

FOUL SEWAGE AND SURFACE WATER ASSESSMENT

AT

**BROOKLEA 3 WEST COMMON LINDFIELD
HAYWARDS HEATH RH16 2AE**

IN RESPECT OF

**A PROPOSED NEW DWELLING ADJACENT AND TO THE
NORTH OF BROOKLEA 3 WEST COMMON**

FOR

MR AND MRS O KNIGHT

JANUARY 2025

- 1.1 This assessment is prepared to accompany a full planning application for a new dwelling adjacent and to the north of the existing property Brooklea no 3-west common
- 1.2 This assessment is to be read in conjunction with the separate flood risk assessment which refers to surface water etc
- 1.3 Please refer to drawing no 3 ..showing the site layout and proposed new dwelling

2.0 Foul drainage

- 2.1 The existing property Brooklea 3 west common has a mains 'foul' drain connection to the main foul sewer in main road. The existing foul drain run is west to east running along the north side of Brooklea.
- 2.2 See the layout of the proposed dwelling on drg. no 1 ...all the drainage is set up in the southern side of the proposed new property making an easy connection to the existing foul drain and avoiding the need for a separate sewer connection in the road.
- 2.3 All drainage can be 100mm and due to the higher level of the new property fall are easily achieved.

3.0 Surface water drainage

- 3.1 see separate FRA new property. This arrangement allows easy drainage to soakaways at the front and/ or at the rear of the property. The final soakaway design will be subject to a permeability test
- 3.3 Form work carried out to no 3 (extension and alterations) indications are good for permeability
- 3.3 The existing drive is already a permeable surface to both the existing and the proposed new property
- 3.4 Rainwater will be stored with rainwater butts with overflows to soakaways