

Holly House
Worthing Road
Southwater
RH13 9DT

Planning references DC/21/2727
DC/23/1307
(DC/25/2141)

DRAINAGE DESIGN STATEMENT

Planning has been granted as per Application No DC/21/2727 for a new dwelling to the rear of Brookfield House.

Application No DC/23/1307 to slightly vary the location of the dwelling on the plot was granted.

Application DC/25/2141 (consented) removes the conditions 6, 9 and 15 relating to water neutrality

Planning condition No 4

Pre-commencement (Slab Level) Condition.

No development above ground floor slab level shall take place until a strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason; As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Rainwater/Surface water

The access road and hardstanding to be installed for the construction phase of the project will comprise a permeable structure of graded crushed limestone over a crushed concrete base. The final finish will comprise a graded sub base with porous shingle topping.

Rain water will be collected from the roof and stored in a collection tank. This water will be used for toilet flushing, clothes washing, and outside taps.

As per the Water Neutrality Statement Appendix D, the recommended rainwater storage tank size is 3000 litre.

This will be installed to the west of the dwelling under the access drive.

We have two options for dealing with the overflow from this tank.

Option1.

Preferred option.

Discharge to surface gully at the southern boundary of the site.

There is a surface drainage ditch running along the south of the southern boundary of the site. This was installed in the past to accommodate excess surface water run-off from the agricultural fields to the west. There was also a shallow ditch along the north of the southern boundary hedge, which was connected through the hedge via a 450mm dia culvert. Since this drainage was installed, a large

residential development has been built on the rising ground to the west. Surface water management over this area has resulted in a noticeable reduction in water flows along the drainage ditch, even in times of overload.

Whilst the ownership of this ditch and culvert is unknown, we have written to Southern Water requesting permission to discharge excess rain water into this culvert. We await their reply.

Option 2

Discharge of overflow into a below ground soakaway.

If we are unable to secure permission to discharge into the existing ditch, we would design and install a below ground soakaway. This would be designed according to the published Horsham District Council Building Control Guidance.

Foul Drainage

The foul drain from Brookfield House runs as a private sewer from the north of the dwelling to a manhole outside Bray House, and then to the main sewer in the street.

We have consent from Brookfield House to install a drain run along the northern fence to the manhole.

There will then be 3 dwellings attached to this single sewer connection.

An application is under way to Southern Water to obtain approval for this connection under Section 106 of the Water Industry Act 1991.

A full topographic survey has not yet been carried out, but inspection reveals that there is a fall in ground levels of about 1500mm across the approx 40m length run to be installed.

This will allow a standard slope of 1:100, with adequate depth of installation.

The applicant is aware that further detailed design work will be required to satisfy the requirements of Building Control, Southern Water, and Horsham District Council water management policies.

However we present this Drainage Design Statement as a start point and request that it be determined that the submitted details are proportionate and acceptable.