

5th March 2026

Surface Water Drainage Strategy

Removal of existing garage and replacement with a 1bedroom 2 person bungalow, Whitecliff Lodge, Honeysuckle Close, Lancing

Introduction

This Surface Water Drainage Strategy has been prepared in support of a planning application for the construction of a 1bedroom, 2person bungalow within the curtilage of the property known as Whitecliff, Honeysuckle Close, Lancing.

The proposal involves the demolition of an existing garage and its replacement with a new single storey dwelling. The purpose of this statement is to demonstrate that appropriate surface water management measures will be incorporated into the development and that the proposal will not increase flood risk either on the site or elsewhere.

The strategy follows the sustainable drainage principles supported by Adur Council and West Sussex County Council, encouraging the use of Sustainable Drainage Systems (SuDS).

Existing Site Conditions

The application site forms part of an established residential curtilage within a built-up residential area.

The existing garage structure and associated hardstanding create a modest area of impermeable surface which currently drains through natural infiltration and existing site drainage arrangements.

Given the small scale of the development and the replacement of an existing structure, the proposal is not expected to significantly alter the drainage characteristics of the site.

Drainage Strategy

Surface water will be managed in accordance with the SuDS hierarchy, prioritising on-site management of rainfall wherever feasible.

Roof Drainage:

Rainwater from the proposed bungalow roof will be collected via hidden gutters and internal downpipes and directed to an on site soakaway system where ground conditions allow.

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Soakaway:

Surface water will discharge to a soakaway. The soakaway will allow rainwater to infiltrate naturally into the ground.

The soakaway will be located:

- At least 5 metres from the dwelling
- Within the garden area of the site
- At an appropriate distance from site boundaries

Final sizing and detailed design will be confirmed at the Building Regulations stage.

Hardstanding and External Surfaces:

Where new external surfaces are introduced, permeable paving or porous materials will be used where practicable to allow rainwater to infiltrate naturally and reduce surface runoff. The proposed driveway is to be permeable resin bound.

Sustainable Drainage Principles

The drainage design incorporates key Sustainable Drainage System (SuDS) principles:

- Managing rainfall close to where it falls
- Promoting natural infiltration into the ground
- Reducing peak surface water runoff
- Avoiding increased pressure on local drainage infrastructure

Given the modest scale of the development, these measures represent a proportionate and sustainable drainage solution.

Flood Risk

The development site is located within an established residential area and the scale of development is small.

The proposed drainage measures will ensure that:

- Surface water will be managed within the site boundary
- The proposal will not increase flood risk to neighbouring properties

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Maintenance

The proposed drainage features require minimal ongoing maintenance.

Typical maintenance will include:

- Periodic inspection and cleaning of gutters and downpipes
- Clearing debris from drainage inlets

These measures will ensure the system continues to function effectively over time.

Conclusion

The proposed bungalow has been designed to incorporate sustainable surface water management measures. Surface water will be managed via soakaway and permeable surfaces. This approach ensures that the development will not increase flood risk and represents a sustainable drainage solution appropriate for a small residential development.