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ACCESS

1. Primary access into northern site taken from Dankton Lane
2. Primary access into southern site taken from West Street
3. Key entrance space with gateway feature
4. Secondary access into southern site taken from Loose Lane
5. Main road running through the development
6. Existing Public Right of Way (PRoW) retained along existing alignment
7. Potential pedestrian access taken from Sylvan/Test Road and adjacent area of open space
8. Proposed pedestrian access to Peveril Drive
9. Proposed pedestrian route through the public open space
10. Proposed pedestrian route "nature trail" through the community farm
11. Westbound A27 deceleration lane
12. Footpath improvements and traffic management
13. Proposed new permissive path across the gap and new farm entrance

LANDSCAPE

14. Strategic landscape to the north and eastern boundaries of the north site
15. Proposed area for community orchard
16. Proposed area to protect existing badger setts within retained tree belt
17. Location of two youth pitches with small storage hut
18. Proposed Local Landscaped Area of Play (LLAP)
19. Proposed new street trees along road following retained PROW alignment
20. Proposed informal landscaping
21. Suggested location of flood attenuation features to accommodate surface water run off
22. Proposed ecological enhancement and conservation grazing to extended Cokeham Brooks Local Wildlife Site
23. Pocket park
24. Area to be retained as paddock

DEVELOPMENT

25. Medium to low density within the northern site
26. Low density located along western edge
27. Medium density development located at entrance to the southern site
28. Upper medium density development along primary route
29. Medium density proposed within the main body of the site
30. Lower density located towards the development periphery
31. Potential community and education resource associated with community farm
32. Proposed community farm

CLIENT:
Persimmon Homes Limited

PROJECT:
West Sompting

DRAWING:
Illustrative Masterplan

PROJECT NUMBER:
PERW3018

DRAWING NUMBER:
3000

CHECKED BY:
Initial

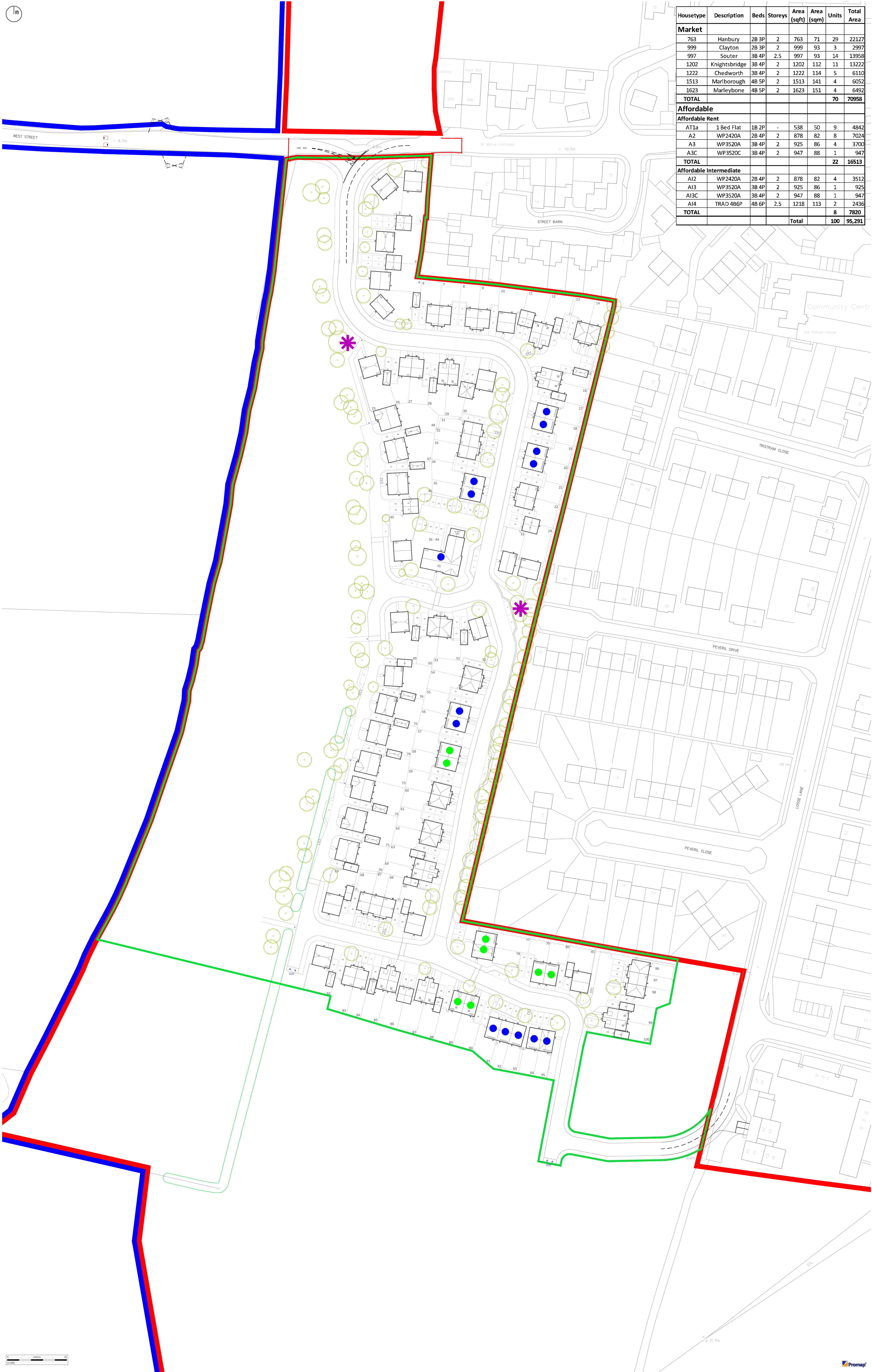
REVISION:
D

STATUS:
Submission

DATE:
31 January 2019

SCALE:
1:2500 @ A1





Housetype	Description	Beds	Storeys	Area (sqft)	Area (sqm)	Units	Total Area
Market							
763	Hanbury	2B 3P	2	763	71	29	22127
999	Clayton	2B 3P	2	999	93	3	2997
997	Souter	3B 4P	2.5	997	93	14	13958
1202	Knightsbridge	3B 4P	2	1202	112	11	13222
1222	Chedworth	3B 4P	2	1222	114	5	6110
1513	Marlborough	4B 5P	2	1513	141	4	6052
1623	Marleybone	4B 5P	2	1623	151	4	6492
TOTAL						70	70958
Affordable							
Affordable Rent							
AT1a	1 Bed Flat	1B 2P	-	538	50	9	4842
A2	WP2420A	2B 4P	2	878	82	8	7024
A3	WP3520A	3B 4P	2	925	86	4	3700
A3C	WP3520C	3B 4P	2	947	88	1	947
TOTAL						22	16513
Affordable Intermediate							
AI2	WP2420A	2B 4P	2	878	82	4	3512
AI3	WP3520A	3B 4P	2	925	86	1	925
AI3C	WP3520A	3B 4P	2	947	88	1	947
AI4	TRAD 4B6P	4B 6P	2.5	1218	113	2	2436
TOTAL						8	7820
				Total		100	95,291

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Extent of Hybrid Planning Application

Extent of Full Planning Application

Extent of Neighbouring Land within Applicant's Control

Illustrative trees, please refer to detailed landscape design for exact position and details

Potential Sub-Station Location

Revision	Note	Sign-Off
1	First Draft	CD
A	Amendments based on consultant team comments	CD
B	Amendments based on tracking	CD
C	Amendments based on consultant team comments	CD
D	Amended to include Loose Lane access and pre-application comments	CD

