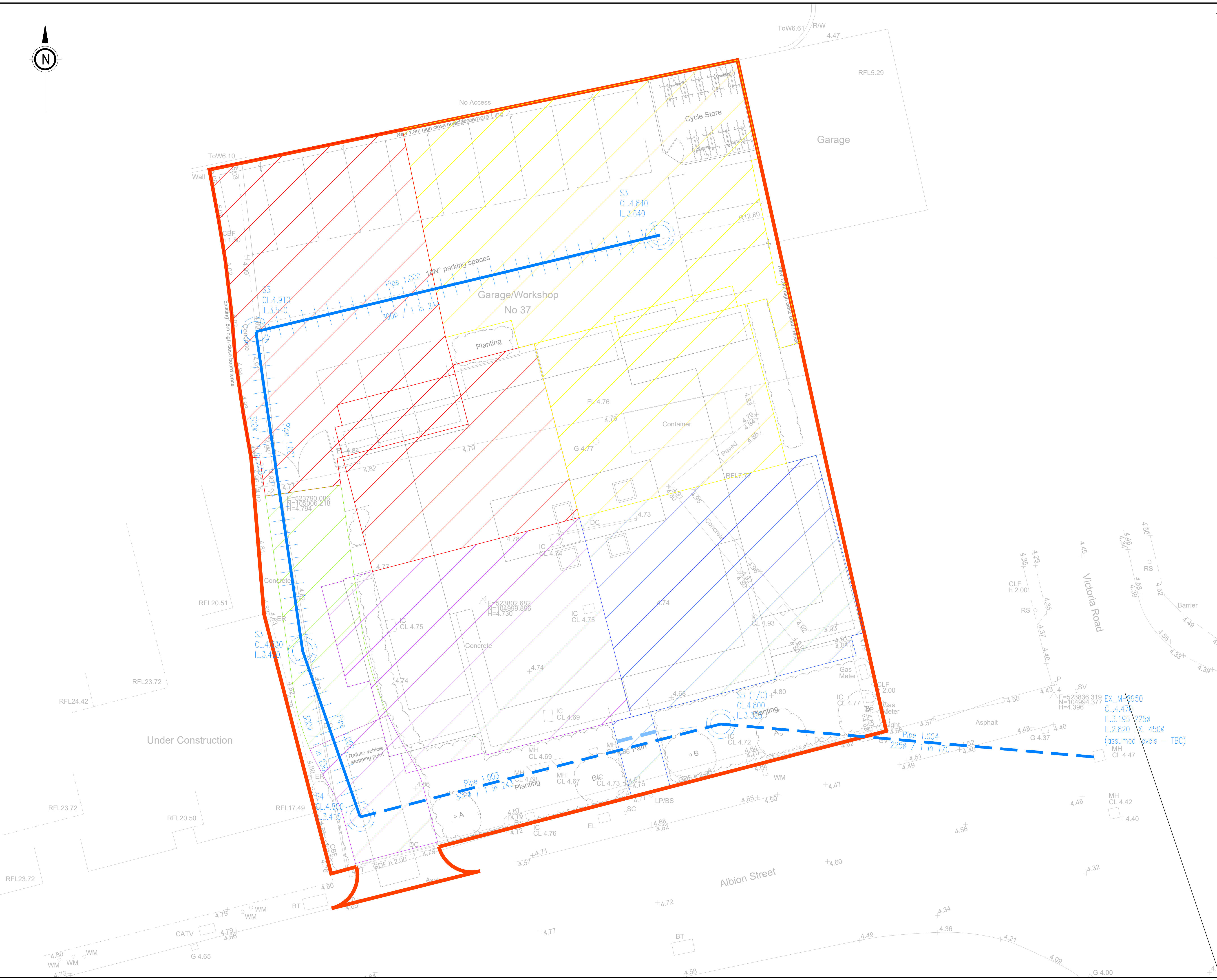
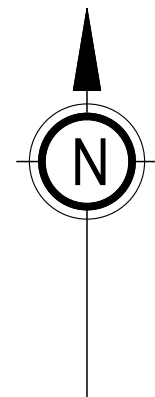
TW APPROVED CONNECTION FOR SURFACE WATER (MH No. TQ23048950).  
IL FOR CONNECTION TO BE CONFIRMED. AGREEMENT WITH SOUTHERN WATER VIA PPE REF: DSA000050107; DATED 17.08.2026. CLASH DETECTION REQUIRED FOR PIPES AND OTHER UTILITIES.

