

Foul Sewage and Surface Water (Drainage) Assessment

PLANNING STAGE

(To be read in conjunction with the issued Drainage Design Plan.)

Issue Date: 22-09-26

Property Address:

Russets, Sandy Lane, East Grinstead RH19 3LP

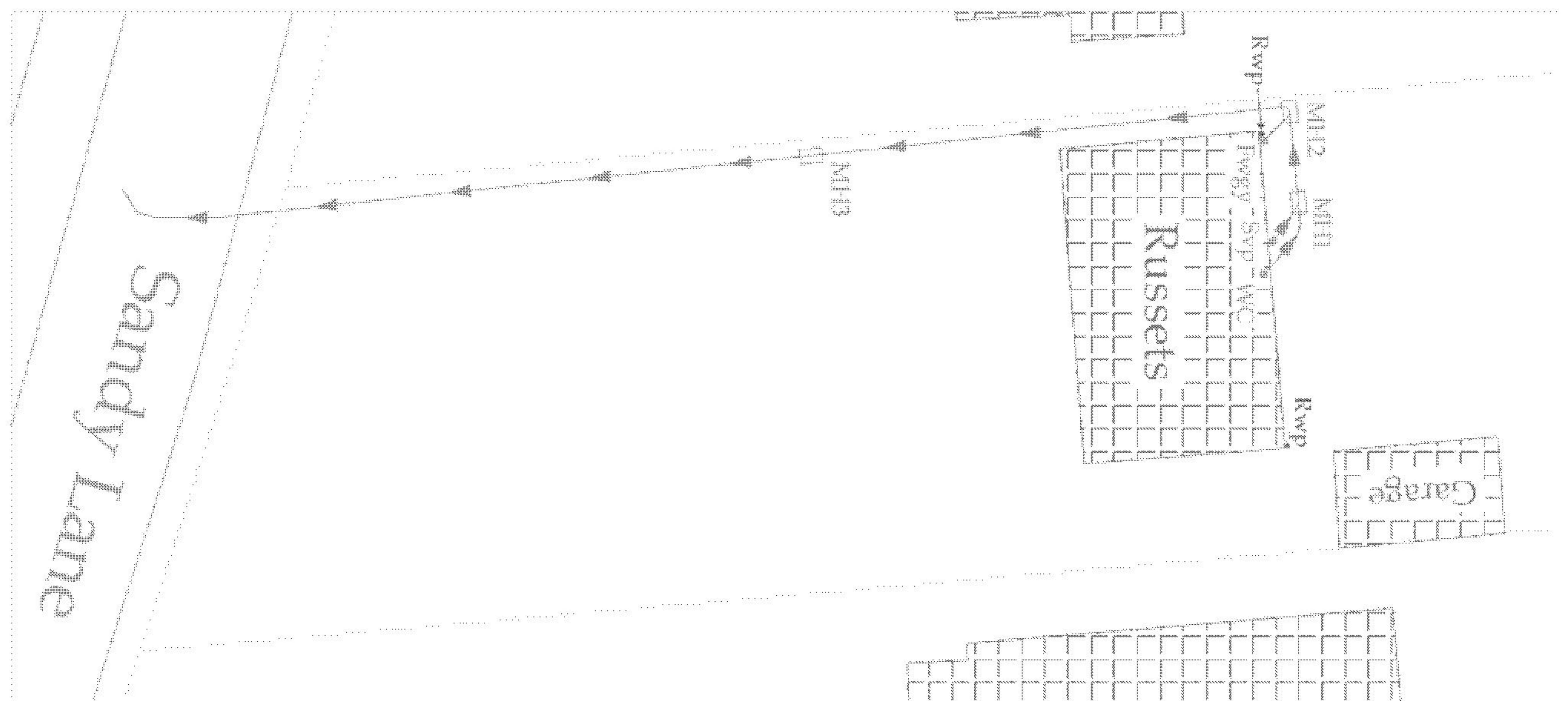
Proposal Overview Includes (refer to drawings for further details):

- Proposed Front & Side Double Storey Extension to Existing House.
- Proposed New Roof with Gable Ends and Rear Dormer
- Existing Foul Drainage System remains, and made good where needed.
- New added Sewer drainage is to be connected into existing system.
- Existing and Proposed Storm Water pipes are being reinstated to fall to new Soak away (see Drawing), to reduce Storm Water existing site.
- This is a Home Extension, not a new Dwelling, so it seeks to utilise the existing Foul pipework infrastructure and make good where needed. Looks to use a new soak away for all existing and new rainwater from the home.