CLIENT: Persimmon Homes Ltd

PROJECT: West Sompting, Adur

DRAWINGS: Phase One Detailed Planning Layout

PROJECT NUMBER: PERW3018

DRAWING NUMBER: 5001

REVISION: D

DATE: 31/01/2019

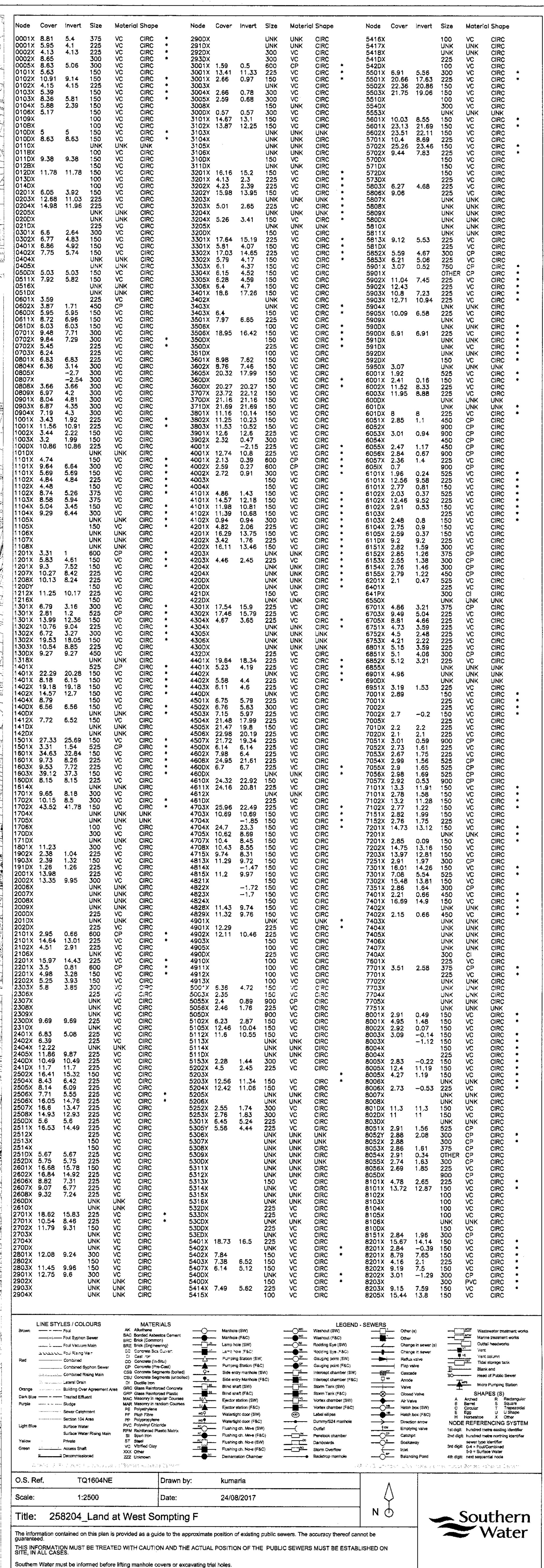
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STATUS: Final

SCALE: 1:500 @ A0



Appendix B Public Sewer Maps



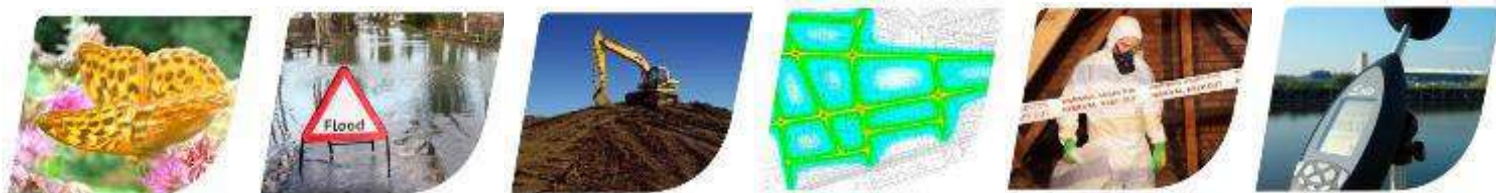
Appendix C Resource & Environmental Consultants (REC) Geotechnical Site Investigation (20612)

GEO-ENVIRONMENTAL SITE INVESTIGATION SOMPTING, WEST SUSSEX

REC REFERENCE: 20612/REPORT 2.1 DRAFT

**REPORT PREPARED FOR: PERSIMMON HOMES
SOUTH COAST**

JULY 2014



EXECUTIVE SUMMARY

Site Address	West Street, Sompting, West Sussex, BN15 0DF
Grid Reference	516679,105450
Site Area	27.25 hectares (ha)
Current Site Use	The site is situated to the north and south of West Street, Sompting and can be split into three areas. These comprised the northern section of ~9.4 ha, which was primarily an equine paddock, a southern of ~17 ha area of open farm land used for grain crops and a second smaller section ~3.5 ha comprising a small paddock area.

Intrusive Ground Investigation

Ground Conditions	Made Ground Made Ground was variable in composition comprising both fine and coarse grained soils. Coarse grained soils typically comprised dark slightly clayey sandy GRAVEL. Sand was coarse grained with gravel comprising angular, fine to coarse flints with occasional brick. Fine grained soils typically comprised dark brown slightly gravelly sandy silty CLAY. Superficial Head Deposits were highly variable in composition and consistency comprising both fine and coarse grained soils. Coarse grained soils typically comprised light brown slightly sandy clayey GRAVEL and soft to firm CLAY / SILT with variable quantities of sand and gravel. Bedrock The Tarrant Chalk member was encountered at depths ranging between 1.70 and 9.00mbgl and was recovered as creamy off white putty chalk due to the percussive nature of the window sampling and cable percussive rigs. Ground Water Groundwater was encountered as seepages in window samples locations between 1.20mbgl and 4.00mbgl although at depths generally greater than 2.20mbgl and was generally found within areas of high sand and gravel content. The cable percussive locations encountered groundwater and gave strikes between 6.5mbgl and 13.5mbgl.
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Geotechnical Considerations

Foundations and Construction Considerations	Based on a typical undrained shear strength of 50kN/m² derived from SPT's and hand shear vanes and a relative density of medium dense in coarse grained soils, allowable bearing capacities for conventional shallow foundations in the range of 100 kN/m² could be achieved limiting total settlement to less than 25mm. Piled foundations formed into the Head Deposits and underlying Chalk could be considered for larger structures. Loads of 180kN could be transferred to depths of 10m on a pile diameter of 300mm. Further detail is presented in Section 5.0.
Sulphate Assessment	Class DS-1, AC-1d

3.0 GROUND AND GROUNDWATER CONDITIONS

3.1 Ground Conditions

3.1.1 Summary of Ground Conditions

The ground investigation generally confirmed the published geology and identifies the strata set out in Table 3.1 below:

Table 3.1 Summary of Strata

Strata	Min Depth to Top of Strata (mbgl)	Max Depth to Top of Strata (mbgl)	Max Thickness (m)
Made Ground	Ground Level	Ground Level	0.70 (CP105)
Head Deposits (Superficial)	0.02 (CP103)	0.70 (CP101)	8.98 (CP101)
Tarrant Chalk Member (Bedrock)	1.70 (WS114)	9.00 (CP101)	>14.60 (CP106 - Base not proven)

3.1.1.1 Made Ground

Made Ground was encountered within all intrusive locations to a maximum proven depth of 0.70 m bgl (CP101). This unit was generally variable in composition comprising both fine and coarse grained soils. Coarse grained soils typically comprised dark slightly clayey sandy GRAVEL. Sand was coarse grained with gravel comprising angular, fine to coarse flints with occasional brick. Fine grained soils typically comprised dark brown slightly gravelly sandy silty CLAY.

3.1.1.2 Drift Deposits

Head Deposits (HD)

The Head Deposits were encountered in all intrusive locations to a maximum depth of 9.00 m bgl (CP101). This stratum was highly variable in composition and consistency comprised both fine and coarse grained soils. Coarse grained soils typically comprised light brown slightly sandy clayey GRAVEL and soft to firm CLAY / SILT with variable quantities of sand and gravel.

3.1.1.3 Bedrock

Tarrant Chalk Member (TC)

The Tarrant Chalk member was encountered at depths ranging between 1.70 and 9.00mbgl and was recovered as creamy off white putty chalk due to the percussive nature of the window sampling and cable percussive sampling method.

3.1.1.4 Obstructions and Ground Stability

Some instability was noted within the exploratory hole locations detailed overleaf:

Table 3.7 PSD Summary

Location	Depth (m)	Granulometric Composition (%)			
		Clay/Silt	Sand	Gravel	Cobbles
BH105	6.00	29	31	40	0
SA1	2.00	58	23	19	0
TP135	2.10	16	7	68	9
WS101	1.30	62	20	18	0
WS108	3.80	24	26	50	0
WS110	4.2	45	26	29	0

3.1.7 Soil Infiltration

Seven soil infiltration tests were undertaken within locations SA1 to SA7 inclusive in order to obtain indicative information on soil infiltration. Results are presented in Table 3.8 below:

Table 3.8 Soil Infiltration Results

Location	Trial Pit Depth (m bgl)	Material	Permeability Rate (m/s)
SA1	2.00	Head Deposits	9.38E-06
SA2	2.00	Head Deposits	5.24E-05
SA3	2.00	Head Deposits	2.36E-05
SA4	2.00	Head Deposits	1.53E-04
SA5	2.00	Head Deposits	7.62E-05
SA6	2.00	Head Deposits	9.87E-06
SA7	2.00	Head Deposits	3.39E-05

The calculated permeability rates indicate relatively good drainage conditions across the site. Given the coarse grained nature of the soils tested, it is considered possible that soakaway drainage could be adopted for the proposed scheme; however the application of soakaway drainage will ultimately be dependent on the specific requirements of the development. All soakaways should be designed in accordance with BRE Special Digest 365 – *Soakaway Design*.

