

Foul Sewage and Surface Water Assessment

Proposed Development: Planning Application for the Conversion of Detached Garage to 1 No. Dwelling House with Car Parking

**Site Address:
Land to Rear of No.36 Kings Drive,
Hassocks, West Sussex BN6 8DZ**

December 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.

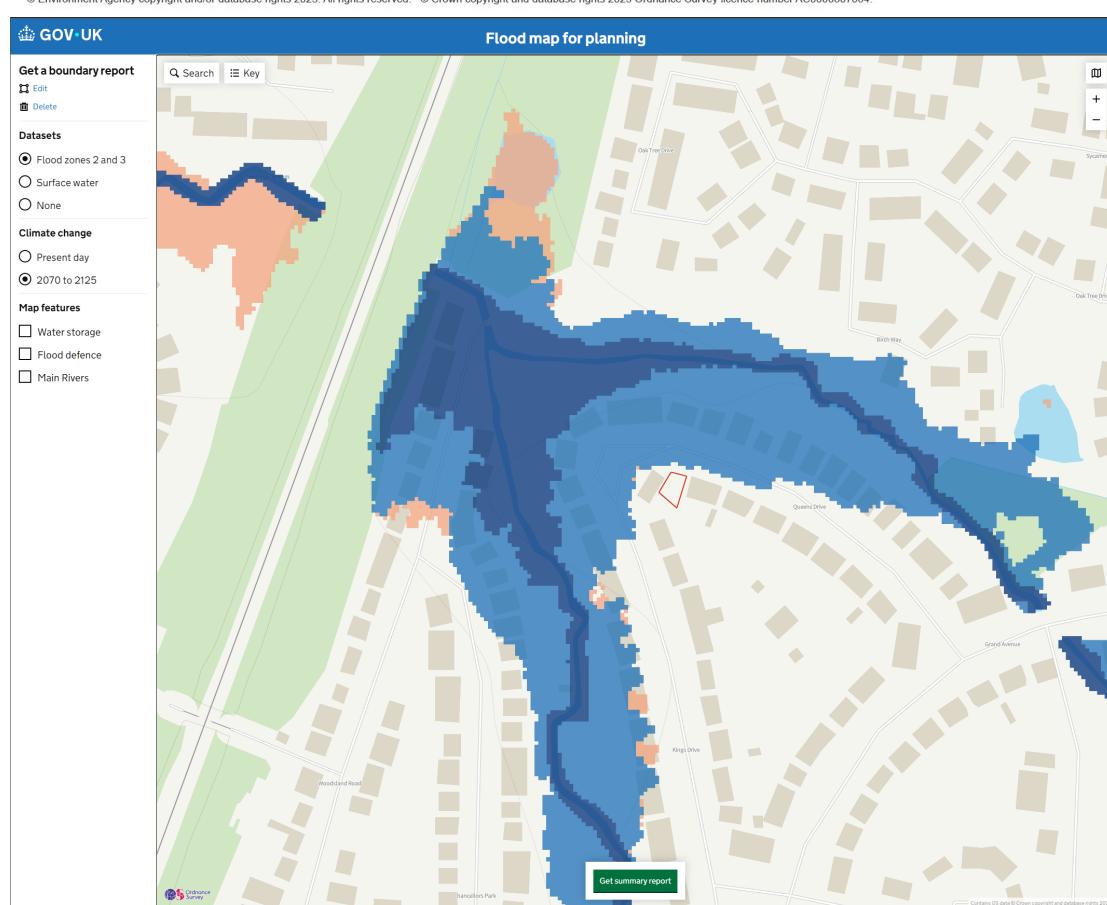
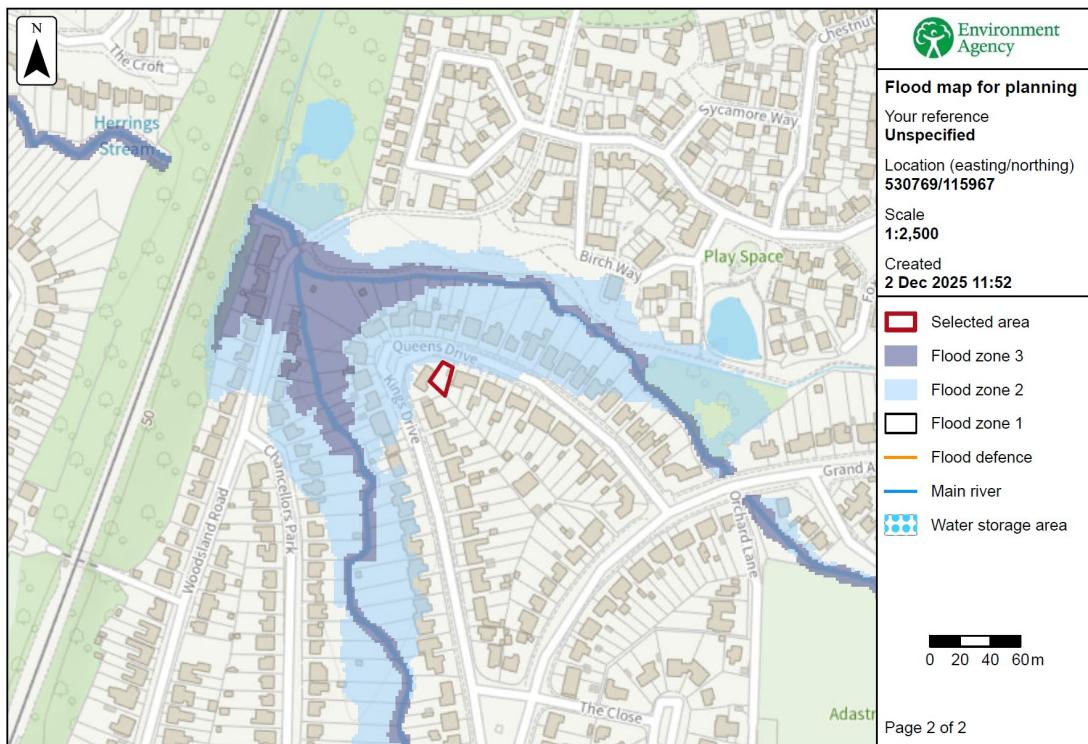
SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.

