

Drainage Statement

Site: Oakhurst Gardens, Rustington

Proposal: Residential building and Laundry

November 2020

1. **Introduction**

This surface water and foul drainage statement has been prepared to address the impacts of the proposed development on the existing drainage infrastructure.

The proposed development is to provide 3no. apartments in place of existing office, laundry and store buildings and the construction of a new laundry building.

2. **Existing Drainage**

The site is currently occupied by existing buildings, which includes an office, laundry and store. The remainder of the site is laid to concrete hard standing at used as an outside drying area. Waste water generated within the site is currently drained to existing public sewers.

3. **Planning Policy Considerations**

Local Plan policies are contained in Arun Local Plan 2011-2031 (2018) and Rustington Neighbourhood Plan (2014). The Local Plan and Neighbourhood Plan provides guidance on the approach to development within the district.

With specific regard to drainage, Policy W DM3 of the Local Plan is of most relevance as it relates to sustainable drainage systems. The policy states:

To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:

- *Green roofs*
- *Permeable driveways and parking*
- *Soakaways*
- *Water harvesting and storage features including water butts.*

Given the form of development to redevelop the existing site and that the site is currently entirely covered by hard standing, a comprehensive SuDS strategy is not considered to be required and can be appropriately secured via condition.

Built development can lead to increased surface water run-off; therefore new development is encouraged to incorporate mitigation techniques in its design, such as permeable surfaces and Sustainable Drainage Systems (SuDS). This can be included in the final detailed design and following further ground investigation works, which can take place over the 2020 / 2021 winter period.

4. Proposed Surface Water Drainage

The proposed development will provide 3no. apartments and a laundry. The proposed units will be located in place of existing buildings and hard standing. The proposed development will likely result in a reduction of hard standing and overall a decreased area of hard standing.

Surface water drainage will either be provided via newly constructed soakaways or directed in to the existing surface water drainage sewer serving the existing buildings. Given the existing built form and hard standing, it is not considered that the proposal would result in any increased surface water run off from the site.

5. Proposed Foul Drainage

The proposed development would be connected in to the existing foul sewage network serving the building. Whilst the proposal does result in a small increase in residential properties on the site, the proposed development would not have a significantly greater impact upon the existing foul drainage network.