# PROPOSED DEVELOPMENT OF THREE HOUSES ON LAND ADJACENT TO 105 VICTORIA ROAD, CHICHESTER

## DRAINAGE STRATEGY

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[redacted]

**DRAINAGE STRATEGY**
**PROPOSED DEVELOPMENT OF LAND ADJACENT TO 105 VICTORIA ROAD, CHICHESTER, PO19 7HY**

**EXISTING SITE DETAILS AND PROPOSED DEVELOPMENT**

105 Victoria Road is a two storey detached house, lying to the south side of Victoria Road. The proposed development site lies to the east of 105 Victoria Road, Chichester with frontages to Victoria Road and Leatherbottle Lane.

In addition to the house, which is retained unaltered in the proposed scheme, the site contains a single storey building adjoining the house used as a fish and chip shop, a number of garages and outbuildings and a large concrete and asphalt car parking area with access from Leatherbottle Lane. The southern part of the site is a grassed area at a lower level than the rest of the site with further small outbuildings.

The site is indicated on the survey drawing prepared by surveyors Shaw Colegate, reference 06822 TOPO attached. The northern part of the site is at ground levels ranging from 15.37 to 15.62, the southern part of the site at levels averaging 15.10 by reference to Ordnance Survey Datum.

The proposals indicated in the application concentrate development in the northern part of the site with the flood risk area retained as garden and amenity space. The development comprises the construction of one detached dwelling and a pair of semi detached dwellings, with associated car parking provision and private gardens.

**FLOOD RISK STATEMENT**

Flood risk maps produced by the Environment Agency and others, indicate a low risk of flooding from surface water in the southern part of the site and a moderate risk of flooding from groundwater levels.

The site has no to very low risk of flooding from rivers and sea according to EA Flood Map data and as such no further action is required to mitigate flood risk from these sources.

The site is not at significant risk from flooding from surface water according to EA Flood Map data, however in accordance with best practice guidance and to mitigate against any potential flooding from localised surface water, the finished floor level (FFL) of the buildings will be raised above existing ground levels. The existing ground level associated with the semi detached dwellings in the northern part of the site is approximately 15.52 and the FFL will be at 15.68. The FFL of the detached dwelling located in the southern part of the site will be at a similar figure, and existing ground level is approximately 15.42 graded to 15.06.

The site is considered to be at moderate risk from ground water flooding, principally located in the lower level southern part of the site, hence the increased difference between existing ground level and FFL of the detached dwelling.

The site is not at risk from other sources such as reservoirs.

**SURFACE WATER DRAINAGE**

**EXISTING**

A drainage survey is planned to confirm where the existing surface water from the site discharges, however anecdotal evidence suggests that the existing site is drained to soakaways. It is also suggested that the retained dwelling discharges to common sewers in Victoria Road.

**PROPOSED**

The surface water discharge from the proposed development will be made up of the following elements:

Roof areas of buildings, approximately 136sq.m.

Paved areas around new development, approximately 98 sq.m.

SURFACE WATER DISCHARGE HIERARCHY

The recommended surface water discharge hierarchy set out in the CIRIA SuDS Manual is to utilise soakaways or infiltration as the preferred option, followed by discharge to an appropriate watercourse. If these options are not feasible then the final options would be to discharge to an existing surface water sewer, followed by discharge into a combined public sewer.

SuDS have been considered in producing this drainage strategy in an effort to provide effective surface water treatment and slow down the rate of surface water runoff in accordance with National Planning Policy recommendations. The site appears to be suitable for soakaways and therefore surface water disposal from the site will be substantially located in the northern part of the site via soakaways located in rear gardens of the semi detached dwellings or under parking spaces related to the properties, with a further soakaway serving the detached dwelling located in the southern part of the site.

Car parking areas and other external paved areas will be constructed using permeable materials to ensure that no additional loads are applied to existing road drainage systems or onsite drainage systems.

A full groundwater test will be carried out early in the development process to assess the detailed requirements for soakaways and/or surface water retention measures. The cellular soakaways and granular surround will be designed to accommodate all surface water discharge from the site and will have sufficient capacity to attenuate flows up to and including the 1 in 100 year return period plus a 40% allowance for climate change. For storm events exceeding the 1 in 100 year event surface flooding will occur around the proposed soakaway locations once the ground becomes fully saturated and will be contained within the low points of the gardens below finished floor level of the buildings until the water is able to soakaway naturally.