TW APPROVED CONNECTION FOR FOUL WATER (MH No. TQ23048902).  
IL FOR CONNECTION TO BE CONFIRMED. AGREEMENT WITH SOUTHERN WATER VIA PPE REF: DSA000050107; DATED 17.08.2026. CLASH DETECTION REQUIRED FOR PIPES AND OTHER UTILITIES.

- GENERAL**
- DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
  - ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
- NOTES**
- THE SURFACE WATER NETWORK HAS BEEN DESIGNED TO ACCOMMODATE A 1 IN 100-YEAR STORM EVENT TO INCLUDE 45% CLIMATE CHANGE.
  - ALL ADOPTABLE SURFACE WATER SEWERS WITHIN ADOPTABLE HIGHWAYS ARE TO BE A MINIMUM OF 225MM.
  - ALL SEWER WORKS FOR THE WATER AUTHORITY ARE TO BE IN ACCORDANCE WITH 'SEWERAGE SECTOR GUIDANCE APPENDIX C' DESIGN AND CONSTRUCTION GUIDANCE VERSION 1.0 25TH OCTOBER 2019 AND ANY ADDENDUM THEREAFTER.
  - ALL PRIVATE CONNECTIONS TO ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 100MM DIAMETER (FOUL) & 150MM DIAMETER (SURFACE) MADE IN VITRIFIED CLAY CONNECTING SOFFIT TO SOFFIT.
  - THIS DRAWING IS FOR INTENDED FOR STRATEGY PURPOSES ONLY TO ASSIST AND INFORM IN OUTLINING THE INITIAL CONCEPTS AND FEASIBILITY OF THE SCHEME. ANY DETAILS OR INFORMATION ON THIS DRAWING ARE SUBJECT TO CHANGE.

| DRAINAGE STRATEGY KEY                           |  |
|-------------------------------------------------|--|
| SITE BOUNDARY - RED                             |  |
| PRIVATE PERMEABLE PAVING AREA 572m <sup>2</sup> |  |
| PRIVATE ROOFS AREA 619m <sup>2</sup>            |  |
| PRIVATE HARDSTANDING AREA 53m <sup>2</sup>      |  |
| SURFACE WATER - BLUE                            |  |
| FOUL WATER - BROWN                              |  |
| PERFORATED SURFACE WATER - BLUE                 |  |

|                                                                                                                                                                                                                                                                                                                                                                                                    |                  |                                   |                 |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------|-----------------|-------------|
| B UPDATED IN LINE WITH LFA COMMENTS DATED 15.07.2026                                                                                                                                                                                                                                                                                                                                               |                  | SDM                               | SDM             | 26.08.26    |
| A UPDATED TO NEW SITE LAYOUT                                                                                                                                                                                                                                                                                                                                                                       |                  | RJP                               | SDM             | 10.06.26    |
| Rev                                                                                                                                                                                                                                                                                                                                                                                                | Revision Notes   | Drawn                             | Approved        | Date        |
| <div><div></div><div><h1>INGENT</h1><p>CONSULTING ENGINEERS</p><p>Unit 8, Opus Park, Exchange Place, Old Ipswich Road, Claydon, IP6 0FU.<br/>Tel: 01473 598038 --- <a href="http://www.ingent.co.uk">www.ingent.co.uk</a> --- email: <a href="mailto:info@ingent.co.uk">info@ingent.co.uk</a></p></div></div> |                  |                                   |                 |             |
| <div><div></div><div><h1>STRATEGY</h1></div></div>                                                                                  |                  |                                   |                 |             |
| <p>Project:<br/>37 ALBION STREET, SOUTHWICK<br/>BRIGHTON, WEST SUSSEX</p>                                                                                                                                                                                                                                                                                                                          |                  |                                   |                 |             |
| <p>Drawing Title:<br/>PROPOSED DRAINAGE STRATEGY</p>                                                                                                                                                                                                                                                                                                                                               |                  |                                   |                 |             |
| Client:<br>PR HOMES LTD                                                                                                                                                                                                                                                                                                                                                                            |                  |                                   | Date:<br>MAY 26 |             |
| Drawn:<br>RJP                                                                                                                                                                                                                                                                                                                                                                                      | Designed:<br>RJP | Checked:<br>SDM                   | Approved:<br>DW |             |
| <p>Scale<br/>1:100</p> <div><p>4m 3m 2m 1m 0m 2m 4m</p></div>                                                                                                                                                                                                                                                 |                  |                                   |                 |             |
| Project No:<br>2509-1061                                                                                                                                                                                                                                                                                                                                                                           |                  | Drawing No & Revision:<br>ST001 B |                 | Size:<br>A1 |



