

Foul & Surface Water Drainage Statement

Planning Ref: DM/26/0432

Site: Former Tower Car Sales, Tower Close, East Grinstead

Proposal: Internal reconfiguration to provide one additional residential unit

1. Introduction

This statement has been prepared in response to the validation request for a Foul Sewage and Surface Water Drainage Assessment.

The application relates solely to internal reconfiguration within the previously approved building, resulting in one additional residential unit. No external works, changes to site layout, or alterations to the approved drainage infrastructure are proposed.

The site benefits from planning permission ref DM/21/3534, which was supported by a comprehensive Surface Water Management Strategy prepared by Herrington Consulting Ltd and approved by the Local Planning Authority.

2. Approved Drainage Context

The approved development established:

- Connection to the public foul sewer network
- Connection to the public surface water sewer
- On-site attenuation via Sustainable Drainage Systems (SuDS)
- Controlled discharge rates
- Long-term maintenance arrangements

The approved strategy confirmed that a sustainable solution exists for managing both foul effluent and surface water runoff via connection to mains infrastructure and on-site management measures. As confirmed in the decision notice, drainage details were secured via planning condition requiring submission and approval prior to development.

3. Proposed Development — Drainage Implications

The current proposal:

- Does not alter the building footprint
- Does not change impermeable area
- Does not modify hardstanding or external surfaces
- Does not introduce new drainage infrastructure
- Does not affect approved SuDS features

The additional unit results in only a minor increase in foul flows, which is negligible in the context of the approved drainage design assumptions and typical residential occupancy factors.

Surface water runoff characteristics remain unchanged.

4. Foul Drainage

Foul flows will continue to discharge to the existing public foul sewer via the established connection serving the building.

Given the scale of change, the increase in flows is materially insignificant and comfortably within the operational capacity of the network assumed under the approved scheme.

No alteration to the foul drainage system is required.

5. Surface Water Drainage

Surface water will continue to be managed in accordance with the approved drainage strategy, including:

- Attenuation through existing SuDS measures
- Controlled discharge to the public surface water sewer
- Management in accordance with approved maintenance arrangements

As there are no changes to impermeable surfaces or drainage design, runoff rates and volumes remain consistent with the approved scheme.

6. Planning Policy Context

The proposal is consistent with:

- National Planning Policy Framework — paragraphs relating to flood risk and sustainable drainage
- Non-Statutory Technical Standards for SuDS
- Local plan policies relating to drainage and flood risk
- Town and Country Planning (Development Management Procedure) Order validation principles

Given the absence of material change to drainage impacts, a new technical assessment is not required.

7. Conclusion

The proposal represents a minor internal amendment within an approved development where drainage arrangements have already been assessed and secured.

There is no material change to foul or surface water drainage.

The previously approved strategy remains entirely applicable and sufficient to address drainage considerations.

Accordingly, it is respectfully considered that the validation requirement has been satisfied.