



Drainage Strategy Hill View, Eastergate Lane

Eastmere Paddocks Ltd

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- PL100** Site Location Plan
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- PL500** Proposed Drainage & Levels

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- Appendix A** Symmetry Architecture Development Proposals
- Appendix B** Topographic Survey
- Appendix C** Site Investigations & Groundwater Monitoring
- Appendix D** Southern Water Public Sewer Records
- Appendix E** Flood Maps for Planning Extracts
- Appendix F** Wallingford Greenfield Run-off Calculations
- Appendix G** Site 3D Proposed Surface Water Drainage Calculations
- Appendix H** Arun District Council Drainage Consultation Response (BN/83/25/PL)

1 INTRODUCTION

1.1 Background

- 1.1.1 BP Civils is instructed by Eastmere Paddocks Ltd ('the client') to prepare a drainage strategy to accompany a full planning application in respect of the proposed development at Hill View, Eastergate Lane, Eastergate.
- 1.1.2 An earlier drainage strategy was prepared and submitted as part of Planning Application BN/83/25/PL. This application was withdrawn by the applicant.
- 1.1.3 This revised drainage strategy has been prepared to accompany a new planning application.
- 1.1.4 Arun District Council's Drainage Engineers were consulted in respect of the previous planning application. An objection was raised, and consultee comments are contained within **Appendix H**.
- 1.1.5 This revised drainage strategy has considered the comments made by Arun District Council's Drainage Engineers and has sought to address those points.
- 1.1.6 The proposed development concerns the construction of 9 No. dwellings. The architectural development proposals are contained within **Appendix A**.
- 1.1.7 The surface water drainage strategy has been developed in view of the National Standards for Sustainable Drainage System (June 2025) and The SuDS Manual (CIRIA C753).
- 1.1.8 In preparing this report, BP Civils has referred to the following documents and information:
- Arun District Council Strategic Flood Risk Assessment
 - Constructive Evaluation Site Investigation
 - Ground Management Ltd Groundwater Investigation
 - Environment Agency 'Flood Maps for Planning'
 - MAGIC Mapping
 - Southern Water Public Sewer Records
- 1.1.9 This drainage strategy report has been prepared to assess site constraints and opportunities and propose a drainage strategy that is appropriate for the design life of the development, without causing off site impacts from run-off in a design event.
- 1.1.10 This report has been prepared for the benefit of the named client only.

2 SITE LOCATION AND DESCRIPTION

- 2.1.1 The National Grid Reference for the site is SU 94867 06024.
- 2.1.2 A site location plan is included within this report (drawing **PL100 'Site Location Plan'**).
- 2.1.3 The site measures 7,046m² (0.70Ha) and is located on the southern side of Eastergate Lane, between the existing properties 'Hill View' and 'Bennett' and to the south/south-west of 'Wayside'.
- 2.1.4 The site is currently occupied by disused commercial buildings to the east and south of 'Hill View', in addition to the former orchard land to the south of 'Wayside'.
- 2.1.5 A topographic survey been undertaken at the site, contained within **Appendix B**.
- 2.1.6 The topographic surveys identify levels broadly in the range of 17.00m AOD and 15.60m AOD.
- 2.1.7 Drawing **PL200 'Site Topographic Survey & Contours'** demonstrates the trends in topography at the site.

3 GROUND CONDITIONS

- 3.1.1 Constructive Evaluation has undertaken intrusive investigation at the site.
- 3.1.2 Initial site works consisted of the excavation of 2 No. boreholes (BH1 and BH2) to provide an understanding of the underlying geology in addition to undertaking winter groundwater monitoring. The 2 No. boreholes were excavated on 29th October 2024.
- 3.1.3 BH1 was excavated to a depth of 6.00m below ground level, with BH2 excavated to a depth of 5.00m below ground level.
- 3.1.4 A summary of the encountered geology, as confirmed by Constructive Evaluation, is provided below:

Material	Description	Min-Max Depth (mbgl)
Topsoil	Grass over brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is fine to coarse angular flint.	0.0 – 0.30
Head Deposits	Soft light brown CLAY. Soft to firm slightly sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse angular to sub-rounded flint.	0.30 – 1.80
Head Deposits	Soft cream slightly sandy gravelly SILT. Sand is fine to coarse. Gravel is fine to coarse sub-angular to sub-rounded flint and very weak low density chalk.	1.80 – 6.00

Figure 1. Constructive Evaluation Summary of Encountered Geology

- 3.1.5 Additional intrusive works were undertaken on 8th May 2025, consisting of the excavation of 2 No. trial pits (TP01 and TP02) for the purpose of undertaking infiltration testing.
- 3.1.6 TP01 and TP02 were both excavated to depths of 1.60m below ground level.
- 3.1.7 A summary of the encountered geology, as confirmed by Constructive Evaluation, is provided below:

Material	Min-Max Depth (mbgl)	Average Depth (mbgl)
Topsoil	0.00 – 0.30	0.00 – 0.28
Slightly sandy CLAY	0.25 – 1.20	0.28 – 0.95
Clayey sandy GRAVEL	0.70 – 1.60	0.95 – 1.45
Silty gravelly SAND	1.30 – 1.60	>1.60*

Figure 2. Constructive Evaluation Summary of Encountered Geology

- 3.1.8 A summary of the results from the infiltration tests, as confirmed by Constructive Evaluation, is provided below:

Trial Pit ID	Cycle/ Test no.	Pit Depth (m bgl)	Time at 75% (mins)	Time at 25% (mins)	Permeability Coefficient (m/s)	Drainage Conditions*
TP01	1	1.60	0.68	2.15	1.88E ⁻⁰³	Good
TP01	2	1.60	1.50	4.25	9.77E ⁻⁰⁴	Good
TP01	3	1.60	0.70	3.50	9.59E ⁻⁰⁴	Good
TP02	1	1.60	1.80	8.90	3.78E ⁻⁰⁴	Good
TP02	2	1.60	4.55	14.80	2.62E ⁻⁰⁴	Good
TP02	3	1.60	4.50	18.80	1.88E ⁻⁰⁴	Good

Figure 3. Constructive Evaluation Summary of Infiltration Test Results

- 3.1.9 Further investigative works were undertaken by Constructive Evaluation in December 2025. These additional works were instructed by the client, following comments made by Arun District Council's Drainage Engineers in respect of the withdrawn planning application (BN/83/25/PL).
- 3.1.10 Arun District Council's Drainage Engineers commented that the earlier infiltration tests were not conducted in winter in 'worst case conditions', whilst testing at depths corresponding with the proposed extents of permeable paving were also not conducted (although accepted that the proposed design mitigated this by discharging run-off from the permeable paving to soakaways).
- 3.1.11 In the consultation response provided in respect of BN/83/25/PL, Arun District Council's Drainage Engineers stated that **'Whilst the ground investigations are unlikely to be sufficient for detailed design purposes, they provide sufficient evidence that an infiltration design is likely to be achieved and can be secured via condition.'** The additional works instructed serve to close out the points of concern raised.
- 3.1.12 The additional works included:
- Excavation of 9 No. trial pits (TP101 to TP109) to depths of 0.70m and 1.70m below ground level to establish the underlying geology and undertake infiltration testing (in accordance with BRE365)
 - The use of 2 No. existing trial pits (TP01 and TP02) testing and had been left open since the previous investigation undertaken by Constructive Evaluation (May 2025)
 - Installation of 2 No. windowless sampler borehole (BH101 and BH102) to a maximum depth of 5.00m below ground level with standpipes for groundwater monitoring
- 3.1.13 A summary of the encountered geology from the further investigation, as confirmed by Constructive Evaluation, is provided below:

Material	Min-Max Depth (mbgl)
TOPSOIL. Grass over brown slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse angular to sub-rounded flint.	0.00 – 0.30
Firm sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse angular to sub-rounded flint.	0.30 – 2.80
Clayey/silty sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse angular to sub-rounded flint and chalk. (HEAD DEPOSITS)	2.80 – 5.00

Figure 4. Constructive Evaluation Summary of Encountered Geology (Further Investigation)

- 3.1.14 A summary of the results from the further infiltration tests, as confirmed by Constructive Evaluation, is provided below:

