



POUND HILL,
POUND LANE,
UCKFIELD,
FRAMFIELD,
EAST SUSSEX,
TN22 5RR
01825 890294

THE SEWAGE FACILITIES AT

Holmbush Close, Shoreham-by-Sea, West Sussex, BN43 6TT.

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1) CLIENT BRIEF

- a) To carry out a survey in view of recommending sewage management solutions for the proposed dwelling at Holmbush Close, Shoreham-by-Sea, West Sussex, BN43 6TT.
- b) The date of the survey was on the 25th of March 2026.
 - i) The findings are based on the condition of the existing facilities at the time of the survey.

2) SITE AND SYSTEM OVERVIEW

- a) The site consists of a proposed building plot with agricultural fields located at the rear of the site.
- b) There are no sewage facilities in place for the proposed building at present.
- c) The proposed building plot is situated to the rear right-hand side of an existing residential development.
 - i) The proposal is for a 2 bedroom property.
- d) The other properties along Holmbush Close are connected to the public foul sewer.

3) FLOW AND LOADINGS

- a) It has been confirmed that the sewage produced from this location is classified as domestic.
- i) It is recommended that surface water is kept separate from the foul sewers as it can dramatically affect the performance of sewage management facilities.
- b) Using the information provided by the client, the Moody Sewage Ltd, British Waterways and Environment Agency models, the recommended design flow rates are as follows:-

	Recommended Flow Rates
Sewage produced per day (litres)	720
Biochemical Oxygen Demand per day (grams)	280
Ammonia per day (grams)	32
Population Equivalent Flow in terms of amount	4
Population Equivalent Flow in terms of sewage strength	4

4) CURRENT SITE STATUS

a) The current methods of managing the sewage are not in breach of the Environmental Laws due to:

i) No sewage on site being produced or discharged into the environment.

Breach(es) of Environmental Laws are a prosecutable offence, enforced by the Environment Agency. Prosecution can result in the waste producers or owners receiving significant fines if not resolved correctly.

5) SYSTEM OBSERVATIONS

- a) The site comprises a building plot with agricultural land to the rear and is situated within an existing residential development.



- b) All existing properties along Holmbush Close are connected to the public sewer network. Properties to the left of Holmbush Close are similarly connected, with a public sewer located to the rear of these properties.
- c) It has been established that the immediate neighbouring property, 8 Holmbush Close, has declined permission for any connection to the foul sewer network located along the rear of their property.
- d) It may be feasible to connect to the foul drainage system serving neighbouring properties located downhill from 8 Holmbush Close. The site levels fall across the adjoining agricultural fields, potentially enabling a gravity-fed connection.

