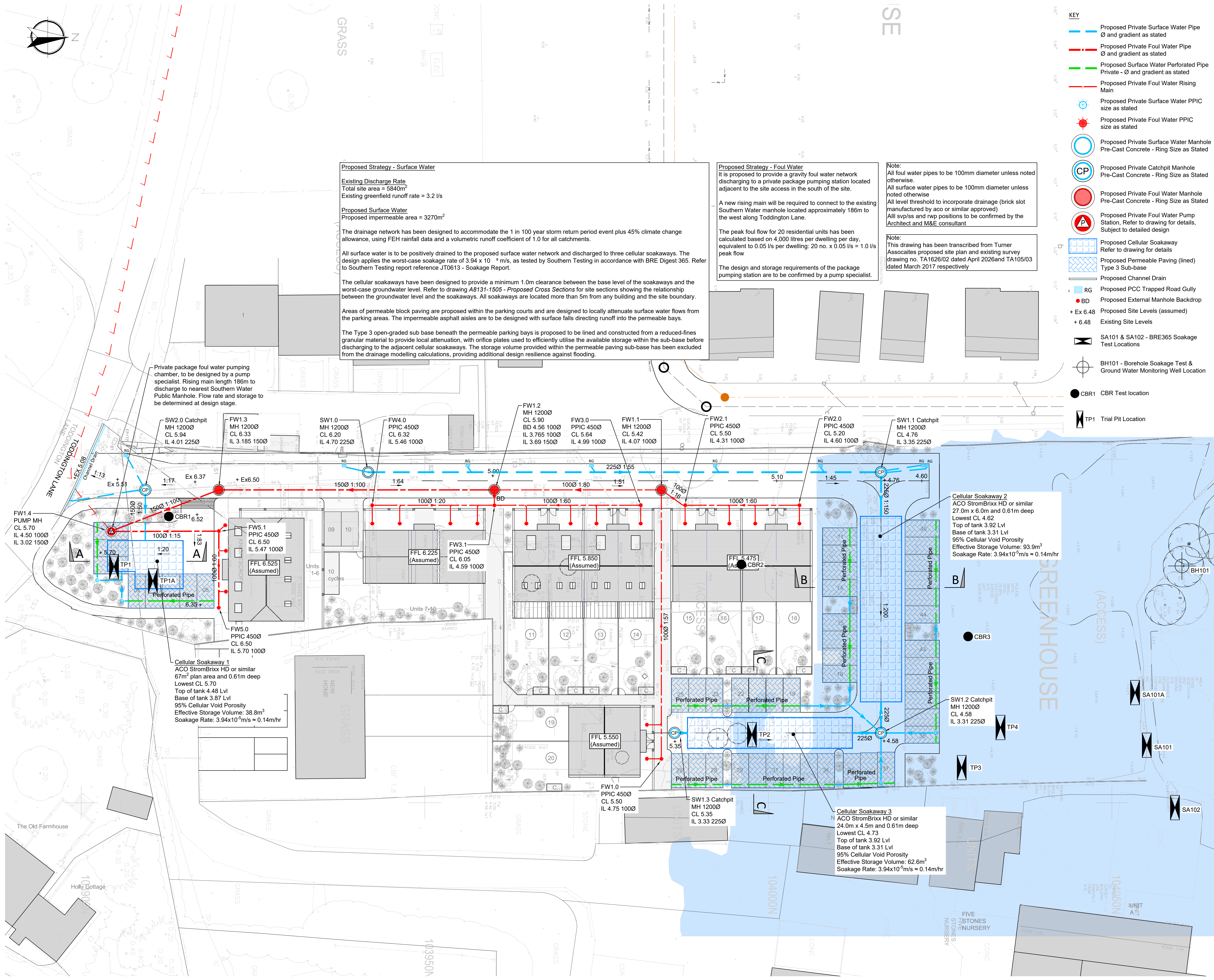




Proposed Strategy - Surface Water

Existing Discharge Rate
Total site area = 5840m²
Existing greenfield runoff rate = 3.2 l/s

Proposed Surface Water
Proposed impermeable area = 3270m²

The drainage network has been designed to accommodate the 1 in 100 year storm return period event plus 45% climate change allowance, using FEH rainfall data and a volumetric runoff coefficient of 1.0 for all catchments.

