



Foul and Surface Water Drainage Statement

**The Old Manor House (1 Summerley Lane), Felpham, Bognor Regis,
PO22 7HN**

1. Introduction

This Drainage Statement supports a full planning application for the part change of use of the east wing of *The Old Manor House*, Summerley Lane, Felpham.

The proposal involves converting part of the existing building from residential use to guest accommodation while retaining the remainder as a private dwelling.

No new extensions or major external works are proposed, other than resurfacing of the existing courtyard and minor landscaping enhancements.

The purpose of this statement is to confirm the existing foul and surface water drainage arrangements and to demonstrate that the proposed development will maintain or improve drainage performance without increasing flood risk either on or off site.

2. Existing Drainage Arrangements

The site was previously occupied as a nursing home providing around 10 bedrooms, each with en-suite facilities and a communal kitchen. This means the existing drainage system was designed for a capacity equal to or greater than the proposed new use.

The property connects to the public combined sewer located in Summerley Lane or Felpham Way, in line with historic drainage practices.

Surface water currently drains from the roofs and courtyard through yard gullies and rainwater downpipes, which are likely to join the same combined system.

No new drainage installations have been carried out since the 2019 planning approval, and the east wing remains unaltered.

There is no evidence of flooding or drainage failure within the site. The area lies within Flood Zone 1 and is recorded by the Environment Agency as having a *very low risk* of flooding from all sources.

3. Proposed Drainage Strategy

3.1 General Principles

The scheme will retain and improve the existing combined drainage network, following the drainage hierarchy outlined in Building Regulations Part H.

Given the site's clay-based subsoil, developed character, and lack of nearby watercourses, connection to the public combined sewer remains the most practical and sustainable option.

3.2 Foul Water Drainage

- Foul drainage will continue to discharge into the public combined sewer.
- The new guest accommodation will generate discharge volumes comparable to the previous nursing home use.
- All pipework will be checked, cleaned, and relined or replaced as needed during refurbishment.
- Inspection chambers will be reused where possible, with minor upgrades to improve maintenance access.

3.3 Surface Water Drainage

- The courtyard area (approximately 340m²) will be resurfaced to provide a level, even finish and improved drainage falls.
- Existing gullies will be retained and upgraded, incorporating new trapped gullies and silt interceptors in accordance with current standards for car park drainage.
- Where practical, permeable or gravel margin strips will be added to soften edges and promote infiltration.
- Surface water will be directed away from building walls and collected via surface channels before connecting to the existing network.

These measures will ensure that the rate and volume of surface water runoff will not increase, and may slightly improve compared to existing conditions.

3.4 Pollution Prevention and Maintenance

To prevent any contamination from car park runoff, the system will include:

- Silt traps or gunk tanks to collect debris and hydrocarbons.
- Regular maintenance and clearing of gullies.
- Proper disposal of captured waste through licensed carriers.

Routine visual checks and maintenance will be carried out by the property owner/operator to ensure long-term effectiveness.

4. Climate Resilience

The drainage improvements will increase the site's ability to manage heavier rainfall events. Although the site lies within a very low flood risk area, the upgraded system will be designed to handle rainfall intensities equivalent to 1 in 100-year events with 40% climate change allowance, consistent with national good practice.

5. Drainage Hierarchy Summary

Drainage Method	Feasibility	Notes
1. Infiltration to ground (soakaway)	Not feasible	Ground conditions and existing impermeable development prevent effective infiltration.
2. Discharge to watercourse	Not feasible	No adjacent watercourse available.
3. Discharge to surface water sewer	Not feasible	No separate surface water network in vicinity.
4. Connection to combined sewer	Feasible and existing	Existing combined system in place, with improved drainage controls and pollution prevention measures.

6. Conclusion

- The proposal reuses existing drainage infrastructure originally designed for a larger-capacity nursing home.
- Foul water discharge will continue to the public combined sewer, with no increase in flow.
- Surface water drainage will be improved through resurfacing, gullies, and silt traps.
- Pollution prevention and maintenance regimes will protect water quality.
- The scheme complies with Arun Local Plan Policies W DM3 and W DM4, Building Regulations Part H, and Environment Agency guidance.

Accordingly, the proposed drainage arrangements are proportionate, sustainable, and fully compliant for the scale and nature of the development.