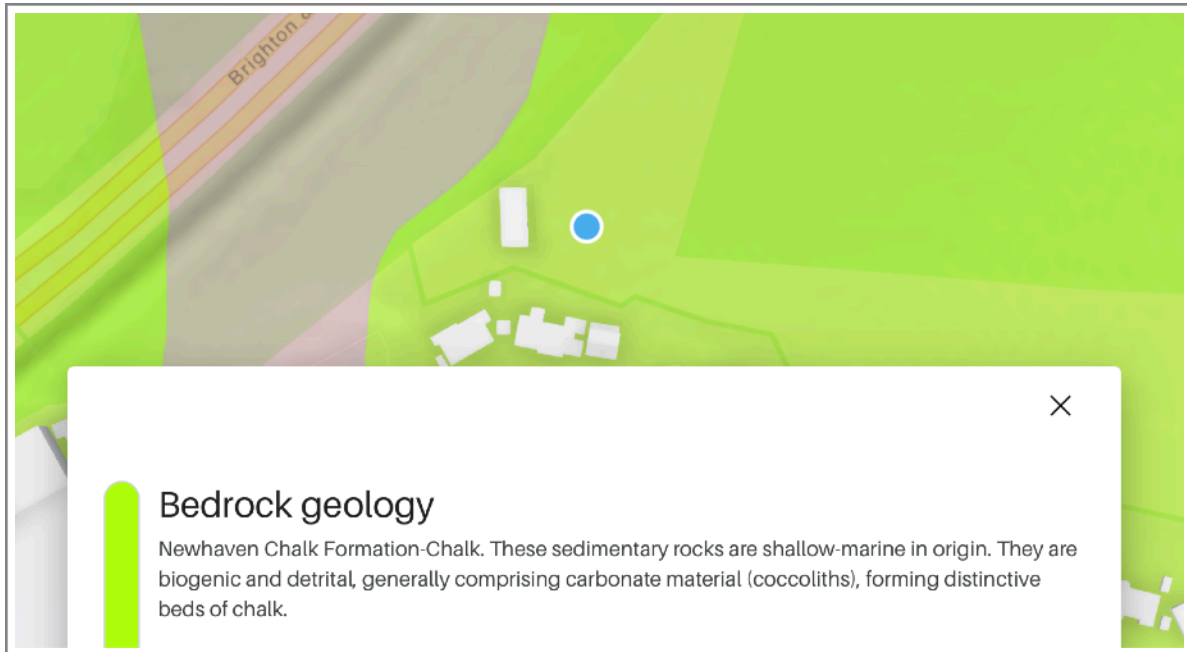


- e) A site survey was undertaken to identify any alternative suitable discharge locations and to investigate the feasibility of installing a sewage treatment plant to serve the proposed development.
- f) Further investigation identified a natural low-lying area at the base of the fields, located within the highway land boundary. A surface water drainage system is present within the highway land, conveying flows downhill towards the Tesco and Marks & Spencer stores.



- g) Further investigation undertaken within the Marks & Spencer car park did not establish the point of discharge of the surface water system. In addition, access to the rear of the Tesco store was not available to allow for further inspection.
- h) Given that the surface water management system has been installed to manage runoff from the surrounding fields and highway land, and to mitigate flood risk within the Tesco and Marks & Spencer car parks, it is not considered appropriate for use as a discharge point for a sewage treatment system.

- i) A site inspection was undertaken to assess the potential for discharge to a nearby ditch or watercourse. No suitable discharge locations were identified; therefore, further investigation into discharge to ground will be necessary.
- j) Geological maps were obtained and reviewed, confirming that the subsoil conditions at the site are as follows:-



- k) Geological mapping confirms that the site is underlain by the Newhaven Chalk Formation. Based on local experience, discharge to ground in this area is generally considered to be feasible.
- l) During the site survey, a shallow trial hole was excavated, confirming the presence of chalk at this location.