All surface water is to be positively drained to the proposed surface water network and discharged to three cellular soakaways. The design applies the worst-case soakage rate of 3.94×10^{-6} m/s, as tested by Southern Testing in accordance with BRE Digest 365. Refer to Southern Testing report reference JT0613 - Soakage Report.

The cellular soakaways have been designed to provide a minimum 1.0m clearance between the base level of the soakaways and the worst-case groundwater level. Refer to drawing A8131-1505 - Proposed Cross Sections for site sections showing the relationship between the groundwater level and the soakaways. All soakaways are located more than 5m from any building and the site boundary.

Areas of permeable block paving are proposed within the parking courts and are designed to locally attenuate surface water flows from the parking areas. The impermeable asphalt aisles are to be designed with surface falls directing runoff into the permeable bays.

The Type 3 open-graded sub base beneath the permeable parking bays is proposed to be lined and constructed from a reduced-fines granular material to provide local attenuation, with orifice plates used to efficiently utilise the available storage within the sub-base before discharging to the adjacent cellular soakaways. The storage volume provided within the permeable paving sub-base has been excluded from the drainage modelling calculations, providing additional design resilience against flooding.

Proposed Strategy - Foul Water

It is proposed to provide a gravity foul water network discharging to a private package pumping station located adjacent to the site access in the south of the site.

A new rising main will be required to connect to the existing Southern Water manhole located approximately 186m to the west along Toddington Lane.

The peak foul flow for 20 residential units has been calculated based on 4,000 litres per dwelling per day, equivalent to 0.05 l/s per dwelling; 20 no. x 0.05 l/s = 1.0 l/s peak flow

The design and storage requirements of the package pumping station are to be confirmed by a pump specialist.

Note:

All foul water pipes to be 100mm diameter unless noted otherwise.

All surface water pipes to be 100mm diameter unless noted otherwise

All level threshold to incorporate drainage (brick slot manufactured by aco or similar approved)

All svp/ss and rwp positions to be confirmed by the Architect and M&E consultant

Note:

This drawing has been transcribed from Turner Associates proposed site plan and existing survey drawing no. TA1626/02 dated April 2026 and TA105/03 dated March 2017 respectively

KEY

- Proposed Private Surface Water Pipe
Ø and gradient as stated
- Proposed Private Foul Water Pipe
Ø and gradient as stated
- Proposed Surface Water Perforated Pipe
Private - Ø and gradient as stated
- Proposed Private Foul Water Rising Main
- Proposed Private Surface Water PPIC
size as stated
- Proposed Private Foul Water PPIC
size as stated
- Proposed Private Surface Water Manhole
Pre-Cast Concrete - Ring Size as Stated
- Proposed Private Catchpit Manhole
Pre-Cast Concrete - Ring Size as Stated
- Proposed Private Foul Water Manhole
Pre-Cast Concrete - Ring Size as Stated
- Proposed Private Foul Water Pump Station, Refer to drawing for details, Subject to detailed design
- Proposed Cellular Soakaway
Refer to drawing for details
- Proposed Permeable Paving (lined)
Type 3 Sub-base
- Proposed Channel Drain
- Proposed PCC Trapped Road Gully
- Proposed External Manhole Backdrop
- Proposed Site Levels (assumed)
- Existing Site Levels
- SA101 & SA102 - BRE365 Soakage Test Locations
- BH101 - Borehole Soakage Test & Ground Water Monitoring Well Location
- CBR1 CBR Test location
- TP1 Trial Pit Location

