

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION BY MR JAMES HORTON

**SITING OF SECOND PERMANENT MOBILE HOME AS A
DWELLING FOR TRAVELLING SHOW PEOPLE.**

THE OLD BARN, ARUNDEL ROAD, FONTWELL, WEST SUSSEX.

**ENVIRONMENTAL ASSESSMENT: FOUL AND SURFACE WATER
DRAINAGE.**

R.L. STUBBS MRTPI

MAY 2013

1. INTRODUCTION

- 1.1 This Statement has been prepared in respect of an application made by Mr James Horton who is the owner and occupier of premises at the Old Barn, Arundel Road, Fontwell. At the present time he and his family live within a single mobile home on the land which is there as a Travelling Show-Persons facility as was justified in respect of the original planning application submitted under your reference AL/1/99.
- 1.2 When planning permission was granted to Mr Horton at that time there was no connection to any foul drainage network within the locality and he was obliged to introduce a specific form of waste treatment to his site to deal with waste arising through foul drainage (kitchen, bathroom and W. C.). After due discussion, my client decided to invest and provide a "Klargester" waste treatment plant within the site. I am instructed that this is a fairly substantial unit and can accommodate and satisfy the demand for two mobile homes on this site albeit, at the present time, only one is connected up to the waste treatment plant.
- 1.3 The specific problem now faced by my client is that he lies within the Lidsey Drainage Embargo area where there is a clear restriction on waste treatment disposal. However, it is my client's belief that this matter can be dealt with by connecting the proposed second mobile home, which he wishes to site at this property, to the Klargester plant.
- 1.4 In submitting this additional Statement as well as dealing with the foul drainage provision reference is also made to the discharge of surface water from the proposed mobile home. This is dealt with in paragraph 2.2 below. Surface water is to be discharged by soakaways given that the site is located on a bed of shingle below ground level.

2. THE APPLICATION SITE.

- 2.1 The application site is situated on the north side of the A27, Arundel Road, to the west of the village of Fontwell, lying between Fontwell and Crocker Hill. The site is reached via a central gated entrance, with driveway up to the site itself, providing direct access to the existing mobile home, the proposed second mobile home and also, specifically, to the Klargester waste treatment plant. The access also provides direct access to the yard area used by my client where there are a group of buildings and a substantial storage unit which is also used for the siting of existing caravans which are used in connection for off-site works and on-site are used solely for storage purposes.
- 2.2 In providing the original Klargester plant my client was required to undertake significant works below ground level to introduce this piece of plant in the required location. In undertaking these works it was confirmed to my client that the site was located on a gravel deposit which occurs about 400:500mm below the existing ground level. With this in mind to deal with the discharge of surface water from the proposed mobile home he will provide one large soak away (minimum 1.2 metres cubed below invert level) to take all surface water from the roof of the new mobile home. The position of the soakaway is shown on the submitted plans and it lies due west of the location of the proposed mobile home and will be linked by surface water drains running to either side of the unit via additional water bins to discharge to the proposed soakaway. I am satisfied that in the circumstances of this site this is an acceptable solution to provide surface water drainage to serve this site.

3. THE EXISTING WASTE TREATMENT.

- 3.1 The original planning permission granted in 1999 promoting the introduction of a mobile home to serve my clients existing Travelling Show-persons business operating from this site. The objective of that permission was to provide a permanent location for my clients and needed to provide waste treatment plant to deal with the discharge from existing services within the proposed mobile home.

It was decided that a Klargestar waste treatment plant would be provided to serve the existing mobile home as this would ensure more than adequate facilities were provided to deal with any waste arising from this mobile home which would all be satisfied under the "Bio Disc" treatment within the Klargestar. The reference numbers that I have for this unit are BS EN150 9002, to BS 6297:1983. This was of course was a fully functional piece of kit that was purchased for the site and was introduced as brand new when the development was undertaken and completed.

- 3.2 One matter that I would draw to your attention on the originally submitted plans was that my client had intended to site this piece of kit to the northwest of the caravan within an area of open grass. However, on advice from the contractors, it was decided that it would be best located if sited to the southwest of the proposed mobile home in a location which was generally accessible to any incoming vehicle. That is now the location of this waste treatment plant.

4. THE DRAINAGE SOLUTION.

- 4.1 In promoting foul drainage at the Old Barn, Arundel Road, Fontwell my client wishes to utilise the existing Klargestar waste treatment plant to resolve any waste arising from this second mobile home. In setting up the proposal on the submitted plans my client has illustrated and identified the position of a new manhole to be provided on the foul drainage pipe between my client's property and the Klargestar plant. The intention would now be to provide a source of connection through the provision of this drainage system which will be taken back then towards the siting of the second mobile home and the drainage connections into the foul pipe now to be provided. The consequence of this will be to provide a direct route from my client's proposed second mobile home to the Klargestar waste treatment plant which will enable the plant to receive waste from both of the two mobile homes to be sited at The Old Barn.
- 4.2 To confirm the existing foul pipe falls at a level of 1:40 across the ground level running from the caravan to the Klargestar waste treatment plant. The level of

existing ground actually rises progressively from south to north across the land and as a consequence he will now be able to provide a new drainage connection direct from the foul water pipes adjoining the mobile home connecting to the existing manhole to the immediate south of the original mobile home. From discussions with my client and checking on site I am satisfied that the proposal from of the proposed manhole to the existing can now fall at a rate of 1:40 to enable the discharge of foul water drainage from the proposed to the existing. The new foul drainage will be connected as shown on the submitted plans from the proposed mobile home to the existing foul drainage connection and then on via the existing to the Klargester waste treatment plant.

- 4.3 With regard to the management / maintenance of the unit this will be undertaken all in accord with the advice originally received from Klargester which specifically requires that this unit must be emptied once every calendar year. My client's expectation will be to undertake normal management of this unit and will monitor the levels during the first year to establish how the unit is receiving waste and should it be necessary to require it to be emptied earlier then he will undertake this and the usual arrangements will be made with Klargester, or others, to ensure that the unit is fully emptied. Again I would repeat that the unit discharges on to the existing gravel deposits below ground level and on that basis it would appear to discharge fairly rapidly out into the below ground gravel base units on a regular and steady basis.
- 4.4 Having now set out the proposed drainage agreement for this site it is clear that all waste disposals arising from the two mobile homes will be dealt with on site through the use of this waste treatment plant. Accordingly, having regard to the Lidsey Drainage requirements arising from the Lidsey pumping station no requirement will be required for any foul drainage. In the circumstances, my clients are satisfied that there will be no adverse impact upon the existing foul drainage provision and fundamentally no adverse impact upon the existing embargo situation introduced through the problems arising at Lidsey Drainage System.

5. CONCLUSIONS.

- 5.1 Having considered this matter against the requirements arising under the situation at the Lidsey Drainage Embargo area it is my client's belief that there will be no adverse impact arising thereon as a consequence of the proposed development, introducing a second mobile home at "The Old Barn" Arundel, Fontwell. Foul drainage system is to be fully dealt with on site using the Klargester waste treatment plant and there will be no impact upon the existing foul drainage network which utilises the Lidsey drainage system. Accordingly this proposal is now acceptable in the context of the existing waste flows within the Lidsey drainage system.

R.L. Stubbs MRTPI

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