

Westholme Nursery
Toddington Lane
Littlehampton
West Sussex

Design and Access Statement
for Residential Development



Project Ref: 16065

Date: October 2016

Revision -

Westholme Nursery, Toddington Lane, Littlehampton, West Sussex, BN17 7PP

1.00 Introduction

This Design and Access Statement has been prepared in support of an Outline Planning Application for a residential development of ten units on the site of the former Westholme Nursery.

Information illustrating the outline proposals are as follows:

- Drawing 16065: 00.01A – Location Plan
- Drawing 16065: 00.02A – Site/Block Plan as existing
- Drawing 16065: 02.01 – Conceptual Site Layout
- Drawing 16065: 02.02 – Conceptual Elevations
- Design and Access Statement and Appendices
- Drawing 1696/D1.1 – Drainage Layout Proposals (Appendix D)

2.00 Site Description

The site is generally rectangular in shape, of just under 0.5Ha in area, located to the north of Toddington Lane; approximately 100m to the north of Toddington Lane railway crossing and approximately 720m to the east of Lyminster Road via Mill Lane.

The site was a former 'cut flower' Nursery; ceasing trading as such approximately 13 years ago when the business became unviable: unable to expand, it proved too smaller operation to compete against larger companies. The site has now been cleared of the glasshouses and associated buildings leaving an open and generally level site.

The area surrounding the site is a mixture of residential and commercial properties:

Existing residential properties are located to the south of the northern boundary: the remaining northern boundary (formerly glasshouses) is part of a large residential development site, currently under construction. This residential site under construction also wraps around Westholme's northern boundary.

Existing low density residential properties lie to the south of the site with planning consent for a further three residential units at Knightscroft.

A commercial estate lies to the east of Westholme.

There is no planting (trees or hedges) within the site itself, with a small tree/shrubby screen on the adjacent site to the northern boundary; which will be un-effected by the proposals.

The site has an existing vehicular/pedestrian access onto Toddington Lane at the south west corner of the site; between the boundaries of Knightscroft and Dutch Cottages. This provides lorry, car and pedestrian access for the nursery and Anggerik.



Figure 1: Aerial View of Site

3.00 Layout

Access

The proposal is to utilise the existing vehicular and pedestrian access onto the site between the boundaries of Knightscroft and Dutch Cottages. The access is restricted as indicated on the drawings and would receive traffic calming measures to slow cars within this area. It is proposed that once beyond the restrictions of adjacent properties the road would widen to 5.5m with a footpath to one side.

The location of the access dictates the position of the access road onto the site against the western boundary.

The road would incorporate a turning head compliant with WSCC Highways requirements to facilitate fire and refuse vehicles to turn on site.

A Highways Pre App has been obtained and is included as Appendix A.



Figure 2: The Existing Site Access

Layout

As previously mentioned, the site will be surrounded by a high density residential development to the west and north and a commercial development to the east. The layout of the houses has therefore been arranged as 'inward looking', arranged either side of the access road. Rear gardens will back onto adjacent residential properties (allowing sufficient space separation) and the view into the adjacent commercial site obscured by planting.

This will facilitate a community feel to the small development with correct overlooking providing a secure environment for the residents and their property.

A sketch showing the design development proposals for the layout is included as Appendix B

