

SuDS and Drainage Statement

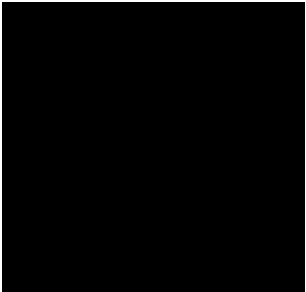
27 Park Lane, Southwick, West Sussex BN42 4DL

Rev: I

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Document Control

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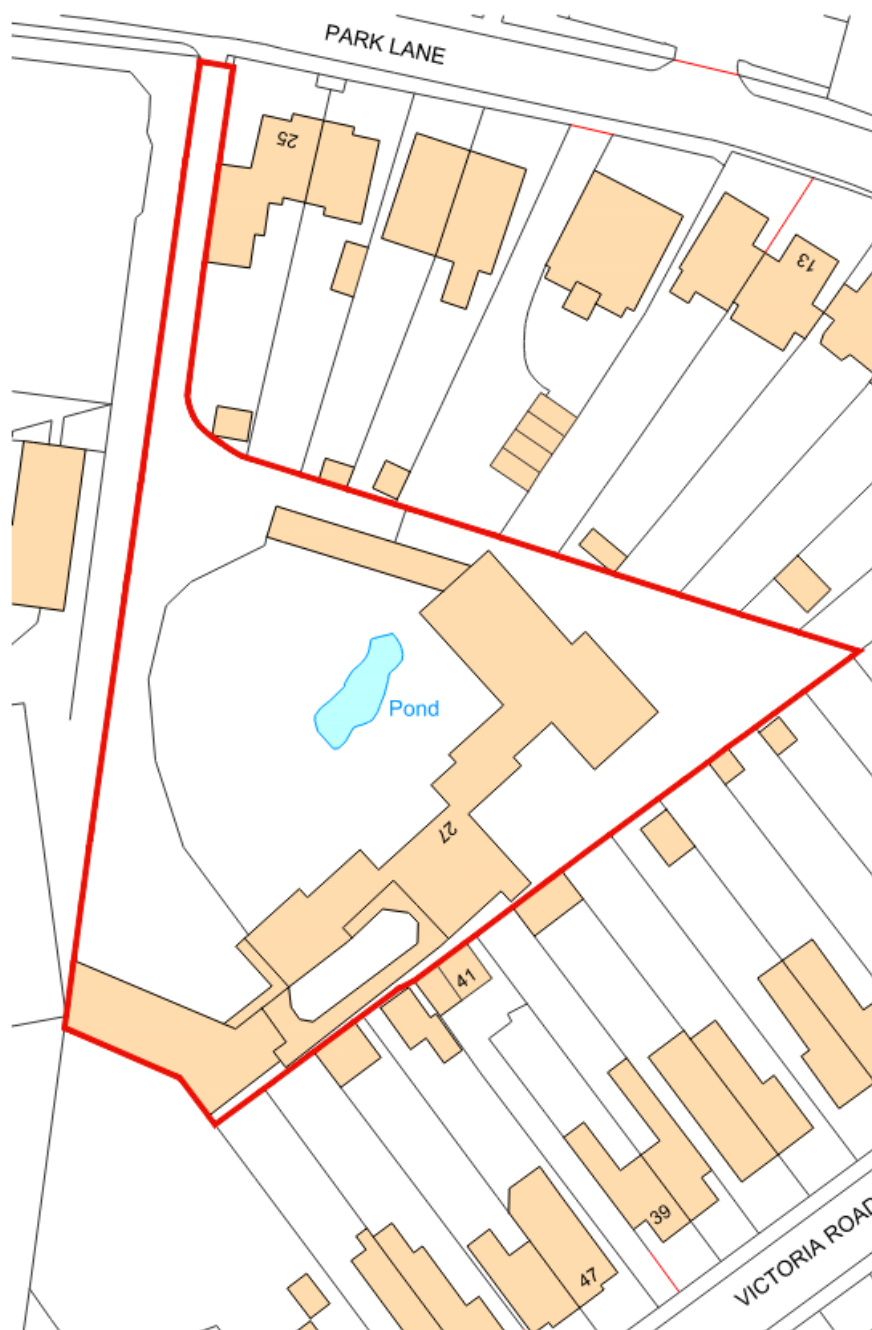
1 Introduction

