



**PERSIMMON HOMES THAMES VALLEY
HAMPTON PARK
LITTLEHAMPTON**

**PHASE 4 FOUL DRAINAGE (DISCHARGE
OF CONDITION 13)**

JULY 2020

the journey is the reward

**PERSIMMON HOMES THAMES VALLEY
HAMPTON PARK
LITTLEHAMPTON**

**PHASE 4 FOUL DRAINAGE (DISCHARGE
OF CONDITION 13)**

JULY 2020

Project Code:	SF/PHLITTLE-P4.10
Prepared by:	CG
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Mayer Brown Limited, Lion House, Oriental Road, Woking, Surrey GU22 8AR



**Persimmon Homes Thames Valley
Hampton Park
Littlehampton
Phase 4 Foul Drainage (Discharge of Condition 13)**

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1 Introduction

- 1.1 Mayer Brown Ltd (MBL) has been commissioned by Persimmon Homes Thames Valley (PHTV) to compile this report to facilitate the discharge of planning Condition 13 for their outlined approved development (**Arun DC reference LU/47/11/**) for up to 1,260 residential dwellings, B1 employment use, Class A facilities, a 100 bed hotel, 60 bed care home, primary school, plus many other facilities and improvements to the local infrastructure. Refer to Appendix A for the Site Location.

Outline Planning Consent

- 1.2 Outline Planning Consent was granted in 2011, under Arun District Council planning reference LU/47/11, which includes Condition 13 that relates to foul drainage. This is covered in more detail within the report.

Purpose of this Drainage Report

- 1.3 The purpose of this report is to demonstrate the proposed Phase 4 application for 46 new dwellings can be drained of foul effluent and the receiving foul drainage network has also been adequately designed and considered.

Proposed Development

- 1.4 The proposed Phase 4 application site for 46 new dwellings has a long relatively narrow boundary that stretches along the western boundary of the central wetland area. Refer to the proposed plan in Appendix B.
- 1.5 Phase 4 is positioned immediately to the west of Phase 2 (an application for 126 new dwellings) that has almost been completed. Appendix C shows the location of Phase 2 in relation to Phase 4. This is relevant because Phase 4 will drain all its proposed foul sewers into the existing Phase 2 network.
- » Outline planning Condition 13 for Phase 2 has been approved by Arun DC and can be seen in Appendix G.
 - » S104 Technical Approval has also been obtained from ICOSA Water to enable them to adopt the Phase 2 foul sewers (and other sewers already constructed in the west of wetland applications)

2 Condition 13: Foul Water

2.1 ***Condition 13:*** Before each phase or sub phase of the development hereby permitted is commenced details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management/maintenance, if appropriate) and no dwelling in that phase of development shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

2.2 *Reason:* To ensure adequate infrastructure is provided to enable the scheme to be satisfactorily drained. The site lies on the Upper Chalk, a Principal Aquifer and requires protection against contamination from any proposed development in accordance with national guidance and Policy GEN26 of the Arun District Local Plan.

Offsite Foul Drainage & Connections

Phase 2 Drainage

2.3 Phase 4 is positioned immediately to the west of Phase 2 that has almost been completed. Appendix C shows the location of Phase 2 in relation to Phase 4, which is relevant because Phase 4 will drain all its proposed foul sewers into the existing Phase 2 network.

- ✦ The Phase 2 drainage general arrangement plan used to construct the drainage is contained in Appendix E, which clearly shows three future foul connection stubs that were specifically designed to enable Phase 4 to make gravity connections
- ✦ Outline planning Condition 13 for Phase 2 has been approved by Arun DC and can be seen in Appendix G.
- ✦ S104 Technical Approval has also been obtained from ICOSA Water to enable them to adopt the Phase 2 foul sewers (and other sewers already constructed in the west of wetland applications)

Foul Pump Station

2.4 Foul drainage from the entire outline approved scheme will drain to a new foul pump station (PS) located in the south east corner of Block A Parcel, which is positioned within the 19 hectare catchment to the west of the wetlands. This foul PS will pump the effluent via a new 2.0km rising main to an existing Southern Water gravity sewer located by

Fitzalan Road to the south. The location of the pump station and route of the rising main are contained in Appendix H of this report.

- 2.5 The design of the pump station compound, the optimum route of the rising main and its connection / discharge point have been decided by Southern Water under a Section 98 Agreement.
- 2.6 These works have been completed by Southern Water and the pump station is now fully operational (see Appendix H).

On Site Foul Drainage

- 2.7 All proposed foul sewers from Phase 4 will flow on a gravity basis (no pumps required) into the existing Phase 2 networks and eventually into the new foul PS that has been designed and constructed by Southern Water.
- 2.8 The proposed routes of the foul sewers within the road network are shown on the drainage strategy drawings in Appendix D of this report.

Design Criteria

- 2.9 The proposed foul sewers have been designed in accordance with Sewers for Adoption, BS EN 12056 – Gravity Drainage Systems Inside buildings, and Building Regulations - part H (2015).

Adoption & Maintenance

- 2.10 The proposed foul sewers within the road network will be adopted by ICOSA Water under a Section 104 agreement, which will ensure they are maintained in perpetuity.
- 2.11 The ICOSA Water sewer network will discharge into the new main foul pump station is owned and operated by Southern Water. Therefore, the pump station will be maintained in perpetuity by Southern Water.