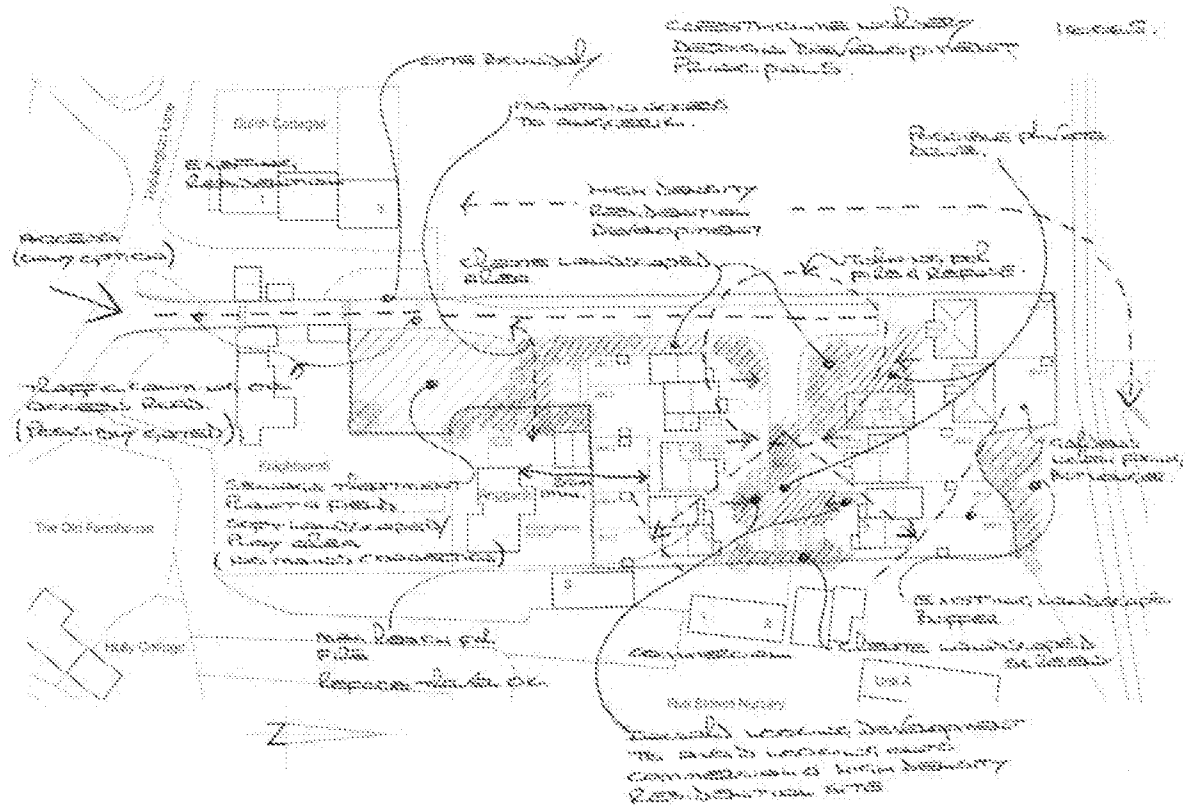


Figure 3: Image of Design Development Principals (See Appendix B)

Accommodation

It is proposed that the site will accommodate ten properties of a mixed size and occupancy, of a two storey height as follows:

- 2 No 2 bed 4 person units of approximately 85m²
- 4 No 3 bed 5 person units of approximately 102m²
- 2 No 4 bed 6 person units of approximately 120m²
- 2 No 4 bed 6 person units of approximately 140m²

The units shall be designed to meet Arun District Council's internal and external space standards.

All units will be constructed with a high level of insulation improving on the thermal requirements of the Building Regulations and incorporate carbon/energy saving technologies.

All units will have level thresholds for disabled access and internal arrangements to meet the requirements of AD Part M. Vehicle parking will be within the site curtilage or nearby.

The site area is just below 0.5Ha; the provision of 10 units gives a site density of 20 units per Ha.

The low density is mainly due to the large undevelopable areas as a result of the necessity to treat foul drainage on site (see elsewhere within this report), the long access drive and improvements upon external space standards.

Appearance

As previously stated the dwellings will be of two storey scale with a floor area approximately as stated on the conceptual site layout.

The external appearance for each individual property will be chosen from a pallet of materials selected to match the local vernacular architecture:

Roofs will be constructed from a mixture of plain and interlocking concrete tiles of two colours, with varying ridge and eaves heights incorporating dormers to create variation of the roof line. Main roofs will be a mix of gabled and hip construction and porches will be a mix of lean-to and gable.

Wall elevations will be staggered; constructed with facing materials selected from a mix of face brickwork, render, vertical tile hanging and flint; incorporating contrasting brick dressings, plinths, string courses and detailing.

An indication of a possible street view is demonstrated on drawing 16065: 02.02 'Conceptual Street View'.



Figure 4: Extract of 16065: 02.02 'Conceptual Street View'

Landscaping

Soft landscaping shall be incorporated to soften the appearance of hard landscaped areas and buildings and will be subject to a reserved matters application.

An indication of intention is shown on the Conceptual Site Layout and Design Development Principal sketch (Appendix B).

As mentioned elsewhere within this document approximately 450m² has been set aside for use as a foul drainage field serving the sewage treatment plant. This area will be landscaped and available for use as a children's play area.

Most rear private gardens exceed Arun District Councils external space standards providing an increased benefit for family homes.