3.2 Groundwater Conditions

During the original site investigation in February 2014 groundwater seepages were noted within window sample locations WS104, WS105, WS106, WS107, WS108, WS109, WS111, WS113 and WS114 at depths ranging between 1.20mbgl and 4.00mbgl, although at depths generally greater than 2.20mbgl.

The cable percussive locations carried out in May 2014 all encountered groundwater at depths ranging between 6.50 m bgl and 13.50 m bgl. No groundwater was encountered within the trial pits during the work undertaken in May 2014.

5.0 GEOTECHNICAL ASSESSMENT

5.1 Proposed Development

Persimmon Homes South Coast are looking to develop a green field site located to the north and south of West Street, Sompting, West Sussex. It is understood that a residential development with associated infrastructure and soft landscaping, with 80 dwellings proposed within the northern area, and 420 dwellings proposed within the southern area is proposed.

5.2 Summary of Ground Conditions

In summary, ground conditions comprised a relatively thin veneer of Made Ground, overlying fine and coarse grained Head Deposits to a maximum depth of 8.98mbgl overlying Tarrant Chalk Member which was encountered at depths ranging between 1.70 and 9.00mbgl. This stratum persisted to the full depth of the investigation.

Groundwater was encountered during the intrusive works only as seepages within the window sample locations between 1.20 m bgl and 4.00 m bgl during the first phase of works in February 2014 and as strikes within the cable percussion locations between 6.50 m bgl and 13.50 m bgl during the works carried out in May 2014.

5.3 Foundation Conditions

It is considered that the Made Ground is not suitable for a founding material due to the inherent variability of the material, which could cause varied total and differential settlements. Conventional foundations (pad or strip) or piled foundations could be adopted as discussed further below:

Conventional Foundations

Conventional foundations could be adopted for the proposed development bearing into the generally soft to firm CLAY / medium dense SAND of the Head Deposits encountered across the site beneath the Made Ground.

Based on a typical undrained shear strength of 50kN/m² derived from SPT's and hand shear vanes and a relative density of medium dense in coarse grained soils, allowable bearing capacities for conventional shallow foundations (pad or strip) in the range of 100 kN/m² could be achieved limiting total settlement to less than 25mm.

Consideration will need to be given to potential differential settlements caused as a result of bearing onto both fine and coarse grained soils of the Head Deposits.

NHBC Chapter 4.2 Building Near Trees recommends that a minimum founding depth of 0.90mbgl in fine grained soils be adopted for soils of moderate volume change potential in the absence of any existing or proposed tree planting.

Foundations will also need to be deepened should any soft spots or soils different to the above be encountered during construction.

Deeper Piled Foundations

For preliminary purposes the following initial pile carrying capacities have been calculated. When undertaking these preliminary calculations the following parameters have been used:

- SPT's and hand shear vane tests as summarised in Tables 3.3;
- Adhesion Factor of 0.60 for CFA piles;

Key



Trial Pit Location



Window Sample
Probehole Location



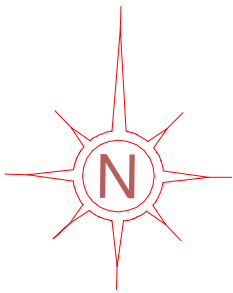
California Bearing
Ratio Test Location



Cable Percussion
Test Location

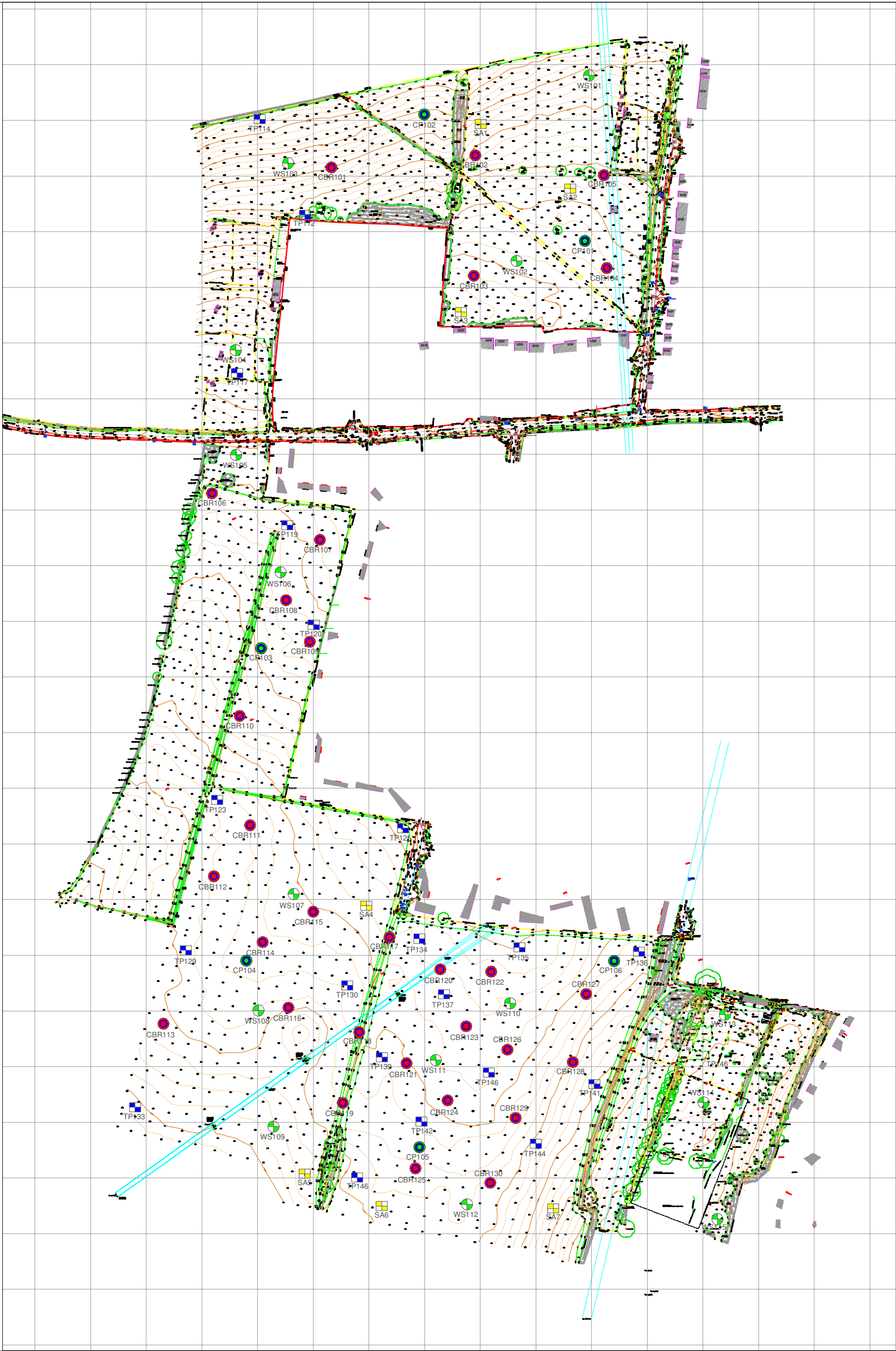


Soakaway Pit Location



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Job Title:	Client:	Job No: 20612	DATE 01-07-14	Drawing Title:
Sompting, West Sussex	PFA Consulting	Drawn by: P.S.Sullivan		Figure 3: Intrusive Works Locations
		Approved by: P.Hird		
		Scale: NTS		

Notes:



Resource and Environmental
Consultants Ltd
Environmental House,
Segensworth Business Centre,
Fareham, PO15 5RQ
Tel: 0161 868 1300
Fax: 0161 868 1301
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Website: www.recltd.co.uk

Appendix D LLFA/LPA Flood Risk

Mark Akmenkalns
RGP Design

Our ref: SSD57218

Date: 22/08/2017

Dear Mark Akmenkalns,

Provision of Product 4 for address: Land at West Sompting, BN15 0DQ.

Thank you for your request of 16/08/2017 to use Environment Agency data, Product 4. The information is attached.

The information on Flood Zones in the area relating to this address is as follows:

The property is in an area located partially within Flood Zone 3 shown on our Flood Map for Planning (Rivers and Sea).

Note - This information relates to the area that the above named property is in and is not specific to the property itself.

Please find attached a copy of the Flood Map for Planning (Rivers and Sea) for the area relating to your address.