NOTES

- DO NOT SCALE THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
- This drawing to be read in conjunction with all relevant Architect's, Engineer's and Specialist's drawings and the specification.
- All work to comply with the relevant British Standards, Codes of Practice and the Building Regulations. All Private Drainage to be constructed in accordance with Building Regulations.
- Any discrepancies between all working drawings, specifications and schedules of all disciplines to be immediately notified to CTP for clarification/correction prior to construction.
- Minimum depth to invert of foul branch pipe to SVP/SS below finished floor level to be:
450mm 0 - 3 storey's
750mm >3 storey's
- Gradient of under floor branch pipes to be no flatter than 1:40.
- An allowance of 50mm has been made for branch to main channel connections in PPIC chambers.
- All RWP, SVP and SS positions have been assumed and are subject to confirmation from the architect. For the location of all RWPs and SVPS refer to architects drawings.
- During construction the location of all RWP, SVP and SS positions should be setout from architectural drawings and not the drainage layout general arrangement.
- All proposals are shown preliminary and are subject to detailed design.
- All Private drainage pipes to be thermoplastic pipes, all Public pipes are to be vitrified clay.
- All chamber cover levels and depths are subjects to change once finished ground levels are agreed.
- All SVPS should be fitted with Roddable Access Plate Fittings.
- Where existing manholes are to be reused or new pipework connected the existing benching shall be completely replaced.
- All areas of excavation are to be scanned and marked for existing services prior to any excavation.
- All below ground pipes to be 100mm Ø unless noted otherwise.
- Root protection to be provided for drainage close to trees.
- Excavations in root protection area to be hand dug.
- All manholes in hard paved areas to have recessed covers to allow for surfacing (to architect specification).

PRELIMINARY

P4	Drainage Strategy Revised to New Site Layout	08.06.26	SP	SM
P3	Drainage Strategy Revised	17.03.25	AM	SM
P2	Drainage Strategy Revised	05.09.20	DO	AK
P1	Preliminary Issue	29.10.21	DO	AK
Revision	Amendments	Date	Rev'd	Ch'd
DO	October 2021			CIVILS



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Project Title:

WESTHOLME NURSERY
TODDINGTON LANE
LITTLEHAMPTON

Drawing Title:

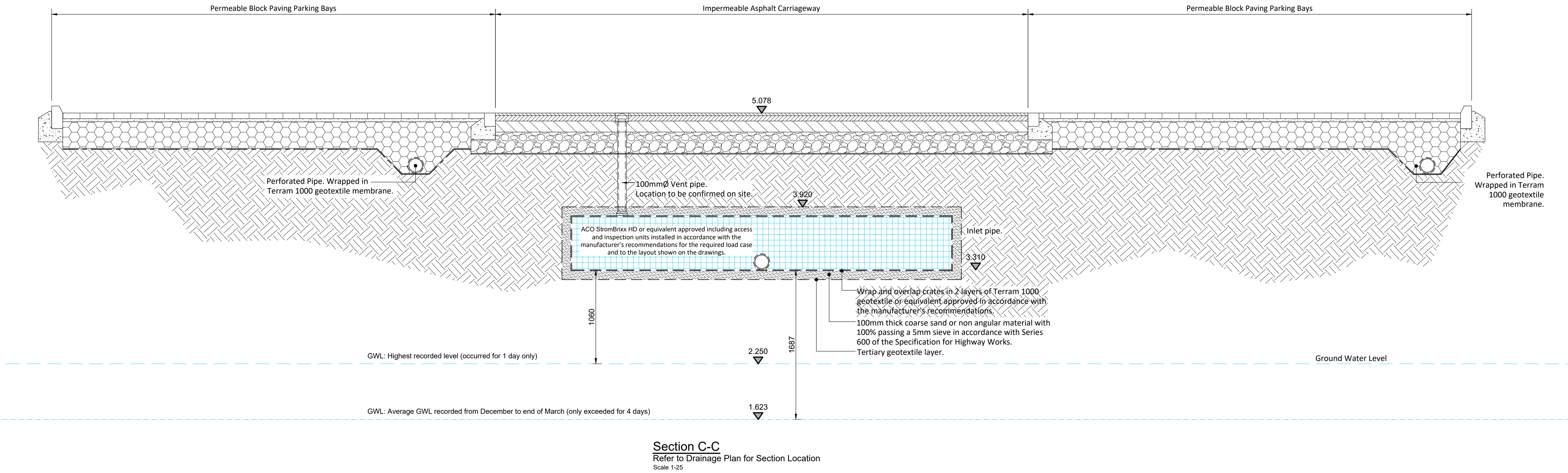
DRAINAGE STRATEGY PLAN

Drawing Number:

A8131-1501

Scale:
1:250 @A1
Unless Noted Otherwise

P4



NOTES

- DO NOT SCALE THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
- This drawing to be read in conjunction with all relevant Architect's, Engineer's and Specialist's drawings and the specification.
- All work to comply with the relevant British Standards, Codes of Practice and the Building Regulations All Private Drainage to be constructed in accordance with Building Regulations.
- Any discrepancies between all working drawings, specifications and schedules of all disciplines to be immediately notified to CTP for clarification/correction prior to construction.