4.00 Other Issues

Flooding

The site lies within Flood Zone 1

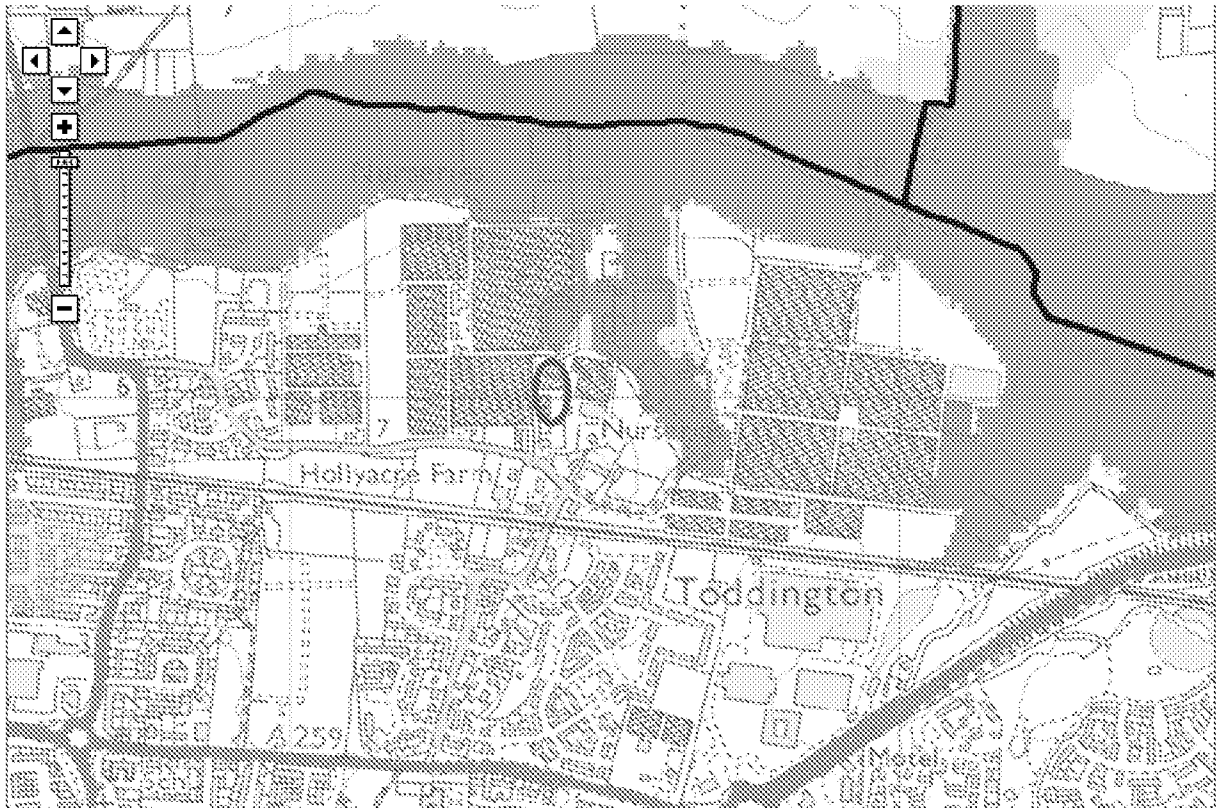


Figure 5: Extract from Environment Agency Flood Map

Inclusive Access

The site is generally flat facilitating wheel chair access onto and across the entire site.

Access into and within properties shall be designed to meet the requirements of AD M

Government and Planning Policy

The proposals have been subject to a Pre App reference PAA/96/16/; Arun District Councils response is included in Appendix C.

This document adequately outlines planning policy relating to this site; assesses the relevance and offers conclusion.

Foul and Surface Water Drainage

Foul Drainage

There is currently no public foul water sewer within an accessible distance from the site and a private sewage treatment plant is proposed. This is to be located a minimum of 7m from habitable buildings in the position indicated on the site layout. It will be sized to accommodate the specific development and to conform to BS EN 12566.

The plant will drain to a subsoil irrigation system (drainage field) and an environmental permit will be required from the Environment Agency.

The foul drainage system has been designed such that should adopted foul water sewers become available in Toddington Lane in the future, a connection could be made without too much difficulty and the sewage treatment plant abandoned.

For details refer to Appendix D

Surface Water Drainage

Site investigations including bore holes have been carried out on the site by specialists to determine the requirements for surface water disposal: refer to Appendix D.

Geocellular soakaways are proposed for draining all roof areas. These will mainly be 2.0 x 2.0 x 0.8m deep units. Permeable concrete block paving is proposed for the main access road through the site. Private drives and parking areas are also envisaged to be permeable although some tarmac areas could be incorporated draining to geocellular soakaways additional to those shown.