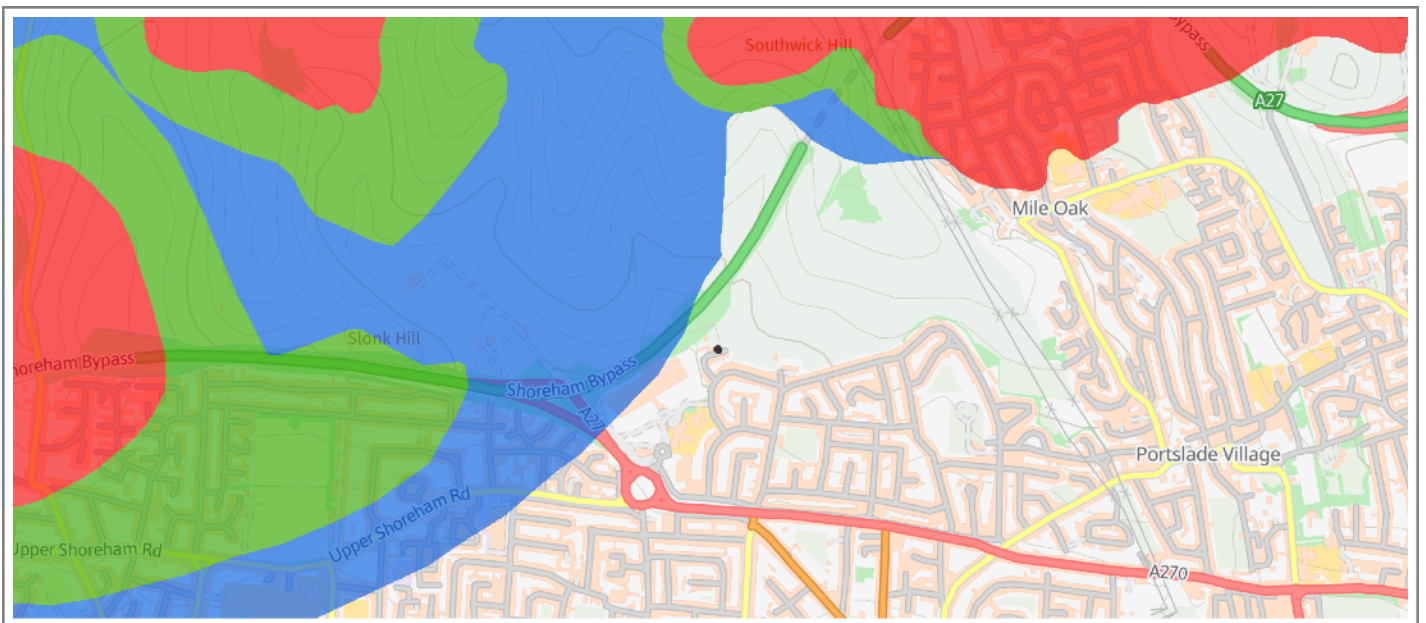
- m) It will be necessary to carry out porosity tests in accordance with BS6297 on the receiving grounds to determine the rate of soakage so that the feasibility and final design of any drainage field system can be confirmed.
- n) The public sewer records from Southern Water were reviewed and did not identify the neighbouring property's connection or the route of the sewer to the public network.
- o) It may be the case that this section of sewer has not been adopted by Southern Water and is therefore not shown on the statutory records. Alternatively, the records may not have been updated to reflect the current sewer arrangement.



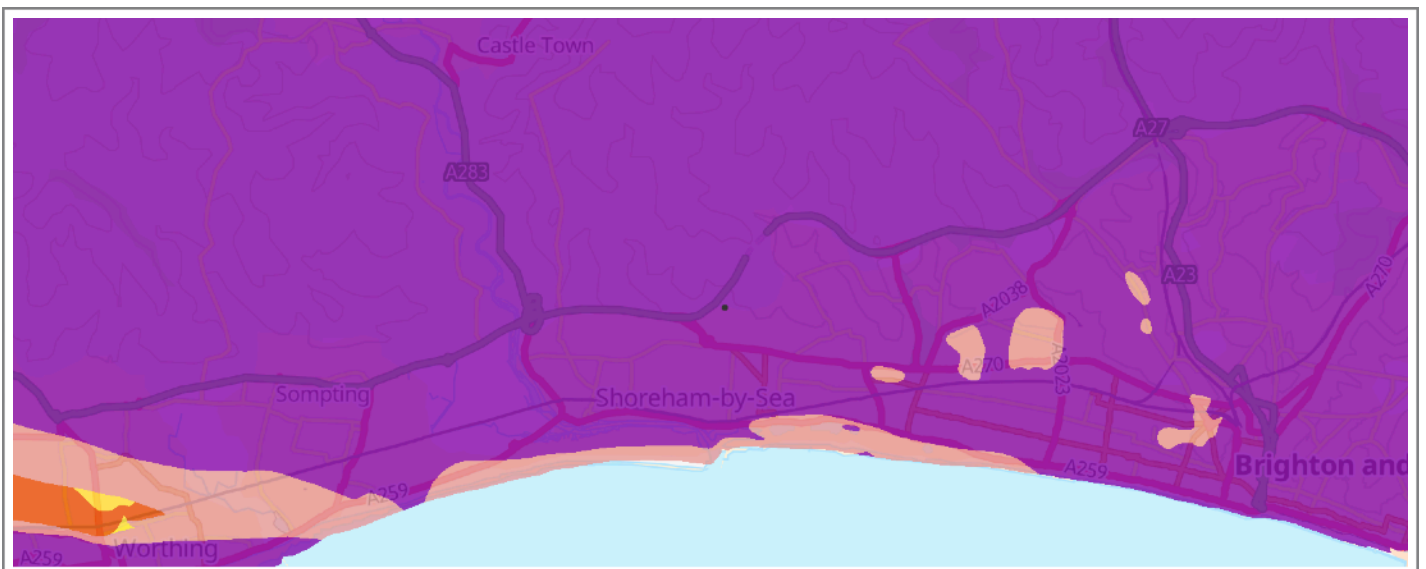
- p) To establish the cost of a connection for the proposed property, agreement will need to be obtained from one of the neighbouring property owners. Following this, a further site visit can be undertaken to survey the existing sewer, confirming the connection point and required connection distance.
- q) Any connection to the public sewer network will require a Section 106 application. Subject to approval by Southern Water, the connection may then be undertaken. The application fee is typically in the region of £400.00.
- r) Southern Water may also charge an infrastructure / first connection fee in the region of £1,000.00 on completion of the works.