Please see below the Existing Foul system and Existing Storm Water System. The Home is to remain and be extended.

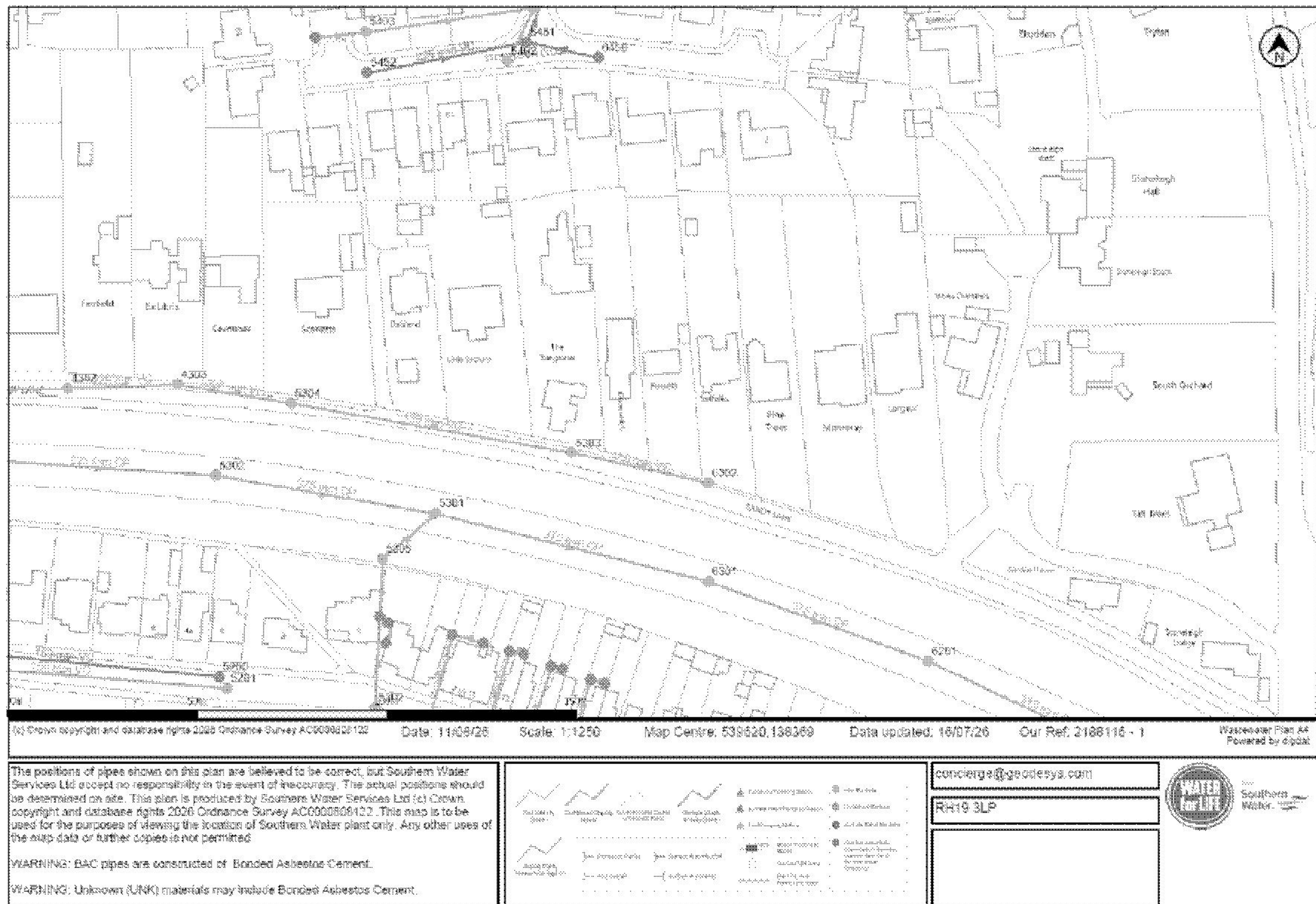
Existing Foul and Storm Water- Plan from our site drainage survey.

(This map has also been issued as an appendix at the back of this document.)



LA record of Existing Foul and Storm Water.