Condition 13 Conclusion

- 2.1 The information contained within this report demonstrates that adequate foul infrastructure is currently available offsite to enable the proposed Phase 4 application for 46 new dwellings to be satisfactorily drained of foul effluent.
- 2.2 Therefore, it is considered that this evidence base will provide sufficient information to discharge the outline planning Condition 13.

APPENDIX A: Site Location



NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.

LOCATION

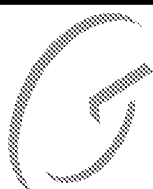
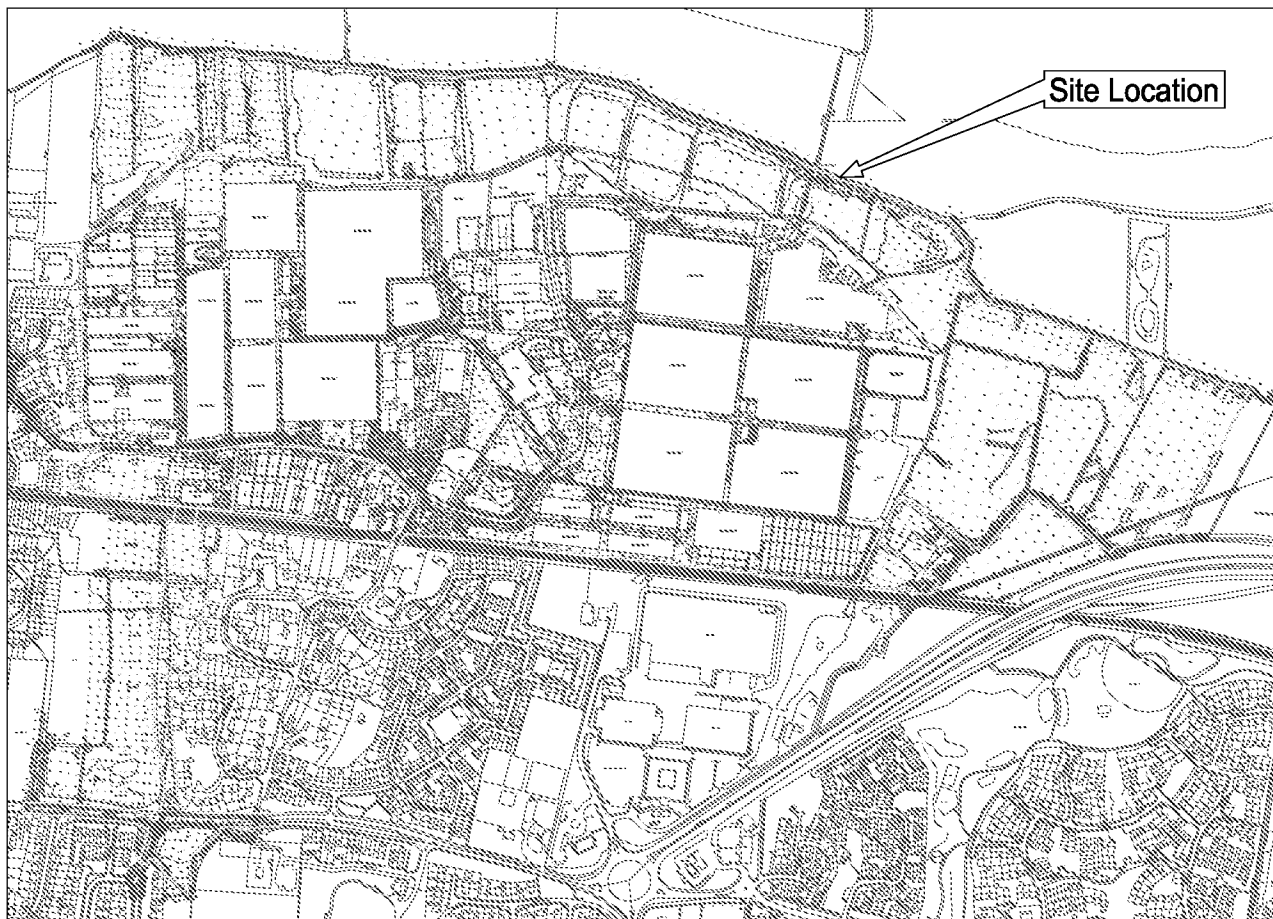
Address: Toddington Lane
Wick
Littlehampton
West Sussex
BN17 7PP

National Grid reference: TQ 03414 03979



Plan NTS

Plan 1:10000



Glanville

Cornerstone House
62 Foxhall Road, Didcot
Oxon, OX11 7AD

Tel: (01235) 515550 Fax: (01235) 817799
postbox@glanvillegroup.com www.glanvillegroup.com

Project :		Land North of Toddington Lane, Littlehampton		
Title :		Site Location Plan		
Project Engineer :	J O'Kelly	Scale :	As Shown@A4	Drawing No. N/A
Project Director :	k Rayner	Date :	December 14	
				Rev -

APPENDIX B: Phase 4 External Works Plan