Location ID	Test Depth (m bgl)[m AOD]	Cycle Number	Infiltration Rate (m/s)	Drainage Conditions*
TP01	0.85 – 1.60	1	1.08E-04	Good
	0.90 – 1.60	2	1.81E-04	
	0.90 – 1.60	3	1.31E-04	
TP02	0.87 – 1.60	1	1.47E-04	Good
	0.90 – 1.60	2	1.89E-04	
	0.90 – 1.60	3	1.54E-04	
TP101	0.28 – 0.70	1	5.72E-04	Good
	0.30 – 0.70	2	2.26E-04	
	0.30 – 0.70	3	1.92E-04	
TP102	0.27 – 0.70	1	1.91E-04	Good
	0.28 – 0.70	2	1.72E-04	
	0.28 – 0.70	3	1.45E-04	
TP103	0.26 – 0.70	1	2.22E-04	Good
	0.28 – 0.70	2	3.80E-04	
	0.25 – 0.70	3	4.49E-04	
TP104	0.20 – 0.70	1	1.09E-04	Good
	0.22 – 0.70	2	7.53E-05	
	0.25 – 0.70	3	5.13E-05	
TP105	0.79 – 1.70	1	3.20E-04	Good
	0.80 – 1.70	2	4.35E-04	
	0.85 – 1.70	3	3.41E-04	
TP106	1.0 – 1.70	1	7.06E-04	Good
	0.90 – 1.70	2	4.47E-05	
	1.10 – 1.70	3	5.33E-05	
TP107	0.91 – 1.70	1	6.04E-04	Good
	0.95 – 1.70	2	3.66E-04	
	0.92 – 1.70	3	3.43E-04	
TP108	0.82 – 1.70	1	3.58E-04	Good
	0.85 – 1.70	2	2.11E-04	
	0.85 – 1.70	3	4.27E-04	
TP109	0.28 – 0.70	1	6.88E-05	Good
	0.30 – 0.70	2	4.70E-05	
	0.32 – 0.70	3	5.71E-05	

Figure 5. Constructive Evaluation Summary of Infiltration Test Results (Additional Tests)

3.1.15 Complete reporting from Constructive Evaluation is contained within **Appendix C**.

3.2 Groundwater

3.2.1 Groundwater was observed at 4.60m below ground level at BH1 during excavation. BH2 remained dry during excavation.

3.2.2 Groundwater monitoring was undertaken between 31st October 2024 and 28th March 2025.

3.2.3 The peak groundwater level at BH1 was recorded at 3.28m below ground level (c. 13.32m AOD).

3.2.4 The peak groundwater level at BH2 was recorded at 3.35m below ground level (c. 12.75m AOD).

3.2.5 A summary of the full groundwater monitoring results, as confirmed by Constructive Evaluation, is

provided below:

Date	BH1		BH2	
	Groundwater Level (mbgl)	Base of Borehole (mbgl)	Groundwater Level (mbgl)	Base of Borehole (mbgl)
31/10/2024	4.45	5.40	4.90	5.00
29/11/2024	4.12	5.40	4.38	5.00
19/12/2024	4.17	5.38	3.84	5.00
31/01/2025	3.95	5.38	3.57	5.00
28/02/2025	3.28	5.38	3.35	5.00
28/03/2025	3.65	5.38	3.72	5.00

Figure 6. Constructive Evaluation Summary of Groundwater Monitoring Results

- 3.2.6 Further groundwater monitoring has been undertaken by Constructive Evaluation between 15th October 2025 and 23rd February 2026. Monitoring then continued until 26th March 2026 with reading between 2nd March 2026 until 23rd March 2026 collected by Ground Management Ltd.
- 3.2.7 These additional works were instructed by the client, following comments made by Arun District Council's Drainage Engineers in respect of the withdrawn planning application (BN/83/25/PL).
- 3.2.8 Arun District Council's Drainage Engineers commented that the earlier groundwater monitoring readings were only collected on a monthly basis, and therefore may not have served to confirm peak groundwater levels. The additional groundwater monitoring undertaken between 15th October 2025 and 26th March 2026 serves to close out this concern.
- 3.2.9 A summary of the further groundwater monitoring results, as established by Constructive Evaluation and Ground Management Ltd and presented by Ground Management Ltd, is provided below:

Date					Water level below ground level (m)			
					BH01	BH02	BH101	BH102
MONITORING BY CONSTRUCTIVE EVALUATION UP TO 23/2/26 :								
15/10/25					4.850	4.920		
30/10/25					4.770	4.840		
18/11/25					4.690	4.790		
26/11/25					4.430	4.660		
02/12/25					4.350	4.470	3.420	4.280
12/12/25					3.600	3.640	2.630	3.350
19/12/25					3.560	3.440	2.620	3.370
22/12/25					3.560	3.250	2.580	3.300
02/01/26					3.840	3.460	2.850	3.620
06/01/26					4.120	3.700	3.140	3.850
14/01/26					3.830	3.420	2.890	3.6
20/01/26					3.450	3.040	2.560	3.12
27/01/26					2.950	2.830	2.160	2.89
06/02/26					2.820	2.630	2.050	2.68
12/02/26					2.500	2.420	1.750	2.36
18/02/26					2.530	2.420	1.750	2.39
23/02/26					2.500	2.500	1.800	2.37
MONITORING FROM 2/3/26 BY GROUND MANAGEMENT LTD :								
02/03/26					2.700	2.590	1.860	2.58
09/03/26					3.030	2.820	2.190	2.88
16/03/26					3.290	3.030	2.460	3.17
26/03/26					3.760	3.400	2.840	3.51

Figure 7. Ground Management Ltd Summary of Groundwater Monitoring Results (Additional Monitoring)

- 3.2.10 Complete reporting in respect of the groundwater monitoring undertaken is contained within **Appendix C**.

3.2.11 Mapping managed by MAGIC (magic.defra.gov.uk) provides geographic information concerning the natural environment from across government. This mapping tool has been referred to in order to confirm aquifer designations, as well as whether the site is located within any groundwater source protection zones, groundwater vulnerability zones, drinking water protected areas or drinking water safeguard zones.

3.2.12 The site falls within 'Unproductive' bedrock and superficial drift aquifers.

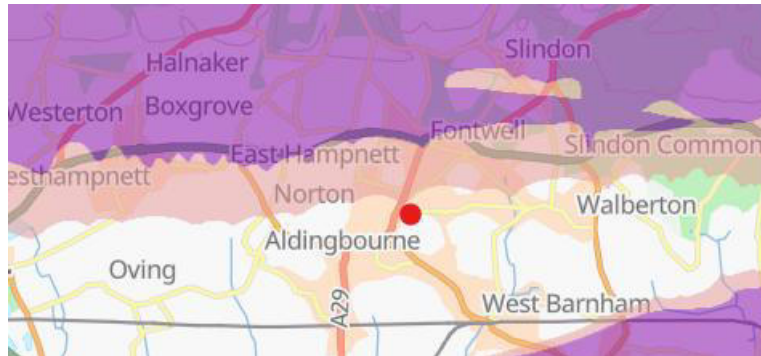


Figure 8. Bedrock Aquifer Designation Map (DEFRA)

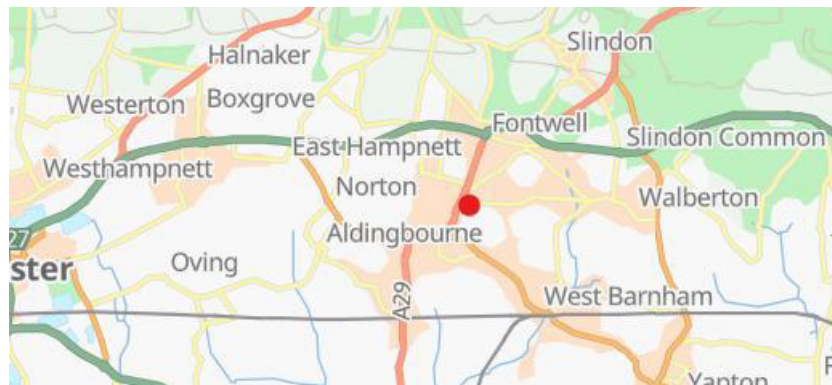


Figure 9. Superficial Drift Designation Map (DEFRA)

3.2.13 The Groundwater Vulnerability Map confirms that the site falls within a 'Low' groundwater vulnerability zone, with a 'Soluble Rock Risk' identified from central to northern areas of the site.



Figure 10. Groundwater Vulnerability Map (DEFRA)

3.2.14 The site falls outside of any drinking water protected areas and drinking water safeguard zones, however, falls within both 'Zone I – Subsurface Activity' and 'Zone II – Subsurface Activity' source protection zones.

