



8.0 Proposed Foul Water Drainage System

The development proposals will seek to discharge foul water into a new pumping station via gravity. The pumping station is to be placed to the north of the development site, close to the building entrance.

Rising main is to be placed beneath the car park and the access road. Water will be pumped into a new demarcation chamber, from where it will flow by gravity into Southern Water manhole REF: 8701 within Climping Street.

A predevelopment enquiry has been made to Southern Water and ongoing discussions are taking place to ensure there is sufficient capacity within the receiving drainage network to cater for the development proposals.

9.0 Lidsey Foul Water – Environmental Assessment

The development site appears to lie just outside the Lidsey Foul Water Treatment catchment area. For completeness however, this report confirms that the development is actively seeking to make a positive connection into the public sewerage network and as such there will be no discharge of treated foul effluent into the underlying ground strata. As such an Environment Assessment is not required.

10.0 Land Engineering Works Statement

The current levels strategy for the development site will ensure that the proposed scheme closely follows the existing topographical contours within the site to minimise earth movement. As such it is the consideration of this report that a Land Engineering Works statement is not required.

11.0 Recommendations and Conclusion

The development together with the site layout have been assessed in relation to the provision of SuDS drainage associated with the works.

The report has assessed the feasibility of implementing the SuDS hierarchical approach and has confirmed that this development is likely to be able to install suitable drainage measures into the design proposals.

Flood risk to the site has been assessed, and where risks have been deemed above low, mitigation measures have been proposed to reduce the risk to the site.

Therefore, in line with the recommendations of the National Planning Policy Framework, the development site lies within land classified as flood zone 1, which is considered at a low risk of flooding, and therefore appropriate for a development of this nature. Having assessed the other forms of flood risk to and from the development site, this report finds that the site is not considered at high risk from any other sources of flooding.



12.0 References & Bibliography

- The National Planning Policy Framework March 2012
- Planning Practice Guidance.
- Environment Agency - Rainfall-Runoff Management for Developments
- Environment Agency indicative flood maps <http://maps.environment-agency.gov.uk>
- Environment Agency indicative groundwater source protection zone maps <http://maps.environment-agency.gov.uk>
- Environment Agency indicative Aquifer designation maps <http://maps.environment-agency.gov.uk>
- CIRIA 2007, The Sustainable Drainage Systems (SUDS) Manual C753
- Sewers for adoption 7th Edition
- Arun District Council SFRA Level 1 and Level 2 (Nov 16)
- Flood Estimation Handbook
- Environment Agency - Adapting to Climate Change: Advice for the Flood and Coastal Erosion Management Authorities March 2016



Appendix A - Topographic Survey



Appendix B - Southern Water Sewer Records



E00440

SEWER RECORDS PAGE 2 OF 2

Node	Cover	Invert	Size	Material	Shape		Node	Cover	Invert	Size	Material	Shape		Node	Cover	Invert	Size	Material	Shape		Node	Cover	Invert	Size	Material	Shape
0501X	4.517	3.188	150	PVC	CIRC	*																				
0501Y	4.517		UNK	UNK	CIRC	*																				
0502X			150	PVC	CIRC																					
050DX			150	PVC	CIRC																					
0550Y			UNK	UNK	CIRC																					
055DX			UNK	UNK	CIRC																					
056DX			UNK	UNK	CIRC																					
0601X			150	PVC	CIRC																					
1402X	4.313	2.612	150	PVC	CIRC																					
1501X			150	PVC	CIRC																					
6601X	5.898	4.758	150	PVC	CIRC																					
6602X	6.092	5.063	150	PVC	CIRC																					
6603X			100	PF	CIRC																					
690ZX			UNK	PVC	CIRC																					
7601X	5.699	4.52	150	PVC	CIRC																					
8701X	5.651	4.026	150	PVC	CIRC																					
8702X	5.791	4.185	150	PVC	CIRC																					
9601X	4.624		150	PVC	CIRC																					
9602X	4.697	3.584	150	PVC	CIRC																					