6) ENVIRONMENTAL PERMIT AND DISCHARGE INVESTIGATION

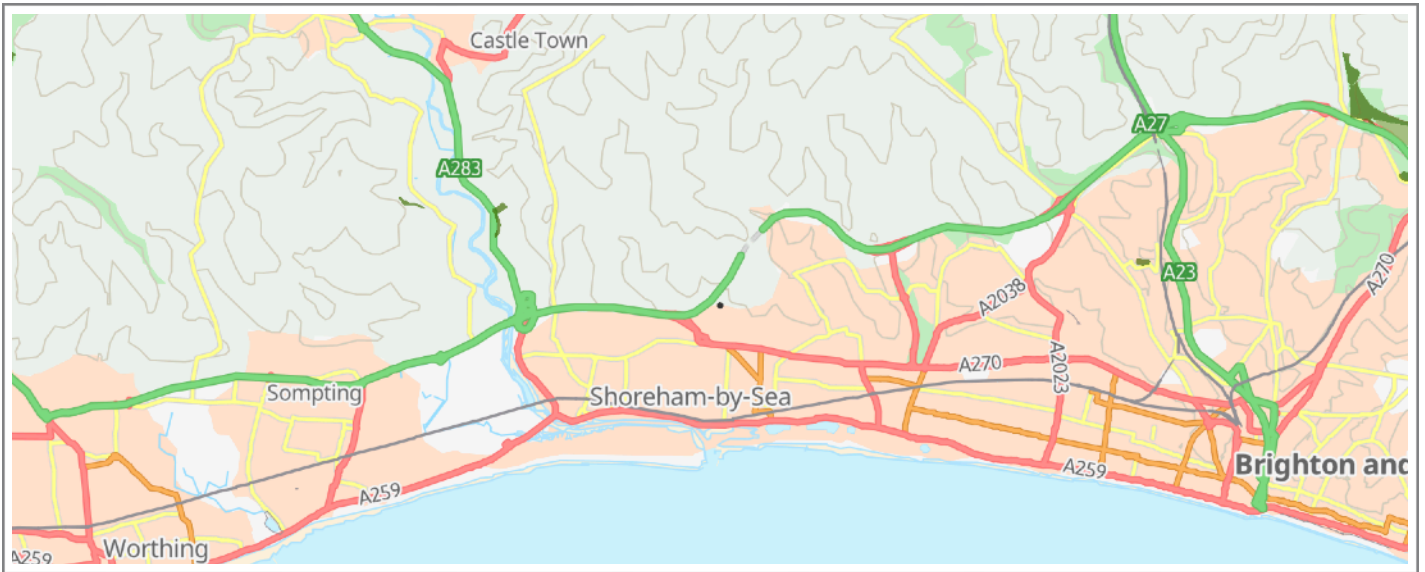
- a) In the event that a connection to the foul drainage network serving neighbouring properties within the close is not achievable, the preferred method of discharge, subject to obtaining the necessary environmental permit, would be to a drainage field discharging to ground.
- b) A land and environmental search has been undertaken and has revealed that:
 - i) The site is not located over a Source Protection Zone (SPZ).



- ii) The site is located over a principle aquifer. (e.g an areas of land that provides water storage, and supports water supply and/or river base flow).



iii) The site is not located next to Ancient Woodland.