PRELIMINARY

P2	Sections revised to suit new layout	15.05.26	SF	SM
P1	Preliminary Issue	11.12.25	SF	SM
Revision	Amendments	Date	Rev'd	Ch'd
SF	DEC' 25			CIVILS



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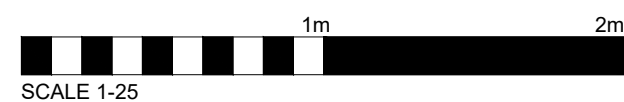
PROPOSED CROSS SECTIONS
SHEET 2 OF 2

Drawing Number:

A8131-1506

Scale
1:25 @A1
Unless Noted Otherwise

- P2



SCALE 1:25

Appendix 3 – Flood Screening Report

Flood map for planning

Your reference
A8131 Wstholm

Location (easting/northing)
503419/103994

Created
22 June 2026 15:20

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

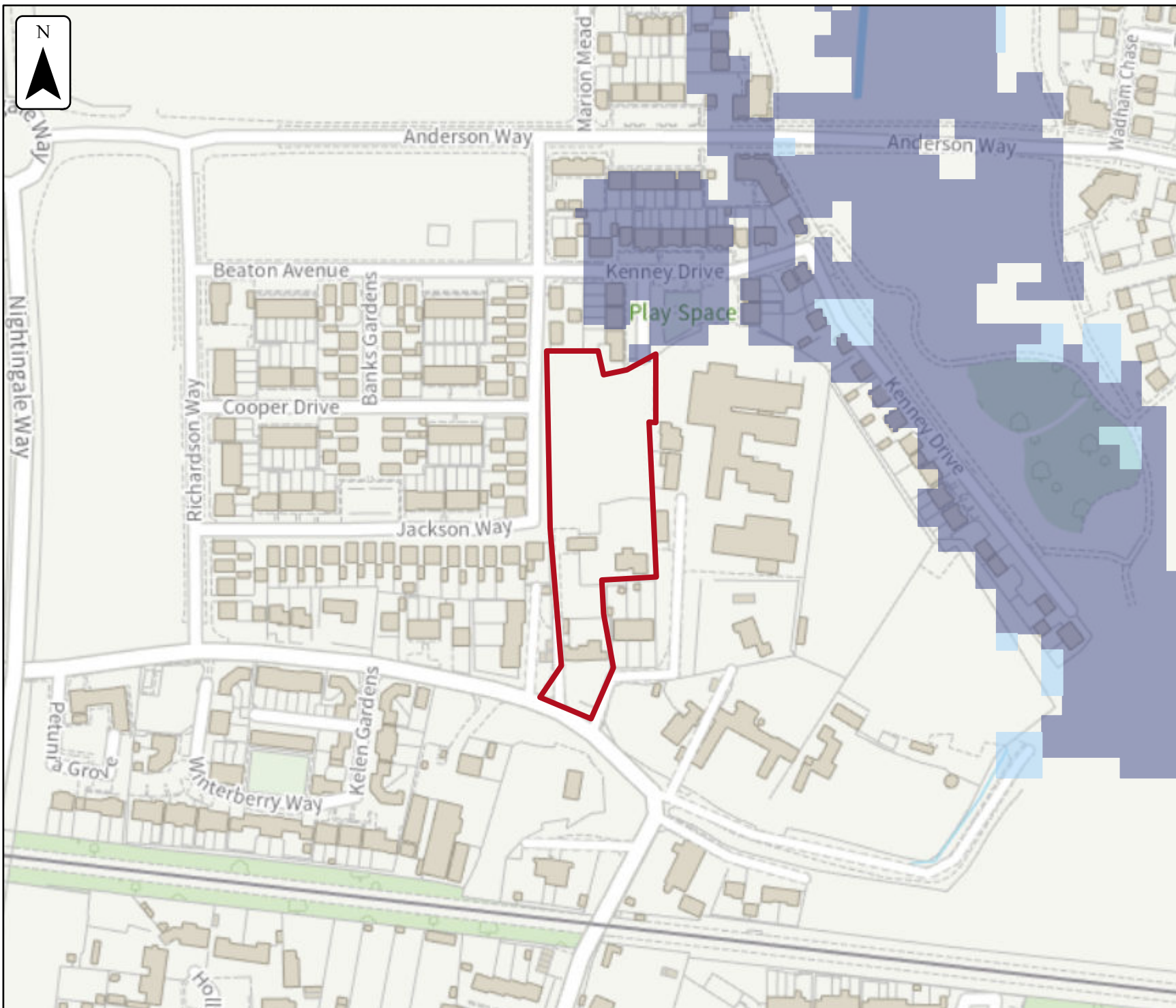
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

