

Date: 30th June 2025
Our Ref: 0181
Project Name: Parkfields Farm, Crawley Down

PARKFIELDS FARM: FOUL SEWAGE AND SURFACE WATER (DRAINAGE ASSESSMENT)

This document has been prepared to support an application for the '*Erection of commercial building, reconfiguration of yard and associated works*'.

This document discusses the foul sewage and surface water drainage strategy to support the development. As discussed in the Flood Risk Assessment, the site is at low risk of surface water flooding in the 1 in 30, 1 in 100 and 1 in 1000 year flooding events. The existing site is served by a network of pipes and drainage ditches which sufficiently manages surface water discharge. The landowner has not had any previous issues with surface water flooding at the site.

Foul Sewage

The proposed commercial building will not be served by any water consuming fixtures such as toilets or sinks. There would therefore be no foul water discharge associated with the development and no need for a foul water strategy.

Surface Water Drainage

The site has very low infiltration potential as the surfacing around the building and throughout the site is non-permeable being a combination of tarmac and concrete and to the south of the site is an existing horse walker and menage with impermeable surfacing. An infiltration-based drainage system will therefore not be possible to serve the proposed development.

As shown in Appendix 1 – Surface Water Drainage Plan, surface water runoff will be discharged from the building via a combination of rainwater harvesting and existing and proposed pipes. Runoff from the building will be collected via rainwater harvesting tanks and either used elsewhere on the site, or discharged via a series of existing and proposed pipes to ditches on the site where it will be discharged downstream. There are existing man hole covers on the site which will be used for the maintenance of the drainage system. There are no on-site constraints which will affect the proposed drainage pipes.

Much of the rainwater will be recycled on site from the rainwater harvesting tanks, and there will not be a significant increase in the amount of surface water that flows into the ditch. Our client has not had any issues with surface water flooding on the site, and the ditches will be sufficient to accommodate the additional surface water.

The proposed surface water drainage system will be sufficient to deal with the 1 in 100 year-plus climate change storm. It is considered that detailed surface water drainage details can be secured by way of an appropriately worded condition.

Appendix 1 – Surface Water Drainage Plan