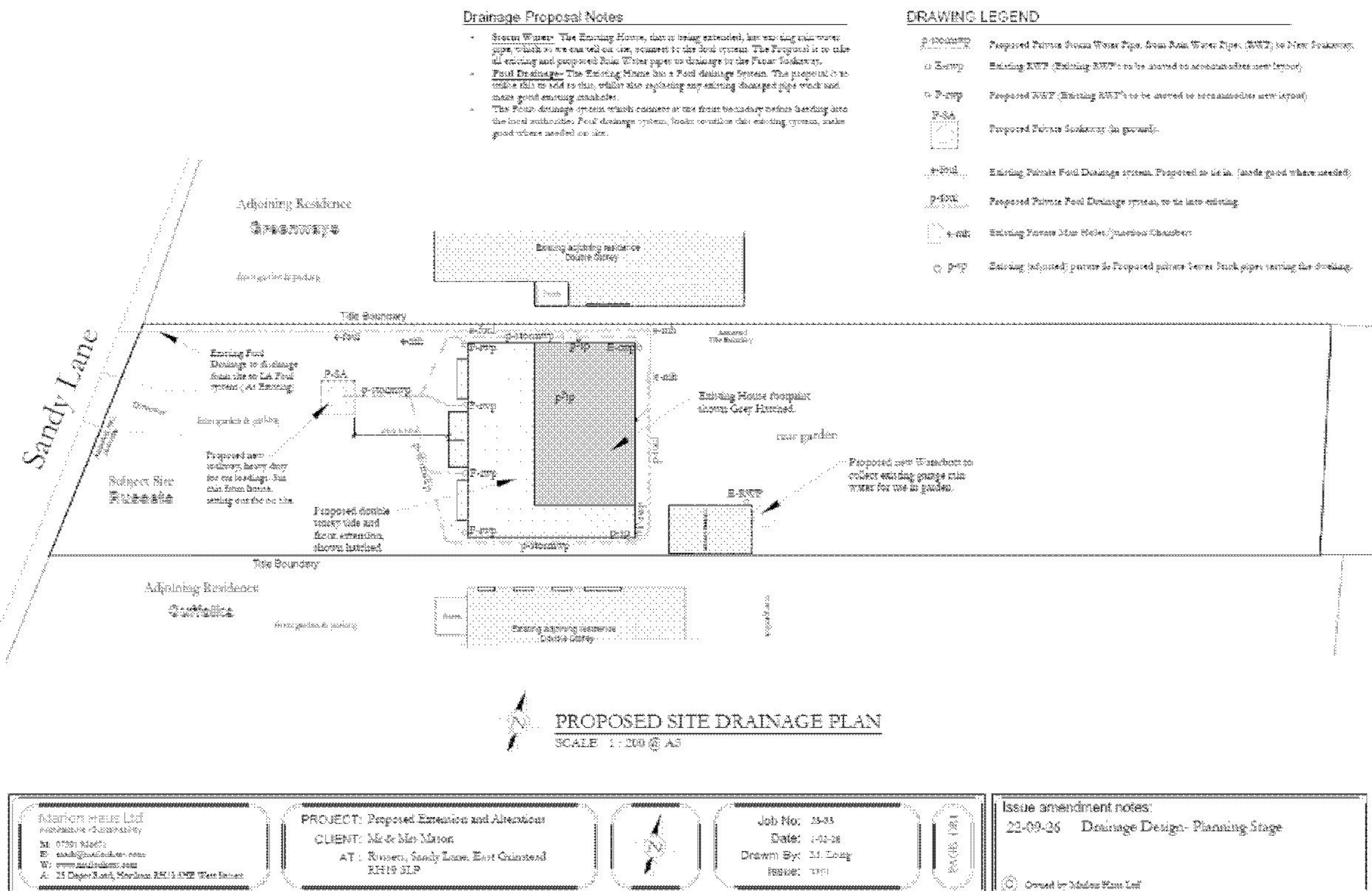
(This map has also been issued as an appendix at the back of this document.)



Proposed Drainage Plan- Planning Stage.

(This Drawing has also been issued as an appendix at the back of this document.)

