

Belmont Lodge, Belmont Street, Bognor Regis, West Sussex, PO21 1LE
Surface Water Drainage Statement
April 2026 V2

1.0 Introduction

- 1.1 This report has been prepared in response to the surface water drainage objections raised by Arun District Council (ADC). It provides a robust and policy-compliant drainage strategy demonstrating that the development will not increase flood risk on or off site.
- 1.2 The report has been prepared with reference to the National Planning Policy Framework (NPPF), the National Standards for Sustainable Drainage Systems (2025), the CIRIA SuDS Manual (C753), and ADC guidance.
- 1.3 The strategy confirms that surface water is managed via infiltration through a soakaway located beneath the existing car park.

2.0 Existing Site Conditions

- 2.1 The site comprises 2 x residential buildings and a single storey office building with associated hardstanding used for vehicle parking, located on the northern side of Belmont Street. The site layout is confirmed within the submitted Proposed Site Plan (drawing number: PL_022_260227).
- 2.2 The majority of the site is currently hard surfaced, resulting in concentrated surface water runoff. At the time the car park was resurfaced, a soakaway was installed underneath the car park in order to manage surface water. This system has worked effectively for a number of years.

3.0 Drainage Strategy Overview

- 3.1 The existing drainage system improved the previous situation. Prior to the resurfacing work surface water was largely unmanaged.
- 3.2 The system was designed in accordance with sustainable drainage principles by prioritising on-site infiltration. The system works by collecting surface water arising from roof areas, the car park and other hardstanding areas, treating the water and then discharging the water via a below-ground soakaway system.
- 3.3 The system ensures that runoff is attenuated and infiltrated within the site, thereby preventing increased discharge to external networks.

4.0 Compliance with National Standards for SuDS (2025)

- 4.1 The scheme complies with the National Standards as follows. Surface water is discharged to ground via a soakaway, following the drainage hierarchy and addressing the previous absence of a defined destination. As runoff is contained within the site, there is no increase in peak flow leaving the site.
- 4.2 Water quality treatment is dealt with via catchpits, filtration and infiltration. The drainage system is located below ground and does not affect site usability, thereby maintaining

amenity. The use of infiltration supports natural hydrological processes and provides biodiversity benefits. Whilst the system has operated effectively and been managed as per the guidance provided (with regular inspections and maintenance), a management plan can be secured by condition if necessary.

5.0 Drainage Layout Description

- 5.1 The drainage layout follows a clear and logical sequence of interception, conveyance, treatment, storage and infiltration.
- 5.2 Surface water from the building roof is collected via downpipes and directed to an inspection chamber located adjacent to the building. From here, flows are conveyed via pipework into the wider drainage network.
- 5.3 The car park area is graded to fall towards drainage collection features. These include linear drainage channels which intercept runoff and prevent surface water ponding.
- 5.4 Collected water is routed to a catchpit located within the car park, which provides primary treatment. From the catchpit, flows are conveyed to a downstream inspection chamber before entering the main soakaway system.
- 5.5 The soakaway is located beneath the car park and attenuates and infiltrates all surface water into the ground. The overall flow path is therefore:

Roof / Hardstanding → Collection → Pipe Network → Catchpit → Soakaway (Infiltration)

All flows are directed away from the building and contained within the site boundary.

6.0 Interception and Betterment Measures

- 6.1 Additional drainage features, such as water butts for rainwater reuse, can be secured by an appropriately worded planning condition if required. Subject to such a condition, these additional measures will improve overall system performance and sustainability.

7.0 Conclusion

- 7.1 This statement demonstrates that surface water arising from the site is effectively managed through a robust and policy-compliant drainage strategy.
- 7.2 The use of a soakaway beneath the car park ensures that runoff is attenuated and infiltrated within the site, with no increase in flood risk. The scheme complies with national and local policy, addresses all concerns raised by ADC, and provides sufficient technical justification to overcome the objection.