- c) It is recommended that an Environmental Permit is applied for to discharge into the recommended point as it is not possible to adhere to the General Binding Rules for Small Sewage Discharges.
- i) An application to the Environment Agency can be completed by Moody Sewage as part of any solution.
- ii) The application fee in the region of £136.00 remains the responsibility of the applicant.

The Facts! - Environmental Permits

- Waste water, sewage management and discharges are governed by the Environmental Permitting Regulations 2014 and are enforced by the Environment Agency.
- You require by Law an Environmental Permit for the discharge of sewage or treated effluent from a septic tank or sewage treatment plant.
- There are exceptions as defined by the General Binding Rules for small sewage discharges, effective from 1st January 2015. This is applicable to everyone who has a septic tank or sewage treatment plant. An example of the General Binding Rules for small sewage discharges can be provided on request.

7) DETERMINED SOLUTIONS

a) SOLUTION 1

To supply and install a new Klargester package treatment system, **excluding drainage field**, see other considerations for further details.



- i) The system will be located 20.0 metres away from the proposed dwelling.
- ii) No allowance has been made within this solution to install new sewers around the proposed dwelling
 - 1) An allowance of up to 30.0 metres of ancillary pipe work is included.
- iii) Power for the treatment system will be taken from the proposed dwelling.
 - 1) An allowance of up to 30.0 metres of cabling is included.
 - 2) Two new 450 mm inspection chambers are included.
- iv) Surplus soil Will be spread to site
- v) The installation is estimated to take up to 5 days to complete.
- vi) It is recommended that this system is serviced on a minimum quarterly basis and emptied at least once a year.

Installation Costs	
Estimated Cost of Works	£25,970.00
VAT @ 20.0%	£5,194.00
Estimate Total	£31,164.00

b) SOLUTION 2

To supply and install a high performance bespoke, below ground, biological digester filter treatment system, **excluding drainage field, see other considerations for further details.**



- i) The system will be located 20.0 metres away from the proposed dwelling.
- ii) No allowance has been made within this solution to install new sewers around the proposed dwelling
 - 1) An allowance of up to 30.0 metres of ancillary pipe work is included.
- iii) Power for the treatment system will be taken from the proposed dwelling.
 - 1) An allowance of up to 30.0 metres of cabling is included.
 - 2) Two new 450 mm inspection chambers are included.
- iv) Surplus soil Will be spread to site
- v) The installation is estimated to take up to 5 days to complete.
- vi) It is recommended that this system is serviced on a minimum quarterly basis and emptied at least once a year.

Installation Costs	
Estimated Cost of Works	£22,180.00
VAT @ 20.0%	£4,436.00
Estimate Total	£26,616.00

ALL RECOMMENDED SOLUTIONS FROM MOODY SEWAGE LIMITED ARE FULLY GUARANTEED AND INDEMNITY BACKED. THIS MEANS AS LONG AS THE SYSTEM IS REGULARLY SERVICED AND EMPTIED THEN MOODY SEWAGE WILL GUARANTEE THE SYSTEM (SUBJECT TO CONDITIONS).

MOODY SEWAGE DOES NOT PROVIDE A WARRANTY ON ANY EXISTING SEWAGE MANAGEMENT FACILITIES THAT ARE UTILISED WITHIN ANY SOLUTION.

8) OTHER CONSIDERATIONS

i) Discharge Point Considerations:-

(1) If a drainage field is to be explored further, porosity tests in accordance with BS6297 will be required prior to any further works to determine the feasibility and size of the bed. Tests can be carried out by Moody Sewage.

(a) The estimate cost for the tests taking up to 1 day to complete is £1,995.00 plus VAT

(2) For illustration purposes only, a drainage field in the region of 60 square metres has a budget in the region of £13,900.00 plus VAT.

(a) The porosity tests will determine the final size of the drainage field (Completed)

ii) Drainage fields are not as sustainable as they discharge into waterways. British Water Code of Practice states:-

(1) Drainage fields do not operate indefinitely and eventually need to be replaced. When designing wastewater treatment systems, whole-life costing of both plant and drainage field design should be carried out and include provision for the future replacement of the drainage field

iii) Excess soil is to be spread to site, unless otherwise instructed by the client:-

1) A third party waste company can be arranged by Moody Sewage or the client for the collection of the soil.

