

**Lindsey Catchment Area
Drainage Statement**

**Householder Planning Application
Arun District Council**

**2 Lakers Cottage
North End Road
Yapton
BN18 0DL**

1. Introduction

This Planning Statement has been prepared in support of a planning application for a single storey extension at 2 Lakers Cottage, North End Road, Yapton, BN8 0DL. The site is within the administrative boundary of Arun District Council and falls within the Lidsey Catchment Area, a designated area for wastewater treatment managed by Southern Water.

2. Existing Site Conditions

The site currently consists of a garden with lawn, shrubs, and hardstanding areas, bordering agricultural fields. The existing property is a 2 bedroom cottage, with kitchen and 1 bathroom. The property is currently connected to Southern Water foul drainage network.

Existing surface water is assumed to be via soakaways.

3. Proposal

The proposal is for a single storey bedroom extension with en-suite bathroom with a floor area of circa 30 sq m.

Foul Drainage

A new connection to the existing private element of the foul drain will be made, as shown on the plans, to serve the new bathroom.

A shared foul drain runs across the site serving No's 1 & 2 Lakers Cottage.

Surface water

Surface water drainage will be connected to a new cellular soakaway in compliance with local building control regulations.

5. Conclusion

The proposed development represents a sustainable and appropriate use of land within the Lidsey Catchment Area. It complies with Arun District Council policies, provides necessary infrastructure and mitigation for wastewater concerns, and contributes positively to the local area.