



SURFACE WATER DRAINAGE STATEMENT

Proposed Terrace of Three Dwelling Houses

"Deans Yard", Orchard Way, Fontwell, West Sussex, BN18 0SJ

1.00 Introduction

This Surface Water Drainage Statement accompanies a full planning application submitted to Arun District Council on behalf of MJH Property Developments Limited. The planning application relates to an existing commercial use site that comprises mixed use workshops, open storage and associated parking.

2.00 Design:

2.01 The Site

The commercial/ industrial use site is located on the Southern side of Orchard Way between Deans Close & Hunters Mews and comprises 0.094 Hectares of mixed use workshops/ garages, hardstanding, open storage area and access lane. The front of the existing accommodation faces West, the front of the proposed new dwellings will also face West and the private access lane.

The area around the application site has over the past ten years been developed with residential accommodation. Deans Yard was until approximately 5 years ago considerably larger, however part of the original site was sold off for residential development which abuts the site boundaries. More recently land on the Southern and previously the Eastern boundary has been developed with residential accommodation.

The site has been identified by the Environment Agency as not being located in a designated functional flood plain and the 'EA' did not object to the application submitted by the previous owner/ applicant.

2.02 Proposed Drainage Design

The proposal relates to the demolition of a block of six garages currently served by Soakaways and provision of a single terrace of three 2 bedrooomed houses each house being provided with on plot parking.

The proposal is to size and provide two soakage soakaways utilising soakage crates wrapped in geotextile fabric.ed. One to be sited in the rear garden area and one sited under the access drive/ parking area at the front of the proposed terrace of houses as drawn on submitted drawing POI.

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