- 1.1.1 CGS Civils Ltd has been appointed to undertake a drainage strategy report for a proposed development at 27 Park Lane in Southwick.
- 1.1.2 The proposed development will consist of the extension and remodelling of the existing property.
- 1.1.3 The proposed development is located as OS Grid Reference TQ 23861 05205, what3words descended.varieties.vouch and has the post code BN42 4DL.
- 1.1.4 The purpose of this drainage strategy is to demonstrate how the development area can be satisfactorily drained without increasing flood risk on site and elsewhere.
- 1.1.5 This document has been prepared with reference to:
- National Planning Policy Framework (NPPF)
 - DEFRA: Sustainable Drainage Systems: Non-Statutory technical standards for sustainable drainage systems
 - DEFRA: National Standards for Sustainable Drainage Systems (SuDS)
 - The SuDS Manual (C753)
 - Building Regulations Document H
 - West Sussex County Council Local Flood Risk Management Strategy

2 The Site

- 2.1.1 The site currently consists of a single dwelling in a parcel of land that encompasses 3086m² of area located behind other dwellings along Park Lane and adjacent to a tennis club.
- 2.1.2 The proposed development will consist of the single storey side extension, loft conversion and remodel of the existing property. All external areas are to be retained, and majority of the property will stay as is, however, the resultant extension will increase the impermeable roof area by 20m².

Fig 1. Site Location

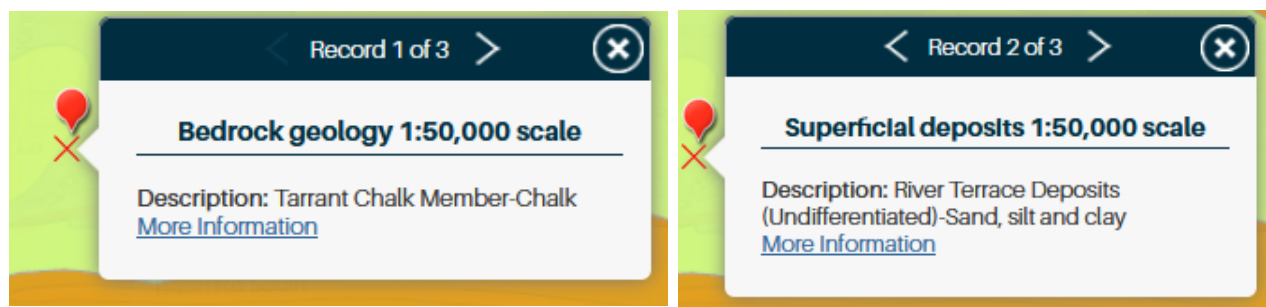


3 Site Geology

3.1 British Geological Survey information

- 3.1.1 Data from the British Geological Survey shows an expected bedrock geology of Tarrant Chalk Member. Superficial deposits comprising of River Terrace Deposits are expected.

Fig 2. British Geological Survey



3.2 Geological Assessment

- 3.2.1 At the time of writing, no ground investigations works have been carried out. However, based upon the information gathered from the British Geological Survey, it is understood that the use of infiltration features will be viable on site, however, an infiltration test to BRE365 should be conducted to confirm. It is proposed that the tests are carried out at a depth of 0.6mbgl and 0.9mbgl as these depths correspond with shallow infiltration features and conventional soakaways.

4 Existing Drainage

- 4.1.1 The topographical survey that was carried out for the site has highlighted drainage chambers which are located within an alleyway adjacent to the site which is located between 47 and 49 Victoria Road. It is understood that both surface and foul water discharge into sewers present within Victoria Road. Southern Water sewer records confirm that there are public foul and surface water sewers in both Park Land and the nearby Victoria Road.