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

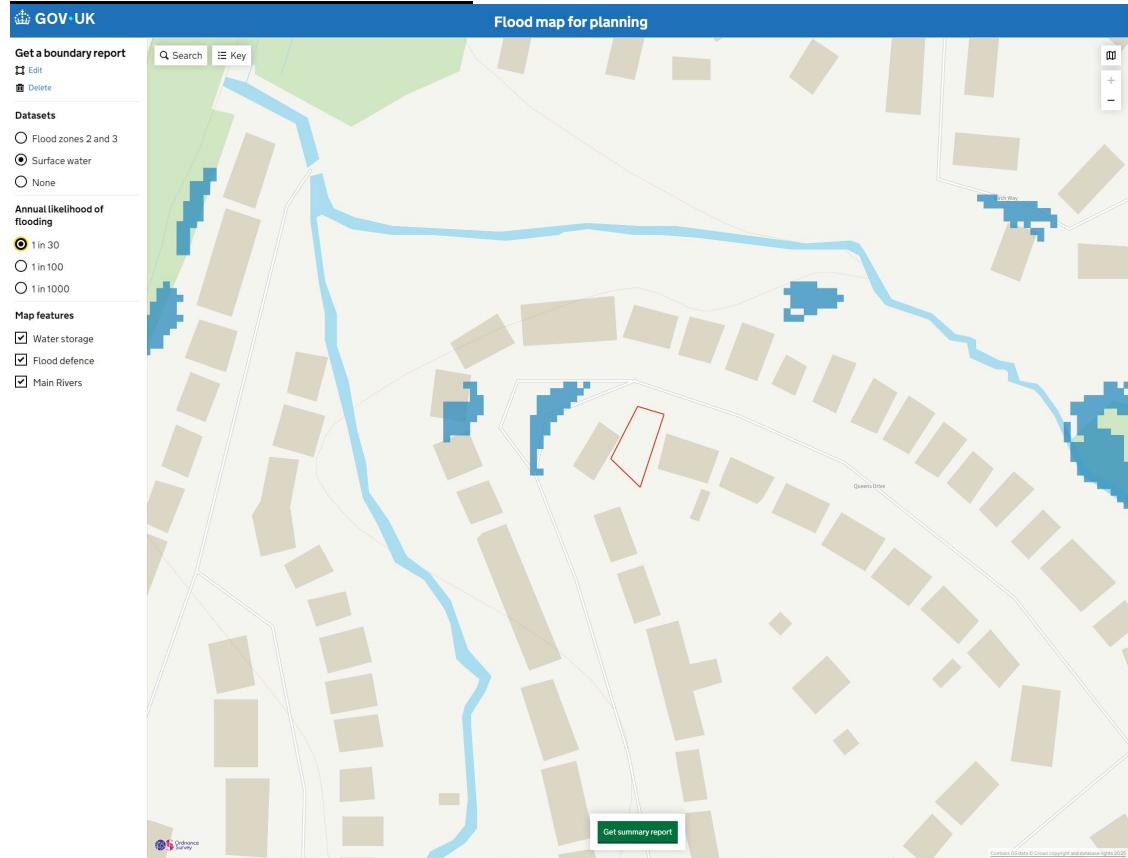
1. Infiltration Measures
2. Attenuation and discharge to watercourses; and if these cannot be met,
3. Discharge to surface water only sewers.

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.