DRAINAGE DESIGN- PLANNING STAGE



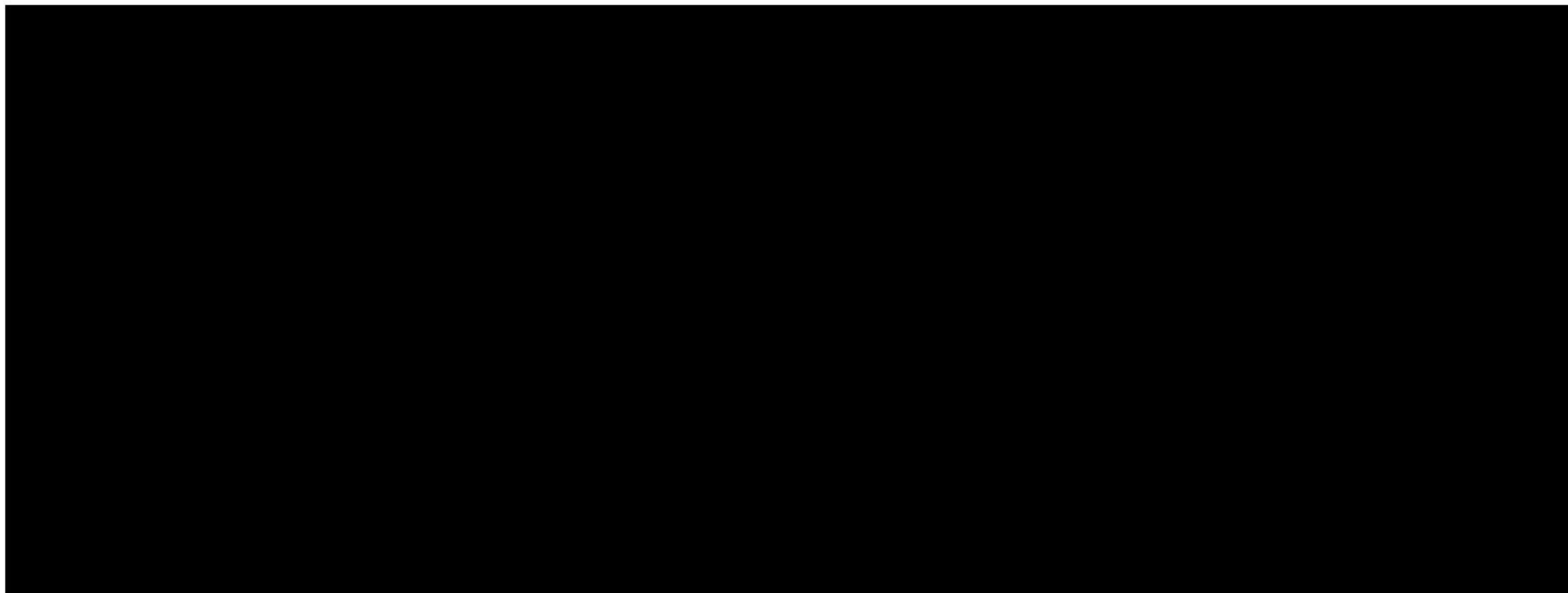
10. Conclusion

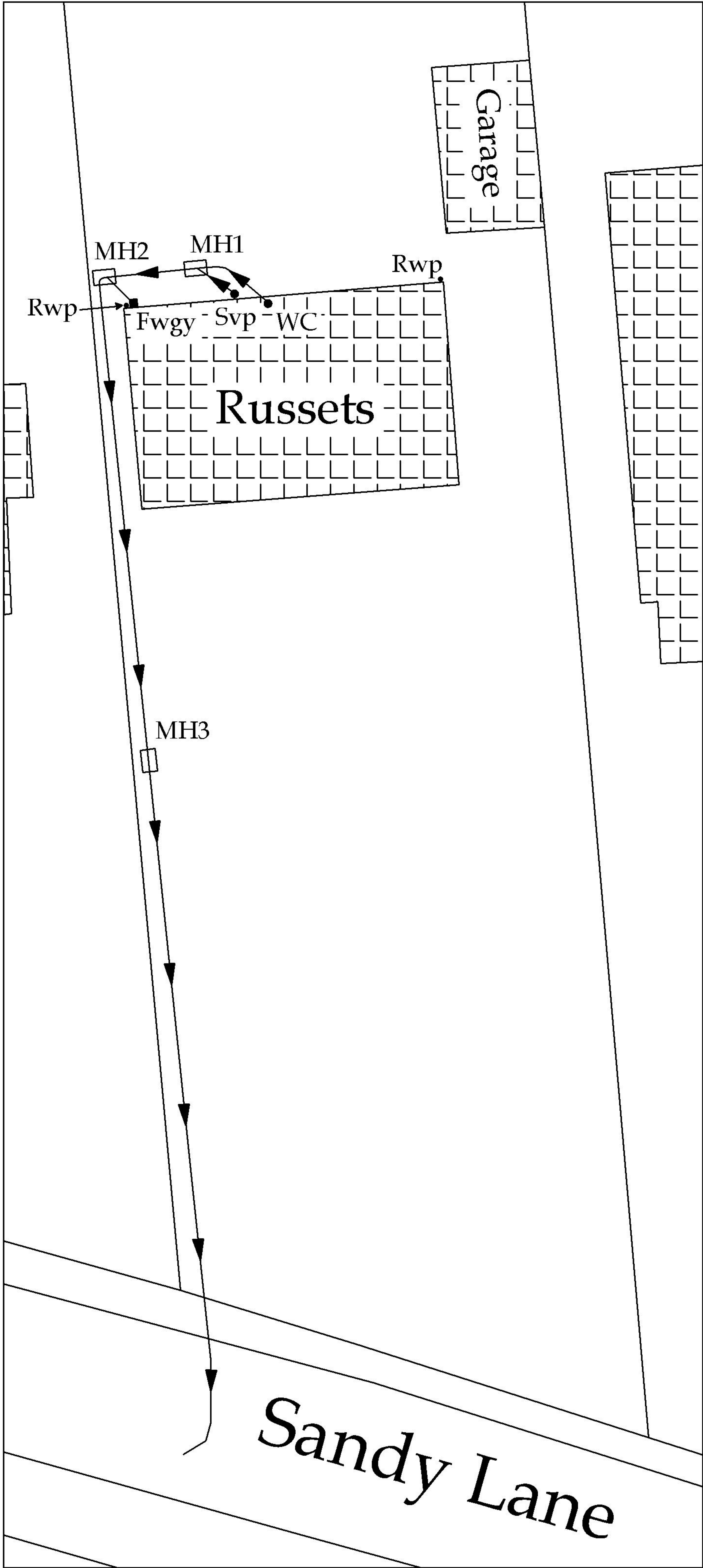
The is an Existing House, which is connected to the existing Foul Drainage system. The proposed two-storey wrap-around front and side extension, looks to add any new foul connections locally into the existing foul system, as per the proposed planning stage drainage design issued.

The Existing rain water pipes are being altered in location, and these as well as any proposed RPW's as being connection into a new pipe system draining into the new proposed soakaway system to reduce the rain water run off from site.

This is not a new dwelling, or a replacement dwelling, it's an extension to an existing home so to be treated as such and hopefully the information provided is sufficient to clear this item for the planning application.

Worth noting, the house extension has already received planning permission under a previous application.