Fig 4. Sewer Records

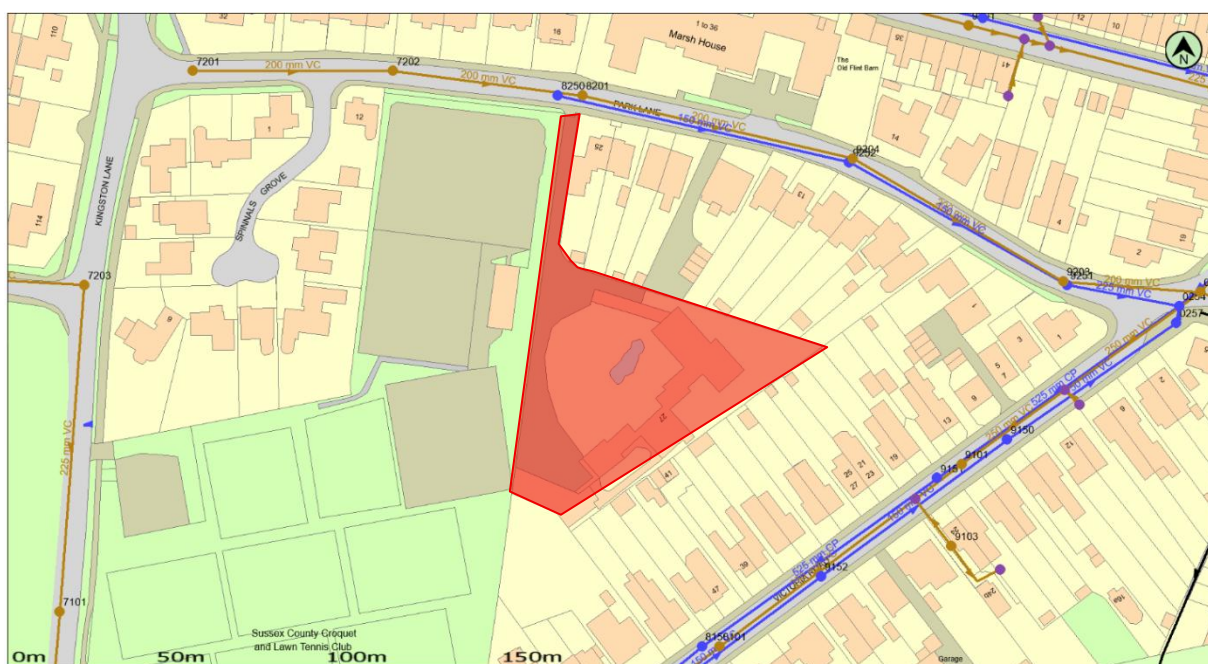


Fig 5. Topo Survey



5 Proposed Drainage Strategy

5.1 SuDS Hierarchy

- 5.1.1 All options for the destination of run-off generated on site have been assessed in the following sequence, in line with the SuDS hierarchy as set out in Building Regulations Part H document and DEFRA's Draft National Standards for SuDS.

Table 1. SuDS Hierarchy

Discharge Destination	Justification
Rainwater Harvesting	The use of rainwater harvesting will be included.
Interception Features	The use of interception features such as bio-retention planters will be included at detailed design stages.
Infiltration to ground	Understood to be viable, subject to onsite infiltration testing to BRE365. If possible, it is proposed a small soakaway is installed to serve the single storey extension.
To Watercourse	None nearby
To Surface Water Sewer	If infiltration is deemed not viable a connection into the existing drainage network can be sought.
To Other Sewer	Discharge into foul water sewer not acceptable.

5.2 Surface Water Drainage

- 5.2.1 An onsite infiltration test to BRE365 should be conducted to confirm if discharge of surface water via infiltration is viable. The infiltration test will need to be supported by an additional test within the winter window, in addition to winter groundwater monitoring.
- 5.2.2 Should infiltration be deemed not viable, then a connection into the existing drainage system serving 27 Park Lane is to be sought. It is proposed that a CCTV drainage survey is carried out to confirm the full extent and condition of the existing drainage network and to confirm if there are separate drainage systems for the foul and surface water runoff.
- 5.2.3 If it is determined that the existing drainage network discharges surface water to a foul sewer than a new connection into the public surface water sewer is to be sought.

5.3 Foul water drainage

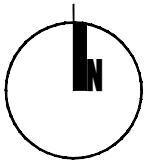
- 5.3.1 The foul water from the proposed extension and remodelling of the property is to discharge into the existing foul water network that serves 27 Park Lane. It is recommended that a CCTV Drainage survey is conducted in order to confirm the full extent and condition of the existing drainage network and to highlight the best connection point.

6 Summary and Conclusions

- 6.1.1 CGS Civils has been instructed to produce a Drainage statement under National Planning Policy Framework (NPPF) to support the Planning Application for the extension and remodelling of an existing property.
- 6.1.2 The Surface Water is to be discharged to ground via infiltration, subject to an on-site infiltration test. If it is deemed that infiltration is not viable, then a discharge into the existing surface water network serving the property is to be sought.
- 6.1.3 The Foul water will discharge into the existing foul water network serving the property.
- 6.1.4 This report demonstrates that the foul and surface water drainage measures proposed for this development are suitable and will adequately mitigate the risks identified.

7 Appendices

7.1 Appendix A – Site Plan



DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES ONLY.

