

DRAINAGE IMPACT ASSESSMENT

Lidsey Wastewater Treatment Catchment

Construction of a Single Storey Rear Infill Extension

Park View, Fontwell Avenue, Eastergate, Chichester, West Sussex, PO20 3RY

Application Type	Householder Planning Application
Property Address	Park View, Fontwell Avenue, Eastergate, Chichester, West Sussex, PO20 3RY
Local Planning Authority	Arun District Council
Proposed Development	Single storey rear infill extension (12m ²)
Drainage Catchment	Lidsey Wastewater Treatment Works Catchment Area
Surface Water Disposal	Infiltration via new soakaway
Foul Water Disposal	No foul water generated - not applicable
Prepared By	Advanced Adaptations

1. Introduction and Purpose of This Assessment

This Drainage Impact Assessment has been prepared in support of a householder planning application for the construction of a single storey rear infill extension at Park View, Fontwell Avenue, Eastergate, Chichester, West Sussex, PO20 3RY. The application is submitted to Arun District Council.

This assessment has been prepared specifically to address Arun District Council’s drainage impact assessment requirements for development within the Lidsey Wastewater Treatment Works catchment area, in accordance with:

- Arun District Council Local Plan 2011–2031 — Policy W DM1: Wastewater and Water Quality
- Arun District Council Householder Validation Requirements List (effective 1 May 2024)
- Arun District Council’s Drainage Planning Consultation requirements and Engineering Services guidance
- The Lidsey Surface Water Management Plan and associated Strategic Surface Water Management Study
- Arun District Council’s Level 1 Strategic Flood Risk Assessment (JBA Consulting, March 2026)
- National Planning Policy Framework (NPPF, 2023) — Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change
- The SuDS Manual (CIRIA C753, 2015) and the Non-Statutory Technical Standards for Sustainable Drainage Systems (DEFRA, 2015)

Arun District Council’s Engineering Services department is consulted on all planning applications within the Lidsey treatment catchment area, however small. This assessment has been prepared

accordingly and addresses all relevant foul drainage, surface water drainage, flood risk and water quality considerations required for validation and determination of the application.

2. Site Description and Catchment Context

2.1 Site Description

The application site comprises a detached residential dwellinghouse known as Park View, situated on Fontwell Avenue in the village of Eastergate, Chichester, West Sussex (NGR: SU948064). The site lies within an established residential area on the West Sussex coastal plain, characterised by low lying, flat topography with limited natural drainage gradient.

The proposed extension is a single storey infill structure to the rear of the existing dwelling (12m²). The current surface within the extension footprint is paved hardstanding. No new impermeable surfaces are proposed beyond the roof area of the proposed extension.

2.2 Lidsey Catchment Context

The application site falls within the catchment of Lidsey Wastewater Treatment Works, which serves a wide area of the West Sussex coastal plain including Eastergate, Barnham, Westergate, Bersted and surrounding villages.

3. Flood Risk Assessment

3.1 Flood Zone

The application site has been assessed against the Environment Agency Flood Map for Planning. The site at Park View, Fontwell Avenue, Eastergate, PO20 3RY is located within Flood Zone 1 (low probability of flooding), defined as land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding in any year. A full Sequential Test and Exception Test are not required for development in Flood Zone 1.

3.2 Surface Water Flood Risk

The Environment Agency Surface Water Flood Map has been consulted. The application site is located in an area of very low surface water flood risk.

The proposed extension replaces existing paved hardstanding of equivalent area. All surface water generated by the proposed extension roof will be directed to a new appropriately sized soakaway.

3.3 Local Flood Risk Zone (LFRZ)

Applicants are required to check whether the application site falls within a Local Flood Risk Zone (LFRZ) as identified in the Lidsey Surface Water Management Plan, using Arun District Council's planning validation requirements interactive map. The result of this check for the application site is as follows:

- The site does not fall within a designated Local Flood Risk Zone (LFRZ) as identified in the Lidsey Surface Water Management Plan
- The site is not identified as being within a specific Local Flood Risk Zone and no LFRZ-specific interventions are therefore required

4. Foul Water Drainage

The proposed extension is to be used as additional internal living space only. No plumbing, sanitary appliances, WC facilities or drainage connections generating foul water are proposed within the extension. The existing foul drainage arrangements serving the dwelling are unaffected by the proposed development and no modifications to the existing foul sewer connection are proposed or required.