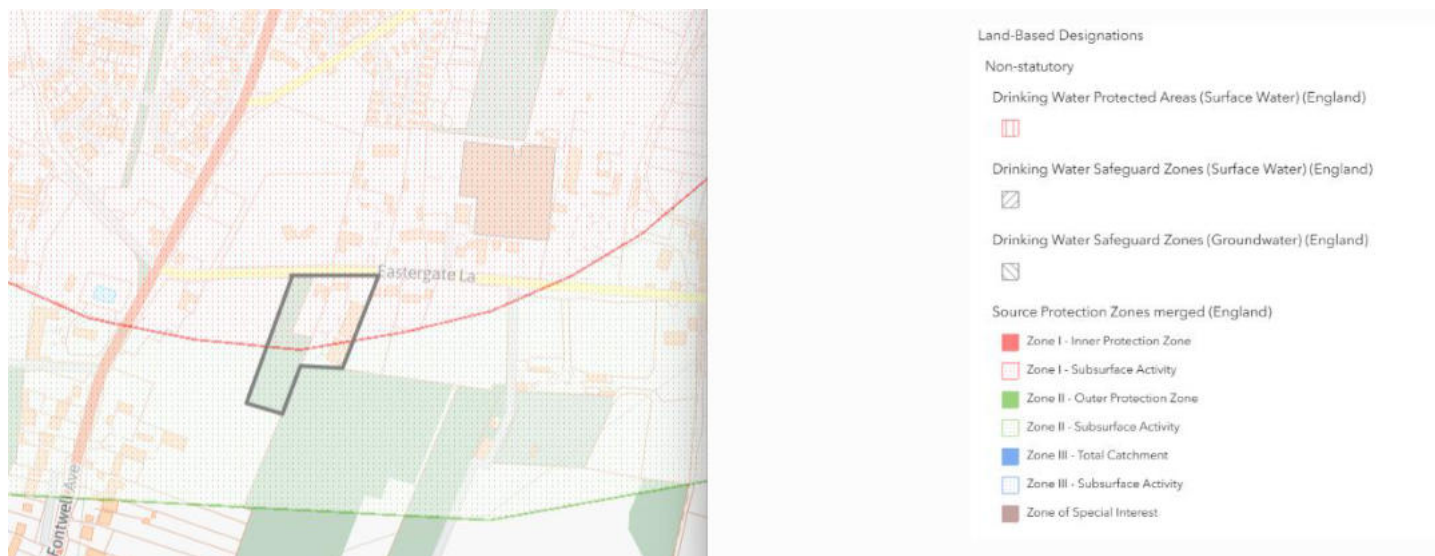


Figure 11. Drinking Water Protected Areas (Surface Water), Drinking Water Safeguard Zones (Surface Water and Groundwater) and Source Protection Zones Map (DEFRA)

4 EXISTING DRAINAGE

4.1 Surface Water

- 4.1.1 The existing development and associated impermeable area at the site is concentrated to the east and south of 'Hill View', in relation to the disused commercial buildings. The site topographic survey identifies drainage infrastructure in this area, although line, level and connectivity has not been established.
- 4.1.2 There are no ordinary watercourses or Main Rivers on site, or within the vicinity of the site.
- 4.1.3 There are no other known water bodies within the vicinity of the site.
- 4.1.4 Southern Water provide sewerage services within the area. Asset records have been obtained from Southern Water.
- 4.1.5 Southern Water's public sewer records do not identify any dedicated surface water assets/sewers on site, or within the vicinity of the site.
- 4.1.6 Greenfield run-off rates have been calculated based on the site area of 7,046m² (0.7Ha) as follows:
- QBAR: 1.44 l/s
 - 1 in 1-Year: 1.2 l/s
 - 1 in 10-Year: 2.3 l/s
 - 1 in 30-Year: 3.3 l/s
 - 1 in 100-Year: 4.6 l/s
 - 1 in 200-Year: 5.4 l/s
- 4.1.7 Given the existing impermeable area at the site, run-off is likely to exceed that of the greenfield run-off rates as established, above.
- 4.1.8 Based on a 50mm/hour flat rainfall rate methodology, in respect of the existing impermeable area at the site, brownfield run-off is calculated as being 31.40 l/s.

4.2 Foul Water

- 4.2.1 Southern Water's public sewer records identify a 150mm dia. public foul water sewer beneath Eastergate Lane. This is identified as flowing in a westerly direction.
- 4.2.2 It is assumed that the site currently benefits from a connection to this public foul water sewer, although this has not currently been confirmed.

4.3 Highway Drainage

- 4.3.1 Eastergate Lane, within the vicinity of the site, is not served by any formal drainage infrastructure. The carriageway drains 'over the edge' to the adjacent verge.

5 FLOOD RISK

5.1 Flood Maps and Modelling

5.1.1 Flood Map for Planning confirms that the site is located in Flood Zone 1 (present day).

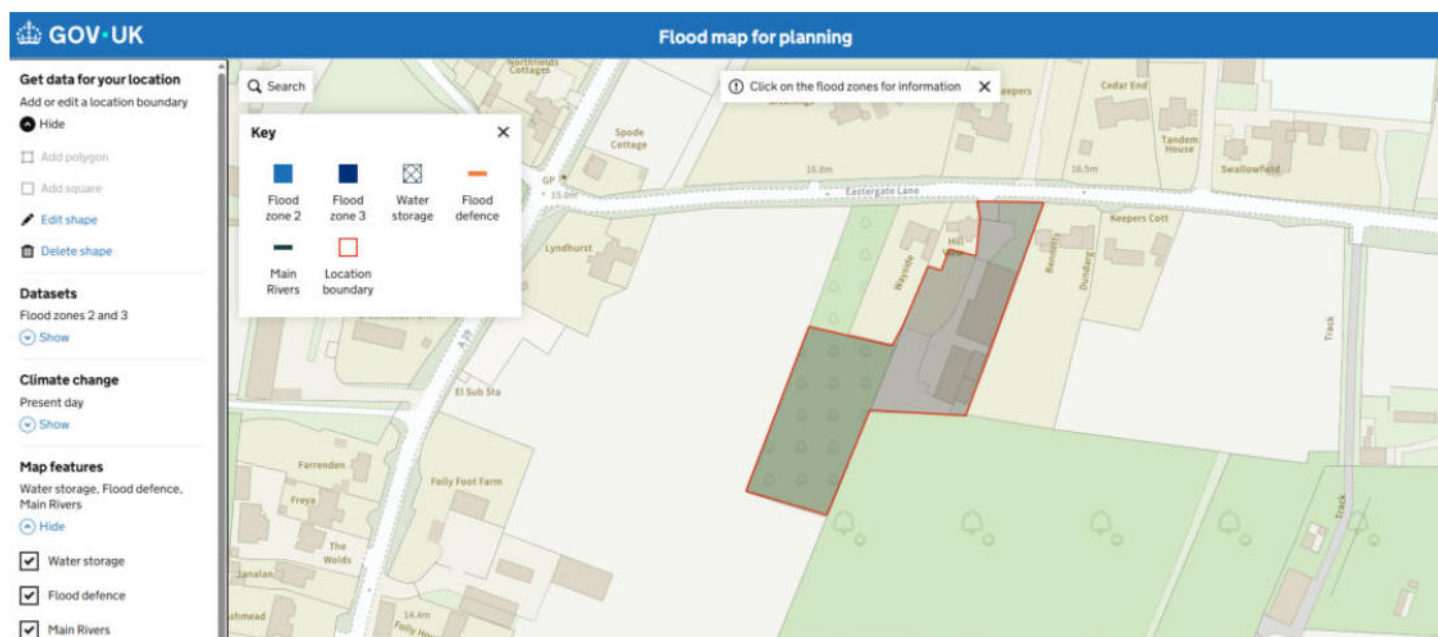


Figure 12. Flood Map for Planning (Present Day)

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b).
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map).
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: - Land having a 3.3% or greater annual probability of flooding, with any existing flood management infrastructure operating effectively; or - Land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability flooding).

	Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).
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5.1.2 Flood Map for Planning does not identify the site as being at future flood risk, in respect of climate change (2070 to 2125).