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| IMPERMEABLE AREA KEY |                     |
|----------------------|---------------------|
| TOTAL AREA           | 1,207m <sup>2</sup> |
| MANHOLE NO.          | AREA                |
| 1.000 (yellow)       | 406m <sup>2</sup>   |
| 1.001 (red)          | 332m <sup>2</sup>   |
| 1.002 (green)        | 67m <sup>2</sup>    |
| 1.003 (purple)       | 217m <sup>2</sup>   |
| 1.004 (blue)         | 185m <sup>2</sup>   |

INGENT

CONSULTING ENGINEERS

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worksafe

consultant

www.smasitd.com

SSIP

SAFETY SCHEMES IN PROGRESS

COMS

Safety Scheme

STRATEGY

Project:  
37 ALBION STREET, SOUTHWICK  
BRIGHTON, WEST SUSSEX

Drawing Title:  
IMPERMEABLE CATCHMENT PLAN

Client:  
PR HOMES LTD

Date:  
AUG 26

Drawn:  
SDM

Designed:  
SDM

Checked:  
SDM

Approved:  
SDM

Scale  
1:100  
4m 3m 2m 1m 0m 2m 4m

Project No:  
2509-1061

Drawing No & Revision:  
ST003

Size:  
A1

### Design Settings

|                                      |        |                                    |               |
|--------------------------------------|--------|------------------------------------|---------------|
| Rainfall Methodology                 | FEH-22 | Minimum Velocity (m/s)             | 1.00          |
| Return Period (years)                | 100    | Connection Type                    | Level Soffits |
| Additional Flow (%)                  | 45     | Minimum Backdrop Height (m)        | 0.200         |
| CV                                   | 1.000  | Preferred Cover Depth (m)          | 1.200         |
| Time of Entry (mins)                 | 5.00   | Include Intermediate Ground        | ✓             |
| Maximum Time of Concentration (mins) | 30.00  | Enforce best practice design rules | ✓             |
| 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) |
|-----------|-----------|---------------|-----------------|---------------|-------------|--------------|-----------|
| 1         | 0.041     | 5.00          | 4.840           | 1200          | 523813.111  | 105021.522   | 1.200     |
| 2         | 0.033     | 5.00          | 4.910           | 1200          | 523789.317  | 105015.831   | 1.370     |
| 3         | 0.007     | 5.00          | 4.830           | 1200          | 523792.070  | 104997.015   | 1.370     |
| 4         | 0.022     | 5.00          | 4.800           | 1200          | 523795.457  | 104987.241   | 1.385     |
| 5 (F/C)   | 0.018     | 5.00          | 4.800           | 1200          | 523816.695  | 104992.715   | 1.475     |
| EX_MH8950 |           |               | 4.470           | 1500          | 523838.677  | 104990.773   | 1.275     |

