

Surface Water Drainage Statement

(Discharge of Pre-Commencement Condition – Part H3)

Planning Authority: Worthing Borough Council

Site Address: 12 Georgia Avenue

Planning Application Ref: AWDM/1605/25

1. Introduction

This statement is submitted in support of the above planning application to discharge the pre-commencement condition relating to surface water runoff disposal in accordance with Part H3 of the Building Regulations hierarchy.

The proposed development comprises the internal de-conversion of two existing flats back into a single dwellinghouse.

2. Scope of Development

The works are entirely internal in nature.

There are:

- No extensions
- No alterations to the roof
- No changes to building footprint
- No new hardstanding or impermeable areas
- No alterations to existing guttering or downpipes
- No modifications to surface water drainage infrastructure

Accordingly, the proposal does not increase surface water runoff from the site.

3. Existing Surface Water Drainage Arrangement

Surface water from the existing roof areas continues to be collected via existing guttering and downpipes and discharged to the established drainage system currently serving the property.

No changes are proposed to this arrangement.

As there is no increase in impermeable area and no alteration to drainage routes, the existing system remains compliant with the Building Regulations Part H3 hierarchy.

4. Compliance with Part H3 Hierarchy

As no new development footprint or hard surfaces are proposed, and runoff volumes remain unchanged, no new surface water drainage infrastructure is required.

The existing lawful drainage arrangement is retained.

5. Conclusion

Given that:

- Surface water runoff volumes remain unchanged
- No new drainage infrastructure is proposed
- Existing discharge routes are retained

It is confirmed that the development will not increase flood risk and no additional surface water mitigation measures are necessary.

This statement is therefore submitted to discharge the relevant pre-commencement condition, in consultation with the Lead Local Flood Authority and Southern Water as required.

Foul Drainage Statement

1. Introduction

This statement is submitted to discharge the pre-commencement condition relating to foul sewerage disposal.

The development comprises the internal de-conversion of two existing flats back into a single dwellinghouse.

2. Scope of Works

The proposed works are entirely internal.

There are:

- No extensions
- No increase in bedroom numbers
- No additional sanitary appliances
- No alterations to external drainage infrastructure
- No new foul drainage connections

Accordingly, foul discharge volumes will be reduced compared with the existing authorised use.

3. Existing Foul Drainage Arrangement

All foul water from WC facilities, kitchens and bathrooms continues to discharge via the existing internal plumbing system to the established foul drainage connection serving the property.

No changes are proposed to the existing foul drainage route or connection.

Exact underground routing is unknown; however, the lawful existing arrangement is retained.

4. Conclusion

As the proposal results in a reduction from two residential units to one, and no alterations to drainage infrastructure are proposed, the existing foul sewerage arrangement remains suitable.

No additional mitigation measures are required.

This statement is submitted to enable discharge of the relevant condition in consultation with Southern Water.

Submitted by: Jamie Lawson

Date: 25 Feb 2026