2) Fees for soil removal remain the responsibility of the client and are paid in addition direct to the relevant third party company.

iv) There is no allowance for any additional finishing materials such as topsoil or turf. This can be brought to site at additional cost if required.

v) Trench support or excavation bracing is not included in any estimate:-

(1) If this is required once works has started, the cost will be brought to the clients attention and charged over and above any estimate sum.

(2) Alternatively test holes can be carried out prior to the installation. On completion the enclosed estimates will then be updated.

(a) The cost for this works will be £2,100.00 plus VAT.

vi) All efforts are made so that the estimate of works are as accurate as possible and are based on all the available knowledge collected at the time of the report.

1) In some circumstances it is possible that due to unforeseen conditions or variations of specifications, further work may be required at additional cost to the estimate.

2) This works will be reported to the client prior to implementation.

3) Any additional days over and above the estimated will be charged at cost, being £700.00 plus VAT per day.

9) AT A GLANCE...

ALL RECOMMENDED SOLUTION FROM MOODY SEWAGE LTD ARE FULLY GUARANTEED AND INDEMNITY BACKED. THIS MEANS AS LONG AS THE SYSTEM IS REGULARLY SERVICED AND EMPTIED THEN MOODY SEWAGE WILL GUARANTEE THE SYSTEM (SUBJECT CONDITIONS).

	Solution 1	Solution 2
The System		
Does the system utilise the existing tank?		
Is the system below ground?	✓	✓
Does the system require power?	✓	✓
Approximate amount of surplus soil	8 m3	8 m3
Estimated days to complete (up to)	5	5
Servicing and Emptying		
Typical power cost per day	£1.80	£1.20
Recommended service visits	Quarterly	Quarterly
Service charge per visit (Inc VAT)	£130.00	£130.00
Minimum tankering frequency	Yearly	Yearly
Estimated tanker charge (1,00 gallons)	£185.00	£185.00
Installation Costs		
Estimated Cost of works	£25,970.00	£22,180.00
VAT @ 20.0%	£5,194.00	£4,436.00
Total estimated cost of works	£31,164.00	£26,616.00

10)PAYMENT TERMS

A 45% deposit of of the sum is payable on instruction, followed by a payment of 50% 5 days before commencement and a final completion payment **due on the final day of the works:**

	Solution 1	Solution 2
Deposit: 45%	£14,023.80	£11,977.20
Commencement of Work: 50%	£15,582.00	£13,308.00
Estimated Final Completion Payment	£1,558.20	£1,330.80
Total Installation Costs	£31,164.00	£26,616.00

11)TERMS AND CONDITIONS

Moody Sewage Ltd (We/Us/The Company) of Pound Hill, Pound Lane, Framfield, Uckfield, East Sussex, TN22 5RR will undertake the completion of work as detailed in this contract for (You/The Client), subject to the following Terms and Conditions:

- a) **Planning Permission and Regulations:** Planning permission and/or building regulation approval can be obtained by Moody Sewage Limited on request from the client. Any professional or local authority fees incurred as part of the process are the responsibility of the client.
- b) **Underground Services:** All underground services (e.g electricity cables or gas pipes) **must** be identified to Moody Sewage Ltd prior to work commencing. In the event of an unidentified service being damaged, the repair (including any loss) remains the responsibility of the client.
- c) **Access:** Any necessary easement and rights of access remain the responsibility of the client unless otherwise agreed.
- d) **Excess and Waste Soil:** Excess or waste soil will be spread to site at a location chosen by the client. If excess soil cannot be spread to site then Moody Sewage will help arrange for its removal and any additional cost incurred will be charge to the client, in addition to the contractual sum outline.
- e) **Removal of liquid or other waste materials.** If liquid waste or other types of waste needs to be removed from site, this can be arranged by Moody Sewage, which will be charged to the client, in additional to the sum outlined.
- f) **Labour & Materials:** The sum is an estimate for the allowance of this works based on all the available knowledge at the time of preparation. Any variations to the planned worked (for example but not explicit to) as a result of client request, unforeseen conditions or changes to site between the time of estimation and installation, will be charged in addition to the original estimate sum. In either event, any additional work being required and the costs will be brought to the clients attention before implementation.
- g) **Deposit & Payments:** A deposit of **45% of the estimated cost of works** is payable on instruction. A payment of **50% of the estimated cost of works**, is to be paid five working days before commencement of work. Upon completion of the work, a final payment of **5% of the estimated cost of works plus any additional costs incurred are to be paid on the final day.**

