

Foul & Surface Water Drainage Statement

**Erection of 3No. 3-bed dwellings @
Croft Works Rustington, West Sussex**



1. Introduction

This Drainage Strategy supports the planning application for the proposed residential development at Croft Works, Rustington. It sets out how foul and surface water will be managed on-site, demonstrating that the development can be served safely and sustainably, in accordance with national guidance, local planning policy, and best practice. The strategy has been prepared in accordance with the principles of sustainable drainage (SuDS) and considers both operational performance and long-term maintenance.

2. Development Context

The development comprises residential dwellings sensitively designed to integrate with the existing character of Fircroft Crescent. Drainage considerations have informed the layout, orientation, and plot arrangements to ensure safe, practical, and visually unobtrusive drainage solutions that complement the street scene.

3. Foul Water Drainage

Foul drainage from each dwelling will be connected to the existing public foul sewer within Fircroft Crescent. The proposed connections will:

- Comply with Southern Water standards and the relevant British Standards (e.g., BS EN 752:2017).
- Ensure safe conveyance of sewage from dwellings to the public sewer, preventing risk of flooding or surcharge.
- Be designed to minimise disruption to the highway and neighbouring properties during construction.

All connections will be undertaken with the agreement of Southern Water, and appropriate easements and access for maintenance will be maintained.

4. Surface Water Drainage

Surface water will be managed using on-site soakaways, designed according to the findings of site-specific borehole investigations by Dr. Elson and the guidance in **BRE Digest 365**. This approach ensures:

- Runoff from roofs, driveways, and other impermeable areas infiltrates naturally into the ground.
- Soakaways are located within private gardens, reducing the visual impact and preserving the character of the street scene.
- Reduction of peak flows to the public sewer, supporting sustainable drainage objectives and reducing the risk of localised flooding.
- Adaptability to climate change by incorporating an appropriate allowance for increased rainfall intensity over the design life.

Permeable landscaping, such as gravel driveways and garden areas, will complement the soakaways by promoting infiltration and reducing surface water runoff.

5. Sustainable Drainage Principles

The strategy follows SuDS principles to provide multiple benefits:

- **Water Quantity:** Reduces peak runoff, mitigating flood risk locally and downstream.
- **Water Quality:** Encourages natural filtration of pollutants through infiltration and permeable surfaces.
- **Biodiversity & Amenity:** Green spaces and landscaped areas associated with soakaways can enhance the local environment and provide amenity value for residents.
- **Resilience:** Soakaways provide a flexible, low-maintenance solution that is resilient to blockages and system failure.

6. Maintenance and Management

Long-term effectiveness relies on proper maintenance:

- Residents will be provided with guidance on managing soakaways, including keeping inlets free from debris and avoiding compaction of soil above infiltration areas.
- Regular inspection of soakaways will ensure continued infiltration performance.
- Foul water connections to the public sewer will be maintained in line with Southern Water guidance.

7. Integration with Site Layout

The drainage strategy has been integrated with the proposed site layout:

- Foul connections are designed to be discreet, preserving frontages and the existing street scene.
- Surface water soakaways are located within rear gardens, minimising visual impact and providing safe distances from foundations.
- Orientation of dwellings and driveways has been informed by drainage requirements, ensuring safe, practical, and sustainable implementation without compromising the character of Fircroft Crescent.

8. Conclusion

The proposed foul and surface water drainage strategy demonstrates that:

- Foul water can be safely and effectively conveyed to the existing public sewer.
- Surface water can be managed sustainably on-site through soakaways and permeable landscaping.
- The development design accommodates drainage infrastructure without compromising the visual character of the street scene.
- Maintenance and operational guidance are provided to ensure long-term performance and compliance with best practice.

This strategy confirms that the proposed development can be serviced by a robust, sustainable drainage system, meeting national standards, local planning requirements, and the principles of SuDS.

9. Policy and Planning Compliance

The drainage strategy has been developed in accordance with relevant national and local planning policy to ensure sustainable, safe, and effective management of foul and surface water:

9.1 National Planning Policy Framework (NPPF, 2021)

- **Paragraph 159–165:** Encourages development to incorporate sustainable drainage systems (SuDS) to manage flood risk, promote infiltration, and protect water quality.
- The proposed strategy, incorporating soakaways and permeable landscaping, aligns with these requirements by reducing surface water runoff, mitigating flood risk, and encouraging natural infiltration on-site.

9.2 Arun District Council Local Plan (2018)

- **Policy SDSP1 – Sustainable Development:** Requires new developments to demonstrate sustainable construction practices and minimise environmental impacts.
- **Policy ENV11 – Flood Risk and Drainage:** Requires developments to manage surface water sustainably, reduce flood risk, and avoid overloading existing drainage networks.
- The design demonstrates compliance by connecting foul water to the existing public sewer and managing surface water via soakaways, supported by site-specific investigations (borehole data by Dr. Elson and BRE 365 guidance).

9.3 Southern Water Guidance and Sewage Undertaker Requirements

- The foul water drainage strategy will comply with Southern Water standards, ensuring safe connection to the public sewer without increasing risk of surcharging or pollution.

9.4 Sustainable Drainage Principles

- The use of on-site soakaways, permeable surfacing, and garden-based infiltration supports SuDS objectives, providing resilience, amenity, and environmental benefits.
- The strategy aligns with national guidance and local policies to provide safe, effective, and visually unobtrusive drainage solutions.

10. Summary

This Drainage Strategy demonstrates that:

- Foul water can be safely discharged to the existing public sewer in Fircroft Crescent.
- Surface water can be managed sustainably on-site via soakaways and permeable landscaping, in accordance with BRE 365 and site-specific testing.
- The drainage design complies with relevant planning policies, including Arun District Council Local Plan and the NPPF, promoting sustainability, resilience, and flood risk mitigation.
- The proposals integrate with the site layout, preserving the visual character of the street scene while providing practical and maintainable drainage solutions.

The strategy provides a robust framework for the management of foul and surface water, ensuring the development meets statutory requirements, good practice standards, and planning policy expectations.