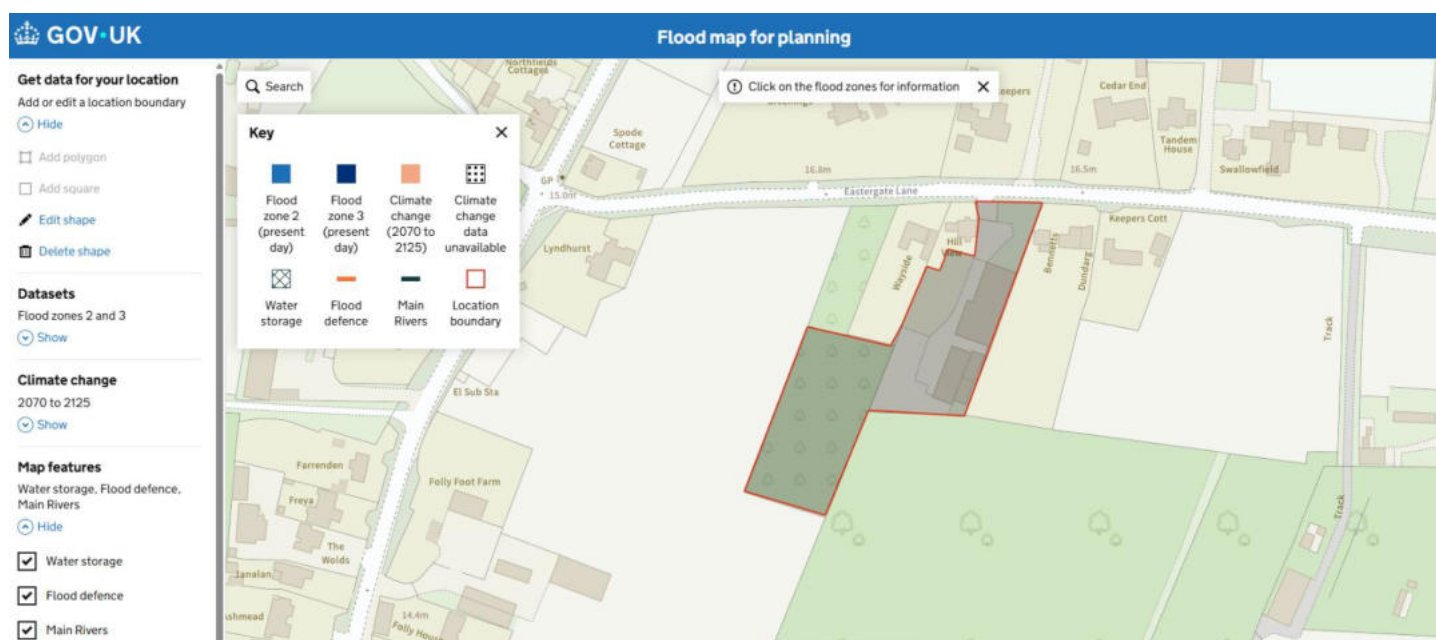


Figure 13. Flood Map for Planning (Present Day)

5.1.3 Flood Map for Planning identifies areas of the site at risk of surface water flooding in the 1:30, 1:100 and 1:1000 annual exceedance probabilities. The majority of the site, however, falls outside of these extents.

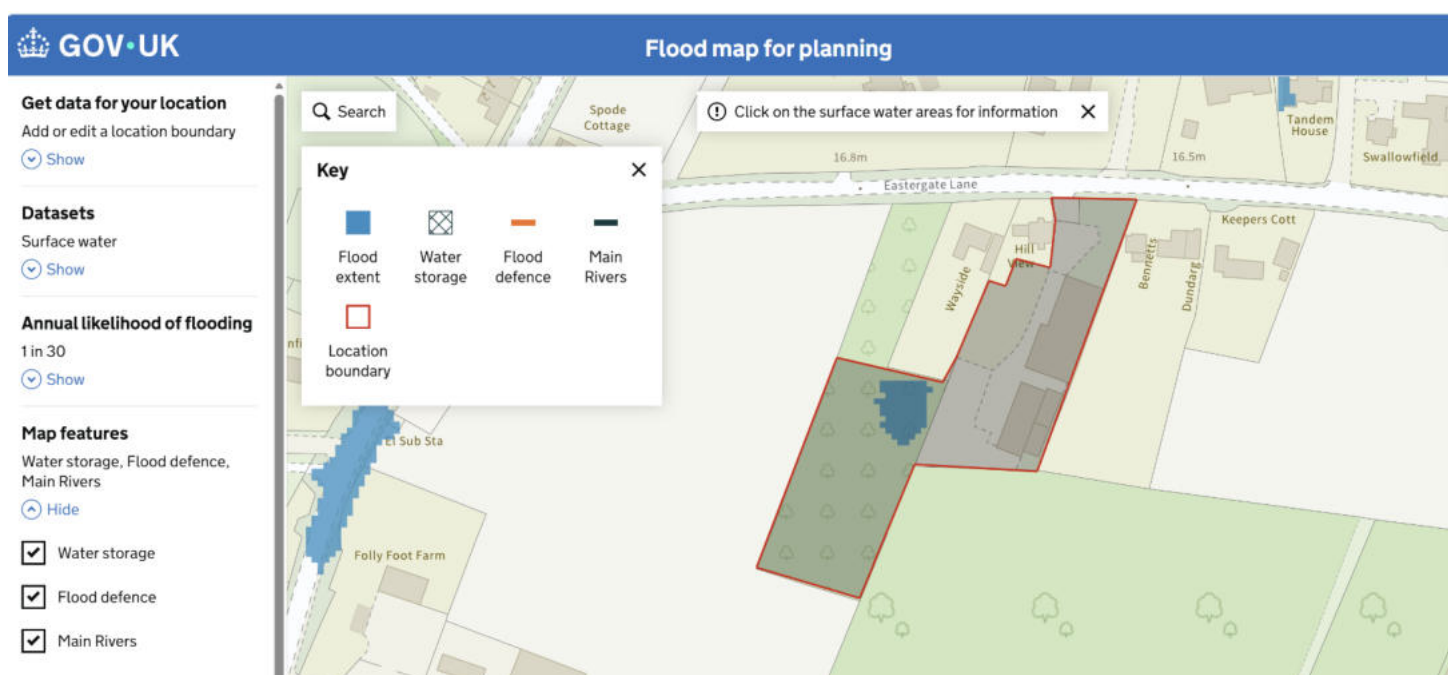


Figure 14. Flood Map for Planning – Surface Water (1:30)

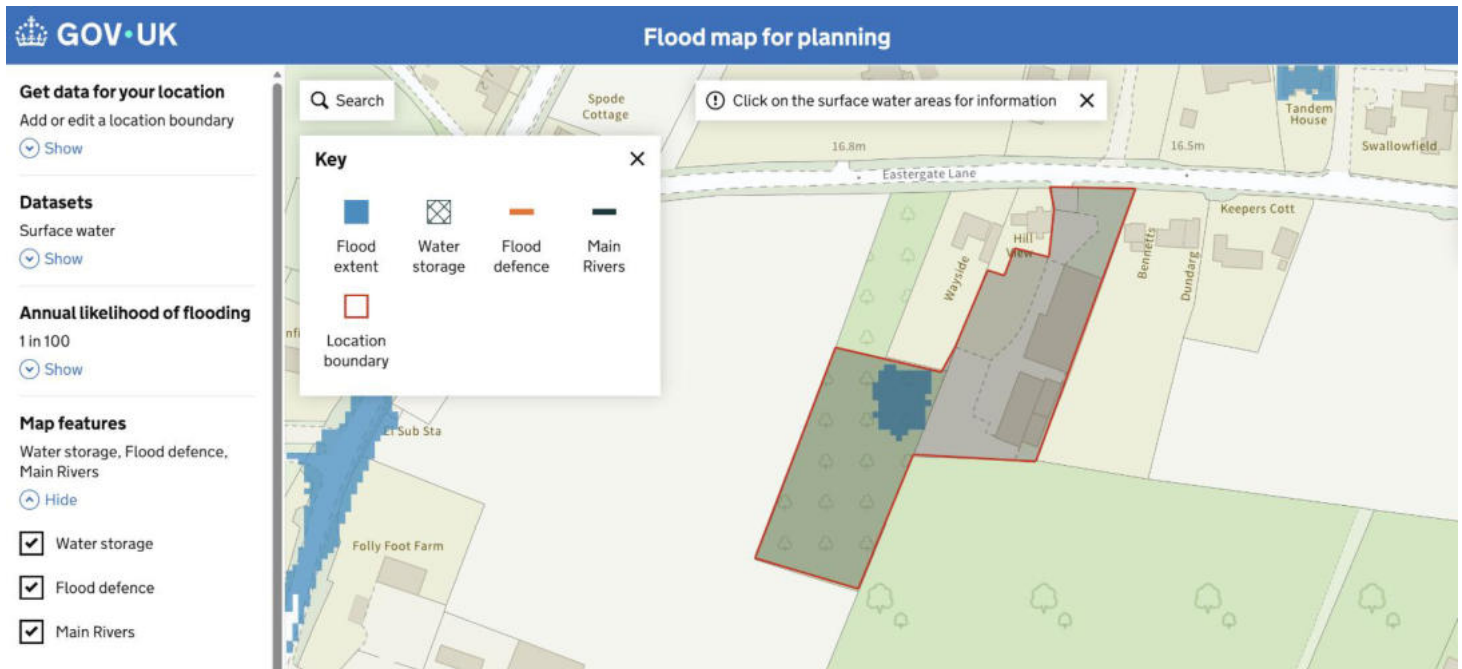


Figure 15. Flood Map for Planning – Surface Water (1:100)