- h) **Delays to Work:** If the commencement of works is delayed by events outside of Moody Sewage's control for a period exceeding 6 months from order, Moody Sewage may review the estimate to ensure that the cost of parts, materials, plant and labour are up to date.
- i) **Installed Equipment:** The installed equipment including any plant, cabling, electromechanical, mechanical, tanks, and aggregates remain the property of Moody Sewage Limited until the balance of the works is settled in full. Moody Sewage reserve the right to remove any of the above in the event of not receiving payment in full.
- j) **Cancellation of Agreement.** If work is cancelled by the client, the deposit is not refundable.
- k) **Payment Details:** Deposit and payments for the Installation work are solely to be made by Payment Card (Debit or Credit).
- l) This illustration of works and recommendation are valid for 28 days from the date provided.

12) OUR WARRANTIES

- a) All recommended solution designs by Moody Sewage Limited are fully Guaranteed and Indemnified. for the lifetime of the recommended service, maintenance and tankering schedule. This is subject to the conditions in item 12.d and 12.e below.
- c) **Parts and Labour** are fully warranted and guaranteed by Moody Sewage Ltd for a period of 12 months from the completion date - subject to regular servicing, emptying and correct usage as recommended and undertaken by Moody Sewage Ltd.
- d) **Existing facilities and Tanks.** Moody Sewage does not provide a warranty on any existing sewage management facilities and/or existing facilities that are used within any solution.
- e) **Exclusions to the warranty** will be incurred in the event of one or all of the following:
 1. Abuse or incorrect operation of the system, including usage over and above the original design specification.
 2. Accidental Damage by the client or third party.
 3. Natural Disasters such: flooding, subsidence, erosion, storm damage etc.
 4. Electrical failure, due to lack of power supply as a result of power cuts, or from the a faulty electrical system within the supporting property.
 5. Theft or third party interjections.
 6. Existing facility, e.g Pipework Septic Tanks/Holding tanks and treatment facilities.

13) TANKERING & SERVICING AGREEMENT

The Moody Sewage Ltd warranty on Parts and Labour for systems the Company installs are only valid when regular Servicing and Emptying is undertaken by Moody Sewage, as the recommended requirements.

Servicing

The system is to be serviced, as a minimum as per the recommendations and price advised within the report.

Tankering/Emptying

The system is to be emptied, as a minimum each year or unless advised within the report..

Our charges for Emptying:

1. **£11.00** per 100 gallons of sewage removed - a minimum charge of **£170.00** for up to 900 gallons applies.
2. Surcharges (where applicable):
 - a) £75.00 for additional pipe if the distance between Tanker and tank is greater than 50 metres.
 - b) £65.00 for every additional onsite half hour over the first hour.

VAT is not chargeable on Household waste. Businesses are subject to an additional charge of VAT at 20%

System Owner Responsibility: It is the responsibility of the you the owner to ensure that the system is safe for all concerned.

In the event of an Exclusion (see warranty section), or beyond the 12 months Parts and Labour warranty, the costs for repairs, renewal and/or reconstruction will remain with you, The Client.

The client will be advised on how the system is performing and if it's a danger to the environment. Responsibility for compliance with Environmental Standards as set by the Law is with you the owner.

Making Changes: We may have to change our prices for both Tankering and Servicing from time to time, due to factors that are outside our control. Such as additional cost due to changing regulations, Water Company disposal costs or for other reasons.

However, if we do increase our prices, we promise to notify you in advance of any change. We will assume your acceptance of the price changes if you do not contact us, to say otherwise, before the start date that the new prices take effect.