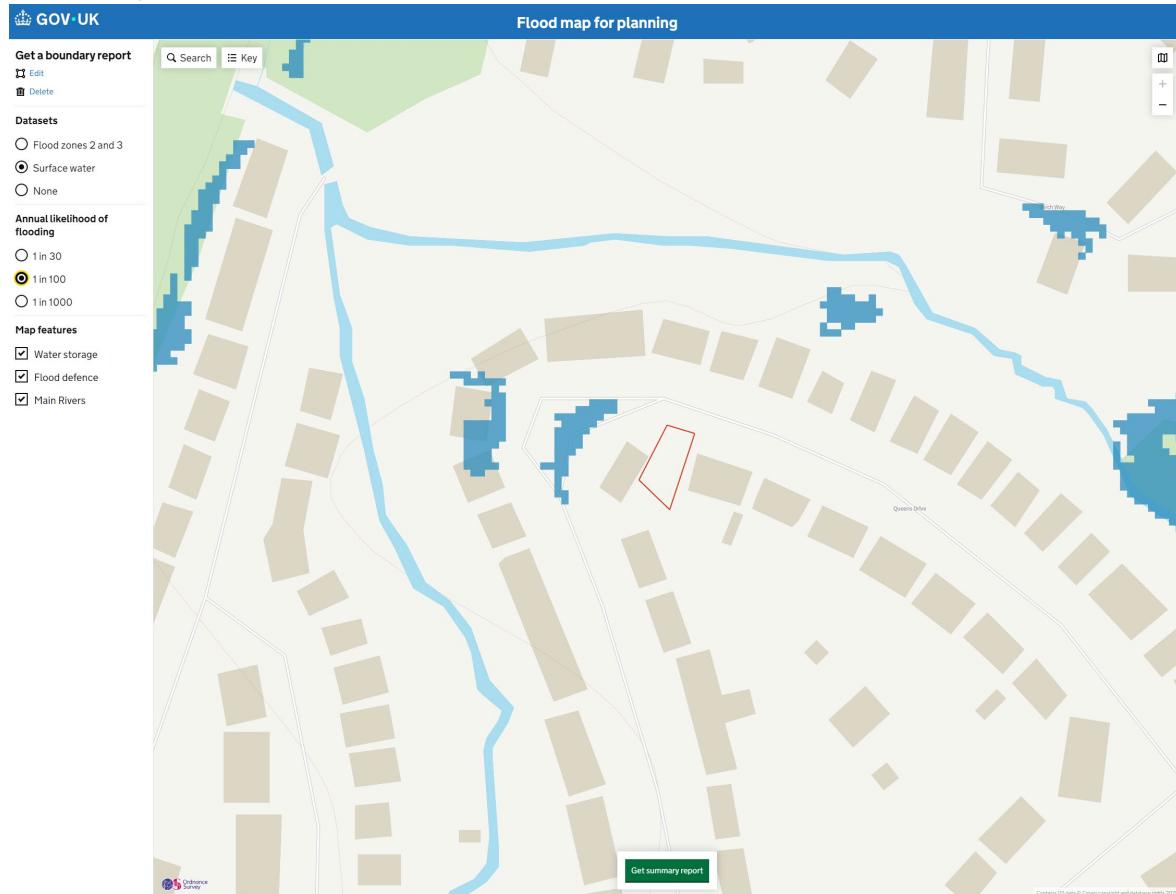
The Gov.uk online resource maps (see below) indicates that the Site is at very low risk of flooding from surface water. Further these maps advice that Site lies within Flood Zone 1, which means that it has a low probability of flooding from rivers and the sea.