(c) Crown copyright and database rights 2026 Ordnance Survey AC0000808122 Date: 11/08/26 Scale: 1:1250 Map Centre: 539620,138369 Data updated: 16/07/26 Our Ref: 2188116 - 1 Wastewater Plan A4
Powered by digdat

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2026 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

Foul Gravity Sewer

Combined Gravity Sewer

Surface Water Gravity Sewer

Foul Pumping Station

Combined Manhole

Surface Water Manhole

Side Entry Manhole

Rising Main

Foul Outfall

Surface Water Outfall

Water Treatment Works

Section 104 Area

Building Over

Agreement Area

Combined Pumping Station

Surface Water Pumping Station

Foul Manhole

Combined Manhole

Surface Water Manhole

Side Entry Manhole

concierge@geodesys.com

RH19 3LP

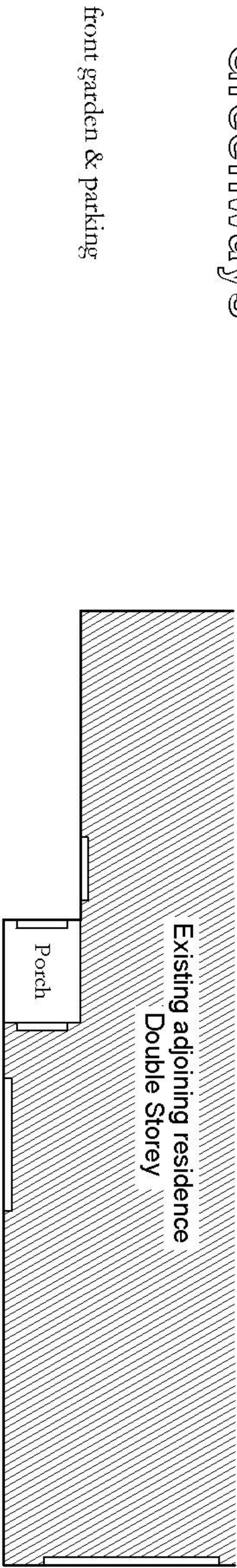
Southern Water

Foul Drainage - The Existing Home has a Foul Drainage system. The proposal is to utilise this to add to this, whilst also replacing any existing damaged pipe work and make good existing manholes.

