



Application to Discharge Condition 3 Discharge Submission

Planning Ref: DM/25/0128

Site: Playing Fields North of Headmasters House and Westfield, Hurstpierpoint College, College Lane, Hurstpierpoint, West Sussex

Development: Proposed sports pavilion to Manyweathers playing field

DOCUMENT 1: Drainage Strategy Statement

1. Introduction

This Drainage Strategy Statement is submitted pursuant to Condition 3 of the planning permission for the Manyweathers Pavilion at Hurstpierpoint College. The condition requires details of foul and surface water drainage, a timetable for implementation, and a management and maintenance plan for the lifetime of the development.

The proposed drainage strategy has been designed in accordance with the National Planning Policy Framework (NPPF), Policy DP41 of the Mid Sussex District Plan, and Approved Document H of the Building Regulations.

2. Site Description and Constraints

The site is located within the grounds of Hurstpierpoint College and comprises a new single-storey sports pavilion. The site is underlain by clay soils with locally high groundwater levels. These ground conditions necessitate robust on-site drainage solutions and preclude reliance on infiltration to public sewer systems.

2.1 Statutory Undertaker Consultation

Southern Water records confirm that no public sewers cross the site and that new surface water connections to the public sewer are not permitted. This position is confirmed by formal correspondence from Southern Water dated 27 January 2026 (Our

ref: SWS_BREGS_78178), issued in response to a Building Regulations consultation for the site. The correspondence confirms that Southern Water's records show no public sewers crossing the proposed development site, advises that any sewer discovered during construction must be investigated, and confirms that Southern Water policy does not permit new surface water discharges to the public foul or combined sewer network.

3. Foul Water Drainage Strategy

Foul water arising from WCs, showers, and wash hand basins within the pavilion will discharge via a private foul drainage network to a package treatment plant.

The foul drainage system incorporates the following principles:

- Minimum 100 mm diameter foul drainage pipework.
- Minimum gradients of 1:40 unless otherwise justified.
- Inspection chambers provided at changes of direction, junctions, and appropriate intervals.
- Rodding access arranged so that no length of drain exceeds 45 m without an access point.

The treatment plant will be installed, commissioned, and operated in accordance with the manufacturer's requirements and Approved Document H. All foul drainage infrastructure will remain in private ownership and will not be adopted by a statutory undertaker.

4. Surface Water Drainage Strategy

Surface water from the pavilion roof will be collected via rainwater pipes discharging to trapped gullies. Surface water will be disposed of on site via infiltration features and soakaway arrangements located a minimum of 5 m from the building.

Key design principles include:

- No surface water discharge to the public foul or combined sewer.
- Minimum 100 mm diameter surface water pipework.
- Minimum gradients of 1:80 unless otherwise justified.
- Trapped gullies provided to all rainwater pipe discharges.
- Inspection and access points provided to facilitate maintenance.

The proposed approach complies with the drainage hierarchy and Southern Water requirements.

5. Drawings

The proposed foul and surface water drainage arrangements are shown on the submitted architectural drawings, which together define the approved drainage strategy and site context. These drawings are submitted in support of this application and are to be read in conjunction with this statement:

- **AL100** General Arrangement Plan
- **AL101** Elevations
- **AL102** Sections
- **AL103** Roof Plan
- **AL104** External Works and Drainage Layout

Drawing AL104 illustrates the foul and surface water drainage layouts, including pipe routes, gradients, inspection chambers, gullies, soakaways, and the location of the foul water treatment plant. Drawings AL100 to AL103 provide the necessary building layout, levels, and context to demonstrate coordinated drainage design.

6. Policy Compliance

The proposed drainage scheme ensures that the development is satisfactorily drained, prevents flood risk, and avoids additional burden on public sewer infrastructure. The proposals accord with the National Planning Policy Framework and Policy DP41 of the Mid Sussex District Plan.

7. Conclusion

The submitted drainage details demonstrate that the development will be satisfactorily drained, that flood risk is appropriately managed, and that robust arrangements are secured for the long-term operation and maintenance of the drainage systems.

When read alongside the submitted drawings AL100 to AL104 and the supporting statutory undertaker correspondence, the proposals fully satisfy the requirements of Condition 3 of the planning permission.

DOCUMENT 2: Drainage Implementation Timetable

Stage	Description	Date
Installation	Installation of foul and surface water drainage systems, including treatment plant and soakaways	04/03/2026
Testing	Drainage testing and inspection prior to backfilling	March 2026
Commissioning	Commissioning of foul water treatment plant	April 2026
Completion	Practical completion of the development	22/04/2026

DOCUMENT 3: Drainage Management and Maintenance Plan

1. Responsibility

The foul and surface water drainage systems serving the Manyweathers Pavilion will be privately owned and maintained. Responsibility for operation and maintenance will rest with Hurstpierpoint College Estates Department or their appointed facilities management contractor. No drainage infrastructure will be adopted by a statutory undertaker.

2. Foul Drainage Maintenance

- The package treatment plant shall be serviced and maintained strictly in accordance with the manufacturer's recommendations.
 - Routine inspections shall be undertaken at the frequencies recommended by the manufacturer.
 - Sludge removal and specialist servicing shall be carried out by a competent contractor.
 - Maintenance records shall be retained for the lifetime of the development.
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3. Surface Water Drainage Maintenance

- Gullies, channels, and pipework shall be visually inspected at least twice per year and following significant rainfall events.
 - Debris, silt, and vegetation shall be removed as necessary to maintain free flow.
 - Soakaways and infiltration features shall be periodically inspected to confirm continued effectiveness.
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4. Remedial Action

In the event of any failure or reduced performance of the drainage system, immediate investigation shall be undertaken and remedial works implemented promptly by a competent contractor. Records of all corrective actions shall be retained.

5. Review

This management and maintenance plan shall remain in force for the lifetime of the development and shall be reviewed periodically to ensure continued effectiveness.

DOCUMENT 4: Condition 3 Compliance Statement

This submission provides full details of foul and surface water drainage and means of disposal, a clear timetable for implementation, and a management and maintenance plan securing the operation of the drainage system for the lifetime of the development.

The submission is supported by statutory undertaker correspondence from Southern Water confirming that no public sewers cross the site and that new surface water connections to the public sewer are not permitted.

All approved drainage works will be carried out in accordance with the agreed details prior to occupation of the development.

Appendix A: Statutory Undertaker Correspondence

Southern Water Services Ltd letter dated 27 January 2026, reference SWS_BREGS_78178, confirming sewer records status and surface water discharge restrictions.