Further details about the Environment Agency information supplied can be found on the GOV.UK website:

<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for Flood Risk Assessments

<https://www.gov.uk/planning-applications-assessing-flood-risk>
<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Following a recent research programme into climate change and the consequent future effects on flood risk, the Environment Agency has updated its guidance on climate change allowances. The standard climate change allowance of adding 20% to peak river flows (as per previous guidance in the National Planning Policy Framework), has now changed to 45% for a development proposal of this size. It is possible that our current modelling has under estimated flood risk when taking

Guildbourne House, Chatsworth Road, Worthing, West Sussex, BN11 1LD
Customer services line: 03708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

climate change into consideration. Our advice on potential development on this site will take this issue into consideration.

For further guidance on how climate change could affect flood risk to new development please visit: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Supporting Information

Flood Defences

There are coastal flood defences in the form of a shingle beach. These are designed to offer an estimated standard of protection of 1 in 200.

Model Information

All fluvial flood outlines, levels and depths have been taken from the Teville Stream Model, completed in 2012 by Jacobs.

All tidal flood outlines, levels and depths have been taken from the Arun to Adur Coastal Modelling, completed in 2012 by JBA Consulting.

Flood History

We hold no record of historical flood outlines affecting this site. I recommend contacting Adur District Council for a more comprehensive flood history check.

Please note our records are not comprehensive and may not include all events, you can contact your Local Authority to check if they hold any relevant information regarding your application.

You are encouraged to use and re-use this information freely and flexibly, with only a few conditions. Details of which can be found here:

<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

If you are not satisfied with our response to your request for information you can contact us within 2 calendar months to ask for our decision to be reviewed.

If you have any queries or would like to discuss the content of this letter further please call us on 03708 506506.

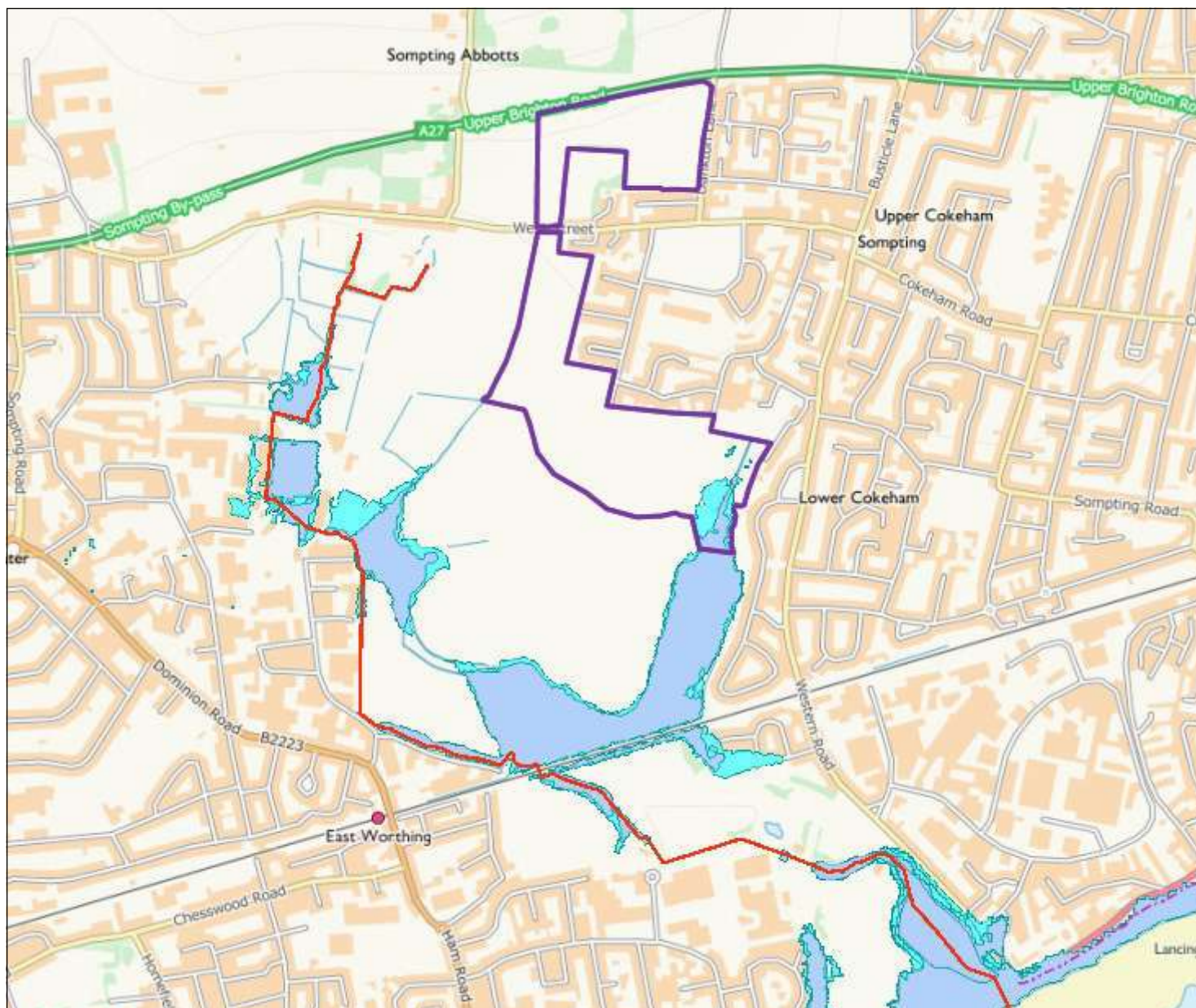
Yours faithfully,

Jake Spence

FCRM Officer - PSO West Sussex

Enc. Flood Map for Planning (Rivers and Sea) / Node point locations / Flood levels/depths / Modelled flood outlines / Flood Defence Locations

Flood Map for Planning (Rivers and Sea). Centred BN15 0DQ. Created 22/08/2017.



Scale 1: 15,000



Flood Map for Planning (Rivers & Sea)

- Sealed Main Rivers
- - - Defences
- ▤ Flood Storage Areas
- ▨ Areas benefiting from flood defences
- Flood Zone 3
- Flood Zone 2

Flood Map Areas (assuming no defences)

Flood Zone 3 shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.



Environment
Agency



Legend

- Site Boundary
- Main River
- 5% AEP (2012) (Defended)
- 0.5% AEP (2012) (Defended)
- 0.5% AEP (2070) (Defended)
- 0.5% AEP (2115) (Defended)
- 0.1% AEP (2012) (Defended)

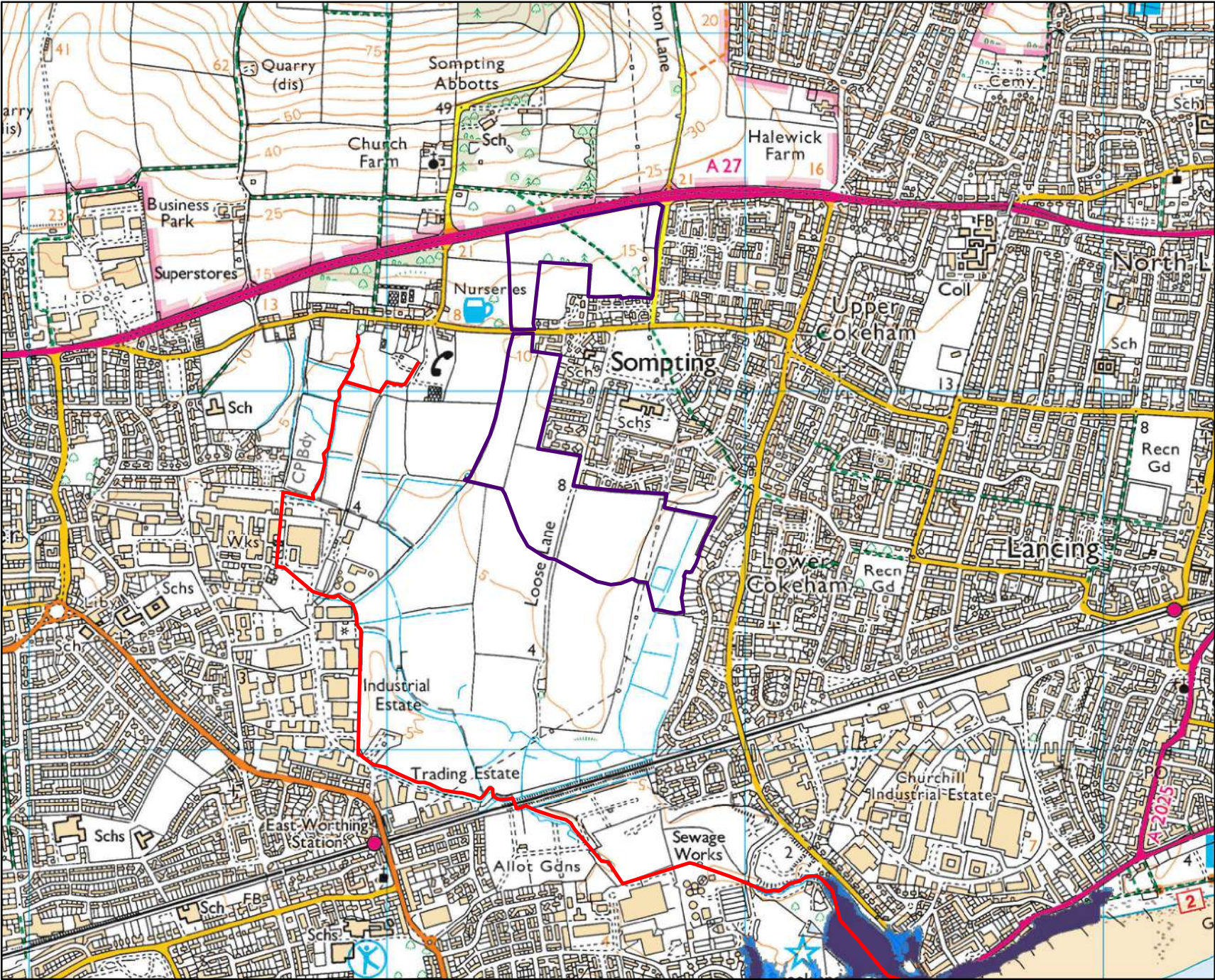
Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