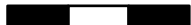
Your reference
A8131 Wstholm

Location (easting/northing)
503419/103994

Scale
1:2,500

Created
22 Jun 2026 15:20

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

EA/NRW Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

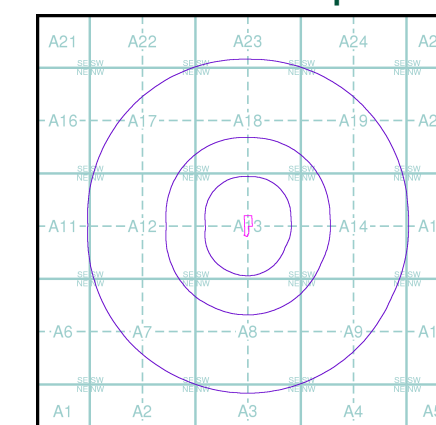
Flood Data

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Contours (height in metres)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

EA/NRW Flood Data Map - Slice A

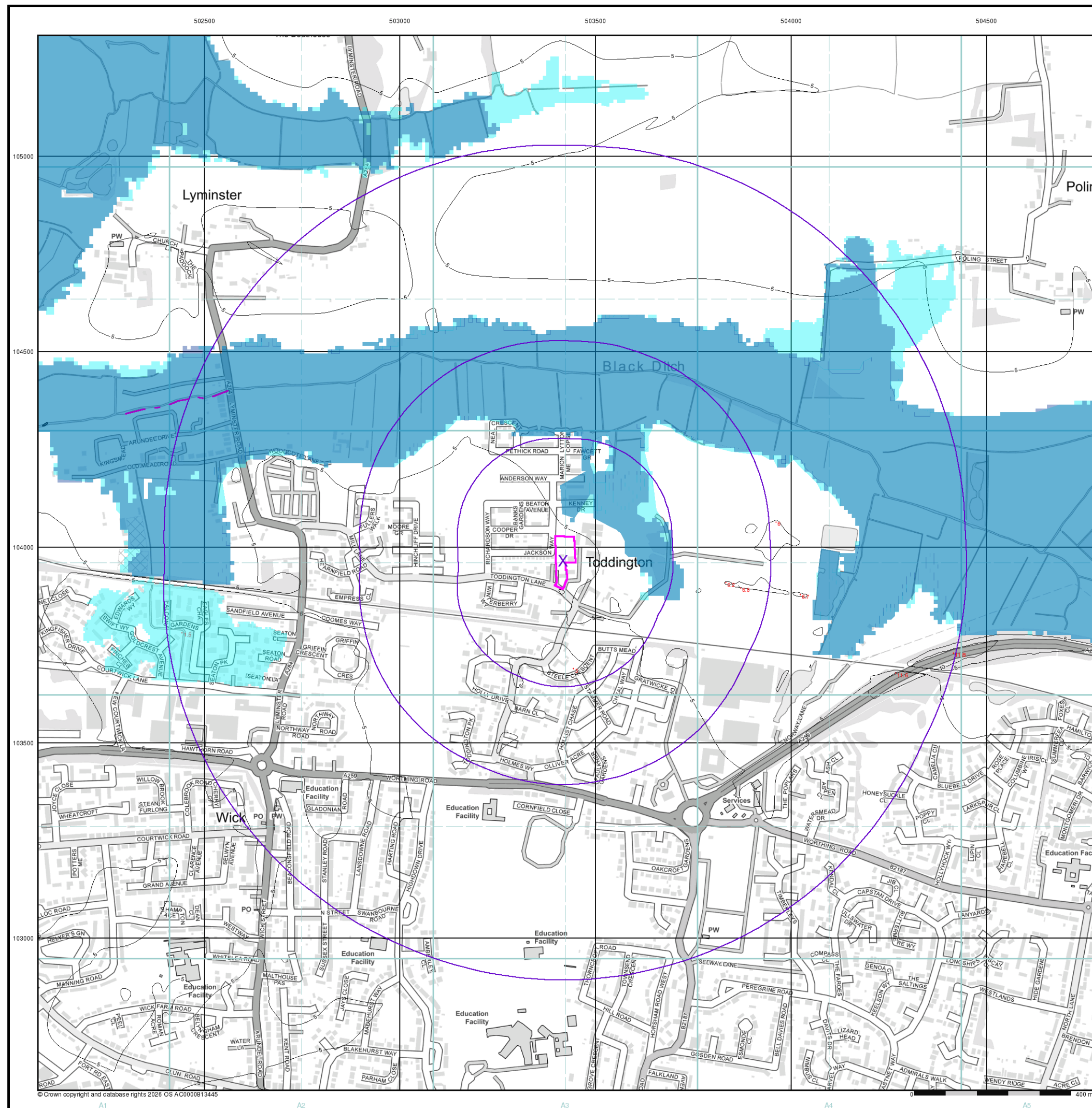


Order Details

Order Number: 404290909_1_1
 Customer Ref: A8131
 National Grid Reference: 503420, 103970
 Slice: A
 Site Area (Ha): 0.49
 Search Buffer (m): 1000

Site Details

Westholme Nursery, Toddington Lane, Littlehampton, BN17 7PP



**JBA 75 Year Return Flood Map (Undefended)
(1:10,000)**

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

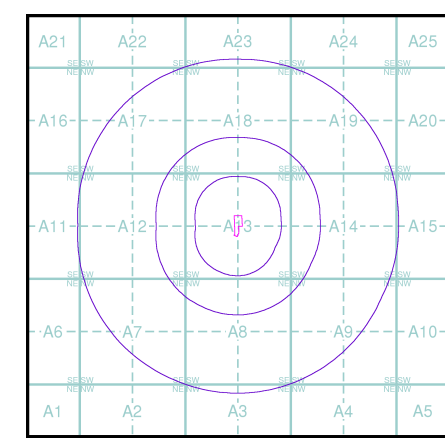
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

