



Foul and surface water drainage statement incorporating flood risk assessment

Construction of a replacement dwelling and detached
garage and the widening of the existing
driveway/entrance

Wayside Mill Lane, Selsey, PO20 9BQ

September 2026

Introduction

This Drainage Statement has been prepared in support of the planning application for the construction of a replacement dwelling and detached garage and the widening of the existing driveway/entrance at Lane House, 37 Denmans Lane, Lindfield, RH16 2JR.

The purpose of this Statement is to explain the proposed approach to foul and surface-water drainage and to demonstrate how the development will seek to manage surface water sustainably while avoiding an increase in flood risk to the site, neighbouring properties or the surrounding area.

Foul water drainage

The applicant proposes foul water disposal by connection to the mains drain which is close to the site. The current dwelling on site is connected to this and operates effectively.

Surface water drainage

Surface water from the replacement dwelling will, wherever practicable, continue to use the existing surface-water drainage arrangements serving the current property.

The existing system will be retained where it is appropriately located and of sufficient capacity. The proposed replacement dwelling will be designed so that roof water is collected and conveyed in a controlled manner to the existing drainage system.

Although the existing surface-water drainage system is proposed to be retained, the development will seek to incorporate sustainable drainage principles wherever practicable.

The widened driveway in particular will be designed to minimise additional surface-water runoff.

The drive way will use permeable surfaces, soft landscaping and rainwater interception will be considered as part of the detailed landscape and drainage design.

The intention is that the proposed development will not result in an uncontrolled increase in surface-water runoff from the site.

The below map shows the existing surface water run off.

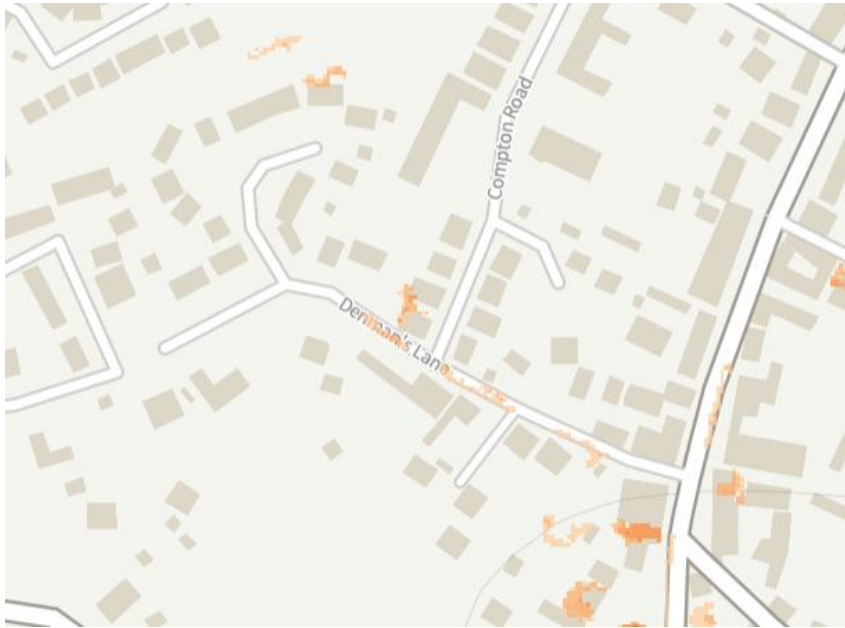


Figure - 1 Surface Water map

Flood risk assessment

The site is within flood zone 1 as identified by the Environment Agency. The Environment Agency states that the site is very low risk for surface water, Rivers and the sea and Groundwater.