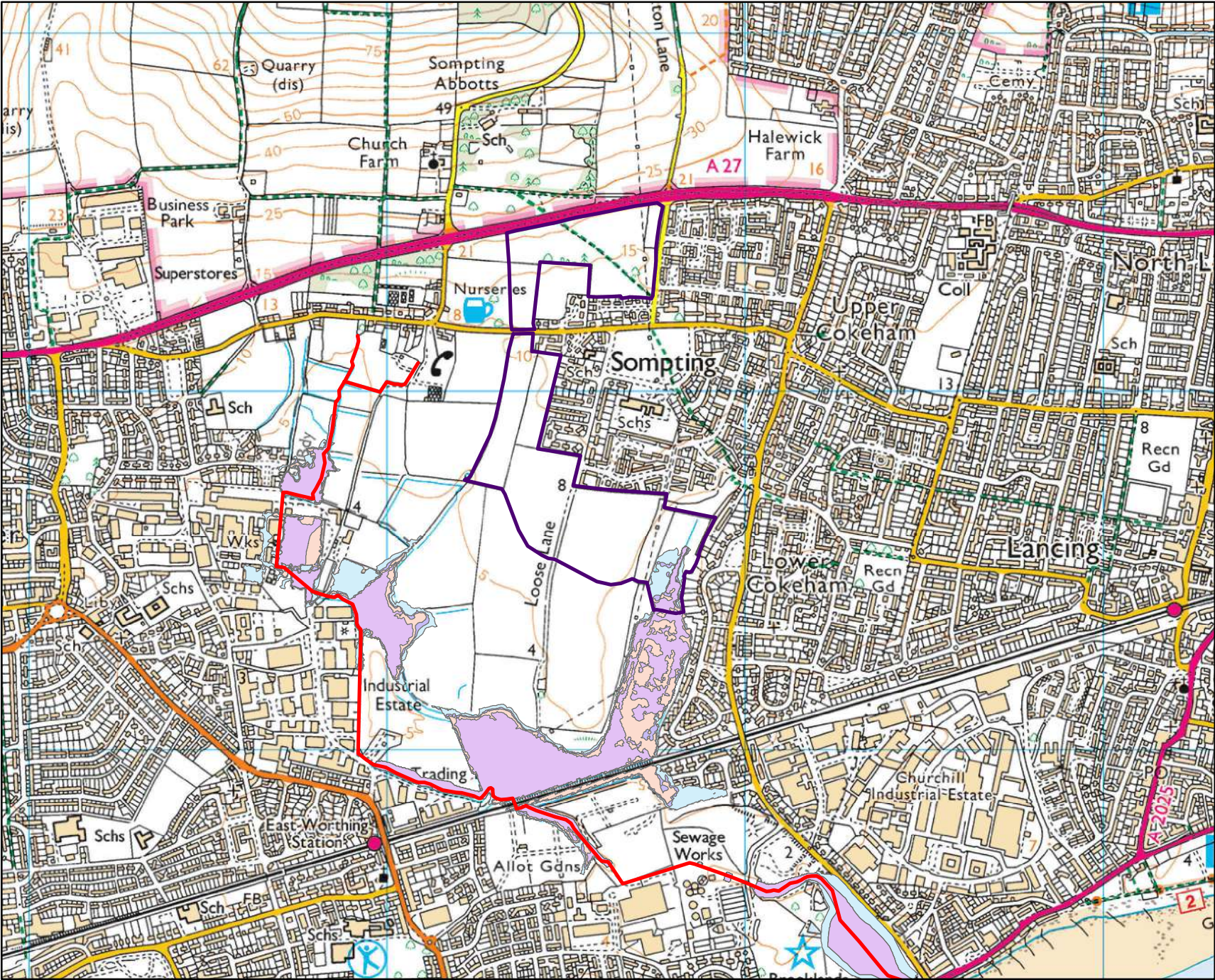
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Kilometers

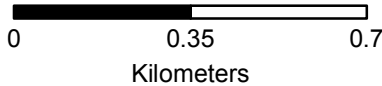




- Legend**
- Site Boundary
 - Main River
 - EastWorth_5%AEP_FloodExtent_Fluvial_region
 - EastWorth_1%AEP_FloodExtent_Fluvial_region
 - EastWorth_1%AEP+CC_FloodExtent_Fluvial_region
 - EastWorth_0_1%AEP_FloodExtent_Fluvial_region

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:15,000



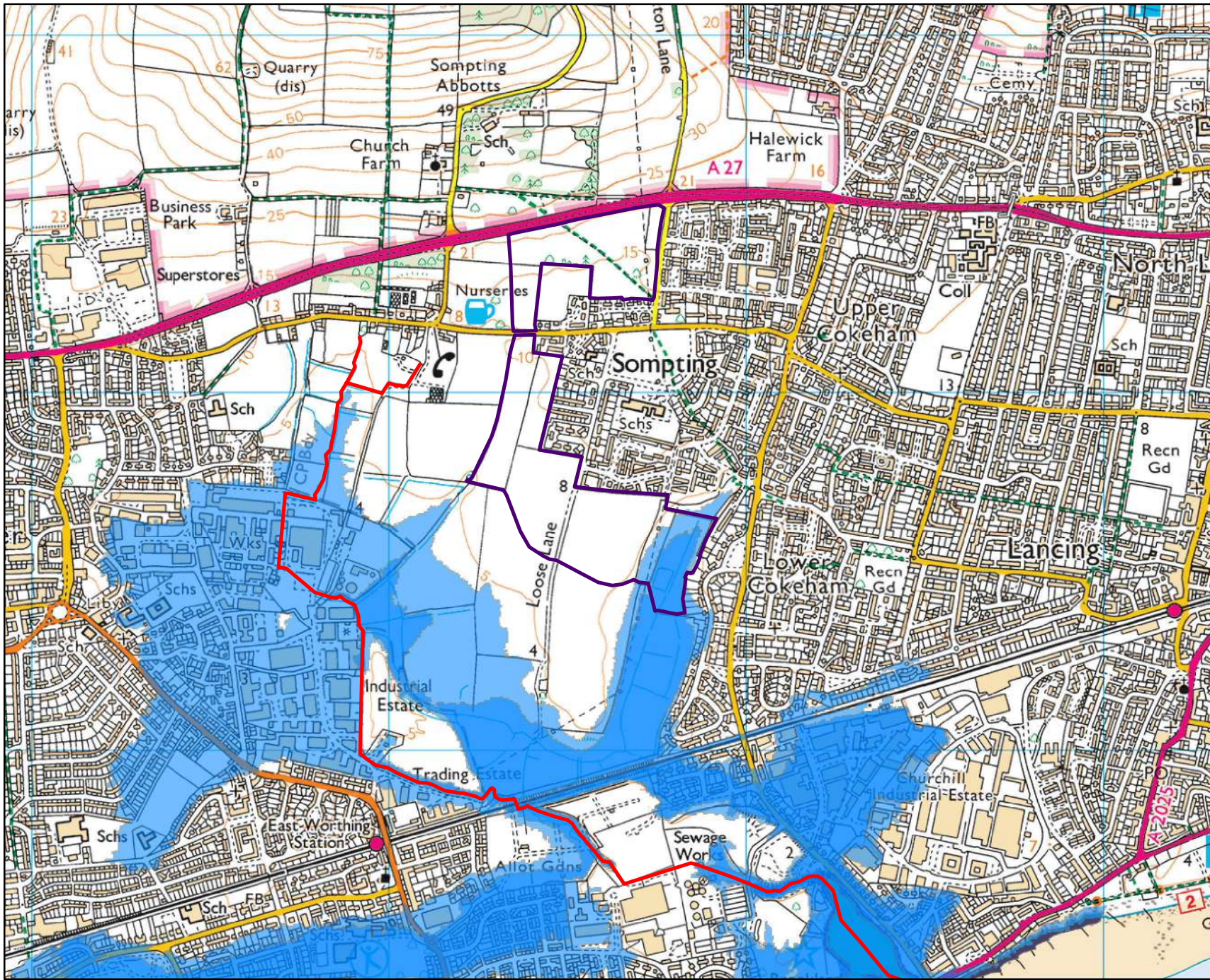
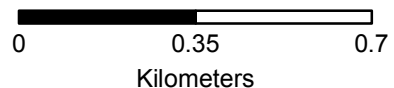


