



**PERSIMMON HOMES THAMES VALLEY
LAND NORTH OF TODDINGTON LANE
LITTLEHAMPTON**

**FOUL DRAINAGE, WEST OF WETLANDS,
(DISCHARGE OF CONDITION 13)**

DECEMBER 2019

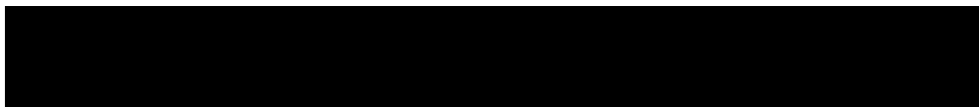


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LAND NORTH OF TODDINGTON LANE
LITTLEHAMPTON**

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(DISCHARGE OF CONDITION 13)**

DECEMBER 2019

Project Code:	A/PHDRAIN.10
Prepared by:	CG
Approved by:	SF
Issue Date:	December 2019
Status:	1st Issue



**Persimmon Homes Thames Valley
Land North of Toddington Lane
Littlehampton
Foul Drainage, West of Wetlands, (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 & Variation of Conditions

- 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 This drainage report does not cover the entire area that received outline planning approval. It includes the development area of approximately 19.0 hectares to the west of the wetlands as identified in Appendix B, titled "Land Uses and Drainage Areas Covered".
- 1.4 There are a total of 18 land parcels and associated road infrastructure identified within the west of wetlands catchment at varying states of progress. A parcel specific surface and foul water drainage strategy will still be required to accompany the reserved matters (RM) applications from the individual land parcels.
- 1.5 This report is to be used to accompany the RM planning applications for each of the individual parcels in order to demonstrate that the receiving foul drainage network has been adequately designed and considered.

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

2.3 Foul drainage from the entire outline approved scheme of 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 C of this report.

2.4 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.

2.5 These works have been completed by Southern Water and the pump station is now fully operational (see Appendix D).

On Site Foul Drainage

2.6 All foul sewers within this catchment, to the west of the wetlands, will flow on a gravity basis (no pumps required) into the new foul PS that has been delivered by Southern Water.

2.7 The proposed routes of the foul sewers within the road network are shown on the drainage strategy drawing in Appendix E of this report. These foul sewers have been designed with foul connection points / spurs into the individual land parcels.

Design Criteria

- 2.8 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).
- 2.9 A schematic of the proposed foul sewer network, dwelling numbers and corresponding peak foul flows are shown in Appendix F of this report.

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. The Sections 104 technical approval for the main foul sewers was obtained from ICOSA Water in September 2019, and the technical approval certificate is contained in Appendix G.
- 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 will be provided to enable the consented scheme to be satisfactorily drained, and will enable the future Parcels within the west of the wetlands catchment to make a positive connection into the proposed foul sewer network.
- 2.2 The reserved matters planning applications for the future parcels will need to be accompanied by an individual foul water drainage strategy and technical note. Each technical note will also include this overall strategy that demonstrates the downstream receiving network has been satisfactory designed in accordance with the relevant standards.
- 2.3 Therefore, it is considered that this evidence base, when read in conjunction with the RM application for the individual parcels, 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

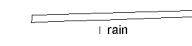
Plan 1:10000



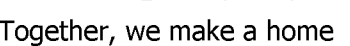
Glanville
Cornerstone House
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Project :		Land North of Toddington Lane, Littlehampton		
Title :		Site Location Plan		
Project Engineer :	J O'Kelly	Scale :	As Shown@A4	Drawing No. N/A
Project Director :	k Rayner	Date :	December 14	
				Rev -

