

**Victoria Gate
119-127 South Road
Haywards Heath**

Planning Support Statement

For

Foul Water & Surface Water

Introduction

This document has been produced to provide supplementary information for the planning application at Victoria Gate, 119-127 South Road, Haywards Heath Sussex.

The proposal for the site is to construct a new second & third floor on top of the existing building which will provide 5 new1 bedroom apartments.

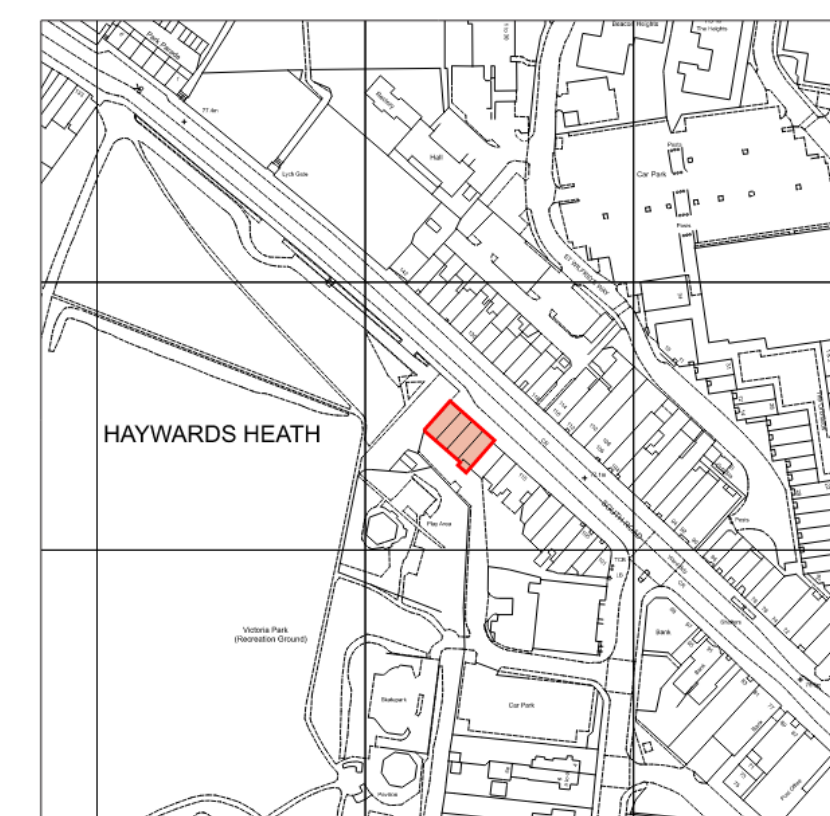
This assessment is to demonstrate that in constructing the new apartments there is no material addition in terms of surface water to the local network and that the foul water addition is within the current design capacity of the building.

The site is currently three storeys of brick construction above ground located on the main high street in Haywards Heath.

The site is currently being used for retail purposes on the ground floor with 10 units of accommodation being used on the first and second floors.

The development proposal is to increase this to 15 accommodation units by the introduction of an additional floor.

Site Location plan



Surface Water

This section provides a statement into the current surface water solution and the proposed solution after the development has been completed.

The National Planning Policy Framework (NPPF) requires that developments do not exacerbate flood risks both to the development site and to offsite parties and land, which, means there is a need to control storm drainage and overland runoff to ensure there is no increase in peak flow rates and volume of surface water runoff as a result of the development.

Environment agency guidance and government legislation such as the Flood & water management Act requires surface water drainage strategies for new developments to be in accordance with the ideals of 'Sustainable Drainage Systems (SuDS).

The Building regulations Document AD part H details the hierarchy of potential methods for disposing of surface water from a site:

- 1: Adequate soakaway or some other adequate infiltration system, or where that is not practical.
- 2: A water course, or where that is not practical.
- 3: A sewer (surface water, or where this is not practical a combined sewer)

Following a desktop review of the site and current drawings and as the development is an existing building occupying a current footprint on the main road, the current surface water run off is restricted to the existing rear car parking area of the site.

Additional parking if afforded via parking bays within the footprint of the building at ground level.

It is not envisaged to change the number of parking spaces or the total area of the existing car parking as part of the development.

The surface water drainage to this area includes for gulleys located within the roadway and utilises a sewer connection to the main street network.

It is therefore calculated that there is no detrimental impact to the current surface water installation with the current scheme.

Foul Water

All foul water flows associated with the proposed redevelopment will utilise the existing foul water system within the site boundary and the offsite connection to the statutory water authority.

The existing development has a calculated foul water flow rate of 4.72l/s which comprises of the following connections and includes the retail units: -

Appliance	Existing Qty	Proposed Qty
Wash Hand Basin	13	18
WC	13	18
Bath/Shower	8	13
Sink	10	15
Dishwasher	10	15
Washing Machine	10	15

The redevelopment includes for 5no additional apartments and represents an increase in foul water flow rate from 4.72l/s to 5.76 l/s equating to 1.04l/s in peak flow over existing conditions.

The additional foul water flow will be split across the existing SVP connections to the main sewer network and is well within the capacity of the current drainage network.

The statutory wastewater company will be consulted with to ensure that the additional capacity on the network will not require any upgrading works to the existing public sewers.

This will ensure that the proposed development has 'no detriment' impact on the local foul water sewer system and does not increase in flood risk

Summary

Surface Water

The amount of impermeable area on the site will not change and therefore it is not envisaged that there will be any increased risk of surface water flooding over and above the existing condition.

Foul Water

The additional apartments planned for the development will contribute an additional 15% to the overall outflow from the site into the main sewer system.

The max capacity of the final connection is 7.2l/s and the designed outflow would be 5.76l/s which is well within the current availability.