Legend

- Site Boundary
- Main River
- 5% AEP (2012) (Undefended)
- 0.5% AEP (2012) (Undefended)
- 0.5% AEP (2070) (Undefended)
- 0.5% AEP (2115) (Undefended)
- 0.1% AEP (2012) (Undefended)

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:15,000



Appendix E ADC/WBC SFRA Extracts

Core Strategy Site Flood Risk Assessment: summary and recommendations

Site Details

Site Name	Sompting Fringe
Site Location (OS NGR)	TQ165046
Site Area (ha)	15.6
Proposed use	Residential housing development
Flood risk vulnerability classification (PPS25 Table D2):	More Vulnerable
Brown/Greenfield	Greenfield

Flood Risk

Flood Zones (Fluvial & Tidal)

		Comments
Flood Type	Fluvial	Teville Stream
Percentage of site in Flood Zone 3b	2%	
Percentage of site in Flood Zone 3a	0.02%	
Percentage of site in Flood Zone 2	1%	This excludes any area contained within Flood Zone 3
Percentage of site in Flood Zone 1	97%	Flood Zone 1 indicates the area lying outside of Flood Zones 2 and 3
Defended?	No	Maintainer: N/A Standard of Protection: N/A

Surface water flooding

Susceptibility	The majority of the site is not susceptible to surface water flooding during a 1 in 200 year event except the south edge of the site which is more susceptible to surface water flooding during a 1 in 200 year event.
Flood map for surface water	The majority of the site appears to be at low risk from surface water flooding, the only areas shown to be at risk in the 1 in 30 year and 1 in 200 year events according to the FMfSW follow the drainage channel along the south east edge of the site.

Other sources of flood risk

Groundwater Flood Risk	The site is underlain by the Tarrant Member chalk formation, and is within the EA's major aquifer high vulnerability zone. Consequently the area may be susceptible to groundwater emergence. The site is also covered by the EA groundwater susceptibility map, with the majority of the site being within the 1km square where the proportion of the 1 km square that is susceptible to groundwater flood emergence is more than 75%.
Sewer Flood Risk	No reported incidents of sewer flooding within the site.

Effect of climate change

An initial assessment of the impact of climate change on the fluvial flood extent of the Teville Stream was undertaken in the 2008 SFRA and is restated in the current SFRA. Future changes in flow are shown to have limited impact on the site. However it should be noted that there is a detailed flood risk modelling study being undertaken along the Teville Stream, and any future development should look to use the outputs from this study to delineate the flood risk to the site.

The impact of climate change on surface water or groundwater has not been assessed as part of this SFRA.

Is a site specific Flood Risk Assessment required?

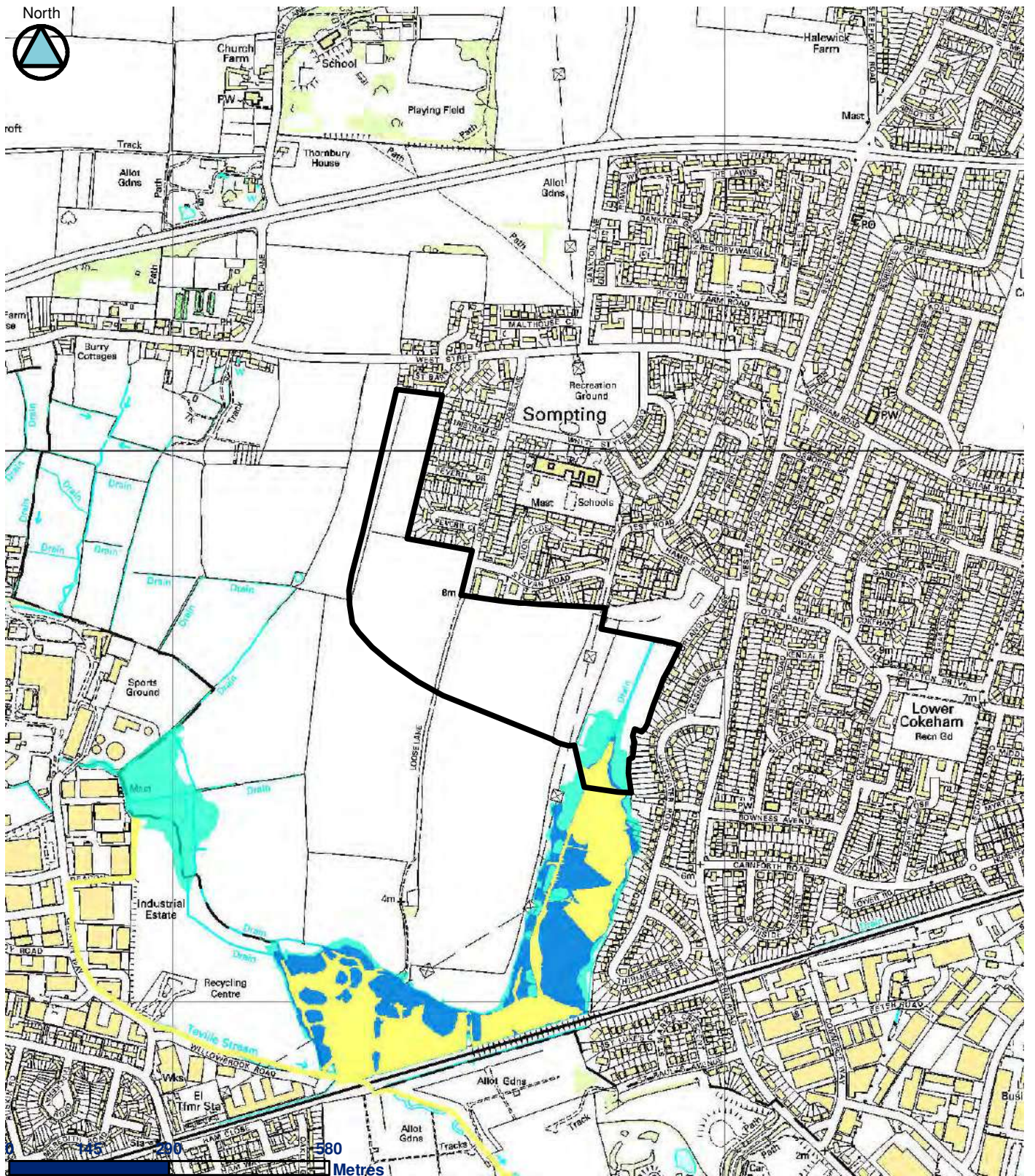
FRA required?	Yes	The site is over 1ha, and part of site is within Flood Zone 2. There is also a high risk of groundwater emergence.
Exception test required for proposed use?	No	The exception test would only be required if highly vulnerable development was to be proposed in the area covered by Flood Zone 2.

Recommendations for Development

The site is partially within Flood Zone 2 and at high risk of groundwater emergence, therefore all development proposals should be accompanied by a FRA. Future development of Sompting Fringe should be mindful of the various sources of flood risk, and where possible implement sequential design throughout the site to try to reduce flood risk within the development. As the flood risk across the site varies, with the majority of the site being in Flood Zone 1, sequential planning within the site should be achievable. However it should be noted that there is a detailed flood risk modelling study being undertaken along the Teville Stream, and any future development should look to use the outputs from this study to delineate the flood risk to the site.