### 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 | 1       | 2         | 24.465     | 0.600       | 3.640     | 3.540     | 0.100    | 244.7       | 300      | 5.41          | 50.0         |
| 1.001 | 2       | 3         | 19.016     | 0.600       | 3.540     | 3.460     | 0.080    | 237.7       | 300      | 5.72          | 50.0         |
| 1.002 | 3       | 4         | 10.344     | 0.600       | 3.460     | 3.415     | 0.045    | 229.9       | 300      | 5.89          | 50.0         |
| 1.003 | 4       | 5 (F/C)   | 21.932     | 0.600       | 3.415     | 3.325     | 0.090    | 243.7       | 300      | 6.25          | 50.0         |
| 1.004 | 5 (F/C) | EX_MH8950 | 22.068     | 0.600       | 3.325     | 3.195     | 0.130    | 169.8       | 225      | 6.62          | 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 | 1.000     | 70.7      | 10.7       | 0.900        | 1.070        | 0.041       | 0.0                | 79             | 0.728              |
| 1.001 | 1.015     | 71.8      | 19.4       | 1.070        | 1.070        | 0.074       | 0.0                | 106            | 0.866              |
| 1.002 | 1.033     | 73.0      | 21.2       | 1.070        | 1.085        | 0.081       | 0.0                | 110            | 0.898              |
| 1.003 | 1.002     | 70.9      | 27.0       | 1.085        | 1.175        | 0.103       | 0.0                | 128            | 0.936              |
| 1.004 | 1.000     | 39.8      | 31.7       | 1.250        | 1.050        | 0.121       | 0.0                | 152            | 1.108              |

### Simulation Settings

|                      |          |                            |        |                         |   |
|----------------------|----------|----------------------------|--------|-------------------------|---|
| Rainfall Methodology | FEH-22   | Analysis Speed             | Normal | Starting Level (m)      |   |
| Rainfall Events      | Singular | Skip Steady State          | x      | Check Discharge Rate(s) | x |
| Summer CV            | 1.000    | Drain Down Time (mins)     | 2880   | Check Discharge Volume  | x |
| Winter CV            | 1.000    | Additional Storage (m³/ha) | 0.0    |                         |   |

### Storm Durations

15 | 30 | 60 | 120 | 180 | 240 | 360 | 480 | 600 | 720 | 960 | 1440

| Return Period (years) | Climate Change (CC %) | Additional Area (A %) | Additional Flow (Q %) | Return Period (years) | Climate Change (CC %) | Additional Area (A %) | Additional Flow (Q %) |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| 30                    | 40                    | 0                     | 0                     | 100                   | 45                    | 0                     | 0                     |

### Node 5 (F/C) Online Hydro-Brake® Control

|                          |       |                         |                                |
|--------------------------|-------|-------------------------|--------------------------------|
| Flap Valve               | x     | Objective               | (HE) Minimise upstream storage |
| Replaces Downstream Link | x     | Sump Available          | ✓                              |
| Invert Level (m)         | 3.325 | Product Number          | CTL-SHE-0051-1000-0700-1000    |
| Design Depth (m)         | 0.700 | Min Outlet Diameter (m) | 0.075                          |
| Design Flow (l/s)        | 1.0   | Min Node Diameter (mm)  | 1200                           |

#### Node 1 Depth/Area Storage Structure

|                             |         |               |      |                           |       |
|-----------------------------|---------|---------------|------|---------------------------|-------|
| Base Inf Coefficient (m/hr) | 0.00000 | Safety Factor | 2.0  | Invert Level (m)          | 3.640 |
| Side Inf Coefficient (m/hr) | 0.00000 | Porosity      | 0.30 | Time to half empty (mins) | 795   |

| Depth<br>(m) | Area<br>(m <sup>2</sup> ) | Inf Area<br>(m <sup>2</sup> ) | Depth<br>(m) | Area<br>(m <sup>2</sup> ) | Inf Area<br>(m <sup>2</sup> ) | Depth<br>(m) | Area<br>(m <sup>2</sup> ) | Inf Area<br>(m <sup>2</sup> ) |
|--------------|---------------------------|-------------------------------|--------------|---------------------------|-------------------------------|--------------|---------------------------|-------------------------------|
| 0.000        | 280.0                     | 280.0                         | 0.660        | 280.0                     | 319.1                         | 0.661        | 0.0                       | 319.1                         |

