LEWIS & CO

# FOUL AND SURFACE WATER DRAINAGE STATEMENT

42 HURST ROAD, HASSOCKS

ON BEHALF OF MR COLIN BRACE

## Introduction

1.1 This This Statement sets out the baseline information for the proposed development in respect of foul sewage and surface water drainage.

1.2 The proposed development is for the *"subdivision of the existing residential plot to create 2no residential dwellings, alongside retention of existing dwelling".* The design of the proposal matches the scale, appearance and footprint of the extant planning permissions for the site (DM/23/3044 and DM/24/1748)

1.3 Although a strategy for surface water and foul water drainage has been considered (as set out below), drainage plans for the site are to be finalised post-permission once the footprint and design of the development has been fixed.

## Relevant Policies and Guidance

2.1 Policy DP41 (Flood Risk and Drainage) of the adopted Mid Sussex District Plan (2018) provides the strategic planning policy in respect of drainage considerations:

**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 development[22] 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.**

2.2 The Council have submitted their emerging Mid Sussex District Plan 2021 – 2039 to the Secretary of State for examination. Once adopted, Policy DPS4 (Flood Risk and Drainage) will supersede Policy DP41. However, the preferred hierarchy remains the same within both policies.

## Site and Surrounding Area

3.1 The application site is within an area of "Slowly Permeable Seasonally Wet Slightly Acid but Base-Rich Loamy and Clayey" soils in accordance with soilscape classification data for England and Wales (Class 18). As a result, the site is likely to experience impeded drainage and alternatives to infiltration are likely to be needed as the primary option for sustainable onsite drainage.

3.2 Based on the expectation that soil infiltration rates will be impeded, capacity for some onsite attenuation and/or rainwater harvesting is likely to be necessary as part of a comprehensive drainage strategy. The surface water drainage strategy has been prepared on this basis.

3.3 This approach meets the preferred hierarchy for managing surface water drainage within Policy DP41.

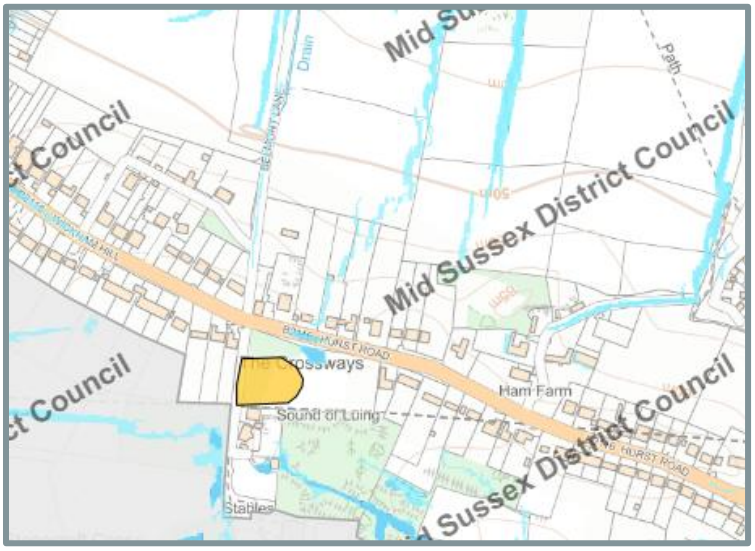
3.4 The site is wholly within Flood Zone 1 and therefore not at risk of flooding from rivers and sea, and Environment Agency mapping also shows that the site is not in an area of surface water flood risk.


*Flood Map for Planning Extract*

3.5 The Council's live Strategic Flood Risk Assessment (SFRA) mapping shows that the site is also not in an area of future flood risk, taking into account climate change allowances.

3.6 Environment Agency and SFRA mapping shows that the site is not affected by pluvial flood risk. The site is also not within an area at risk of flooding from reservoirs.

3.7 There are no historic flood events records within the site that are recorded within the Strategic Flood Risk Assessment mapping.




*Strategic Flood Risk Assessment Mapping*

3.8 The Strategic Flood Risk Assessment data does show an isolated instance of flooding affecting a nearby location, an area of flooding on open land to the south of Hurst Road in 1976.

## Surface Water Drainage

4.1 Due to the site being in an area where the soilscape classification indicates that drainage is likely to be impeded.

4.2 The Council's "Water. People. Places." guidance for sustainable drainage emphasises the additional benefits that can be achieved through SuDS. The proposals seek to achieve this by managing surface water through site features that also offer biodiversity and amenity benefits, where possible.

4.3 As set out within the Design and Access Statement, the proposal incorporates a green roof system (for the dwelling proposed to the rear of the site), permeable surfacing and landscaping. Rainwater harvesting through harvesting tanks is also proposed.

4.4 The site is currently subject to a significant extent of hard landscaping. The amount of hard landscaping throughout the site under existing conditions has been assessed and care taken to ensure that the proposals offer a meaningful reduction through the landscaping design.

4.5 In accordance with the Council's General Drainage Requirement Guidance, the finalised detailed surface water drainage design is to be submitted and approved prior to construction commencing. It is anticipated that this matter will be controlled by condition.

4.6 Through the detailed drainage design, improved surface water management will be achieved offering a betterment of the existing situation as required by policy.

## Foul Water Drainage

5.1 In accordance with the Council's General Drainage Requirement Guidance, the finalised detailed foul water drainage design is to be submitted and approved prior to construction commencing. It is anticipated that this matter will be controlled by condition.

5.2 Connection to the public foul sewer will be prioritised and is not expected to be unachievable due to the existing connection serving 42 Hurst Road.