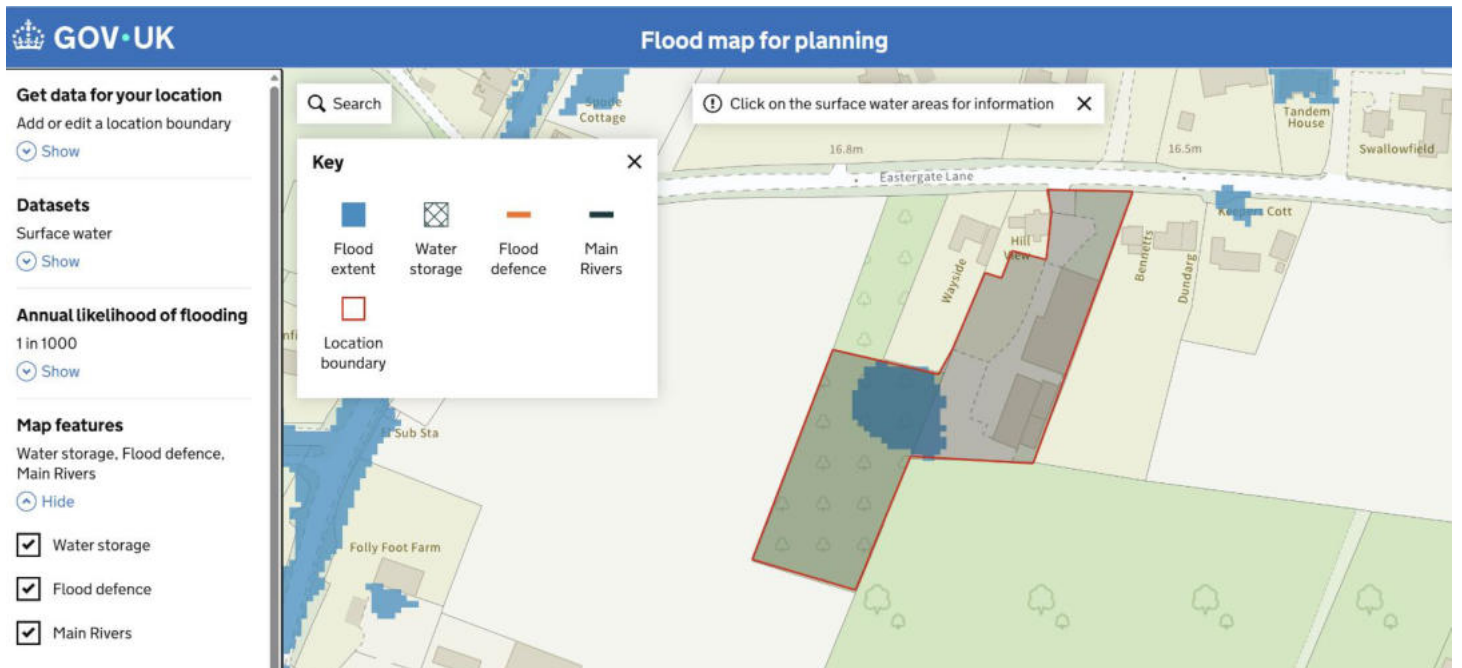


Figure 16. Flood Map for Planning – Surface Water (1:1000)

- 5.1.4 As demonstrated by drawing **PL200**, these extents correspond with a low point of the site, at c. 15.600m AOD.
- 5.1.5 In relation to the previous (withdrawn) application (BN/83/25/PL) Arun District Council's Drainage Engineers raised concerns in relation to a potential overland flow coming into the site from the western and northern boundaries, apparently identified in view of the site topographic survey(s).
- 5.1.6 Upon further inspection of the site topographic survey(s), and in view of Flood Map for Planning, there is no evidence which supports this claim.
- 5.1.7 The Long-Term Flood Risk Service indicates that groundwater and/or reservoir flooding is 'unlikely' at the site.

Other flood risks
[More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.

Figure 17. Long-Term Flood Risk Service – Groundwater and Reservoirs (Gov.uk)

5.2 Summary of Flood Risk

5.2.1 The potential sources of flooding are:

Source of Flooding	Level of Risk
Rivers and Coastal	Very Low The site is located in Flood Zone 1 in the present day and in respect of current climate change projections (2070 – 2125) as per Flood Map for Planning.
Surface Water	Very Low to High Flood Map for Planning identifies the site, largely, as being at 'Very Low' risk of surface water flooding. Central areas of the site are identified as being at risk of surface water flooding (1:30, 1:100 and 1:1000 annual exceedance probabilities). The extents identified relate to the localised low point of the site at c. 15.60m AOD. The extents do not represent part of a wider surface water flow route with wider third party constraints/impacts. These extents will be managed through the proposed development of the site and do not represent a wider surface water flood risk. No incoming overland flow route has been identified, incoming from the north/west of the site, as suggested by Arun District Council's Drainage Engineers in view of the topographic survey(s) or Flood Map for Planning.
Groundwater	Very Low Winter groundwater monitoring has been undertaken at the site across two winters, not identifying groundwater at shallow depths or presenting a potential risk of flooding.
Sewers	Very Low Southern Water's public sewer records identify a 150mm dia. public foul water sewer beneath Eastergate Lane, to the north of the site. No instances of historic sewer flooding have been identified.
Artificial Sources	None The site is not identified as being at risk of flooding from artificial sources.

6 PROPOSED DEVELOPMENT

6.1 Description of Development

- 6.1.1 The proposed development concerns the construction of 9 No. dwellings. The architectural development proposals are contained within **Appendix A**.
- 6.1.2 The type of development proposed falls within the "More Vulnerable" flood risk vulnerability classification (Annex 3: Flood risk vulnerability classification, NPPF) and is appropriate in Flood Zone 1 (Flood Risk and Coastal Change Table 2).

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	Exception Test Required	✓	✓	✓
Flood Zone 3a†	Exception Test Required †	✗	Exception Test Required	✓	✓
Flood Zone 3b*	Exceptions Test Required *	✗	✗	✗	✓*
✓ = Development is appropriate ✗ = Development should not be permitted					

- 6.1.3 The pre-development impermeable area totals 2,261m² (0.23Ha).
- 6.1.4 The post-development impermeable area totals 3,097m² (0.32Ha).
- 6.1.5 The increase in impermeable area, post development, amounts to 836m² (36%).
- 6.1.6 The use of SuDS methods and techniques, where site conditions and constraints allow, will be utilised to assist in the management of surface water run-off generated by the proposed development, whilst adhering to the SuDS hierarchy as stated within Building Regulations (Part H) and The SuDS Manual (C753).
- 6.1.7 The specific drainage proposal is detailed in **Section 7** of this report.

7 PROPOSED SURFACE WATER DRAINAGE STRATEGY

7.1.1 The National Standards for Sustainable Drainage Systems (June 2025) detail principles and standards for the management of surface water run-off for new infrastructure and development.

7.1.2 There are two types of standards:

- i. The hierarchy standard (Standard 1) gives criteria for prioritising the choice of final run-off destination
- ii. Fixed standards (Standards 2 to 7) state the minimum design criteria that all surface water drainage systems should satisfy and how they should be built, maintained and operated.

Both types of standards have accompanying requirements which provide details on how to interpret, deliver and evaluate each standard.

7.1.3 The seven standards are complementary, and the delivery of each standard should support delivery of the other standards. A surface water drainage system design that delivers multiple benefits will include a range of features and each of these should contribute to the delivery of several, if not all, of the standards.

7.1.4 There may be specific circumstances or constraints, such as the type or size of a development that mean it is not possible to deliver one or more of the standards. In these circumstances the opportunity to meet the standard shall be maximised and justification be developed in consultation with the approving body, who may agree to a departure unless regulatory controls prohibit such a departure.

7.1.5 The National Standards for Sustainable Drainage Systems can be viewed at <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>

7.2 Standard 1: Run-off Destinations

A 'SuDS approach' shall be adopted to address the management of surface water by the development and where it should be discharged. Runoff shall be treated as a resource and managed in a way that avoids negative impacts of the development on flood risk, the morphology and water quality of receiving waters and the associated ecology.

Runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- Collected for non-potable use
- Infiltrated to ground
- Discharged to an above ground surface water body
- Discharged to a surface water sewer, or another piped surface water drainage system
- Discharged to a combined sewer
- To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable.

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

Note 2: for the purposes of this standard, a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the

capacity to accommodate additional flows or has an element of surface water in it already.