Trees

There are no trees within the existing site or on adjoining sites which will be affected by the current conceptual site layout. If the circumstances should change when a reserved matters application is submitted a full arboricultural survey and report will be commissioned.

5.00 Conclusion / Justification:

Outline consent for low density residential use would present an opportunity to provide much needed housing for the area and an appropriate use for a site which is inviable in its current form.

The site is located in the centre of an area undergoing comprehensive re-development and will be able to utilise the new transport links and amenities being provided.

The proposals provide a correct density for the location and access onto Toddington Lane and the site proximity to existing adjacent lower density residential development.

Appendix A

Appendix A

West Sussex County Council Highways Department Pre App

A pre-app was submitted to WSCC Highways Department for comment. The original consultation outlined a proposals for five large residential units; however subsequent conversations with WSCC confirmed that an increase to ten residential units was possible.

Pre App Response dated 30/03/2016: 5 unit scheme

Thank you for your pre-application submission for free written advice for proposed five dwellings off Toddington Lane. In principle the proposal is not anticipated to raise any highways concerns. Toddington Lane is a 'D' classified road subject to a 30 mph speed restriction in this location.

The site benefits from an existing access onto Toddington Lane which will be used for the development. Visibility splays from an 'X' distance back from the highway of 2.4m should be included with a full planning application. These should demonstrate splays of 43m in both east and west directions, as per Manual for Streets standards for a 30 mph road. There is no evidence that this existing access is operating unsafely. Furthermore, it is anticipated that the residential use will be a less intense use than the current nursery and vehicle movements will be concentrated to the AM and PM peak times rather than throughout the day. The access does appear to be wide enough to support two cars travelling in opposing directions.

Double garages and car ports are included. These appear to provide two car parking spaces per dwelling, providing a total of ten car parking spaces. On this basis the WSCC Car Parking Demand Calculator estimates that twelve spaces be provided for the development. It may be beneficial to provide some visitor parking spaces although this shortfall of two spaces would not be grounds for refusal. Double garages should meet the required dimensions of 6m by 6m to be counted toward parking provision.

It is unknown whether Refuse Collection will be from within the site. Swept Path Analysis for a Refuse Vehicle and Fire Appliance should be provided at planning application stage to demonstrate that these larger vehicles can access and turn on site.

Although close to Littlehampton there are no footways on this part of Toddington Lane. The Lane is semi-rural in nature and cycling may be an attractive option here. The development should include provision for secure covered cycle storage, this can be included within the garages.

As I am sure you will appreciate these comments are made without prejudice to any future planning application at this site. If you have any queries please do not hesitate to contact me

Response relating to 10 residential unit proposal dated 10/05/2016:

As per Manual for Streets Figure 7.1 a width of 4.1m is the minimum that two cars travelling in opposing directions could pass one another. As you state that the narrowest width would be 4.5m I cannot foresee an issue with this.

As to whether the drive will remain private or be adopted and maintained to WSCC standards this is a matter for consideration during time of a full planning application. Considering that sufficient parking and turning, visibility and access for refuse collection vehicles and fire appliance access is considered then yes in theory additional units could be included.

As I am sure you will appreciate these comments are made without prejudice to any future planning application at this site.

Appendix B

1003.



Appendix C



RDVaDesign
9
Oak End
Arundel
West Sussex
BN18 9JE

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref:

Our Ref: PAA/96/16/

Please ask for: Mrs A Gardner

01903 737529

8 July 2016

Dear Sir/Madam

Pre-Application Advice

Pre app enquiry prior to the submission of an outline planning application to establish in principle only (all matters reserved) for a residential development of nine units on the old nursery site.

Westholme Nursery Toddington Lane Littlehampton West Sussex

I write regarding the above matter and your enquiry received on 27th May 2016.

Description Of Proposed Development

From the details submitted, I understand that you propose to erect 9 dwellings on the site comprising 3 x 4 bed dwellings, 4 x 3 bed dwellings and 2 x 2 bed dwellings.

Description Of Site

The site comprises a large area of land (approx. 80m x 50m) which was formerly occupied by a horticultural nursery (now closed) with glasshouses & parking sheds. The existing dwelling Anggerik, which is set in its own curtilage, is to be retained.

The site is generally flat. There are several mature trees within the site boundaries notably on the northern boundary. Some of these may be affected by your proposal.

