

FOUL & SURFACE WATER DRAINAGE STATEMENT



Detailed Application for a Detached Small Dwelling

122 High Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9PX

1.0 Introduction

This proposal seeks planning permission for the demolition of the existing outbuilding & provision of a two storey dwelling at the rear of 122 High Street, Hurstpierpoint.

The site comprises an existing commercial/ residential building fronting the High Street on the Southern side of the High Street with rear access from South Avenue providing both outbuilding and service access.

The topography of the site and the immediately surrounding area is generally level, there is also existing mains drainage on the site which serves the existing commercial/ residential buildings located along the High Street.

There is an existing foul and surface water drainage provision serving the existing commercial/ residential building which the new dwelling will be connected/ drain into.

The proposed dwelling is located in Flood zone 1 and considered by the Environment Agency as low risk from flooding.

2.0 Foul drainage

There is mains drainage on the site & it is connected to the public sewer located in the High Street and South Avenue carriageway, the proposal is to connect the new dwelling to the existing foul sewer currently serving the commercial/ residential building and adjoining buildings, thus using the existing foul drainage system available on site.

3.0 Surface water drainage

The surface water discharge from the existing commercial/ residential building is currently dealt with by a combined drainage system given the age of the existing building. Given the site area and requirements of the Building Regulations the surface water discharge from the new dwelling will connect to the existing combined drainage system.

4.0 Planning Condition

We request the Drainage be dealt with by way of a Condition attached to the Planning Permission should it be approved.