To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable. Higher cost alone shall not be a reason to utilise lower priority final destinations.

Where more than one final destination is utilised, each final destination's ability to accept runoff shall be maximised in order of priority.

7.2.1 Potential run-off destinations have been considered, in accordance with the hierarchy detailed within the National Standards for Sustainable Drainage Systems (June 2025), in respect of the proposed development:

Run-off Destination	Viable?	Justification
Collected for non-potable use	Yes	Standard 1 states that rainwater harvesting shall be considered where there is a demand for non-potable water, as well as if there is a need for landscape irrigation. The proposed site layout does not suggest a need for landscape irrigation given there are no significant areas of public open space. It is proposed that rainwater butts will be provided on each plot to provide a supply of non-potable water for householder activities, such as gardening. This is considered to be appropriate and proportionate given the scale of development proposed.
Infiltrated to ground	Yes	Infiltration testing undertaken has identified acceptable rates of infiltration, whilst groundwater monitoring undertaken on site does not identify groundwater at shallow depths.
Discharged to an above ground surface water body	No	There are no such features on site, or within the immediate vicinity of the site, to which surface water could drain to. Additionally, higher ranking opportunities have been identified (infiltration) therefore

		such methods should be utilised.
Discharged to a surface water sewer, or another piped surface water drainage system	No	No such assets existing, whilst higher ranking solutions are proposed (infiltration).
Discharged to a combined sewer	No	No such assets existing, whilst higher ranking solutions are proposed (infiltration).

7.2.2 As detailed within the table above, and justified, surface water will be drained via infiltration, post development. Rainwater re-use will be incorporated through the use of rainwater butts.

7.2.3 Consideration has also been afforded as to the SuDS methods and techniques which can be introduced to support the development:

SuDS Method / Technique	Suitable	Comments
Green roofs or walls	No	Not suitable in view of development proposals.
Rainwater harvesting systems	No	Rainwater harvesting is not considered viable, and is not proportionate in view of the level of development proposed. Rainwater butts are proposed on each plot to provide a level of rainwater re-use.
Soakaway or infiltrations systems	Yes	Infiltration testing and groundwater monitoring suggest infiltration is viable. Infiltration is therefore proposed to support the development.
Permeable surfaces	Yes	Permeable paving is proposed to support the development, providing water quality benefits in addition to drainage functionality.
Swales and filter strips	No	The site layout does not lend itself to the introduction of such features.
Basins and ponds (such as wetlands, balancing ponds, detention basins, retention ponds)	No	The site layout is constrained spatially meaning it is not possible to accommodate such features.
Tanked systems	Yes	Crated soakaway systems are proposed to support the development.

7.2.4 It is proposed that the site will utilise soakaways and infiltrating permeable paving as a means of draining the site.

7.2.5 Winter infiltration testing has been conducted which demonstrates acceptable rates of infiltration.

7.2.6 A safety factor has been applied in respect of the design rate utilised for infiltration features in the surface water drainage calculations prepared. A rate of 1×10^{-4} has been used for current design purposes for all infiltrating features, except for Soakaway 2, Road 2 Permeable Paving and Road 3 Permeable Paving where a rate of 1×10^{-5} has been used (owing to slower rates established through the testing undertaken on site in these locations).

7.2.7 A summary of the infiltration features proposed is provided below, in relation to the infiltration testing undertaken:

Soakaway	Nearest Infiltration Test Location	Nearest Infiltration Test Location Result (3 rd Test Cycle)	Design Infiltration Rate Used
Soakaway 1	TP105	3.41×10^{-4}	1×10^{-4}
Soakaway 2	TP106	5.33×10^{-5}	1×10^{-5}
Soakaway Plot 1	TP101 / TP105	$1.92 \times 10^{-4} / 3.41 \times 10^{-4}$	1×10^{-4}
Soakaway Plot 2	TP103 / TP105	$4.49 \times 10^{-4} / 3.41 \times 10^{-4}$	1×10^{-4}
Soakaway Plot 3	TP103 / TP105	$4.49 \times 10^{-4} / 3.41 \times 10^{-4}$	1×10^{-4}
Soakaway Plot 4	TP103 / TP105	$4.49 \times 10^{-4} / 3.41 \times 10^{-4}$	1×10^{-4}
Soakaway Plot 7	TP107	3.43×10^{-4}	1×10^{-4}
Soakaway Plot 8	TP102	1.54×10^{-4}	1×10^{-4}
Soakaway Plot 9	TP108	4.27×10^{-4}	1×10^{-4}
Road 2 Permeable Paving	TP109	5.71×10^{-5}	1×10^{-5}
Road 3 Permeable Paving	TP104	5.13×10^{-5}	1×10^{-5}

Figure 18. Proposed Infiltration Features and Infiltration Rates

7.2.8 All soakaways have been designed to provide a minimum of 1.00m clearance (freeboard) in respect of the peak winter groundwater levels established on site through the groundwater monitoring undertaken.

7.2.9 A summary of the infiltration features proposed is provided below, in relation to groundwater depths:

Soakaway	Nearest GWM Location	Nearest GWM Location Peak Depth / Level	Soakaway Base	Groundwater Clearance
Soakaway 1	BH1	2.50m bgl / c. 14.175m AOD	15.25m AOD	1.075m
Soakaway 2	BH101	1.75m bgl / c. 14.350m AOD	15.35m AOD	1.00m
Soakaway Plot 1	BH1	2.50m bgl / c. 14.175m AOD	15.25m AOD	1.075m
Soakaway Plot 2	BH1	2.50m bgl / c. 14.175m AOD	15.30m AOD	1.125m
Soakaway Plot 3	BH1	2.50m bgl / c. 14.175m AOD	15.30m AOD	1.125m
Soakaway Plot 4	BH1	2.50m bgl / c. 14.175m AOD	15.30m AOD	1.125m

Soakaway Plot 7	BH101	1.75m bgl / c. 14.350m AOD	15.35m AOD	1.00m
Soakaway Plot 8	BH2	2.42m bgl / c. 13.750m AOD	14.775m AOD	1.025m
Soakaway Plot 9	BH102	2.36m bgl / c. 13.675m AOD	14.775m AOD	1.1m
Road 2 Permeable Paving	BH101	1.75m bgl / c. 14.350m AOD	15.882m AOD	1.532m
Road 3 Permeable Paving	BH2	2.42m bgl / c. 13.750m AOD	15.315m AOD	1.565m

Figure 19. Proposed Infiltration Features and Groundwater Depths

- 7.2.10 The peak groundwater level stated in the above table is relative to the site topographic survey and levels taken from the survey. BP Civils has accurately plotted the locations of the monitoring boreholes using the electronic format of the topographic survey to provide greater accuracy and assurance.
- 7.2.11 The proposed surface water drainage arrangement is shown on drawing **PL500 'Proposed Drainage & Level'**.

7.3 Standard 2: Management of Everyday Run-off (Interception)

Apply a 'SuDS approach' so that at least the first 5mm of rainfall for the majority of rainfall events does not result in run-off from the site to surface waters or piped drainage systems.

Evidence shall be provided that the approach to managing run-off from 'everyday' rainfall has been developed alongside and in support of the management of run-off quality (Standard 4) and the delivery of amenity and biodiversity benefits (Standards 5 and 6).

- 7.3.1 Post-development, it is proposed that the site will drain surface water by infiltration.
- 7.3.2 The National Standards for SuDS (2025) paragraph 2.4 states that 'For developments that infiltrate entirely to ground so no runoff leaves the development for storm events with a 1 in 1 or greater chance of occurring each month, the surface water drainage system is deemed compliant with Standard 2.'
- 7.3.3 Calculation are provided for the proposed surface water drainage system, in addition to the results of the infiltration tests undertaken on site.

7.4 Standard 3: Management of Extreme Rainfall and Flooding

A 'SuDS approach' shall be adopted to address the management of development run-off during extreme rainfall, including allowances for climate change and urban creep to:

- protect people and property on the development from flooding of the surface water drainage system
- mitigate any increased flood risk to people and property adjacent to or downstream of the development
- protect the receiving water body from morphological damage or minimise the impact on sewer capacity

When discharging to an infiltration feature, the system shall be appropriately sized to accommodate

the design event based on ground conditions and contributing areas.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water run-off (rate and volume) for the 1% annual exceedance probability (AEP) event shall be controlled to ensure the run-off from the development does not increase flood risk elsewhere.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water run-off rate for the 50% AEP event shall be controlled to ensure development run-off from an event of this magnitude has no negative impact.

Any flooding from the surface water drainage system for events up to the 1% AEP event shall be managed within the development.

