

Foul and Surface Water Drainage Details

Planning Permission Reference: DM/26/0154

Condition Number: 4

Site Address: Hophurst Ln, Crawley Down, Crawley, RH10 4XF

Introduction

This statement has been prepared in support of an application to discharge Condition 4 attached to planning permission reference DM/26/0154.

The condition requires the submission and approval of details relating to foul and surface water drainage arrangements, including implementation, management and maintenance measures for the lifetime of the development.

Attached to this application are the following supporting documents

Drainage Report 0520 FP 59 - Falcon Park – Condition survey showing the condition of the drainage – two minimal defects that will be rectified as part of the works.

Drainage Survey - Falcon Park – Survey data showing sufficient drainage on the site

The approved development does not involve the installation of any new drainage systems (other than the remediations recommended) as nor any alteration to the established foul or surface water disposal arrangements currently serving the site. The existing drainage infrastructure has historically served the property and will continue to do so following completion of the approved development.

Importantly, no additional buildings are proposed. Buildings A and B are to be retained in their existing form, whilst Building C represents a reduction in the overall building footprint. The replacement structure will continue to utilise the existing surface water drainage arrangements currently serving the site.

Overall, the development will result in a significant reduction in the number of personnel and occupants associated with the site compared to its historic use. Consequently, the volume of foul water generated will be substantially lower than previously experienced, reducing the demand placed upon the existing septic tank system.

A drainage survey undertaken by Drainline (Report Reference: 0520 FP 59), appended to this submission, has identified a number of maintenance and remediation measures. These works will be undertaken and incorporated into the ongoing maintenance regime to ensure the continued satisfactory operation of the drainage infrastructure throughout the lifetime of the development.

Existing Site Drainage Arrangements

The site benefits from an established private drainage system comprising:

- An existing septic tank serving the property for foul water disposal.
- Existing surface water drainage arrangements which dispose of roof and hardstanding runoff through the established drainage network serving the site.

- Existing drainage infrastructure that has historically accommodated a significantly more intensive use of the site.

The Drainline survey identified a number of minor defects and maintenance requirements; however, these do not prevent the system from functioning. Appropriate remedial works will be undertaken in accordance with the recommendations contained within Report 0520 FP 59.

The proposed development will not introduce any significant increase in demand upon the existing drainage infrastructure.

Foul Water Drainage

Foul water generated by the development will continue to discharge to the existing septic tank serving the site.

The approved development does not require any modification, enlargement or replacement of the existing septic tank installation. The existing system has historically accommodated a substantially greater level of occupation and use than that proposed under the current development. Consequently, the volume of foul water generated is expected to be considerably lower than the historic levels experienced by the existing septic tank system.

The proposed development will therefore place no additional burden upon the existing foul drainage infrastructure and is likely to reduce loading on the system.

The existing septic tank and associated drainage field will remain operational and continue to function as the sole means of foul water disposal for the development.

Prior to first occupation of the development, the tank will be inspected and serviced by a suitably qualified and licensed contractor. Any maintenance or remedial works identified within the Drainline Report (0520 FP 59) will be undertaken. Thereafter, a formal maintenance regime will be implemented, with inspection and service records retained by the site owner. The tank will be emptied and serviced at intervals recommended by the servicing contractor and in accordance with all relevant environmental legislation and best practice guidance.

Surface Water Drainage

Surface water runoff from roofs, hardstanding and other external areas will continue to be managed through the site's existing drainage arrangements.

The approved development does not introduce any significant increase in impermeable surface area. Buildings A and B are retained, whilst Building C represents a reduction in footprint compared to the existing structure. As a result, there will be no material increase in either the volume or rate of surface water runoff from the site.

The established method of surface water disposal has historically served the site and will remain unchanged following completion of the development.

As no alterations are proposed to the existing surface water drainage arrangements, runoff characteristics will remain substantially the same as those existing prior to commencement of development.

Accordingly, there will be no increased risk of flooding on-site or elsewhere as a consequence of the approved development.

Drainage Strategy

The drainage strategy for the development can be summarised as follows:

Foul Water

- Existing septic tank to be retained.
- No alterations proposed to the existing foul drainage network.
- Existing drainage field to remain operational.
- Remedial works identified within Drainline Report 0520 FP 59 to be completed as required.
- Formal inspection and maintenance regime to be implemented.
- Significant reduction in foul water generation compared with the previous use of the site.

Surface Water

- Existing surface water disposal arrangements to be retained.
- No significant increase in impermeable area.
- Reduction in overall building footprint through replacement of Building C.
- No increase in runoff rates or runoff volumes.
- Existing drainage infrastructure to continue serving the development.

Implementation Timetable

The existing drainage infrastructure is already installed and operational.

No additional drainage works are required to facilitate the approved development beyond the maintenance and remediation works identified within the Drainline survey.

Implementation shall occur as follows:

Stage	Drainage Requirement
Prior to Occupation	Existing foul and surface water drainage systems retained and operational. Septic tank inspected, serviced and any recommended remedial works completed.
Upon Occupation	Existing drainage systems continue in operation.
Lifetime of Development	Ongoing maintenance, inspection and management undertaken by the site owner in accordance with this statement and the Drainline recommendations.

Management and Maintenance Plan

The existing foul and surface water drainage systems will remain under private ownership and responsibility.

The owner of the property shall be responsible for ensuring that all drainage infrastructure remains fully operational and appropriately maintained throughout the lifetime of the development.

Septic Tank Maintenance

The septic tank shall be managed and maintained in accordance with the manufacturer's recommendations, the recommendations contained within Drainline Report 0520 FP 59, and all relevant environmental regulations.

Maintenance shall include:

- Regular inspection of the septic tank, inlet and outlet chambers.
- Periodic emptying by a suitably licensed waste contractor.
- Monitoring of sludge levels and overall system performance.
- Inspection of pipework and drainage field arrangements.
- Completion of any maintenance or repair works identified during inspections.
- Retention of maintenance and servicing records.
- Maintenance of access points to facilitate future servicing and inspection.

Surface Water Drainage Maintenance

The surface water drainage system shall be subject to periodic inspection and maintenance including:

- Inspection and clearing of gutters and downpipes.
- Removal of debris from drainage channels and gullies.
- Inspection of drainage outfalls and discharge points.
- Repair of damaged drainage infrastructure where necessary.
- General maintenance to ensure unrestricted operation of the system.

Adoption Arrangements

The drainage infrastructure serving the site is privately owned and operated.

No adoption by a public authority, sewerage undertaker or statutory body is proposed or required.

Responsibility for the inspection, maintenance, repair and replacement of all drainage infrastructure shall remain with the site owner for the lifetime of the development.

Conclusion

The approved development will utilise the existing foul and surface water drainage arrangements currently serving the site.

The development does not introduce additional buildings or increase site occupancy. Buildings A and B are retained, whilst Building C represents a reduction in footprint. Overall, the development will result in a significant reduction in the number of personnel using the site compared with its historic operation.

The existing septic tank system has historically accommodated a greater intensity of use and is therefore considered more than adequate to serve the proposed development. Surface water drainage arrangements will remain unchanged and the development will not materially increase impermeable areas or runoff rates.

The maintenance and remediation recommendations contained within Drainline Report 0520 FP 59 will be implemented and incorporated into the long-term management of the drainage system.

The submitted details demonstrate that satisfactory foul and surface water drainage arrangements are available to serve the development for its lifetime and it is therefore respectfully requested that Condition 4 be discharged.