

Policy Site 6 – Felpham, Bognor Regis

Phases 4 & 5 Development Replan


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Flood Risk and Foul & Surface Water Drainage Statement

This statement is in support of the proposed planning application for the re-plan within Phases 4 & 5 as detailed on drawing 150205/SL produced by Carlton Design.

The re-plan has no effect on the overall drainage proposals for the development or the statements previously submitted for reserved matters which include:

- Foul & surface water drainage statement
- Surface water & SUDS strategy
- Surface water management plan
- Flood compensation statement
- Flood risk statement

Flood Risk:

The re-plan units have no affect on the flood risk to the development in terms of NPPF as the additional plots are within the existing site boundary. The existing site lies above the 2.0m AOD fluvial floodplain of the Lidsey Rife.

Surface Water:

The impermeable area from the re-plan plots and parking courts will not increase the storm runoff through the sewers to the attenuation ponds. At the initial design stage the design of the storm attenuations ponds was based on an assumed impermeable area of 55% for Phases 4 & 5. However, the total impermeable area allowed within the original designs is marginally lower than the current impermeable area which includes the re-plan area.

Additional capacity was included within the pond system design to allow for any possible increases in impermeable area which equated to a volume of approximately 10% plus the freeboard to proposed ground level.

The re-plan area will not increase the discharge rate from the attenuation ponds and will therefore not increase the flow to the surrounding watercourses and Lidsey Rife.

Foul Water:

The re-plan units do not have an impact on the drainage solution for Phases 4 & 5. The foul flow from the re-plan plots will discharge to the on-site pumping station before pumping to Ford STW. Southern Water have previously confirmed that capacity exists for the development at the treatment works.

Having due regard for the above, it is considered that the re-planning of Phases 4 & 5 in respect of the foul & surface water and the Sustainable Urban Drainage Systems / attenuation accord with the previous submitted documents.

Statement prepared by:

Alistair McShane
Associate Director
MJA Consulting
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