#### Node 2 Depth/Area Storage Structure

|                             |         |               |      |                           |       |
|-----------------------------|---------|---------------|------|---------------------------|-------|
| Base Inf Coefficient (m/hr) | 0.00000 | Safety Factor | 2.0  | Invert Level (m)          | 3.540 |
| Side Inf Coefficient (m/hr) | 0.00000 | Porosity      | 0.30 | Time to half empty (mins) | 975   |

| Depth<br>(m) | Area<br>(m <sup>2</sup> ) | Inf Area<br>(m <sup>2</sup> ) | Depth<br>(m) | Area<br>(m <sup>2</sup> ) | Inf Area<br>(m <sup>2</sup> ) | Depth<br>(m) | Area<br>(m <sup>2</sup> ) | Inf Area<br>(m <sup>2</sup> ) |
|--------------|---------------------------|-------------------------------|--------------|---------------------------|-------------------------------|--------------|---------------------------|-------------------------------|
| 0.000        | 226.0                     | 226.0                         | 0.660        | 226.0                     | 261.2                         | 0.661        | 0.0                       | 261.2                         |

#### Node 3 Depth/Area Storage Structure

|                             |         |               |      |                           |       |
|-----------------------------|---------|---------------|------|---------------------------|-------|
| Base Inf Coefficient (m/hr) | 0.00000 | Safety Factor | 2.0  | Invert Level (m)          | 3.460 |
| Side Inf Coefficient (m/hr) | 0.00000 | Porosity      | 0.30 | Time to half empty (mins) | 1140  |

| Depth<br>(m) | Area<br>(m <sup>2</sup> ) | Inf Area<br>(m <sup>2</sup> ) | Depth<br>(m) | Area<br>(m <sup>2</sup> ) | Inf Area<br>(m <sup>2</sup> ) | Depth<br>(m) | Area<br>(m <sup>2</sup> ) | Inf Area<br>(m <sup>2</sup> ) |
|--------------|---------------------------|-------------------------------|--------------|---------------------------|-------------------------------|--------------|---------------------------|-------------------------------|
| 0.000        | 67.0                      | 67.0                          | 0.660        | 67.0                      | 86.2                          | 0.661        | 0.0                       | 86.2                          |

#### Node 4 Depth/Area Storage Structure

|                             |         |               |      |                           |       |
|-----------------------------|---------|---------------|------|---------------------------|-------|
| Base Inf Coefficient (m/hr) | 0.00000 | Safety Factor | 2.0  | Invert Level (m)          | 3.415 |
| Side Inf Coefficient (m/hr) | 0.00000 | Porosity      | 0.30 | Time to half empty (mins) | 1170  |

| Depth<br>(m) | Area<br>(m <sup>2</sup> ) | Inf Area<br>(m <sup>2</sup> ) | Depth<br>(m) | Area<br>(m <sup>2</sup> ) | Inf Area<br>(m <sup>2</sup> ) | Depth<br>(m) | Area<br>(m <sup>2</sup> ) | Inf Area<br>(m <sup>2</sup> ) |
|--------------|---------------------------|-------------------------------|--------------|---------------------------|-------------------------------|--------------|---------------------------|-------------------------------|
| 0.000        | 38.0                      | 38.0                          | 0.660        | 38.0                      | 52.4                          | 0.661        | 0.0                       | 52.4                          |

**Results for 30 year +40% CC Critical Storm Duration. Lowest mass balance: 100.00%**

| Node Event        | US Node   | Peak (mins) | Level (m) | Depth (m) | Inflow (l/s) | Node Vol (m³) | Flood (m³) | Status     |
|-------------------|-----------|-------------|-----------|-----------|--------------|---------------|------------|------------|
| 600 minute winter | 1         | 585         | 3.954     | 0.314     | 3.0          | 26.7391       | 0.0000     | SURCHARGED |
| 600 minute winter | 2         | 585         | 3.954     | 0.414     | 3.5          | 28.5437       | 0.0000     | SURCHARGED |
| 600 minute winter | 3         | 585         | 3.954     | 0.494     | 1.6          | 10.4898       | 0.0000     | SURCHARGED |
| 600 minute winter | 4         | 585         | 3.954     | 0.539     | 1.6          | 6.7552        | 0.0000     | SURCHARGED |
| 600 minute winter | 5 (F/C)   | 585         | 3.954     | 0.629     | 1.2          | 0.7115        | 0.0000     | SURCHARGED |
| 15 minute summer  | EX_MH8950 | 434         | 3.220     | 0.025     | 1.0          | 0.0000        | 0.0000     | OK         |