Any flooding from off-site sources for the 1% AEP event should be managed on site or safely routed through the site, ensuring any downstream risks are not increased compared to the pre-development scenario.

The risks (both on and off the development) associated with flooding from the surface water drainage system for exceedance events greater than the 1% AEP event shall be appropriately managed.

- 7.4.1 Infiltration rates of 1×10^{-4} and 1×10^{-5} have been used for design purposes. These rates incorporate a safety factor in relation to the rates established on site through the winter infiltration testing undertaken.
- 7.4.2 Safety factors have been applied in respect of the surface water drainage calculations where infiltration is proposed.
- 7.4.3 The surface water drainage system for the proposed replacement building has been designed to accommodate a 1 in 100-year storm event, inclusive of allowances for climate change and urban creep.
- 7.4.4 In respect of climate change, Gov.uk provides guidance for local planning authorities preparing strategic flood risk assessments and developers and their agents preparing flood risk assessments for planning applications, and development consent orders for nationally significant infrastructure projects.
- 7.4.5 Climate change allowances are predictions of anticipated change for peak river flow, peak rainfall intensity, sea level rise and offshore wind speed and extreme wave height.
- 7.4.6 Allowance for climate change shall be provided in the undertaking of site-specific flood risk assessments where new development is proposed to minimise vulnerability and provide resilience to flooding and coastal change.
- 7.4.7 The 'Peak Rainfall Allowances Map' shows anticipated changes in peak rainfall intensity.
- 7.4.8 Based on the latest allowances, for the 3.3% annual exceedance rainfall event, an increase of 40% should be applied to peak rainfall in relation to the proposed development.
- 7.4.9 For the 1% annual exceedance rainfall event, an increase of 45% should be applied to peak rainfall in relation to the proposed development.

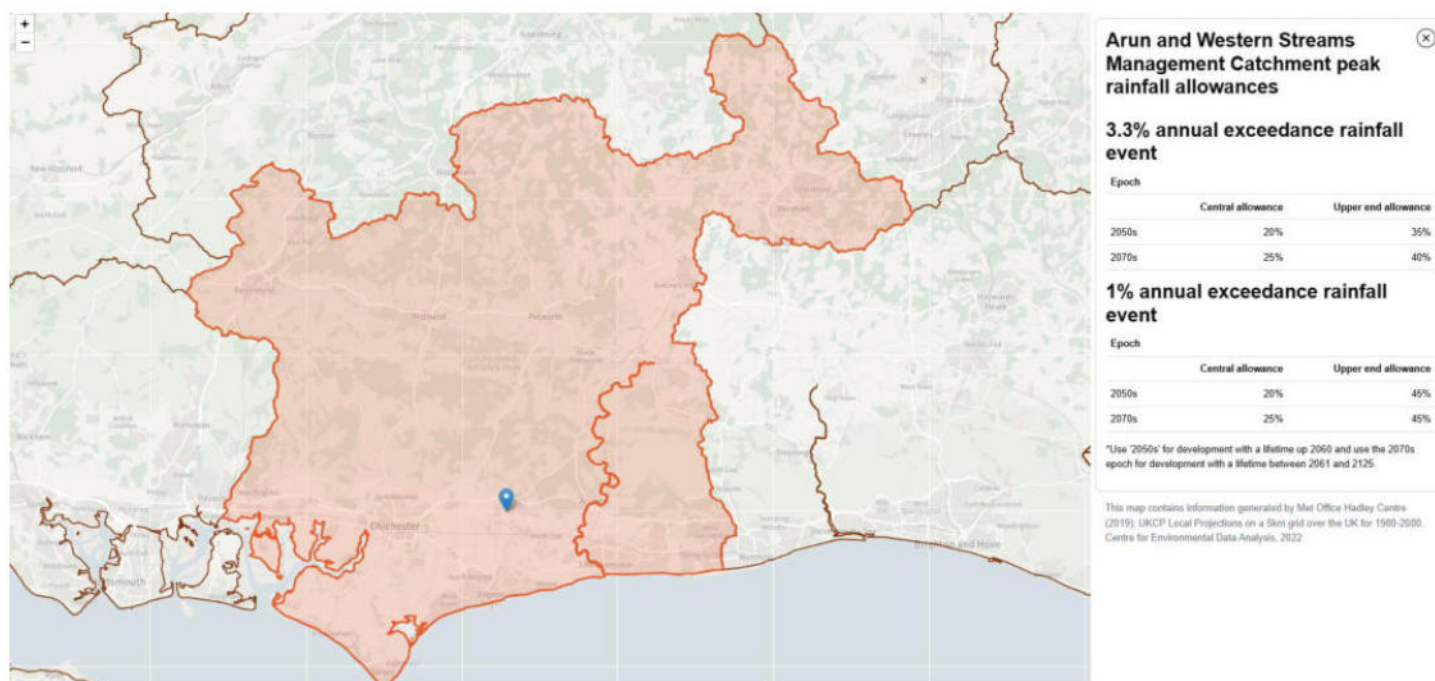


Figure 20. Climate Change Allowances – Peak Rainfall Allowances (Gov.uk)

7.4.10 An allowance of 10% has been made within the surface water drainage calculations prepared for the potential impacts of urban creep. This has been attributed to the proposed roof catchment.

7.5 Standard 4: Water Quality

Apply a 'SuDS approach' that protects surface waters, groundwater and coastal waters by managing the quality of the surface water run-off to adequately address water quality risks from development.

The proposed SuDS management train(s) shall be based on robust water quality risk assessment, appropriate to the pollution hazard and sensitivity of receiving waters, reflecting industry recognised guidance or other quantitative assessment as agreed with the approving body and permitting requirements.

7.5.1 In accordance with the SuDS Manual (CIRIA C753) regarding methods for managing pollution risks, the risk posed by surface water run-off to the receiving environment depends on the pollution hazard at the site (the source), SuDS treatment techniques (the pathway), and the sensitivity of the environment (the receptor).

7.5.2 The simple index approach considers whether SuDS techniques are appropriate for the site. The states that for SuDS components to deliver adequate treatment, the total pollution mitigation index for each contaminant type should equal or exceed the pollution hazard index.

7.5.3 The SuDS Manual outlines three categories of pollution hazard identification, which vary depending on proposed land use, which are as follows:

- Total Suspended Solids (TSS).
- Metals (M).
- Hydrocarbons (H).

7.5.4 In accordance with C753 Table 26.2, the proposed land uses at the site are categorised as follows:

- Residential Roofs– Very low/TSS=0.2/M=0.2/H=0.05
- Individual property driveways, residential car parks, low traffic roads – Low/TSS=0.5/M=0.4/H=0.4

7.5.5 In accordance with C753 Table 26.3, the values of SuDS Mitigation indices are provided for permeable paving:

- Permeable Pavement – TSS=0.7/M=0.6/H=0.7

7.5.6 The use of permeable paving will ensure that run-off from the site receives a level of treatment required by the SuDS Manual, with hydrocarbons being filtered by the aggregate and geotextile layers.

7.5.7 As the pollution hazard index does not exceed any pollution mitigation index for any contaminant type, the proposed SuDS methods will provide sufficient treatment for the proposed development.

7.6 Standard 5: Amenity

A 'SuDS approach' shall be adopted that maximises benefits for amenity through the creation of multi-functional places and landscapes.

7.6.1 The surface water drainage system incorporates widespread permeable paving, which serves as a multi-functional surface that is able to provide amenity benefit in addition to serving its primary purpose of assisting in draining the site.

7.6.2 The size and scale of the proposed development (minor development) and the site layout limits the ability to incorporate other drainage features which may provide additional benefit.

7.7 Standard 6: Biodiversity

A 'SuDS approach' shall be adopted to ensure the surface water drainage system maximises biodiversity benefits throughout the development lifecycle.

The surface water drainage system shall add biodiversity value by:

- creating diverse, self-sustaining, resilient local ecosystems which contribute to net gains in biodiversity
- supporting and promoting natural local habitat and species, for example, through local nature recovery strategies
- contributing to the delivery of local biodiversity strategies
- contributing to habitat connectivity

7.7.1 The consideration and inclusion of biodiversity in respect of the proposed surface water drainage system must be proportionate to the scale and ecological sensitivity of the site, and also consider site constraints and opportunities.

7.7.2 SuDS planters are proposed on each plot, as demonstrated on the architect's plans, to provide biodiversity benefits.

7.7.3 The size and scale of the proposed development (minor development) and the site layout limits the ability to incorporate other drainage features which may provide additional benefit.

7.8 Standard 7: Design of Drainage for Construction, Operation, Maintenance, Decommissioning and Structural Integrity

A 'SuDS approach' shall be adopted to ensure that surface water drainage systems are designed so they can be easily and safely constructed, operated and maintained taking account of the need to minimise negative impacts on natural resources and the environment.