Description Of Locality

The area is semi-rural in character with houses being built on the western boundary of the site. Indeed, residential dwellings are being constructed along a lot of the Toddington Lane frontage. Some horticultural uses are retained within the immediate area, but most are being redeveloped for residential purposes.

Planning Issues

The following issues have been identified for consideration.

Principle
Design
Neighbour Amenity

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Amenity Space Provision
 Bin Storage
 Affordable Housing
 Highways, Transport and Parking
 Sustainability
 Sustainable Construction
 Open Space Provision

Relevant Planning History

LU/357/08/EIS	Request for scoping Opinion North Littlehampton Urban Extension.	Scoping Issued 29-01-2009
LU/6/93	1 No. Horticultural dwelling (bungalow)	ApproveConditionally 07-04-1993
LU/107/72	Outline erection of glasshouse	ApproveConditionally 18-04-1972
LU/1/71	Erection of horticulture dwelling house	ApproveConditionally 16-04-1971
LU/146/69	Shop with office	ApproveConditionally 11-06-1969
LU/116/69	Extension to packing shed and erection of new greenhouse	Approve 16-05-1969
LU/71/67	Provision of toilet facilities in boiler house and packing shed	Permit'd Devel 17-03-1967
LU/175/64	Outline use of land as nursery and erection of one bungalow	Approve 10-09-1964

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	GEN9	Foul and Surface Water Drainage
	GEN12	Parking in New Development
	GEN20	Provision of Public Open Space within New Development
	DEV17	Affordable Housing
	EHSP2	H SP2 Affordable Housing
	EDSP1	D SP1 Design
	ESDSP1	SD SP1 Sustainable Development
	EHORDM1	HOR DM1 Horticulture
	ESDSP2	SD SP2 Built -Up Area Boundary
	ECSP1	C SP1 Countryside
	EDDM1	D DM1 Aspects of Form and Design Quality
	EDDM2	D DM2 Internal Space Standards
	EDDM3	D DM3 External Space Standards

Planning policy guidance

Principle

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The site lies in a countryside location outside the built-up boundary, therefore the principle of development is considered unacceptable. Development Plan policies seek to exert a strict control over new development in the countryside to protect it for its own sake. Development will only be permitted where there is a strong justification for a countryside location. The Government's planning advice indicates that planning authorities should continue to ensure that the quality and character of the wider countryside is protected, and where possible enhanced.

The proposed site has not been identified as an allocation for housing in the Local Plan Publication Version (2014) Policy H SP1 or Littlehampton Neighbourhood Plan. The Council is unable to demonstrate an adequate supply of housing land, as required by paragraph 49 of the National Planning Policy Framework (NPPF). The suspension of the Examination into the Local Plan by the Inspector was on the grounds that the Council's objectively assessed housing need (OAN) should be higher than that proposed in the Local Plan (580 units per annum). On this basis the Council will need to identify more suitable housing land supply to meet additional housing requirements. The OAN figure has been increased to 845 units per annum as of 3 February 2016.

The National Planning Practice Guidance has provided clear guidance on the issue of the weight that can be given to both the local plan and emerging or made Neighbourhood Development Plans (NDP) where the District Council cannot demonstrate the 5 year supply of deliverable housing sites. The relevant policies for the supply of housing in the NDP, including the village development boundary, should not be considered up to date.

Where the development plan is absent, silent or the relevant policies are out of date, the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'.

Therefore a key consideration is whether there are any adverse impacts of granting permission in this location that would significantly and demonstrably outweigh the benefits. A key consideration is whether the proposal is considered to be a sustainable form of housing development. This is considered below.

Sustainable transport - The site is close to new residential development and to the junction of Toddington Lane and Lyminster Road where bus stops are located.

Local facilities - On Lyminster Road there is post office, convenience store and Public House.

Lyminster Primary school is within an 'acceptable' walking distance of 1000m (Institute of Highways and Transport). The railway line is busy and the crossing barriers are frequently closed, leading to delays for those crossing. This provides a disincentive to those accessing schools and facilities on foot.

Summary

The proposal does not comply with the development plan as it lies outside the built-up area boundary. However it is recognised that there is currently an unmet need for housing within Arun District and adjoining former nursery sites are subject to residential development and this would outweigh the on principle objection of housing development in this location.

Design

Planning policies and the National Planning Policy Framework (NPPF) support the efficient and effective use of land. Policy GEN7(i) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. The NPPF further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted.

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Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout. The draft Neighbourhood Plan includes Policy H1 'Quality of Design' which states that new housing should be 'of a high quality design that reflects the local character and reinforces local distinctiveness'.