| Link Event (Outflow) | US Node | Link  | DS Node   | Outflow (l/s) | Velocity (m/s) | Flow/Cap | Link Vol (m³) | Discharge Vol (m³) |
|----------------------|---------|-------|-----------|---------------|----------------|----------|---------------|--------------------|
| 30 minute summer     | 1       | 1.000 | 2         | 14.6          | 0.615          | 0.206    | 1.1256        |                    |
| 30 minute summer     | 2       | 1.001 | 3         | -13.0         | 0.394          | -0.182   | 1.2439        |                    |
| 30 minute summer     | 3       | 1.002 | 4         | -16.9         | -0.291         | -0.232   | 0.7284        |                    |
| 30 minute summer     | 4       | 1.003 | 5 (F/C)   | -9.4          | -0.134         | -0.132   | 1.5444        |                    |
| 15 minute summer     | 5 (F/C) | 1.004 | EX_MH8950 | 1.0           | 0.427          | 0.025    | 0.0518        | 34.9               |

**Results for 100 year +45% CC Critical Storm Duration. Lowest mass balance: 100.00%**

| Node Event        | US Node   | Peak (mins) | Level (m) | Depth (m) | Inflow (l/s) | Node Vol (m³) | Flood (m³) | Status     |
|-------------------|-----------|-------------|-----------|-----------|--------------|---------------|------------|------------|
| 600 minute winter | 1         | 585         | 4.117     | 0.477     | 4.1          | 40.6455       | 0.0000     | SURCHARGED |
| 600 minute winter | 2         | 585         | 4.117     | 0.577     | 4.2          | 39.8045       | 0.0000     | SURCHARGED |
| 600 minute winter | 3         | 585         | 4.117     | 0.657     | 2.4          | 13.9582       | 0.0000     | SURCHARGED |
| 600 minute winter | 4         | 585         | 4.117     | 0.702     | 2.4          | 8.3242        | 0.0000     | SURCHARGED |
| 600 minute winter | 5 (F/C)   | 585         | 4.117     | 0.792     | 1.5          | 0.8962        | 0.0000     | SURCHARGED |
| 600 minute winter | EX_MH8950 | 585         | 3.220     | 0.025     | 1.0          | 0.0000        | 0.0000     | OK         |

| Link Event (Outflow) | US Node | Link  | DS Node   | Outflow (l/s) | Velocity (m/s) | Flow/Cap | Link Vol (m³) | Discharge Vol (m³) |
|----------------------|---------|-------|-----------|---------------|----------------|----------|---------------|--------------------|
| 30 minute summer     | 1       | 1.000 | 2         | 19.0          | 0.625          | 0.269    | 1.5289        |                    |
| 15 minute summer     | 2       | 1.001 | 3         | -18.4         | 0.439          | -0.257   | 1.2445        |                    |
| 30 minute summer     | 3       | 1.002 | 4         | -24.1         | -0.356         | -0.330   | 0.7284        |                    |
| 15 minute summer     | 4       | 1.003 | 5 (F/C)   | -13.6         | -0.198         | -0.192   | 1.5444        |                    |
| 600 minute winter    | 5 (F/C) | 1.004 | EX_MH8950 | 1.0           | 0.432          | 0.026    | 0.0533        | 141.1              |



Daniel West  
Unit 8, Opus Park, Exchange Place, Old Ipswich Road  
Claydon  
Suffolk  
IP6 0FU

Your ref  
23716

Our ref  
DSA000050107

Date  
17<sup>th</sup> of August 2026

Contact  
Tel 0330 303 0119

Dear Mr West,  
Level 1 Capacity Check Enquiry: 37 Albion Street, Southwick, Brighton.