All private surface water drains will be designed and constructed in accordance with BS EN 752:2017 and Building Regulations Approved Document H.

**FOUL WATER DRAINAGE**

EXISTING

The existing site foul drainage infrastructure comprises domestic sewage from the retained dwelling adjacent and drainage from the fish and chip shop via grease traps to the public sewer network in Victoria Road.

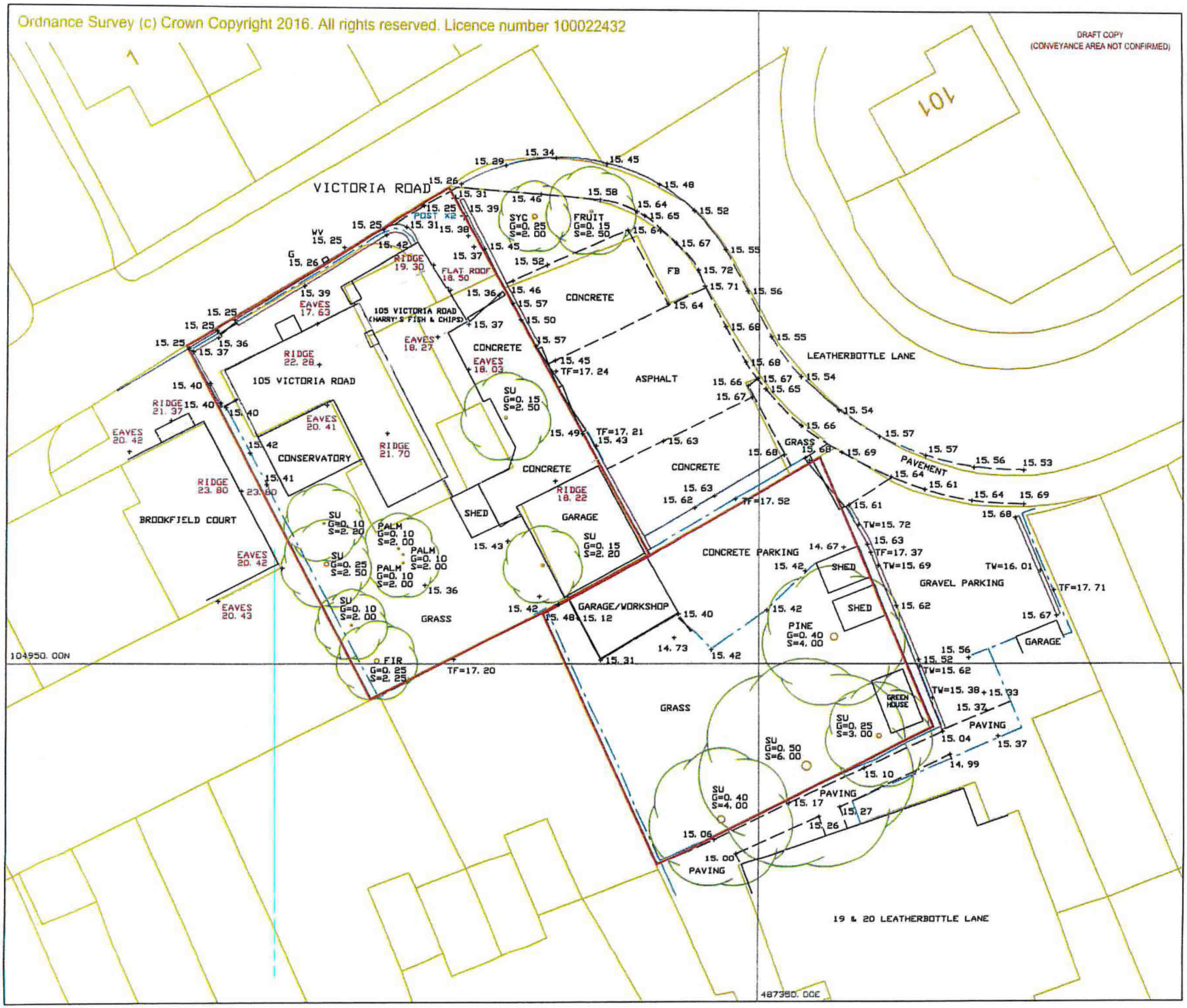
PROPOSED

All foul appliances associated with the new dwellings will be connected to a new foul drainage network discharging at a suitable location to the public sewer network, maintaining sufficient gradients. All drains will be designed in accordance with BS EN752:2017 and Building Regulations Approved Document H.