The designer shall provide a management and maintenance plan that supports the design objectives detailed in standards 1 to 6 and ensures the performance of the surface water drainage system with regards to run-off destinations, everyday and extreme rainfall, water quality, amenity and biodiversity is maintained throughout the lifetime of the development.

Surface water drainage design shall examine for the likelihood and consequences of potential failure scenarios that may occur during the operation phase and safely manage the associated risks.

The surface water drainage system shall be designed to ensure structural integrity of all components under anticipated loading conditions for the design life of the development so that it does not affect the structural integrity of any existing or proposed components within, or adjacent to, the development.

7.8.1 Maintenance is required to ensure the long-term operational performance of the proposed surface water drainage system.

7.8.2 The drainage system has been designed to minimise maintenance requirements; however a number of key tasks will need to be undertaken so that the system remains in optimal condition. These operations are summarised in the table below, along with the required frequency of works.

Drainage System feature	Proposed maintenance / remedial works	Required frequency of works
Permeable Paving	Surface raking/sweeping to reduce/remove silt and debris accumulation.	Every 8 to 12 weeks
	Removal / management of weed growth	At least once a year
Catch pits, gully sumps and soakaways	Inspection and additional cleansing as required.	Annual
	Desilting	Year 1, Year 3, then every 5 years
Pipework	Jetting to clear blockages	As required

7.8.3 Infrastructure which is 'shared' (i.e. serving more than a single plot and/or falling outside of any individual plot's curtilage) will be the responsibility of an appointed Management Company.

7.8.4 The responsibility of any drainage infrastructure supporting a single dwelling will be the sole responsibility of the owner/occupier of the associated dwelling.

Accidental Spillages

7.8.5 It is not envisaged that any materials are to be stored onsite once the development has been completed, which could cause major spills and potential pollution issues within the drainage system. If this situation alters in the future consultation with a specialist will be required in order to confirm if any upgrades to the existing system are necessary.

7.8.6 Minor spillages of fuels and oils will be dealt with by the permeable paving and deep trapped gullies, by bio-degrading and collecting the hydrocarbons respectively.

Future Alterations to the Development

- 7.8.7 Any future alterations at the site which may impact upon the proposed drainage systems should be assessed and confirmed by a specialist.
- 7.8.8 Where possible any future services are to avoid being located through areas of permeable paving.
- 7.8.9 If new services are required to run through areas of permeable paving, services should be installed below the depth of permeable paving with the permeable system reinstalled above.

8 PROPOSED FOUL WATER DRAINAGE STRATEGY

- 8.1.1 It is proposed that the 9 No. dwellings will drain to Southern Water's public foul water sewer network.
- 8.1.2 A new connection is to be established to the 150mm dia. public foul water sewer located beneath Eastergate Lane, if existing infrastructure/connections cannot be retained and utilised where proven to exist (subject to investigation).
- 8.1.3 Plots 5-9, inclusive, will require pumping.
- 8.1.4 Based on 21 No. persons (3 x 3 No. Bed @ total 15 No. persons and 1 x 4 No. Bed @ total 6 No. persons) 24-hour emergency storage amounts to 3.15m³.
- 8.1.5 Post development, peak foul water flows are estimated to amount to 0.42 l/s (based on Sewer Sector Guidance, Appendix C, Design and Construction Guidance).
- 8.1.6 Connection to the public foul water sewer will be subject to a S106 application, and approval from Southern Water.
- 8.1.7 Changes in recent years to infrastructure and connection charges (OFWAT Charging Rules) place the onus on the sewerage undertaker to reinforce their network should there no longer be sufficient capacity to serve new development. Funding for this is provided by revised charging arrangements for infrastructure and connection charges for each dwelling constructed comprising a Network Reinforcement Charge and Site-Specific Charges. The revised charging arrangement (funded by the developer) covers alterations to the Existing Sewer Network and the sewerage undertaker remains responsible for the cost of reinforcing their Strategic Assets. The developer is responsible for connecting the development to the public sewer network.

9 LIDSEY DRAINAGE IMPACT ASSESSMENT

- 9.1.1 The site is located within the Lidsey wastewater treatment catchment area.
- 9.1.2 Communities which fall within the catchment area have, historically, experienced foul water flooding of roads and property which has also led to the pollution of watercourses. The stated cause is assumed to have been as a result of the sewerage system being overloaded, as a result of groundwater infiltration/ingress and surface water inundation of the sewerage system.
- 9.1.3 West Sussex County Council has published the Lidsey Surface Water Management Plan (2014) which does not identify the site as falling within any of the defined Local Flood Risk Zones.
- 9.1.4 LFRZ-026 captures Eastergate Lane, to the east of the site, within the vicinity of Freeman Close. The site itself is not identified as being within the defined extents of this Local Flood Risk Zone.
- 9.1.5 As stated in Section 4.1 of this drainage strategy report, the arrangement concerning the existing below ground drainage infrastructure on site has not been confirmed. An assumption may be that, currently, surface water is draining to the existing below ground piped system that may drain to Southern Water's public foul water sewer network. This will need to be verified.
- 9.1.6 If the above assumption is proven to be correct, the proposed development will provide betterment by removing such flows from the public foul water sewer network, with post-development surface water flows being managed and contained fully within the confines of the site, with soakaways proposed. The implementation of such an arrangement will reduce the burden currently placed upon the public sewer network and represents a reduction in associated flood risk concerning the public foul water sewer network.
- 9.1.7 If found to be viable, existing connections to the public foul water sewer network may be retained, subject to confirmation of their condition and suitability. If found to be defective – for example, displaced or open joints allowing groundwater ingress and inundation to occur, these will be repaired or alternatively, new pipework and connections will be implemented instead.

10 OFFSITE IMPACTS

- 10.1.1 Surface water will be managed fully within the confines of the site via infiltration methods and techniques. As a result, there will be no adverse impacts off-site.
- 10.1.2 Foul water is to discharge to Southern Water's public sewer network. Southern Water is responsible for ensuring that their network has sufficient capacity to support new development, and to provide this where it may not currently exist, aided by contributions made by developers.

11 SUMMARY

- 11.1.1 The proposed development will involve the construction of 9 No. residential properties. Development proposals are contained within **Appendix A**.
- 11.1.2 The site measures 7,046m² (0.70Ha) and is located on the southern side of Eastergate Lane, between the existing properties 'Hill View' and 'Bennett' and to the south/south-west of 'Wayside'.
- 11.1.3 The topographic surveys identify levels broadly in the range of 17.00m AOD and 15.60m AOD.
- 11.1.4 The site is located in Flood Zone 1 and has been assessed as being at 'Very Low' risk of flooding from all of the potential sources of flood risk considered, with the exception of surface water, where central area of the site are identified as being at 'Low' to 'High' risk of surface water flooding.
- 11.1.5 The areas identified as being at 'Low' to 'High' risk of surface water flooding correspond with the localised low point on site, rather than demonstrating a wider surface water flow route with wider third party constraints/impacts. These extents will be managed through the proposed development of the site and do not represent a wider surface water flood risk.
- 11.1.6 Extensive ground investigation, infiltration testing and groundwater monitoring has been undertaken. The surface water drainage design has been developed in view of site constraints and opportunities in view of the findings of these works.
- 11.1.7 Rainwater re-use on a plot level is provided in the form of rainwater butts.
- 11.1.8 Surface water will drain via infiltration, through the introduction of soakaways as well as permeable surfacing (permeable paving).
- 11.1.9 The permeable access roads will have a 600mm deep/thick sub-base.
- 11.1.10 Free-draining root protection construction will be provided where road alignments/driveways conflict with tree root protection areas.
- 11.1.11 Roof water will drain to the private soakaways located within the rear gardens of all plots, with the exception of Plots 5 and 6. Roof water from Plots 5 & 6 and the associated garages will drain to a communal soakaway (Soakaway 2), beneath the access road, owing to site constraints.
- 11.1.12 The surface water drainage calculations have considered a 1-in-100-year storm event, inclusive of an allowance of 45% for the potential impact(s) of climate change.
- 11.1.13 Foul water will drain to the public foul water sewer beneath Eastergate Lane. If existing connectivity is proven, subject to condition and suitability, this will be retained. If no existing connectivity is confirmed, and/or cannot be retained and utilised, a new connection will be established.
- 11.1.14 Post development, peak foul water flows are estimated to be to 0.42 l/s (based on Sewer Sector Guidance, Appendix C, Design and Construction Guidance).
- 11.1.15 In conclusion, the proposed development is suitable with regards to foul and surface water drainage.