

FOUL & SURFACE WATER DRAINAGE STATEMENT



Detailed Application for a Pair of Semi-Detached 3 Bedroomed
Dwelling & Replacement Garage
Located on Land at Lodgeland, Ardingly, West Sussex, RH17 6SD

1.0 Introduction

This proposal seeks planning permission for the demolition of the existing garages & provision of a pair of new 3 bedroomed two storey dwelling & replacement garages on land adjacent to 63, 65 & 67 College Road, Ardingly, RH17 6SD.

The site comprises two detached pitched roof garage, positioned on the Northern side of Lodgeland, together with a pitched roof garage formerly part of 63 College Road. The site formerly formed part of the rear gardens of 63, 65 & 67 College Road, Ardingly.

The topography of the site and the immediately surrounding area gently slopes downhill from East to West, there is also existing mains drainage on the site which serves the existing houses located along Lodgeland to the East of the site.

There is no surface water drainage on the site and the new dwelling & replacement garage will drain to a soakaway(s).

The proposed dwellings are not considered to be within a flood plain.

2.0 Foul drainage

There is mains drainage on the site & it is connected to the public sewer located in College Road carriageway, the proposal is to connect the new dwellings to the existing foul sewer currently serving the houses in Lodgeland thus using the existing foul drainage system available on site.

3.0 Surface water drainage

Surface water will be drained into a new soakaways. calculations will be carried out by our Drainage Consultant should our application be approved. Soakaways will be constructed using soakaway crates with a void ratio of not less than 90% the crates will be wrapped in a geotextile fabric and will be installed not less than 5m from the proposed dwelling.

4.0 Planning Condition

We request the Drainage be dealt with by way of a Condition attached to the Planning Permission should it be approved

GRM/ 0724CO1/ November 2024