In accordance with Arun District Council's Householder Validation Requirements List (effective 1 May 2024), this assessment confirms that:

- No new foul water is generated by the proposed extension
- No new connection to the foul sewer network is proposed or required
- The capacity of the Lidsey Wastewater Treatment Works is not affected by the proposed development
- Water quality will not be impacted by the proposed development
- The proposed development does not worsen the existing foul drainage situation in the Lidsey catchment

5. Surface Water Drainage

In accordance with SuDS hierarchy principles and Arun District Council's Engineering Services requirements, surface water from the proposed extension roof will be managed on site by infiltration via a new soakaway system.

The proposed surface water drainage strategy is as follows:

- Rainwater falling on the proposed extension roof will be collected via new guttering and downpipes
- Collected rainwater will be directed to a new appropriately sized soakaway structure to be installed within the rear garden of the property
- The soakaway will be positioned a minimum of 5 metres from all buildings and foundations
- No surface water will be discharged to the public foul or combined sewer
- No surface water will be discharged to any watercourse or the public surface water sewer beyond the soakaway

6. SuDS Hierarchy and Drainage Strategy Justification

The proposed drainage strategy has been developed in accordance with the SuDS hierarchy set out in the Non-Statutory Technical Standards for Sustainable Drainage Systems (DEFRA, 2015) and CIRIA C753 The SuDS Manual. The SuDS hierarchy requires that drainage designers consider the following disposal methods in order of preference:

- 1st preference: Infiltration on site (soakaway, infiltration trench, permeable paving)
- 2nd preference: Discharge to a surface water body
- 3rd preference: Discharge to a surface water sewer
- 4th preference: Discharge to a combined sewer

The proposed drainage strategy directs all surface water from the extension roof to a new on-site soakaway, representing the first preference in the SuDS hierarchy. No discharge to any sewer or watercourse is proposed. This approach is consistent with Arun District Council's Engineering Services requirements and with the objectives of Policy W DM1 of the Arun Local Plan 2011–2031.

7. Water Quality

Arun District Council's Householder Validation Requirements List requires applicants to demonstrate that water quality will not be impacted by proposed development.

The following confirms that the proposed development will have no adverse impact on water quality:

- No foul water is generated by the proposed development and no connection to the foul sewer network is proposed
- Surface water from the extension roof will be directed to a new soakaway. Roof runoff is generally of good quality and is considered suitable for infiltration into ground without pre-treatment for a development of this scale
- No contaminated surfaces, industrial processes, chemical storage or other potential sources of pollution are associated with the proposed extension
- The proposed soakaway will be designed and constructed to prevent surface water contamination of groundwater, with appropriate inlet filtration measures incorporated as part of the soakaway specification
- The proposed development does not involve any works within, adjacent to or affecting any watercourse, drainage ditch or water body

8. Conclusion

This Drainage Impact Assessment demonstrates that the proposed construction of a single storey rear infill extension at Park View, Fontwell Avenue, Eastergate, Chichester, West Sussex, PO20 3RY will have no adverse impact on the drainage capacity of the Lidsey catchment, the Lidsey Wastewater Treatment Works or the wider surface water and foul drainage network.

The key conclusions of this assessment are as follows:

- The proposed extension does not generate any foul water. No new sanitary facilities are proposed and no connection to the foul sewer network is required or proposed. The capacity of the Lidsey Wastewater Treatment Works is entirely unaffected.
- Surface water from the proposed extension roof will be managed entirely on site by infiltration via a new soakaway system. No surface water will be discharged to any sewer, watercourse or third-party land.
- The proposed extension replaces existing paved hardstanding within the extension footprint, resulting in a minimal net change in impermeable surface area. The surface water runoff generated by the extension is negligible in the context of the wider catchment.
- Water quality will not be adversely affected by the proposed development.

It is respectfully submitted that the proposed development satisfies all drainage and flood risk validation requirements applicable to householder applications within the Lidsey catchment area, and that Arun District Council's Engineering Services department can be satisfied that the development will not adversely affect the drainage capacity, flood risk or water quality of the catchment.

9. Declaration

This Drainage Impact Assessment has been prepared on behalf of the applicant in good faith and to the best of the knowledge and information available at the date of preparation. The information contained herein is accurate to the best of the author's knowledge and belief.

Prepared by	Advanced Adaptations
Property	Park View, Fontwell Avenue, Eastergate, Chichester, West Sussex, PO20 3RY
Date	05/09/2026

Signed: Zeki Kurekci