APPENDIX B: Proposed Land Uses and Drainage Area Covered



-	-	-
-	-	-
A	Non-Residential land area (blue hatch) amended.	12.09.16



erimon omeameale

Camberley, Surrey GU15 3TQ
Tel: 01276 808080

Tel: 01276 808080

Drg No: 519-GR.I 006

Rev: A

APPENDIX C: Foul Pump Station & Rising Main Route

6.5m DIAMETER X 8m DEEP WETWELL

S98 Foul PUMP STATION & 2KM
RISING MAIN. DELIVERED BY
SOUTHERN WATER UNDER A
S98 REQUISITION

S98 Foul PUMP STATION & RISING MAIN

THE ENTIRE DEVELOPMENT (OUTLINE APPROVED
CONSENTED SCHEME) WILL DRAIN INTO
THE S98 Foul PUMP STATION

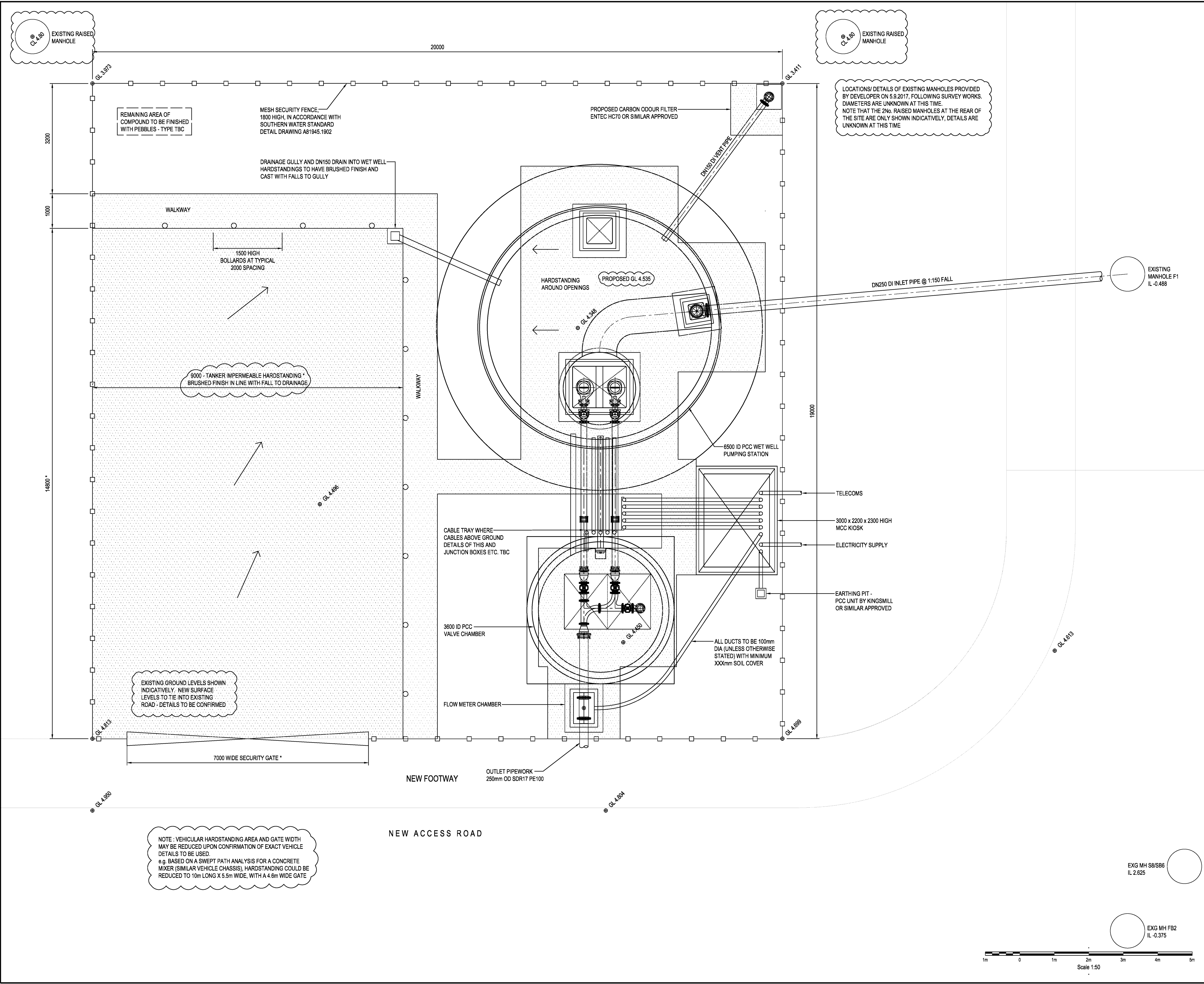


APPROX
ROUTE OF
2KM RISING
MAIN

CONTINUES TO CONNECTION
BY FIDALAN ROAD => REFER TO SOUTHERN WATER PLAN

- Public Open Space - Street Scen
- Public Open Space - General Wildlife
- Playing Fields and Open Space (1000 - 1.7000)
- Recreation (1000 - 1.7000) & 0.0000
- 0.0000
- Recreation
- Education - School Site (1000 - 1.7000)
- Community Center and Public Facility (1000 - 1.7000) & 0.0000
- Non-residential Land (1000 - 1.7000) & 0.0000
- Residential (1000 - 1.7000)
- Land / not used (up to 1000000 at 1000)
- Infrastructure
- Highway - Road (up to 1000000 at 1000)
- Core Street

PERSIMMON Together, we make a home	
Persimmon Homes Thames Valley Persimmon House, 1000 Road Camberley, Surrey GU10 2YU Tel: 01276 500000	
Toddington Lane Littlehampton	27.05.16 1:2500 @ A1 519-GR.L 006
Parameter Plan - Land use	
Drawing Title: SUBMITTED	Drawing No: 10 Page: 8



