



Lidsey Drainage Impact Assessment

Project: Address: Rose Cottage, Dairy Lane, Walberton, Arundel, West Sussex, BN18 0PT
Subject: Lidsey Drainage Impact Assessment
Date: Rev / - Feb 2026

Householder Planning for Construction of a Detached, Single-Storey Timber Frame Granny Annexe for Ancillary Use to the Main Dwelling

1.0 Introduction

Report

This statement has been prepared in support of the householder planning application for a proposed granny annexe at the property known as Rose Cottage, Dairy Lane, Walberton, Arundel, West Sussex, BN18 0PT. The property comprises a semi-detached, two-storey residential dwellinghouse, currently in use as a single dwelling.

Context

The property known as Rose Cottage is located on the eastern side of Dairy Lane and situated within the village of Walberton. The site is located within the Lidsey Foul Water Catchment Area which requires a statement to be submitted in support of any planning application.

2.0 Proposals

Foul Water Strategy

The proposals forming the basis of this application do not seek to alter the existing foul water arrangements, which are connected to mains drainage.

Surface Water Assessment

The proposal seeks the construction of an additional 34 sqm of flat roofing to the property. Surface water is to be gathered via gutters and discharged via downpipes to a new soakaway which will be installed in accordance with the Building Regulations Approved Document H. Its final size and position is to be agreed by Building Control but has been indicated on the accompanying drawings in a position similar to that of neighbouring properties. In addition, and to alleviate infiltration, it is proposed to install a 200L water butt with an overflow directed towards the soakaway.

Flood Risk Assessment

The application site falls within Flood Zone 1 and as such a separate Flood Risk Assessment is not required. The proposals do not seek to alter the existing floor levels.

The area of the proposed development is similar to that which could be constructed under permitted development. It should be noted that the council would be unlikely to object to a prior approval application for an outbuilding of such a size in this location. Given that the impact of the proposals on drainage is similar to that which could be achieved without the need for planning permission, a refusal on drainage grounds would not be reasonable in this instance. The proposals would not increase flood

risk elsewhere, in accordance with policy W DM1 of the Local Plan.

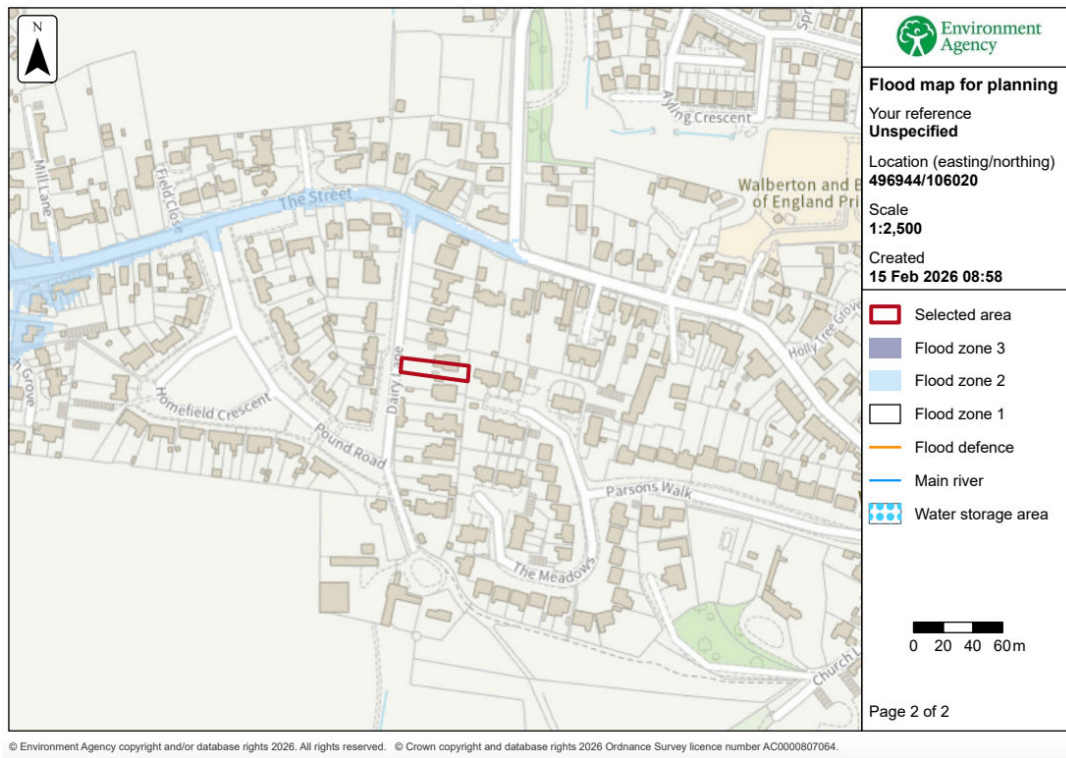


Figure 1 Extract from Environment Agency Flood Maps for Planning [<https://flood-map-for-planning.service.gov.uk>]

B Newton Architecture
Feb 2026

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