**ENCLOSURES**

Shaw Colegate level survey 06822 TOPO
Surface water flood risk map
Groundwater flood risk map
River and coastal flood risk map
Southern Water sewer records

END
11914/DS/v2
November 2023




NOTES :

ALL LEVELS RELATIVE TO O.S. DATUM (FROM G.P.S)
SURVEY GRID ORIENTATED TO OS NATIONAL GRID

WHILE ALL POSSIBLE EFFORT HAS BEEN MADE TO IDENTIFY SERVICES, WE ARE UNABLE TO DETAIL COVERS BURIED OR OBSCURED AT THE TIME OF SURVEY.

ALL LEVELS AND DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.

TREES SHOWN IDENTIFIED TO BEST OF SURVEYORS ABILITY, SEEK CONFIRMATION IF SPECIES CRITICAL

ROOFLINE DETAIL IS INDICATIVE ONLY

GPS:
GPS LEVELS AND GRID ARE OBTAINED USING INDUSTRY STANDARD GUIDELINES AND CAN VARY ACCORDING TO THE QUALITY OF THE GPS NETWORK AVAILABLE. ALL GPS DETAIL IS THEREFORE RELATIVE TO THE TIME AND DATE OF SURVEY.

LEVELS:
THIS SURVEY DRAWING HAS BEEN CREATED USING DATA GATHERED IN 2016. SHAW COLEGATE CANNOT GUARANTEE THE CURRENT ACCURACY OF THE INFORMATION SHOWN.