As there is no indication of the proposed elevation design of the scheme, I'm unable to provide comments on design at this stage. The layout appears acceptable with rear garden lengths conforming to the minimum 10m set out in the Emerging Local Plan. You are advised to ensure that the external and internal room sizes accord with policies DDM2 and DDM3 of the plan.

Neighbour Amenity

One of the core planning principles of the NPPF is to secure high quality design and a good standard of neighbouring amenity (para. 17). Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. Planning policies further indicates that good design should contribute positively to making places better for people.

The provision of first floor windows on the east and west elevations at first floor level will need careful consideration to ensure no adverse overlooking results to adjoining properties.

Bin Storage

For all new residential development the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres 1100 litre bins and 50 meters for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Affordable Housing

In implementing its Affordable Housing Policy, the Council will seek 30% affordable housing on-site on residential developments of 15+ residential units. The tenure, dwelling type/size and location of on-site affordable housing must be agreed with the Council's Housing Strategy and Enabling Manager.

For residential redevelopments of 10 or fewer dwellings - the council will not apply its Affordable Housing Policy.

Sustainability

Planning policies and the NPPF encourage appropriate development in a location that will enable a reduction in the need to travel, particularly by private car and that planning should contribute to reduce emissions and reduce climatic change. The proposed development is considered to be

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sustainable due to the proximity, particularly by walking, to essential facilities, and the frequent public transport (bus) service at the end of Toddington Lane.

Sustainable Construction

Sustainable Construction

Tackling climatic change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Government's ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form of high level insulation, rainwater harvesting and a general minimal energy use, including Carbon Dioxide reduction.

Open Space Provision

The Council's Supplementary Planning Guidance "Open Space and Recreational Standards" Adopted October 2000 is available on the Council's website and sets out the advice on the provision of open space and play equipment within new residential developments. A well designed scheme is required to incorporate well thought out areas of open space, existing landscape features such as mature trees and hedgerows, appropriate new planting, provision of children's play areas and car parking, and a mechanism for long-term management of the developing landscape. It is vital that the landscape scheme maximises the biodiversity of the site by the inclusion of native species and retention of a variety of habitats. The Council's standards apply to developments of houses only and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". This requires that 2.4 hectares of open space (or six acres) are provided for every 1,000 people. This provision will take the form of informal open space, children's play space and sports pitch provision dependent upon the type and size of development proposed. In some cases for smaller scale developments, a commuted payment may be appropriate. Full details of the Council's policy on Open space can be found within the Council's SPG.

Developments of 7 or more dwellings are expected to provide open space on the site and a commuted payment of £1,000 per dwelling towards children's play equipment and/or informal equipment will be sought.

Bin Storage

For all new residential development the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres for 1100 litre bins and 50 metres for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Suggested External Consultees:

WSSC Strategic Planning

SU.Local.Development@westsussex.gov.uk

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be approved provided appropriate open space is included in the layout and the design of the dwellings is acceptable.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will also need to submit the following documentation/information:

Fully completed and signed Application Form with full description of the proposal.

Ownership Certificate and Agricultural Land Declaration

Design and Access Statement

Correct Fee

Location Plan (1:1250)

Site / Block Plan (1:500)

Elevations (Existing and Proposed)

Floor Plans (Existing and Proposed)

Roof Plans

Environmental Impact Statement

Additionally the following documents will need to be provided:

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked though the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Biodiversity Survey and Report

Foul and Surface Water Drainage Statement

Landscaping Scheme

Bin Storage and Collection Provision

Parking Plan

Planning Application Summary

Street Scene

Transport Statement

Tree Survey and Arboricultural Report

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building

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Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

