



Flood Risk and Drainage Assessment

Furlong House, Pitt Lane, Hurstpierpoint, Hassocks, West Sussex,
BN6 9QA

DM/26/0743

Erection of 1No. detached dwelling house with home associated landscaping and infrastructure

Furlong House, Pitt Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9QA

Flood Risk and Drainage Statement
on Behalf of
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1. Introduction

- 1.1 This is a Flood Risk and Drainage Assessment prepared to accompany the Full Planning Application at Furlong House, Pitt Lane, Hassocks, BN6 9QA.

2. Use

- 2.1 The proposed use is C3 - residential dwelling.

3. Foul Water Drainage

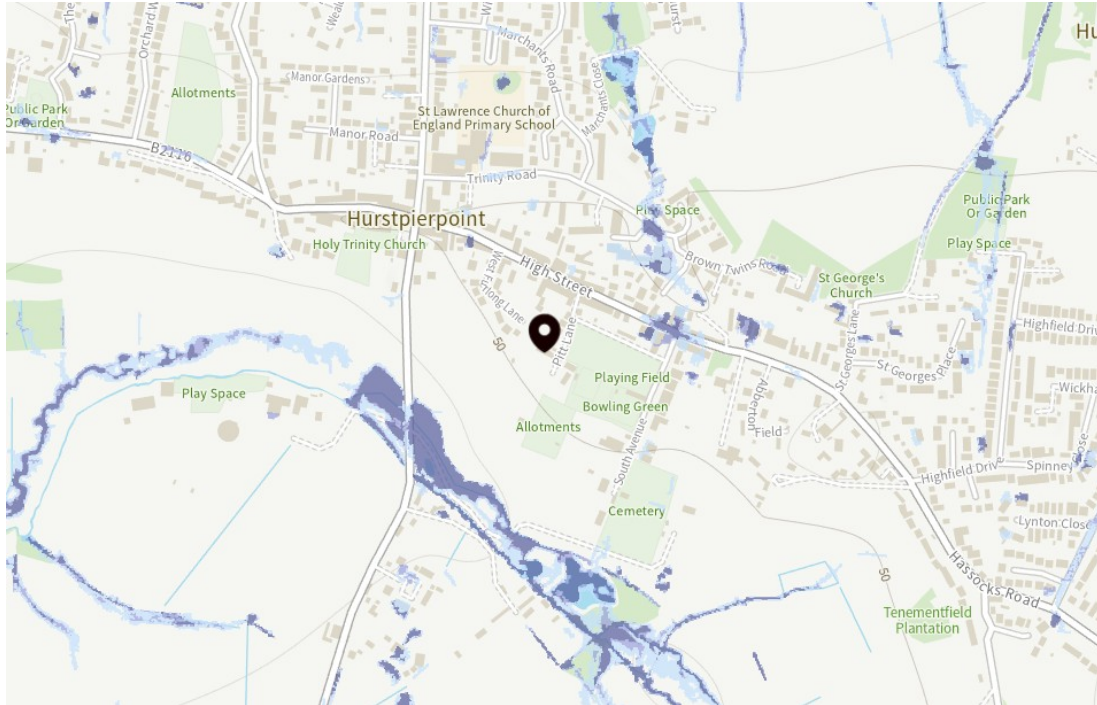
- 3.1 There is a main foul sewer running within West Furlong Lane, which borders the application site to the west. It is proposed to provide a new connection into this mains foul sewer at an appropriate point. The sloping nature of the site will assist in allowing the new connection to be made by gravity, and no pumped-type installation is anticipated.
- 3.2 The formation of this connection will be subject to agreement from Southern Water by way of a s106 application for a foul sewer connection.

4. Flood Risk

- 4.1 The Environment Agency Flood Risk Checker for the property highlights the following:

Furlong House, Pitt Lane, Hassocks, BN6 9QA	
Rivers and sea risk	Very low risk means that this area has a chance of flooding of less than 0.1% each year . Staying at Very low risk between 2036 to 2069.
Surface water risk	Very low risk means that this area has a chance of flooding of less than 0.1% each year . Staying at Very low risk between 2040 and 2060.
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	This location is outside of a groundwater flood alert area.

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- 4.2 The Environment Agency Flood Risk from Surface Water Map can be seen below:



5. Surface Water Drainage

- 5.1 The proposed dwelling will be served by a soakaway to deal with its stormwater. In common with many recent similar schemes, it is anticipated that the soakaway will comprise a series of plastic crates wrapped in a geotextile membrane. In accordance with Approved Document H of the Building Regulations, the soakaway is to be sited a minimum of 5 metres from the building. The percolation tests, calculations, plans and details will need to demonstrate that the soakaway has sufficient capacity to deal with a 1:100 year storm event, plus 40% capacity for climate change. The soakaway will be subject to appropriate commissioning and sign off by the Building Control Body.
- 5.2 The topographical survey identifies that the site slopes downwards in the north-south direction, with the site affording sufficient opportunity to install a soakaway to the size required.
- 5.3 The dwelling will include water butts to enable the collection and re-use of rainwater for the purposes of garden irrigation. The water butts will overflow into a soakaway.
- 5.4 The driveway and parking/turning area for the proposed dwelling will receive permeable surfacing over an attenuating sub-base in order to reduce surface water run-off.

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- 5.5 The design of the stormwater drainage system will be developed at the detailed planning stage by a drainage consultant. This will ensure the soakaway and attenuating sub-base to the driveway are suitably sized.