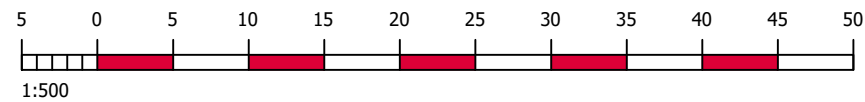
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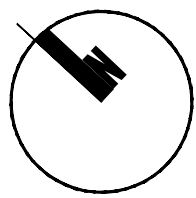


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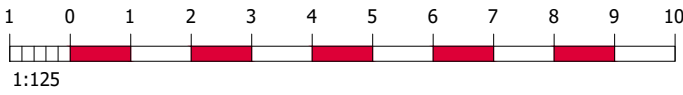
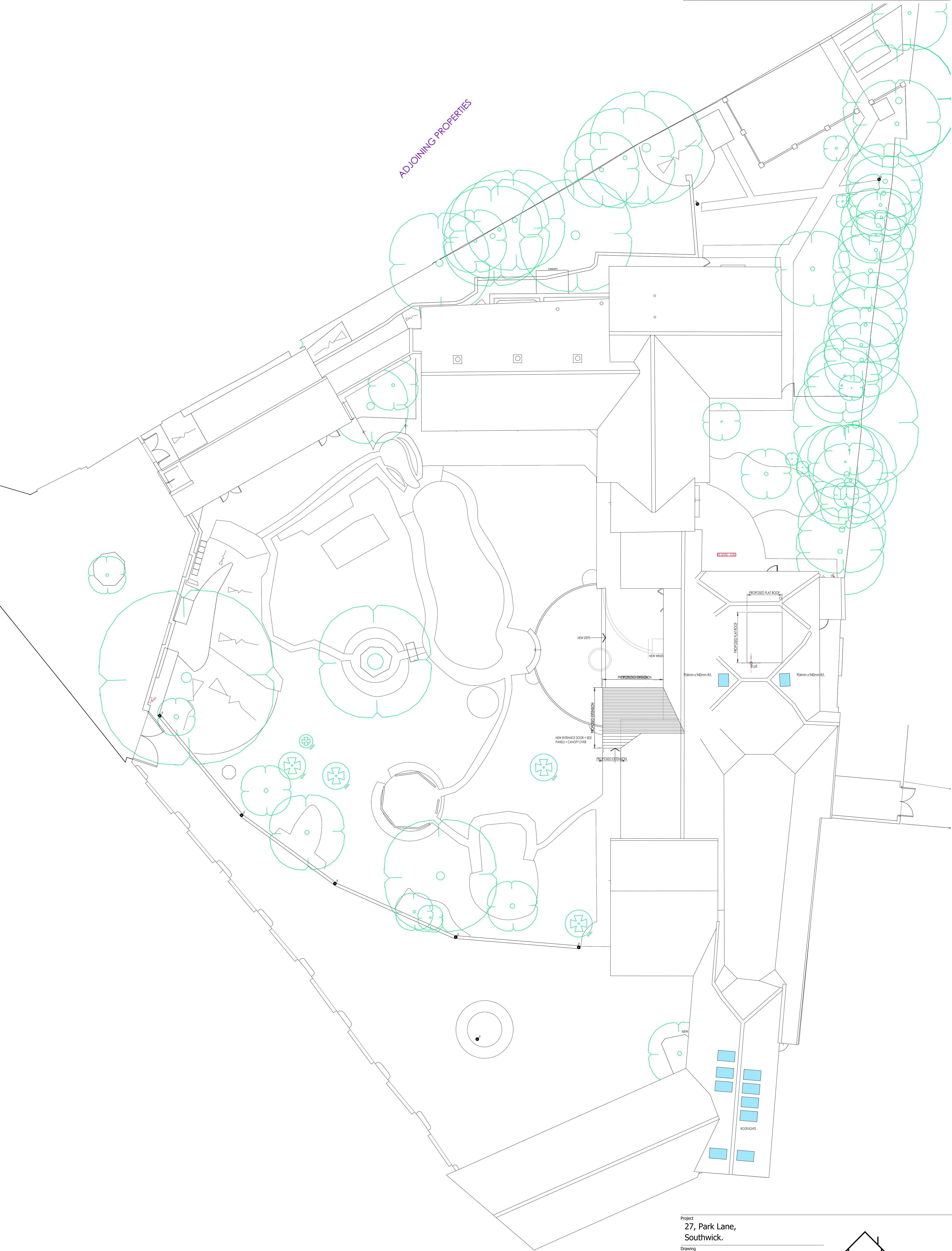
David Seaman - DLS: ARCH Mobile: 07776 304714 Email: david.seaman@dlsarch.co.uk	Project	27, Park Lane, Southwick.		Date	june 2026	Drawn by	
	Drawing	Location Plan		Scales	1:500 @ A3	Suitability	feasibility
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Project
27, Park Lane,
Southwick.
Drawing

Proposed Site/Roof Plan

Date
june 2026
Scales
1:125 @ A1
Doc No
DLS-184-PL-01-DRAFT

Drawn by
Suitability
planning
Revision



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