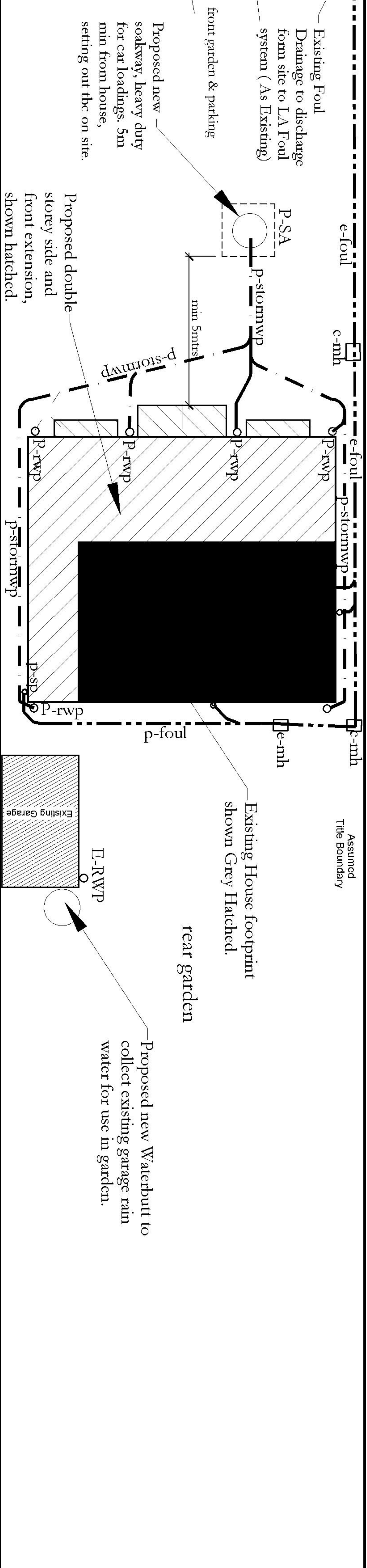
- The Foul drainage system which connect at the front boundary before heading into the local authorities Foul drainage system, looks to utilise this existing system, make good where needed on site.

Adjoining Residence

Greenways



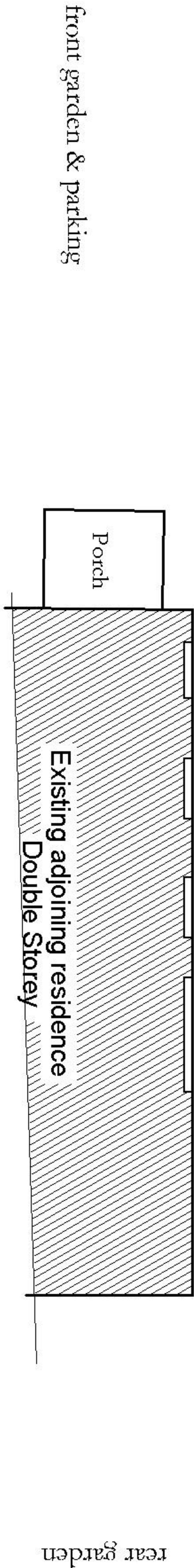
Title Boundary

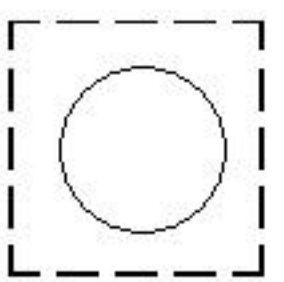
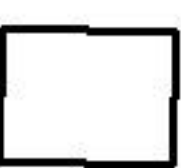


Title Boundary

g Residence

ffo l l k s



- P-rwp Proposed RWP (Existing RWP's to be moved)
-  P-SA Proposed Private Soakaway (in ground).
-  e-foul Existing Private Foul Drainage system. Propo
-  p-foul Proposed Private Foul Drainage system, to the
-  e-mh Existing Private Man Holes/Junction Chambr
- p-sp Existing (adjusted) private & Proposed private

PROPOSED SITE DRAINAGE PLAN

SCALE 1 : 200 @ A3