Payment: Payments can be made either by Debit/Credit Card, or by Direct Debit. Payment details must be provided in advance of any work being undertaken. Payments will only be taken by either Direct Debit or Card once the work has been completed. Late payment renders you The Client liable to a surcharge of 5% per month on all outstanding charges, at the discretion of The Company.

Cancellation: If for any reason you wish to cancel The Contract for Servicing and Tankering, please provide confirmation in writing to The Company's Pound Hill address, or by email: info@moodysewage.com.

We just ask that you provide at least 30 Days before the next scheduled visit, and any outstanding charges will need to be paid, before the cancellation can be completed.

Please note: if the event that you cancel your Servicing and/or Emptying contract, we will be unable to guarantee the quality of the effluent or provide a warrantee on Parts and Labour with the 12 month following completion.

The Company can cancel The Contact at their discretion at any time, if this happens, we will aim to give you at least 30 days' notice. If we feel our colleagues have been threatened, or are subject to any unpleasant behaviour, we will cancel The Contract without notice.

Your Data: We promise to take the upmost care of your data, and to never sell it to a third party. For more information, please visit www.moodysewage.com/privacy

From time to time, we'd love to update you about our product and services that we provide. Please tick the box(es) below to show which form of communication you would prefer to be contacted by:

By Post ☐ Email ☐ Phone ☐ SMS/Text ☐

14) CONFIRMATION AND ACCEPTANCE OF WORKS - INSTALLATION

I confirm that I have selected option: , and instruct Moody Sewage Ltd to carry out the proposed recommendations as per the Report and supporting Terms and Conditions.

Signature: _____

Print Name _____

Date _____

15) CONFIRMATION AND ACCEPTANCE OF WORKS - SERVICING & EMPTYING

By agreeing to have Moody Sewage Ltd service and empty the proposed system, allows Us to provide Parts and Labour Warranties (see warranty section). By not agreeing to Serving and Emptying Moody Sewage is unable to accept the client instruction to proceed.

I instruct Moody Sewage Ltd to carry out the required **Service and Emptying** of the system upon the completion of the works as per the recommendations, and supporting Conditions.

Signature: _____

Print Name _____

Date _____



Instruction to your bank or building society to pay by Direct Debit

Please fill in the whole form including official use box using a ball point pen and send it to:

Moody Sewage Ltd
Pound Hill
Pound Lane
Framfield
East Sussex
TN22 5RR

Name(s) of Account Holder(s)

Bank/Building Society account number

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Branch Sort Code

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Name and full postal address of your Bank or Building Society

To: The Manager	Bank/Building Society
Address	
Postcode	

Reference Number

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2 5 0 3 1 2

Email Address

Account Holder(s) Name & Address:

Name:

Address:

Postcode:

Instruction to your bank or building society

Please pay PSL re Moody Sewage Ltd Direct Debits from the account detailed in this Instruction subject to the safeguards assured by the Direct Debit Guarantee. I understand that this Instruction may remain with PSL re Moody Sewage Ltd and, if so, details will be passed electronically to my bank/building society.

Signature(s)

Date

Freq	Amount	Ref No.	MSE.No
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For Moody Sewage Use

Banks and Building Societies may not accept Direct Debit Instructions for some types of account

This guarantee should be detached and retained by the Payer.

DD11

The Direct Debit Guarantee



- This Guarantee is offered by all banks and building societies that accept instructions to pay Direct Debits.
- If there are any changes to the amount, date or frequency of your Direct Debit PSL re Moody Sewage Ltd will notify you 5 working days in advance of your account being debited or as otherwise agreed. If you request PSL re Moody Sewage Ltd to collect a payment, confirmation of the amount and date will be given to you at the time of the request.
- If an error is made in the payment of your Direct Debit, by PSL re Moody Sewage Ltd or your bank or building Society, you are entitled to a full and immediate refund of the amount paid from your bank or building society - If you receive a refund you are not entitled to, you must pay it back when PSL re Moody Sewage Ltd asks you to
- You can cancel a Direct Debit at any time by simply contacting your bank or building Society. Written confirmation may be required. Please also notify us.