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

### Foul Water

The enquiry has been assessed to determine the capacity available for **0.29 l/s** for **32** residential units discharging to manhole reference **TQ23048902 Grid Reference: 523841, 104988**.

Please note, the capacity check is completed based on Southern waters methodology:

- 2.5 PG (Population) + 0.1 PG (Infiltration) + 2.5E (Commercial)
- Where PG = 125l/person/day.

### **Capacity check results**

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **0.29 l/s** for **32** residential units discharging to manhole reference **TQ23048902 Grid Reference: 523841, 104988**. Southern Water will not permit a surface water connection into the foul network. Please refer to our surface water management policy.

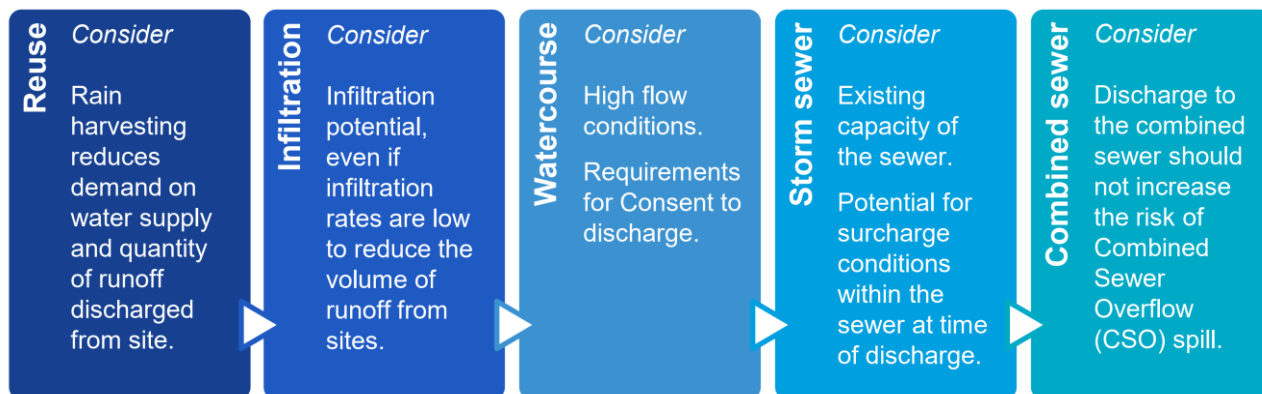
### Surface Water

The enquiry has been assessed to determine the capacity available for **1 l/s** for **32** residential units discharging to manhole reference **TQ23048950 Grid Reference: 523839, 104993**.

### **Outcome of capacity check**

There is currently adequate capacity in the local surface water sewerage network to accommodate a surface water flow of **1 l/s** for **32** residential units discharging to manhole reference **TQ23048950 Grid Reference: 523839, 104993**.

Although capacity in the surface water network has been identified, in all situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.



Guidance on Building Regulations is here: [gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

We would welcome the opportunity to engage with you on the design for disposal of surface water, with a particular focus on the potential for incorporating Sustainable Drainage Systems (SuDS), for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

It should be noted that although the above assessment indicates that there is capacity available for your proposed surface water flows the LLFA (Local Lead Flood Authority) may impose/request that a lower flow is discharged to the public surface water sewer.

If the excess surface water flows are to be attenuated on site, it could have a significant effect on any proposed Sewer Adoption (S104) Agreements. Any attenuation proposals should be agreed before any works are implemented on site. Where capacity is limited/restricted, agreement should be sought if you are to include any highway drainage within your proposals as Southern Water is not obligated to accept highway flows.



## Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: [developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk)

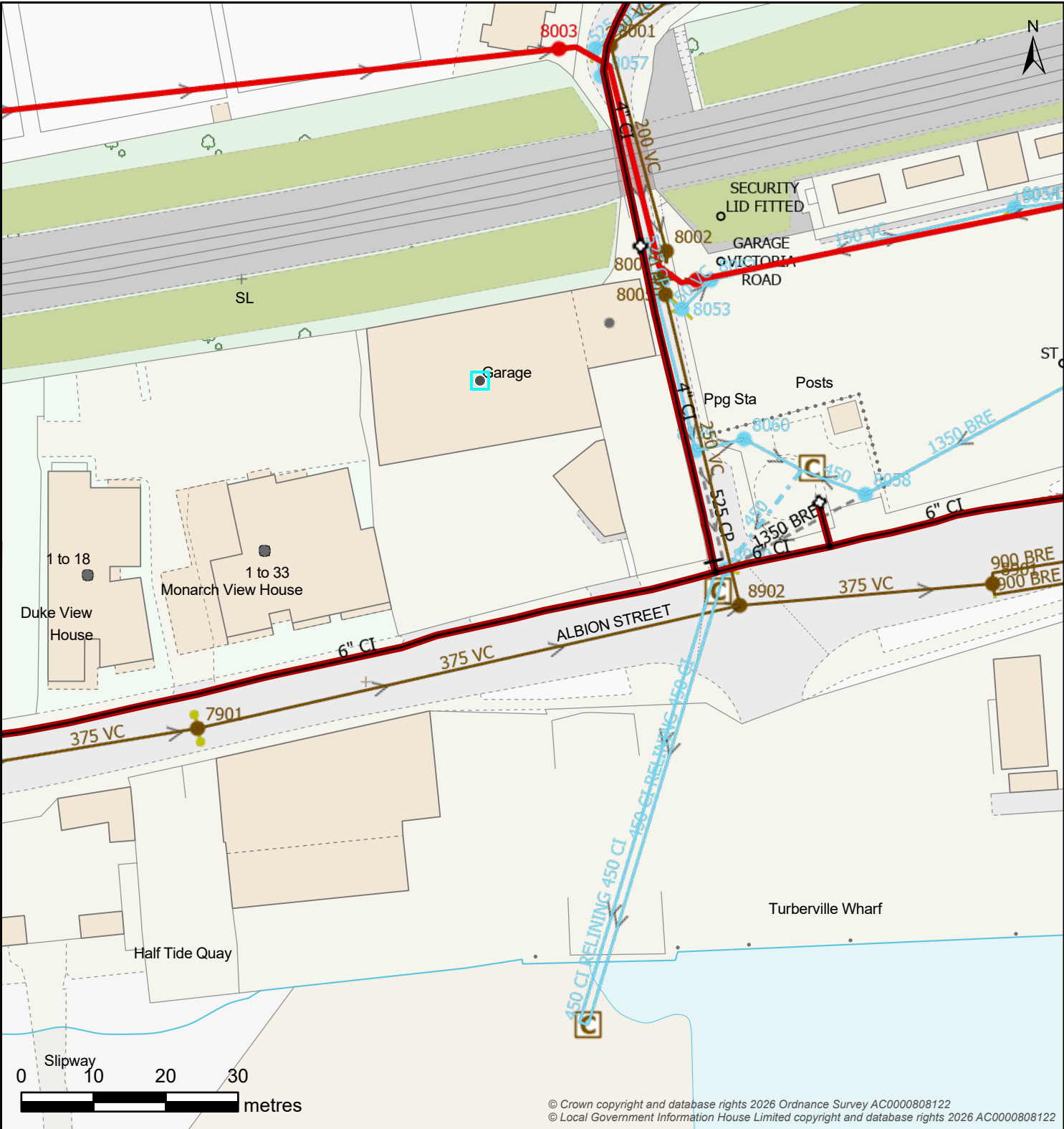
The results quoted above are only valid for 12 months from the date of issue of this letter. **Any revisions in flow rate or alternative point of connection will require a new Pre-Planning Application to be submitted.**

Should it be necessary to contact us please quote our above reference number in all communications relating to this application by email at [southernwaterplanning@southernwater.co.uk](mailto:southernwaterplanning@southernwater.co.uk)

Yours sincerely,

Future Growth Planning Team  
**Developer Services**

[southernwater.co.uk/developing-building/planning-your-development](https://southernwater.co.uk/developing-building/planning-your-development)



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