The effect of climate change should be considered for all new development, at present, the crude assessment shows limited impact on the risk of flooding in the future. However no assessment has been made with regards the impact of climate change on surface water and groundwater flooding.

The site is at risk of surface water and groundwater flooding, therefore steps should be taken to reduce the consequence of flooding, i.e. sequentially plan a development so resilient uses are placed on the ground floor. Any future development should ensure that it would not increase the surface water or groundwater flood risk elsewhere, to achieve this any existing flow paths would need to be maintained. The site is greenfield so surface water drainage techniques should be built into any new design to ensure runoff does not increase. Also any subterranean development would need to be resilient to groundwater flooding, and not disrupt existing groundwater flow paths.



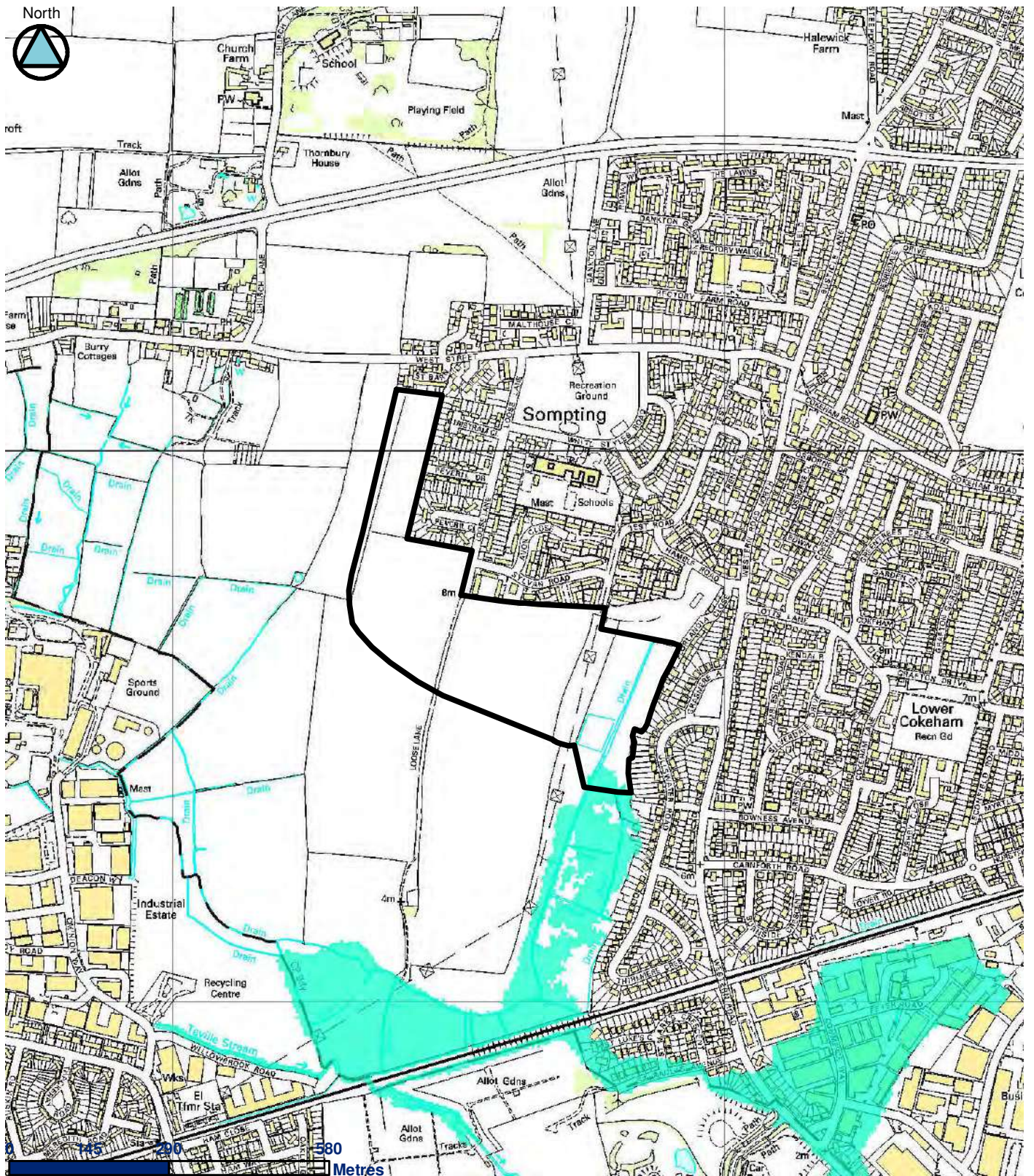
Legend

- Sompting Fringe
- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2



Sompting Fringe

Fluvial Flood Risk
(Floodplain Delineation - Undefended)



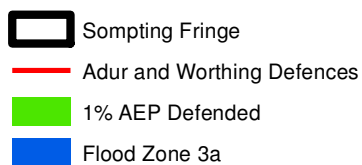
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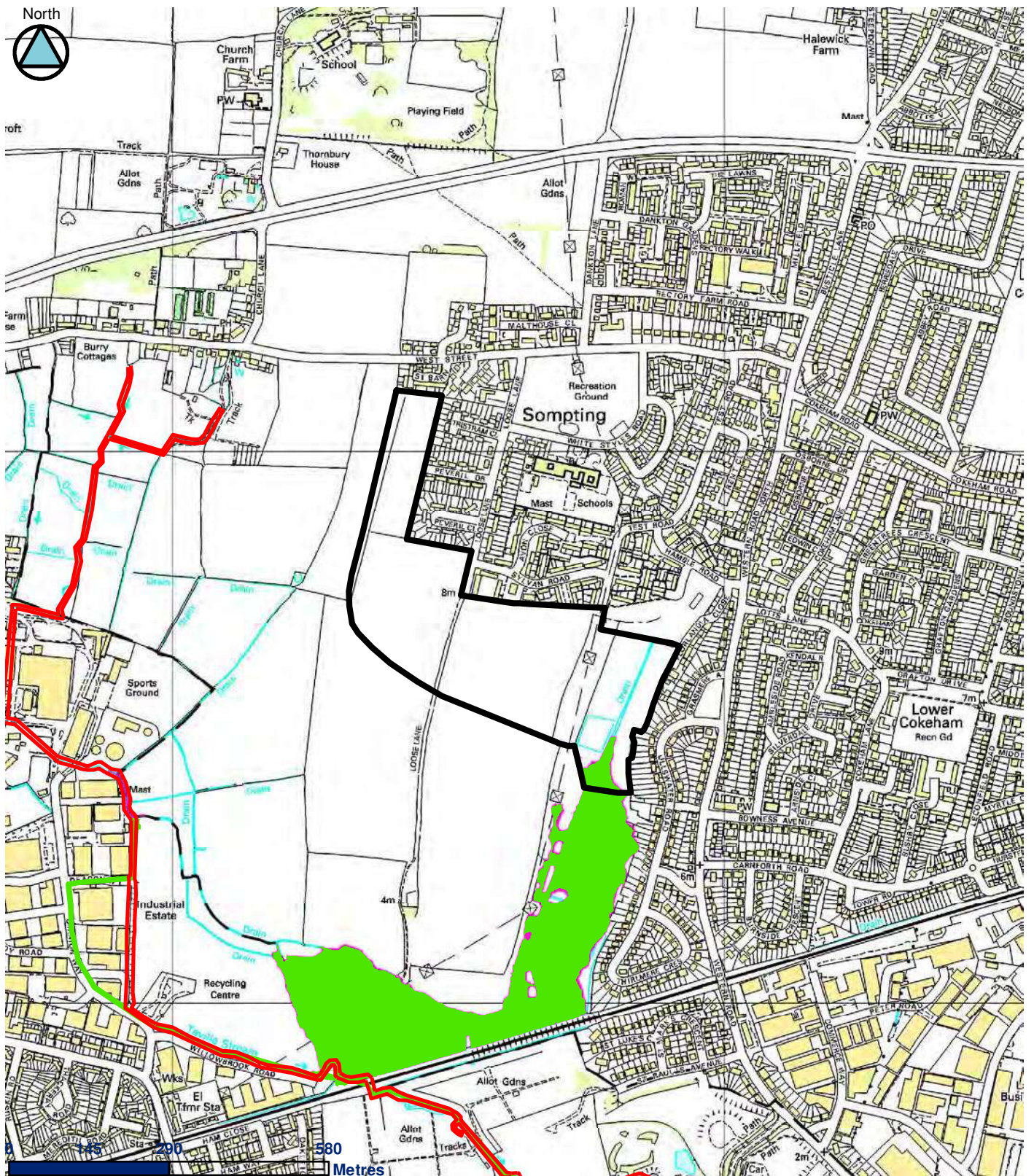
- Sompting Fringe
- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2