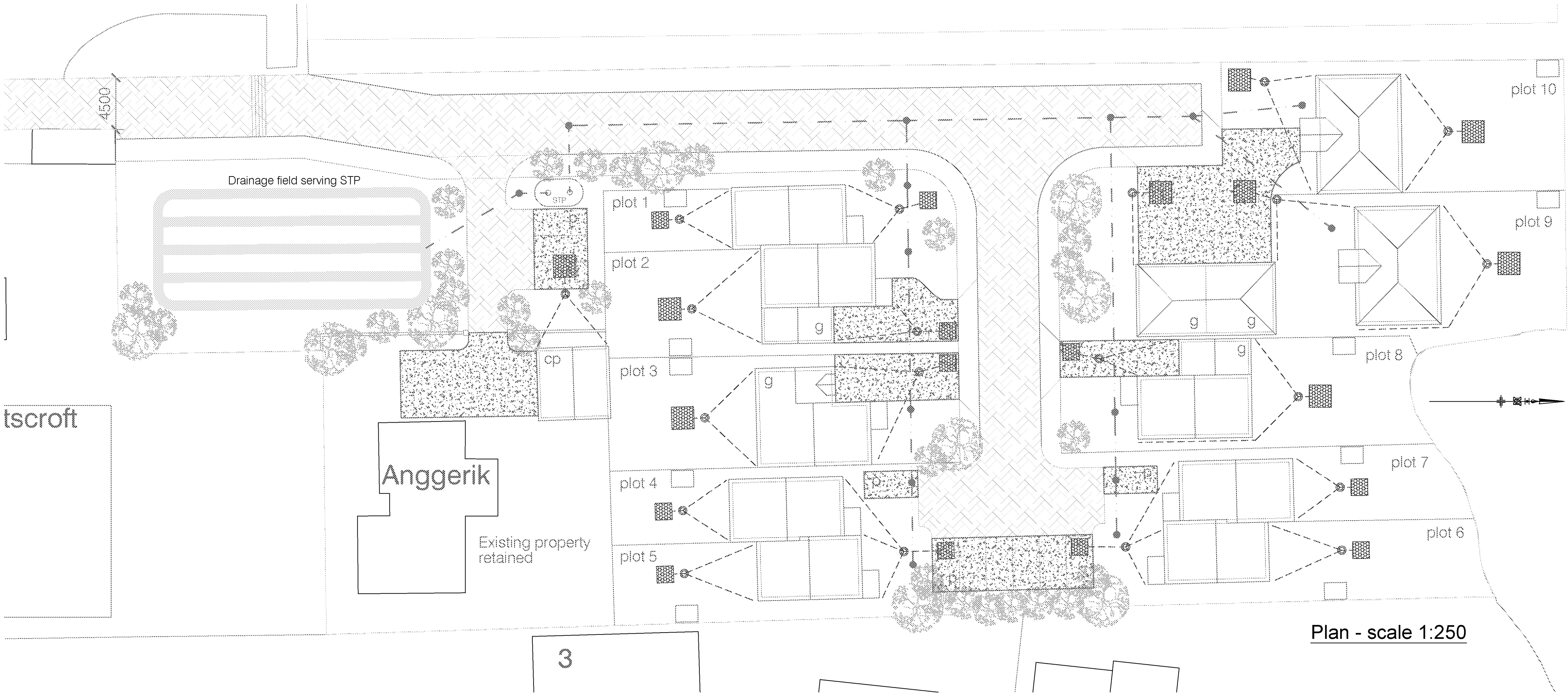
Yours faithfully

A handwritten signature in black ink, appearing to read 'KARL ROBERTS', with a stylized flourish underneath.

Karl Roberts
Director Planning & Economic Regeneration

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Appendix D



Plan - scale 1:250

Key

Proposed foul water drainage

Proposed surface water drainage

450 dia surface water inspection chamber

450 dia foul water inspection chamber

Permeable concrete block paving

Permeable surface to drives and parking places

Geocellular soakaway with silt trap IC

Sewage Treatment Plant complying with BS EN 12566 and with relevant Environmental Permit to be obtained

Surface Water Drainage Design Notes

The British Geological Survey records indicate the site to be underlain by River Terrace Deposits of sand, silt and clay bordering on Raised Beach deposits of sand and gravel as well as Raised Marine Deposits of clay, silt, sand and gravel. Our own investigations revealed around 250mm of topsoil over silty sands and compact sandy silts becoming more sandy with depth with some sub-angular flints. Chalk was encountered at 1m to 1.5m below ground level, soft and weathered but becoming more blocky with depth. No groundwater was encountered.

The drainage design is based on percolation tests carried out to BRE365 in four separate test holes in October 2016. An average soil infiltration rate of 5.827×10^{-6} m/s was obtained at depths ranging from 900 to 1655mm below ground level.

Geocellular soakaways are proposed for draining all roof areas. These will mainly be 2mx2mx0.8m deep units. Permeable concrete block paving is proposed for the main access road through the site. Private drives and parking areas are also envisaged to be permeable although some tarmac areas could be incorporated draining to geocellular soakaways additional to those shown.