N

0m 1 2 3 4 5 6 7 8 9 10m
SCALE BAR

KEY :
FB FLOWER BED
FENCE
WALL
BANK/PATH
SHRUBBERY
BUILDING
KERB
TRACK/ DROP KERB

ISO 9001 REGISTERED FIRM

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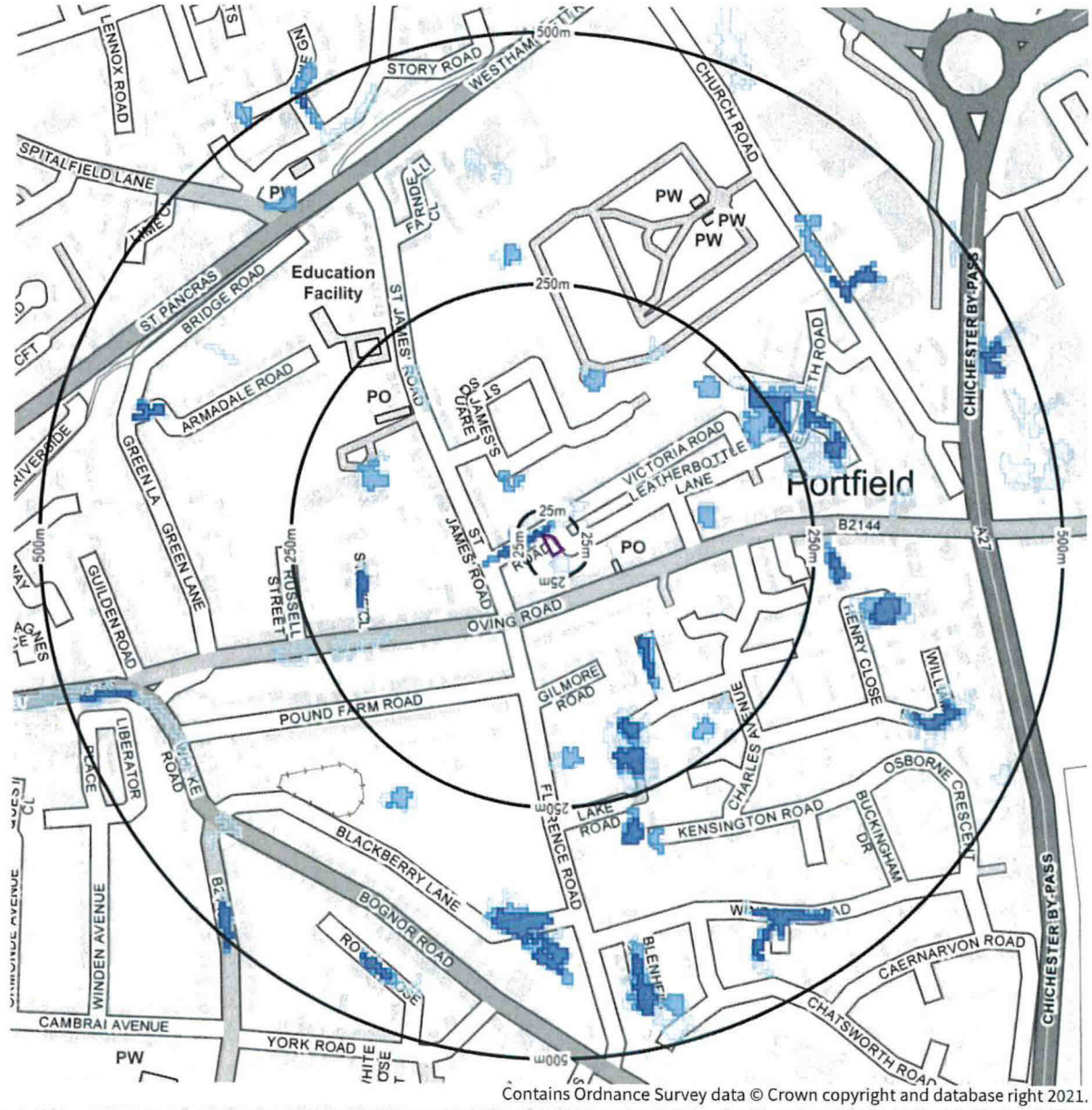
| | |
|---|---|
| Title : | 105 VICTORIA ROAD, CHICHESTER, WEST SUSSEX PO19 7HY BOUNDARY SURVEY |
| Job No. : | 06822_TOPO |
| Original Scale : | 1: 200 |
| Sheet Size : | A3 |
| Surveyed By : | SB |
| Date : | AUGUST 2016 |
| Drawn By : | SB |
| Date : | AUGUST 2016 |
| Client: | MRS H REES |

# Flood

## Section 2b: Surface Water Flooding

The map below shows the location of surface water flood risks within 500m of the property, with further details in the tables that follow. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.

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Surface Water - 1 in 75 year return

Surface Water - 1 in 200 year return

Surface Water - 1 in 1000 year return

# Flood

## Section 2c: Groundwater Flooding

The map below shows the location of groundwater flood risks within 500m of the property, with further details in the tables that follow. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.


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- Groundwater Flood Risk - High Risk
- Groundwater Flood Risk - Moderate Risk
- Groundwater Flood Risk - Low Risk

# Flood

## Section 2a: River and Coastal Flooding

The map below shows the location of river and/or coastal flood risks within 500m of the property, with further details in the tables that follow. Please see the Front Page and the Professional Opinion and Recommendations section for our overall risk opinion, further information and next steps guidance.




- High Risk - Risk of Flooding from Rivers and Sea (RoFRS)
- Medium Risk - Risk of Flooding from Rivers and Sea (RoFRS)
- Low Risk - Risk of Flooding from Rivers and Sea (RoFRS)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flood Defences
- Areas Benefiting from Flood Defences

# SEWER RECORDS PAGE 1 OF 2

105110


104822

| | | | |
|---|---|---|---|
| O.S. REF. SU8704NW | Drawn by: rohandas | The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determnined on site. WARNING: BAC pipes are constructed of Bonded Asbestos Cement WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement | N |
| | Scale: 1:1250 | | |
| Title: Land Adjacent to 105 Victoria | Date: 12/08/2021 | Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530. | Southern Water |

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487574