NOTES

- ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS IN METRES UNLESS SHOWN OTHERWISE
- ALL LEVELS ARE IN METRES AND RELATE TO ORDNANCE DATUM UNLESS STATED OTHERWISE
- DO NOT SCALE FROM THIS DRAWING
DO NOT TAKE DIGITAL DIMENSIONS OFF THIS DRAWING
WORK TO FIGURED DIMENSIONS ONLY - IF IN DOUBT ASK
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS, UNLESS SPECIFIED OTHERWISE:-
 - THE SPECIFICATION FOR TUNNELLING BTS & ICE 2015
 - SOUTHERN WATER TECHNICAL SPECIFICATION MANUAL CIVIL ENGINEERING REQUIREMENTS:
 - CED 4002
 - CED 4015
 - CED 4023
 - CED 4024
 - SEWERS FOR ADOPTION CESWI 7th EDITION
- FOR CONSTRUCTION METHODOLOGY, REFER TO THE CONTRACTOR'S SPECIFIC METHOD STATEMENT FOR THE WORK
- THE CONTRACTOR IS TO CONFIRM ALL LEVELS AND SETTING OUT PRIOR TO COMMENCEMENT OF THE WORKS
- CONSTRUCTION TOLERANCES IN ACCORDANCE WITH THE 'SPECIFICATION FOR TUNNELLING' BTS & ICE 2010, TABLE 15, SECTION 328, TOLERANCES FOR TUNNELS, SHAFTS AND UNDERGROUND WORKS
- ALL PROPRIETARY PRODUCTS ARE TO BE USED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
- ACCESS ARRANGEMENTS, PROTECTIVE BARRIERS AND TEMPORARY PLATFORMS ARE TO BE DESIGNED BY OTHERS
- SERVICE DIVERSIONS ARE THE RESPONSIBILITY OF OTHERS

KEY

PERSONNEL FOOTWAY /
HARDSTANDING AREA

VEHICULAR
HARDSTANDING

HARDSTANDING DETAILS IN
ACCORDANCE WITH SOUTHERN
WATER STANDARD DETAILS

SIGNIFICANT DESIGNER'S IDENTIFIED HAZARDS

HAZ001	UNKNOWN GROUND CONDITIONS
HAZ002	STRIKING OF BURIED SERVICES
HAZ010	INJURY/FATALITY DUE TO WORKING IN CONFINED SPACES
HAZ011	EMERGENCY ACCESS AND EGRESS OF SHAFT

- FOR MORE DETAILED INFORMATION ON THE HIGHLIGHTED HAZARDS, REFER TO COWI UK LIMITED DESIGNER'S RISK ASSESSMENT FOR THIS PROJECT.

- 'EVERYDAY' LOW RISK HAZARDS AND THOSE HAZARDS WHICH SHOULD BE OBVIOUS TO A COMPETENT CONTRACTOR HAVE **NOT** BEEN INDICATED ON THIS DRAWING.

- SHOULD ANY ADDITIONAL HAZARDS BE IDENTIFIED DURING THE COURSE OF THE WORKS, THE CONTRACTOR SHALL NOTIFY ALL RELEVANT MEMBERS OF THE PROJECT TEAM.

CURRENT VERSION INFORMATION

B. KIOSK AND CHAMBERS RELOCATED, PIPEWORK LAYOUT UPDATED, HARDSTANDING AREAS REVISED						
B	ISSUED FOR APPROVAL	NM	LJP	AJK	AJK	24.11.17
A	FOR DISCUSSION	NM	LJP	-	-	08.11.17
Rev	Revision Description	Drawn	Des'd	CHK'd	App'd	Date

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Tel: 01332 343800 E-Mail: info_@cowi.com

Client:

Project:

TODDINGTON LANE RISING MAIN

Title:

SITE LAYOUT

Drawn by:	Designed by:	Checked:
NM	LJP	AJK
Date:	Orig. Sheet Size:	Approved:
NOV 2017	A1	AJK
Scales:	Status:	
1:50	FOR DISCUSSION	

Drawing No:

J1534-DRG-C01-004

Revision

B

APPROVED DISTRICT COUNCIL L1534-19-000

APPENDIX D: Foul Pump Station Correspondence

Sean Foley

From: Barnes, Duncan <Duncan.Barnes@southernwater.co.uk>
Sent: 11 September 2019 15:32
To: Robin Bishop
Cc: Eley, Lucy
Subject: FW: Toddington lane pump Station

Hi Robin,

Just to confirm that the pump station is now up and running.

As soon as the telemetry is available, we will install it; but this won't cause any further hold ups in regards to the pump station.

Regards,

Duncan Barnes
Project Manager,
Engineering & Construction

T. 01273 663240
M. 07785 970958
southernwater.co.uk



from
Southern Water

From: Andy Keohane (MGJV) [mailto:andy.keohane@mgjv.co.uk]
Sent: 11 September 2019 15:12
To: Barnes, Duncan <Duncan.Barnes@southernwater.co.uk>
Cc: Csatló, George <George.Csatlos@southernwater.co.uk>; Alex Cruttenden (MGJV) <Alex.Cruttenden@mgjv.co.uk>; mgjvframework (mgjvframework@4projectsmail.com) <mgjvframework@4projectsmail.com>
Subject: Toddington lane pump Station

Hi Duncan

The Pump Station at Toddington is now pumping flows with its own pumps and through the new Rising main, Overpumping has been off hired but as explained previously the temporary telemetry has been retained until such time as SWS can provide a telemetry signal for the permanent out station

Kind Regards
Andy

Andy Keohane Contracts Manager
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Tel: +44
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APPENDIX E: West of Wellands Drainage Strategy