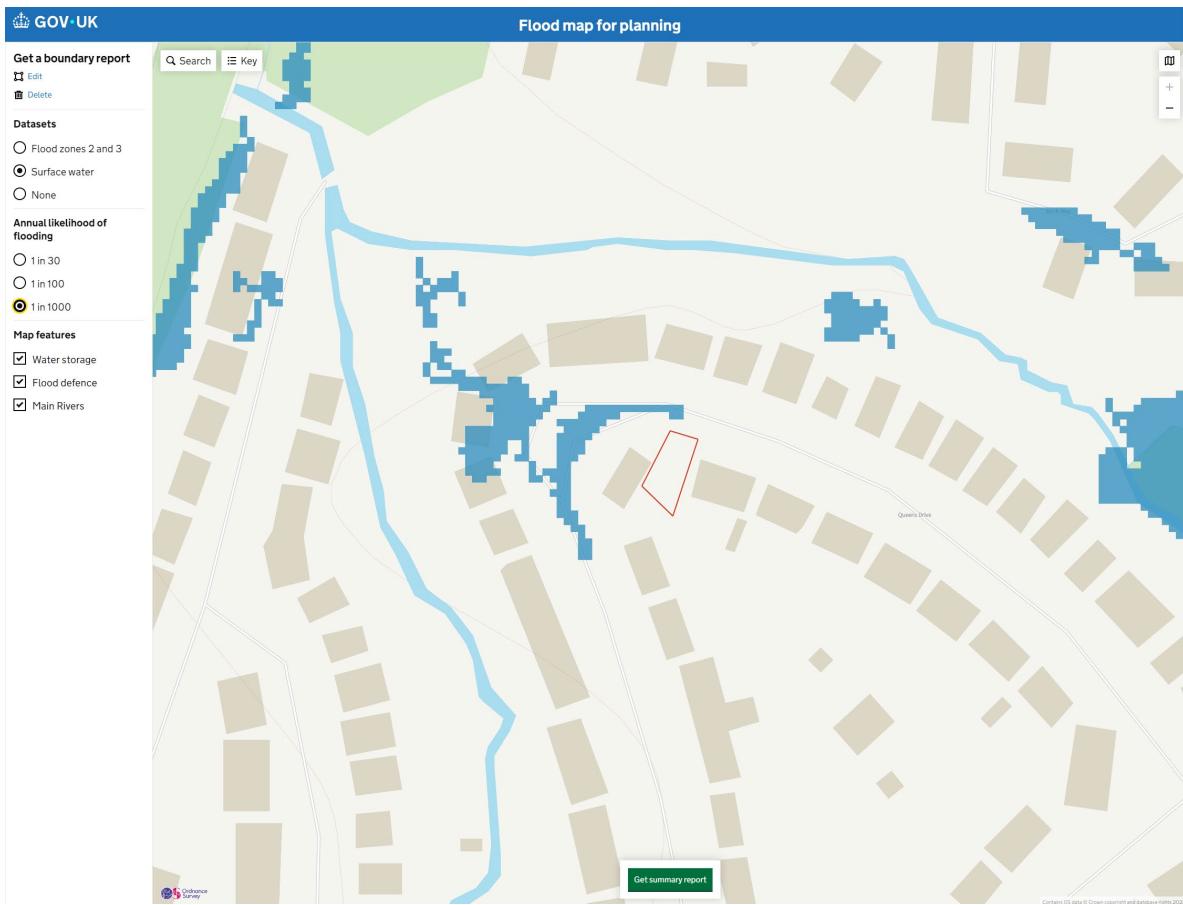
Surface Water Flood Risk



1 in 30 year event



1 in 100 year event



1 in 1000 Year event

FLOOD RISK

The existing garage is in flood zone 1, at low fluvial flood. However, the front of the garage is located approximately 18m from flood zone 2 (medium fluvial flood risk) and approximately 65m from flood zone 3 (high fluvial flood risk).

The existing garage is not located within the low surface water flood risk area, classified as being at risk of flooding in the 1 in 1,000-year flood event.

But a small area has been identified approximately 30m away from the site on the island land section that resides in the middle of the corner of Kings Drive.

There is no history of flooding within the area off, and on site.

It should be noted that the natural topography of the site means that the current garage is sited on the highest part of the garden and the land drops in height by about 1.2m down to where the floor zone 2 area buffer starts and Surface water flood risk has been identified.

No part of the development is actual in the flood risk zone.

The Finished floor level of the proposed property would be that same as that of the existing residential building on the site No. 36 Kings Drive, that has no history of flooding.

As the site is in a Flood Risk zone 1 it is not normally required to provide a Flood Risk Assessment.

It is understood that The Mid Sussex District Council Strategic Flood Risk Assessment Level 1 states that to account for climate change a 20m wide horizontal buffer strip from the edge of flood zone 2 shall be considered flood zone 2 in terms of flood risk. It is therefore understood that the site is considered, in terms of planning, to be in flood zone 2 and the development will need to follow the Environment Agency's Standing Advice for Vulnerable Developments.

In light of that and in line with the Government's recommendations of Flood Risk Assessments it states the following:

FRAs should be:

- appropriate to the scale, nature and location of the development
- proportionate to the degree of flood risk

The current classification for this development would mean that the site would go from a Less Vulnerable use to a more Vulnerable classification use.

The proposed development is a change of use application, with no increase in built footprint. It is therefore considered the development to likely not increase flood risk elsewhere and therefore flood risk to the development itself is the main flood risk concern.

Mindful of this it is proposed to use the 1 in 1,000-year surface water flood depth to modelled the flood risk level.

Proposed Physical Design Measures

In line with the Environment Agency's Standing Advice for Vulnerable Properties, it is proposed that the finished floor levels should be either 300mm above the ground level, or 600mm above the modelled flood level, whichever is higher. In practice this would result in a finished floor level the same as the existing bungalow at No. 36 Kings Drive.

SURFACE WATER DRAINAGE

The proposed development is for the change of use of an existing garage building on the site. Due to the type of development, as no increase in the footprint of the building by way of extension or increase in impermeable area is being proposed on the site, the run of rates will remain unchanged. Therefore the existing surface water drainage that is currently installed at the site is to be retained and used. This comprises of a soakaway system that serves both the roof and patio area with the use of guttering and Aco drains. This is fully compliant with Building Regulations and was inspected by building control when installed.

FOUL WATER DRAINAGE

Foul water will be disposed of via the Main sewer, and this will utilise the existing connection that serves the host dwelling (No.36) The existing inspection chambers on the site would be retained. Any necessary approval from Southern Water will be obtained.

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.