



SURFACE WATER STATEMENT

JANUARY 2022

APPEAL SITE: LAND REAR OF 73 & 75 ALDWICK ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2NW

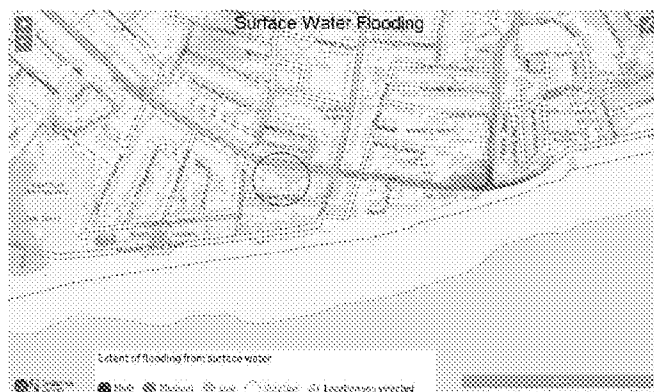
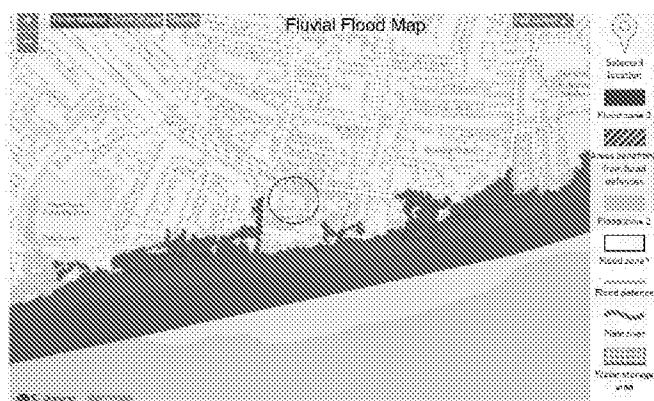
DESCRIPTION: CHANGE OF USE FROM A1 RETAIL / B8 STORAGE TO C3 RESIDENTIAL AND THE CREATION OF THREE DWELLING UNITS THROUGH THE CONVERSION OF THE REAR OF NOS. 73 & 75 AND THE ERECTION OF A PART SINGLE STOREY / PART TWO STOREY REAR EXTENSION WITH ASSOCIATED LANDSCAPING, AMENITY SPACE AND REFUSE/RECYCLING STORES

APPELLANT: MWG PROPERTIES LIMITED

LPA: ARUN DISTRICT COUNCIL

1.0 BACKGROUND INFORMATION ON FLOODING

- 1.1.1 The Environment Agency flood maps have been consulted on this application and it is noted (as below) that the site is located in flood zone 1 and not within an area defined as being at risk of surface water flooding.



1.1.2 Paragraph 167 of the NPPF states:

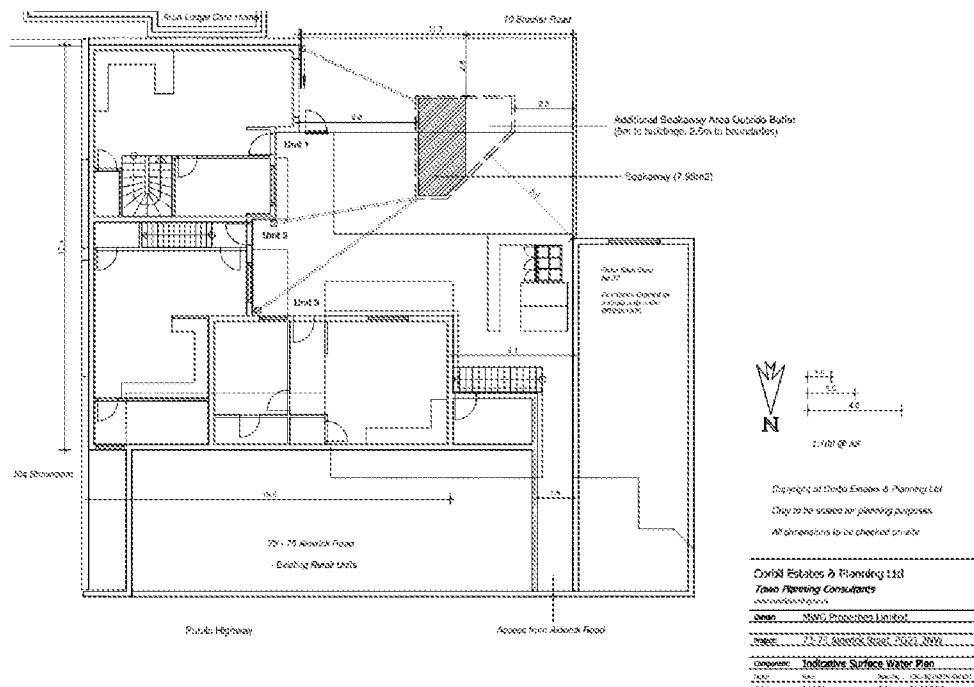
When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁵⁵

⁵⁵ *A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.*

1.1.3 The application site does not fit within the threshold of development and is not within a flood risk area for which a site-specific flood risk assessment is required. The site is currently laid to hard-standing being used for the storage and parking of vehicles. There is no specific or significant surface water flood problem with the existing site.

2.0 SUSTAINABLE DRAINAGE

2.1.1 The application has been accompanied with a surface water plan which shows how the runoff of water from the building will be focused into a soakaway within the open part of the site. The soakaway ensures that an easement of 5m is retained to neighbouring buildings and 2.5m to the property boundaries. An indicative layout for the soakaway and drainage is below.



2.1.2 The existing site is completely laid to hard-standing for the parking of vehicles and the removal of this hard-standing to form soft landscaping around the proposed extension, and the inclusion of a soakaway to cater for water runoff from the new building will enhance and improve drainage on the site from its existing condition.

2.1.3 A condition requiring specific details of a surface water and foul water drainage scheme can be the subject of a condition on the planning permission.