**JBA 75 Year Return Flood Map (Undefended) -
Slice A**

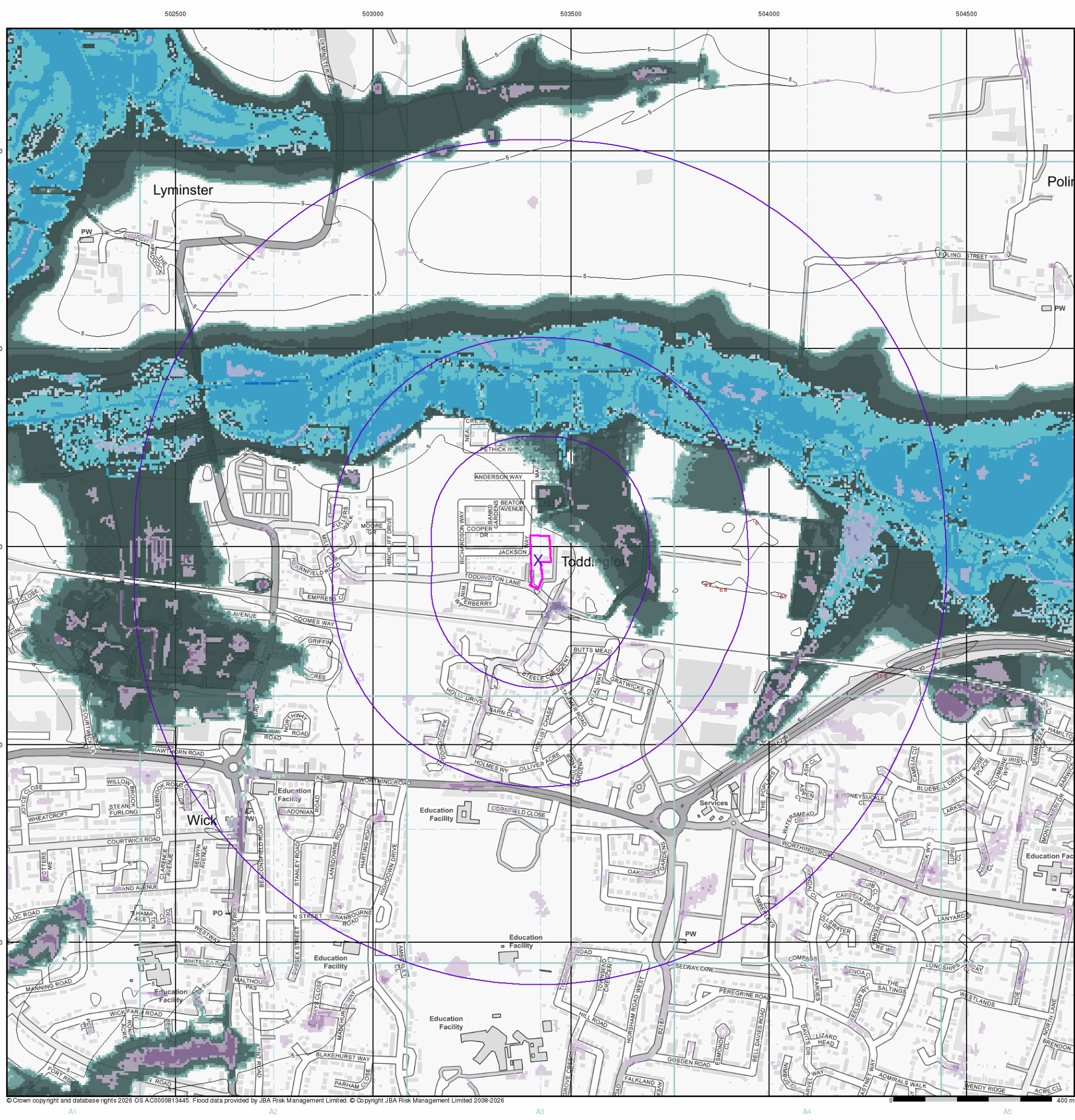


Order Details

Order Number: 404290909_1_1
Customer Ref: A8131
National Grid Reference: 503420, 103970
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 1000

Site Details

Westholme Nursery, Toddington Lane, Littlehampton, BN17 7PP



JBA 100 Year Return Flood Map (Undefended) (1:10,000)

General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point

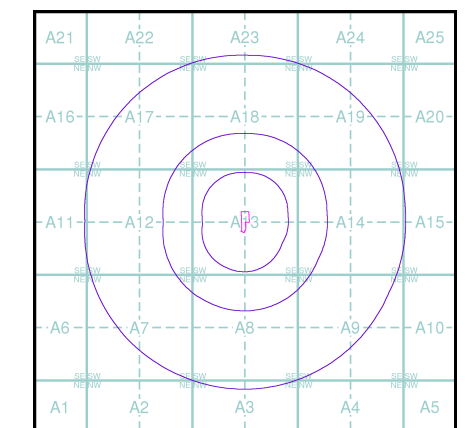
Modelled Flood Depth

Fluvial Depth	Coastal Depth
 0.01m - 0.05m	 0.01m - 0.05m
 0.05m - 0.1m	 0.05m - 0.1m
 0.1m - 0.3m	 0.1m - 0.3m
 0.3m - 1m	 0.3m - 1m
 >1m	 >1m

Contours (height in metres)