LINE STYLES / COLOURS

Brown	-----	Foul
	-----	Foul Syphon Sewer
	-----	Foul Vacuum Main
	-----	Foul Rising Main
Red	-----	Combined
	-----	Combined Syphon Sewer
	-----	Combined Rising Main
Orange	-----	Lateral Drain
	-----	Building Over Agreement Area
Dark Blue	-----	Treated Effluent
Purple	-----	Sludge
	-----	Sewer Catchment
	-----	Section 104 Area
Light Blue	-----	Surface Water
	-----	Surface Water Rising Main
Yellow	-----	Private
Green	-----	Access Shaft
	-----	Decommissioned

MATERIALS

AK	Alkaline
BAC	Bonded Asbestos Cement
BRD	Brick (Common)
BRE	Brick (Engineering)
CC	Concrete Box Culvert
CI	Cast Iron
CO	Concrete (In-Situ)
CP	Concrete (Pre-Cast)
CSB	Concrete Segments (bolted)
CSU	Concrete Segments (unbolted)
DI	Ductile Iron
GRD	Glass Reinforced Concrete
GRP	Glass Reinforced Plastic
MAC	Masonry in regular Courses
MAR	Masonry in random Courses
PE	Polyethylene
PF	Pitch Fibre
PP	Polypropylene
PVC	Polyvinyl Chloride
RPM	Reinforced Plastic Matrix
SI	Spun Iron
ST	Steel
VC	Vertifed Clay
XXX	Other
ZZZ	Unknown

Manhole (SW)
Manhole (F&C)
Lamp hole (SW)
Lamp hole (F&C)
Pumping Station (SW)
Pumping Station (F&C)
Side entry manhole (SW)
Side entry manhole (F&C)
Blind shaft (SW)
Blind shaft (F&C)
Ejector station (SW)
Ejector station (F&C)
Watertight door (SW)
Watertight door (F&C)
Flushing ch. Min-e (SW)
Flushing ch. Min-e (F&C)
Flushing ch. No-e (SW)
Flushing ch. No-e (F&C)
Demanter Chamber

LEGEND - SEWERS

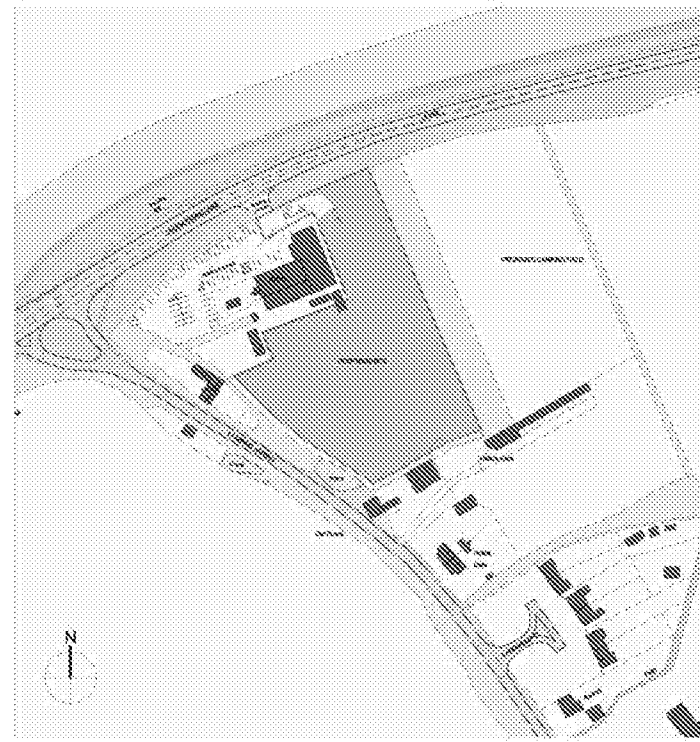
Washout (SW)
Washout (F&C)
Rodding Eye (SW)
Rodding Eye (F&C)
Gauging point (SW)
Gauging point (F&C)
Intercept chamber (SW)
Intercept chamber (F&C)
Storm Tank (SW)
Storm Tank (F&C)
Vortex chamber (SW)
Vortex chamber (F&C)
Label ellipse
Dummy/S24 manhole
Outfall
Penstock chamber
Demiboards
Storm Overflow
Backdrop manhole
Other (s)
Other
Change In sewer (s)
Change In sewer
Flap valve
Cascade
Anode
Valve
Closed Valve
Air Valve
Hatch box (SW)
Hatch box (F&C)
Direction arrow
Emptying valve
Catchpit
Soakaway
Inlet
Balancing Pond

