
Drainage Discharge Strategy

Prepared by Steve Wood – SGW Investment Holdings Ltd

Planning Reference: DM/22/3087

Site Address: 2 The Spinney, Eastern Road, Haywards Heath, RH16 3NG

Condition Number: 5 – Foul and surface water drainage

Date: 26.9.25

1. Purpose of Submission

This strategy is submitted to discharge the planning condition relating to surface water and foul drainage. It outlines the proposed drainage solution for the approved development of one 3-bedroom and one 2-bedroom semi-detached chalet bungalow, demonstrating compliance with national and local planning policies, including SuDS principles and Building Regulations

2. Site Overview

- **Development Type:** Two semi-detached chalet bungalows
 - **Site Area:** Approximately 18.5m wide by 30m deep
 - **Ground Conditions:** See Land Science Report
 - **Topography:** Sloping slightly from front to rear with no known flood risk (as stated in the Land Science Report)
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3. Proposed Drainage Strategy

a. Surface Water Management

- We would like to propose surface water runoff will be managed via a **blanket soakaway system** located in the rear garden of each plot and measures to offset the impact.
- Each soakaway is designed to accommodate over 17.8m³ of runoff based on impermeable area calculations before any mitigation proposals (see ING Engineering drawings & calculations), based on site-specific calculations and BRE365 testing.
- Designed to accommodate runoff from a **1-in-100-year storm event plus 40% climate change allowance**.
- This will be split into stormwater soakaway crates of 10m³ for the 3 bed and 8m³ for the 2 bed. This requires 25 crates (oversized at 28 proposed) and 20 crates

respectively. 2.5 crates holds 1 m³ of surface water. They will be laid flat in accordance with manufacture's instructions. Details can be found [here](#)

- [AquaCrate 20 Tonne Stormwater Soakaway & Attenuation Crate | Drainage Superstore®](#)
- The system comprises modular attenuation crates wrapped in a geotextile membrane, with a minimum 300 mm soil cover to support turf and prevent surface loading.
- Silt traps will be put in the runs from the properties to the soakaways. P-traps on the system. Down pipes will have silt collection inserts to minimise silt entering the system.
- For further protection we will place 400mm of type 3 crushed stone underneath the crates to give further area for excess water to run. Ground water was not encountered to 1.7m deep in the test in February 2023 (Land Science Report)
- We will join the two systems at the top of each other so they work in tandem
- The soakaway is sized to accommodate runoff from roof areas and impermeable path areas (patios will be decking), with a safety margin for extreme rainfall events.
- The area of the new properties is c135sqm.
- We have an impermeable drive area on the site – this runs into the site. The total area is around 131.6m². We proposed to replace this with grasscrete with 0.35m of type 3 MOT as a base.
- Further more, we have owned this site for around 6 years and have not known it to flood.

b. Infiltration Testing

- A BRE365 infiltration test was conducted on-site.
- The half-empty time recorded was **23 hours**, which is borderline acceptable under BRE guidelines.
- To mitigate slow infiltration, the soakaway has been **oversized** and includes an overall reduction in the non-permeable area after the development of around 4m².

c. Back up surface water plan

- Whilst we believe the on-site surface water strategy is likely to meet your approval, we have also laid out a plan to utilise the surface water system in separate drawings which also details the foul connection plan as well, as a back up

Foul

- Foul water will discharge to the existing public sewer network via new connections, in accordance with Building Regulations.
- No changes are proposed to the existing foul drainage infrastructure beyond the new connections.
- A connection application with the local water authority is being made by the engineer.

4. Supporting Documentation

- Proposed drainage layouts for surface water on site management

- BRE365 infiltration test results
 - Calculations as required
 - ING Engineering drawings
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5. Management plan

- Clean and check gutters every 3 months
- Check and clean traps every 3 months
- Check and empty silt traps annually
- Inspection chambers in runs can be utilised to clean any blockages

6. Conclusion

The proposed drainage strategy ensures that surface water is managed sustainably and effectively, with no increased flood risk to the site or surrounding properties. It complies with the requirements of the planning condition and is supported by technical evidence and best practice as does the foul discharge plan.

We respectfully request that Mid Sussex District Council review and discharge the condition accordingly and allows us to adopt an on-site approach to the surface water management and foul connection to the foul location in the rear of no 2 The Spinney.