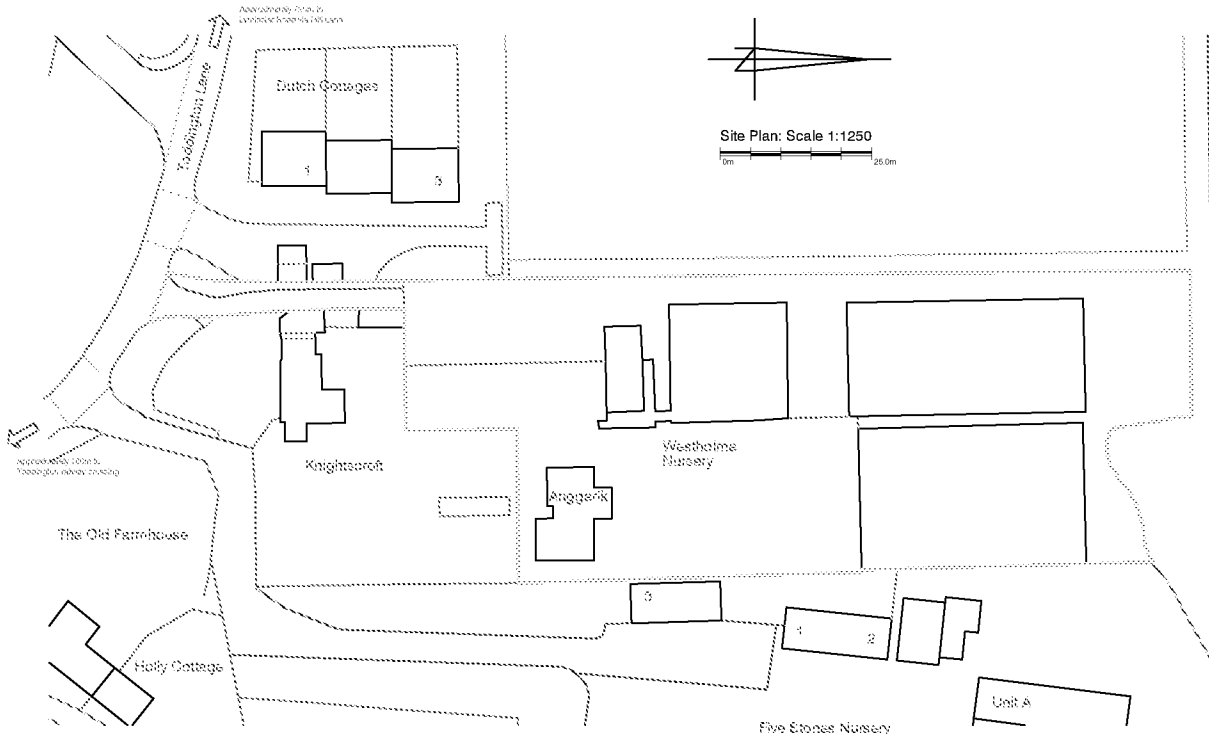
Foul Water Drainage Design Notes

There is currently no public foul water sewer within an accessible distance from the site and a private sewage treatment plant is proposed. This is to be located a minimum of 7m from habitable buildings. It should be suitable for up to 38 persons and conform to BS EN 12566. The plant will need to drain to a subsoil irrigation system (drainage field) and an environmental permit will be required from the Environment Agency.

Soakage tests carried out to PPG 4 in the area of the proposed drainage field revealed more favourable ground conditions for soakage than elsewhere on the site and an average rate of 15 seconds was obtained at 900mm deep in the silty sands. A drainage field comprising 128m of perforated pipes will be required as shown, located a minimum of 10m from habitable buildings (subject to confirmation from the local authority).

It is recommended that further extensive soakage testing is carried out in due course to confirm the soakage rate to be used for detailed design.

The foul drainage system has been designed such that should adopted foul water sewers become available in Toddington Lane in the future, then a connection could be made without too much difficulty and the sewage treatment plant abandoned.



Rev.	Description	App.	Chk.	Dm.	Date
A	Layout amended for 10 dwellings	PC	RTFC		30.10.16
-	Original	PC	RTFC		24.10.16

Notes

Client
Mr & Mrs R. Gould

Project
Westholme Nursery Toddington Lane Littlehampton West Sussex

Drawing Title
Drainage Layout

Robert Clark Associates Ltd Chartered Civil Engineers Willow Cottage, Heme Lane, Rustington West Sussex BN16 3EE Tel: 01903 778945 Fax: 01903 778967	
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© This drawing is the copyright of Robert Clark Associates Limited It may not be copied or reproduced without their written authority	
Scale As shown	At original A2
Drawing Number 1696/D1.1	Revision A