Wastewater treatment works
Marine treatment works
Outfall headworks
Vent
Vent column
Tidal storage tank
Blank end
Head of Public Sewer
Micro Pumping Station
SHAPES (S)
A Arched
B Barrel
C Circular
E Egg
H Horseshoe
R Rectangular
S Square
T Trapezoidal
U U Shape
X Other
NODE REFERENCING SYSTEM
1st digit: hundred metre easting identifier
2nd digit: hundred metre northing identifier
3rd digit: sewer type identifier
4th digit: next sequential node
0-4 = Foul/Combined
5-9 = Surface Water

Drawn by:	yadavs	
Title:	283251_Bairds Farm Shop Crookt	
Date:	02/03/2018	

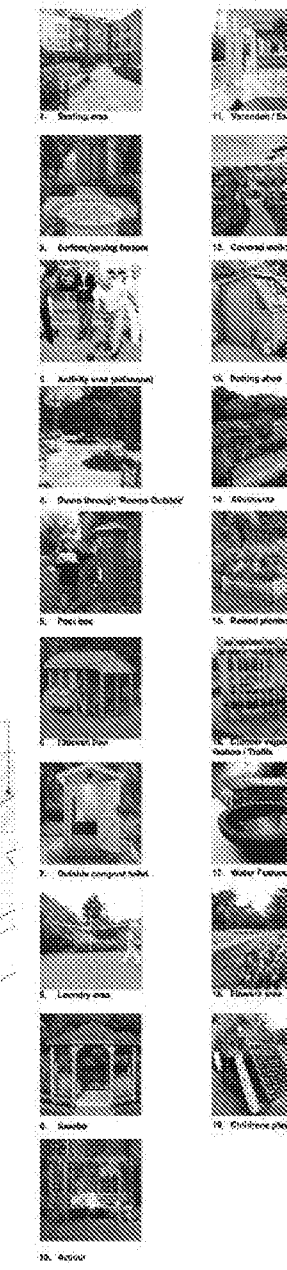


Appendix C - Development Proposals

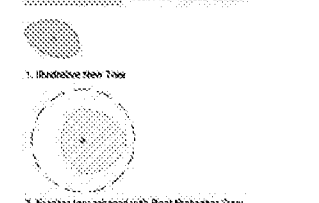
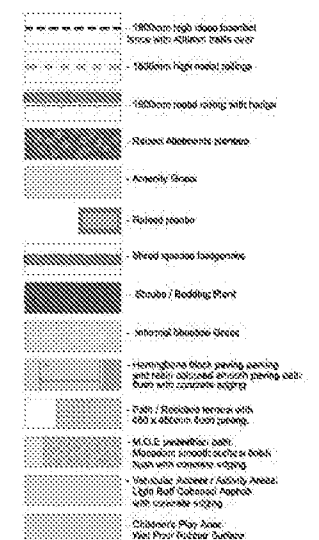


SITE LOCATION PLAN 1:1250

DEMENTIA GARDEN FEATURES

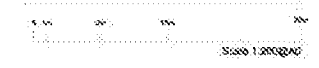


Legend:



ACCOMMODATION SCHEDULE

Residential Care Home Key:
Site Area (HECT) (Beds): 0.9427 (Beds): 64
Total Number of Residential Care Beds: 64 (No. Beds)
Number of Rooms: 26 (No. Rooms)
Number of Cycle Spaces: 12 (No. Cycle Spaces)



Scale 1:1250



Appendix D - Flood Zones Map