

Foul Sewage and Surface Water Assessment

**Proposed Development:
Planning Application for the erection of 1
No. dwelling house with new access and
car parking**

**Site Address:
Land to east side of Twinham, Hurst Road,
Hassocks, West Sussex BN6 9NL**

January 2025

Foul Sewage and Surface Water Assessment

This statement sets out the Applicant's intentions in respect of foul sewage and surface water drainage.

The Mid Sussex District Plan provides the policies, proposals and the framework for development in the District. The purpose of the Plan is to set out detailed policies and specific proposals for the development and use of land, in order to guide most day-to-day planning decisions.

DP41: Flood Risk and Drainage

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 12) To support sustainable communities which are safe, healthy and inclusive.

Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.

Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development²² unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.

For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

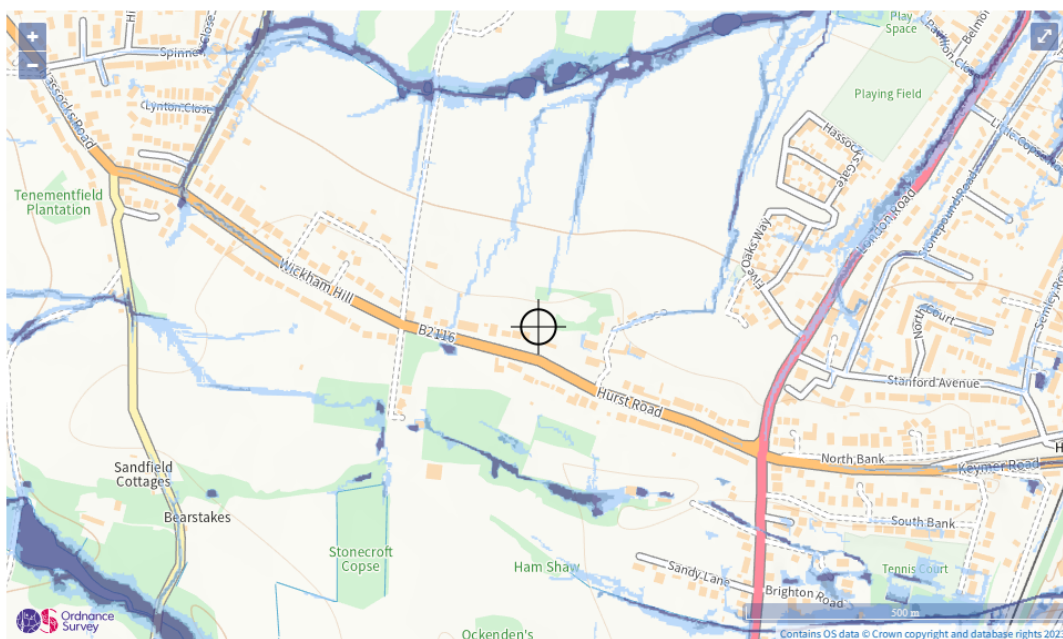
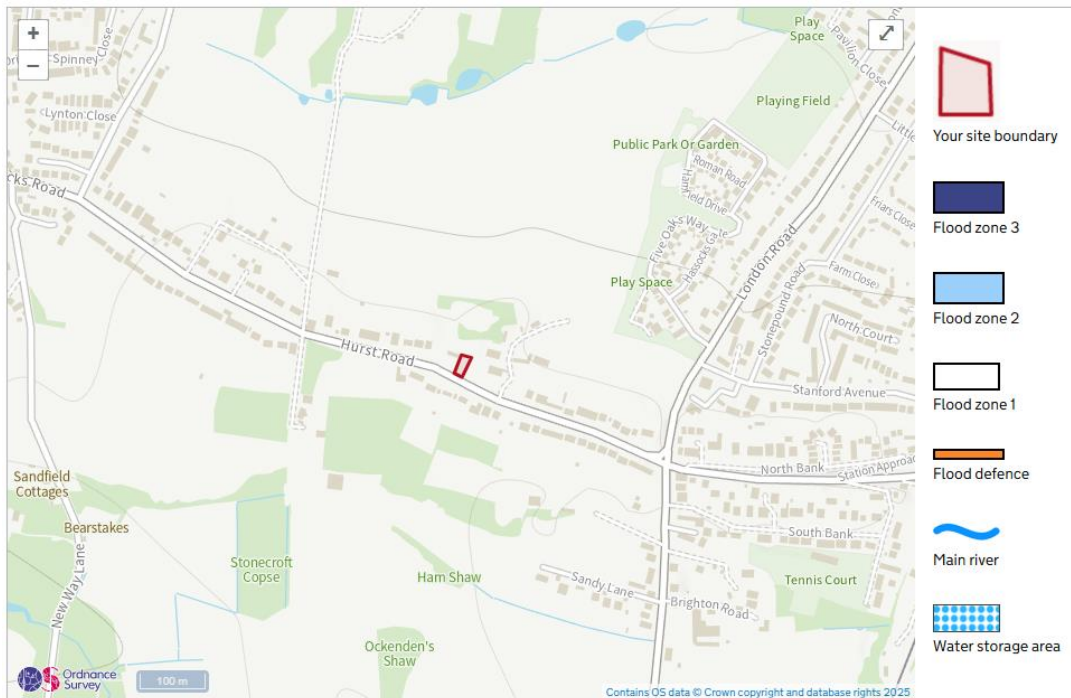
SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.

The preferred hierarchy of managing surface water drainage from any development is:

- 1. Infiltration Measures**
- 2. Attenuation and discharge to watercourses; and if these cannot be met,**
- 3. Discharge to surface water only sewers.**

Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.

The Gov.uk online resource maps (see below) indicates that the Site is at very low risk of flooding from surface water. Further these maps advice that Site lies within Flood Zone 1, which means that it has a low probability of flooding from rivers and the sea.



Extent of flooding from surface water

● High
 ● Medium
 ● Low
 Very low
 ⊕ Location you selected

It is proposed for surface water to drain to a soakaway within the domestic garden area for the new property. The driveway will have permeable paving tarmac at the entrance and then shingle for the turning and parking areas. The external patios and side path are to be hardwood decking. Foul water will be disposed of via the Main sewer, and this will likely utilise the existing connection that serves the host dwelling (Twinham).

If considered necessary and reasonable to do so, further drainage details could be sought for approval via the imposition of a suitably worded Planning Condition.

The proposal would therefore accord with the general objectives of Policy DP41 of the Mid Sussex District Plan.