Sompting Fringe

Tidal Flood Risk
(Floodplain Delineation - Undefended)





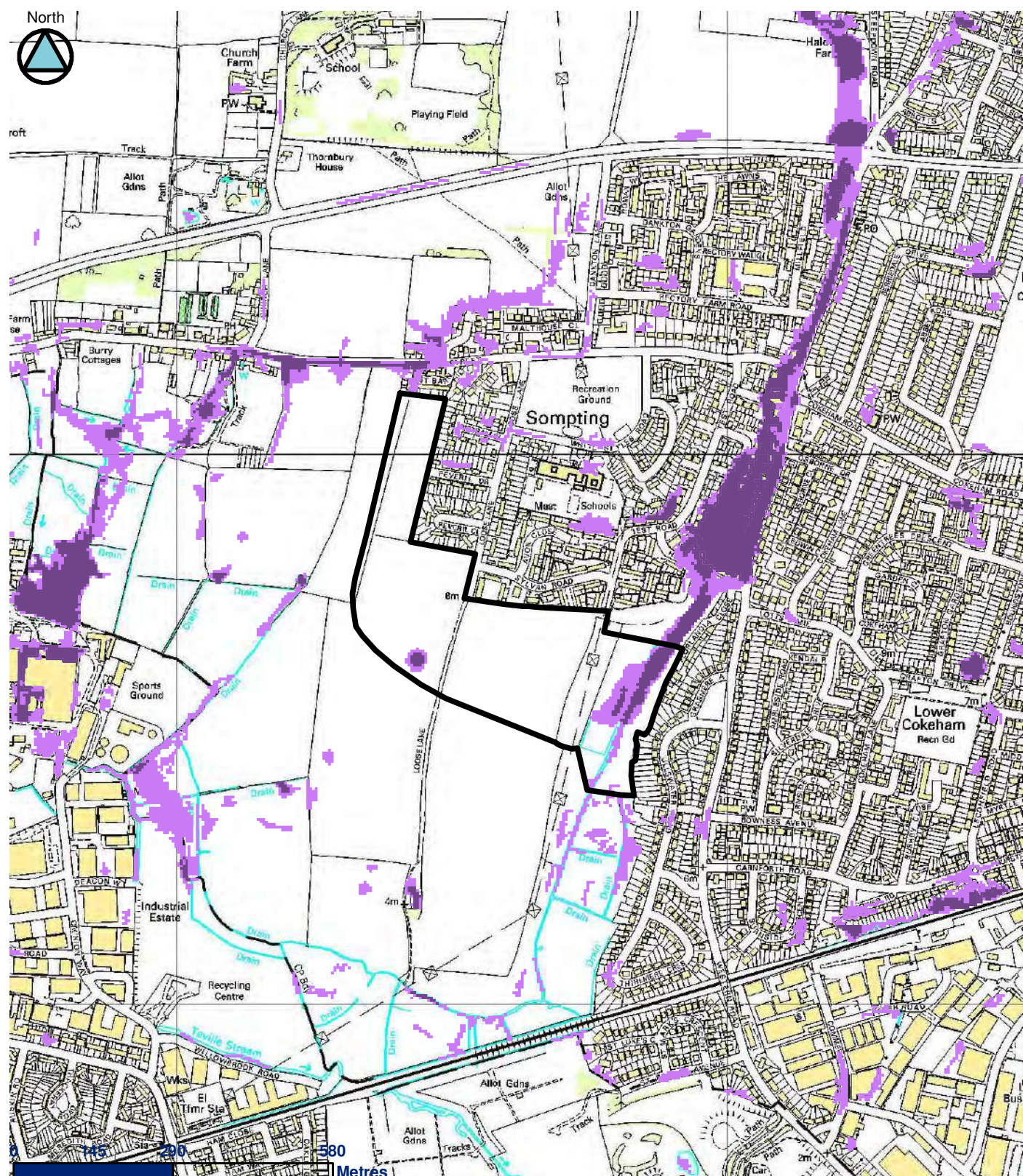
Legend

- Sompting Fringe
- Adur and Worthing Defences
- 1% AEP Defended**
 - Present Day
 - Climate Change (2056)
 - Climate Change (2106)



Sompting Fringe

**Future Fluvial Flood Risk
(with defences)**



Legend

Sompting Fringe

Depth

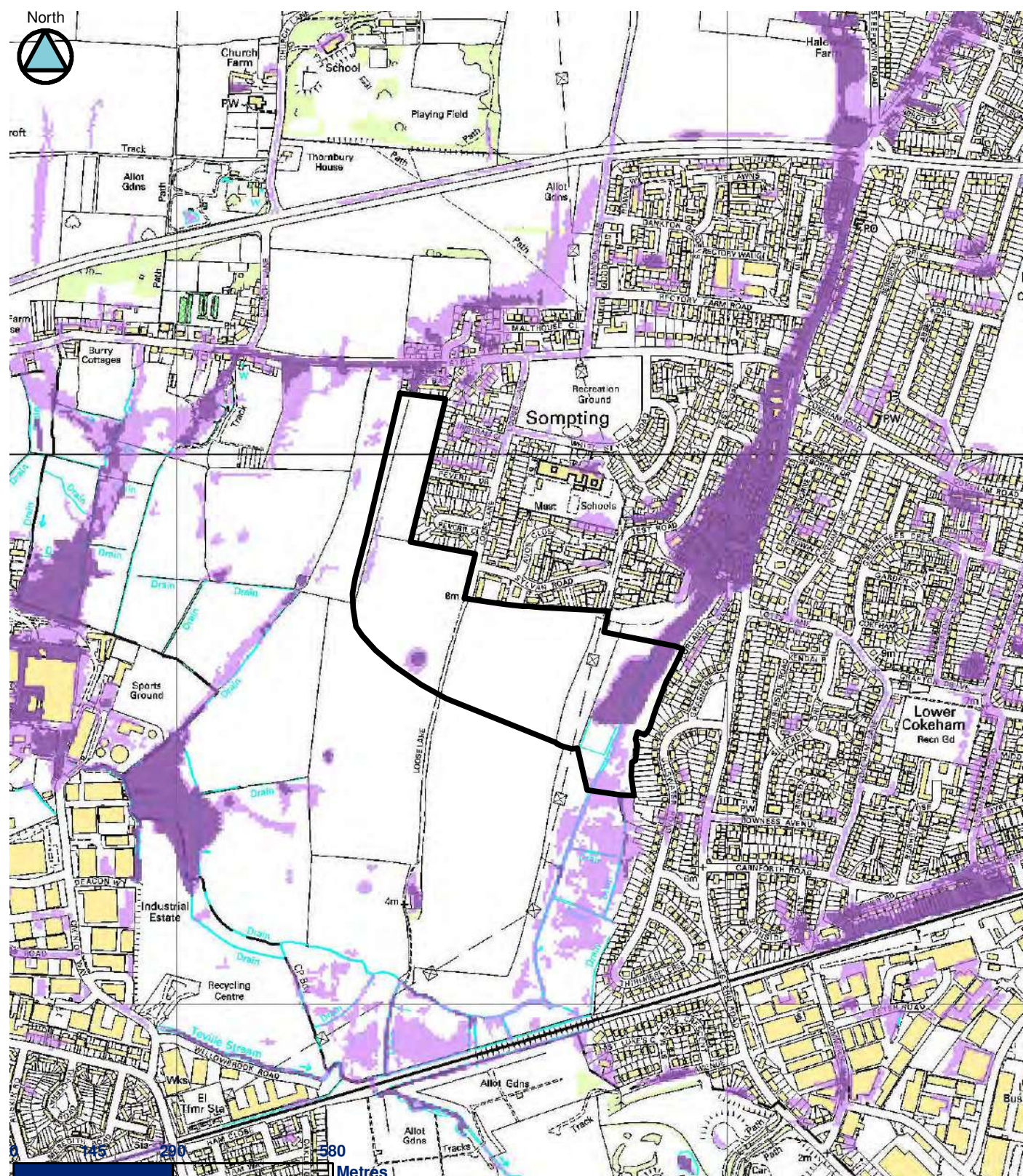
> 0.1m

> 0.3m



Sompting Fringe

Surface Water Flood Risk
(Flood Map for Surface Water 1 in 30 year)



Legend

Sompting Fringe

Depth

> 0.3m

> 0.1m



Sompting Fringe

Surface Water Flood Risk
(Flood Map for Surface Water 1 in 200 year)