- Standard Contour  105  100  95
- Master Contour  100  95
- Spot Height  167.8
-  MLW Mean Low Water
-  MHW Mean High Water

JBA 100 Year Return Flood Map (Undefended) - Slice A



Order Details

Order Number: 404290909_1_1
Customer Ref: A8131
National Grid Reference: 503420, 103970
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 1000

Site Details

Westholme Nursery, Toddington Lane, Littlehampton, BN17 7PP

JBA 200 Year Return Flood Map (Undefended) (1:10,000)

General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point

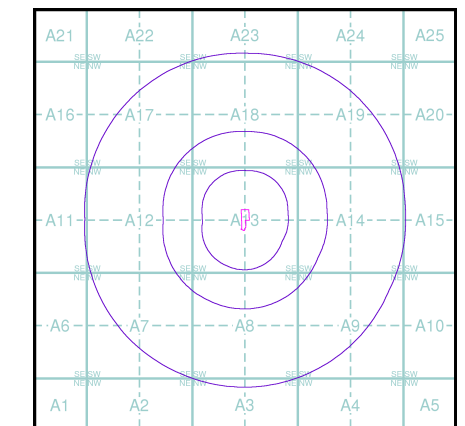
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
 0.1m	 0.01m - 0.05m	 0.01m - 0.05m
 0.1m - 0.3m	 0.05m - 0.1m	 0.05m - 0.1m
 0.3m - 1m	 0.1m - 0.3m	 0.1m - 0.3m
 >1m	 0.3m - 1m	 0.3m - 1m
	 >1m	 >1m

Contours (height in metres)

- Standard Contour  105
- Master Contour  100
- Spot Height  167.8
-  Mean Low Water
-  Mean High Water

JBA 200 Year Return Flood Map (Undefended) - Slice A



Order Details

Order Number: 404290909_1_1
 Customer Ref: A8131
 National Grid Reference: 503420, 103970
 Slice: A
 Site Area (Ha): 0.49
 Search Buffer (m): 1000

Site Details

Westholme Nursery, Toddington Lane, Littlehampton, BN17 7PP

JBA 1000 Year Return Flood Map (Un defended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

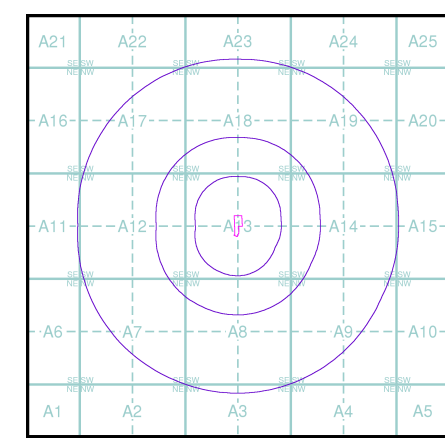
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

JBA 1000 Year Return Flood Map (Un defended) - Slice A



Order Details

Order Number: 404290909_1_1
Customer Ref: A8131
National Grid Reference: 503420, 103970
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 1000

Site Details

Westholme Nursery, Toddington Lane, Littlehampton, BN17 7PP

JBA Canal Failure Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

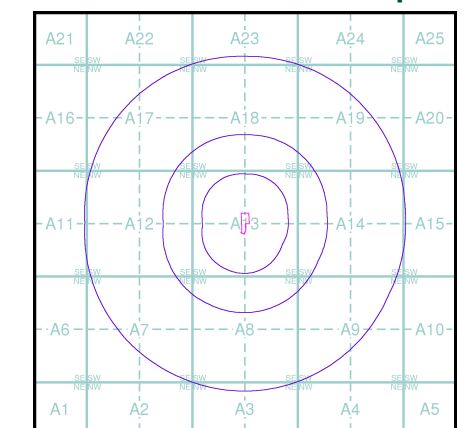
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

JBA Canal Failure Flood Map - Slice A



Order Details

Order Number: 404290909_1_1
 Customer Ref: A8131
 National Grid Reference: 503420, 103970
 Slice: A
 Site Area (Ha): 0.49
 Search Buffer (m): 1000

Site Details

Westholme Nursery, Toddington Lane, Littlehampton, BN17 7PP

