

DESIGN & ACCESS STATEMENT.

OCTOBER 2025.

This Design and Access Statement has been prepared to accompany the Full Planning application for the proposed sewage treatment plant and associated drainage filed at Plummerden for the North Lodge. For detailed information refer to the submitted technical details and calculations associated with the proposals.

SITE ADDRESS:

North Lodge, Plummerden House, Park Lane, Lindfield, West Sussex, RH16 2QS.

DESCRIPTION OF THE SITE:

The North Lodge is a detached dwelling off Park Lane in Lindfield. The site is within the High Weald Ward in the constituency of Mid Sussex. The wider Plummerden site comprises a detached house set in substantial grounds, the north lodge, and other outdoor recreational facilities with fields.

DESCRIPTION OF THE PROPOSAL:

Installation of sewage treatment plant with associated drainage field on the site with drainage connections as required to connect the proposed drainage system to serve the North Lodge.

ACCESS:

No changes are proposed to the access.

USE:

Residential C3. No changes are proposed.

SCALE:

No changes are proposed.

AMOUNT:

The proposed drainage works are associated with the installation of a drainage field and sewage treatment plant within the boundary of the property to serve the North Lodge. Landscaping will be reinstated where impacted by the proposed works.

APPEARANCE & MATERIALS:

The only visible elements will be inspection chambers. All other drainage works are below ground and are not visible therefore having a negligible visible impact on the surroundings.

LAYOUT:

No changes are proposed to the layout of the North Lodge which has approval for a side extension & other associated works as approval reference: DM/22/2341. The proposed drainage field will be located within the property & in the eastern field adjacent the North Lodge which is in the same ownership. The proposed sewage treatment plant will be in the ground to the south of the North Lodge building.

For the proposed drainage arrangement refer to the submitted plans by others, reference: **24141-02D, Drainage Arrangement.**

SUBMISSION INFORMATION:

- 1317-EX-DF-000 **RevB** Location Plan
- 1317-EX-DF-001 Rev- Existing Block and Site Plan
- 1317-PL-DF-001 **RevB** Proposed Block and Site Plan
- 24141-02D, Drainage Arrangement
- 24141-11A, Drainage Field Details
- HTP Calculations,3.1.25
- kingspan-klargesten-bioair-stp-datasheet-en-gb
- Sewage Treatment Plant
- P16924 R16496 In Situ Percolation Test Report
- 21-086-CA - Plummerden Lodge Condition_Assessments
- 21-086-BNG - Plummerden Lodge Biodiversity Net Gain Assessment Report
- 21-086-BM - Plummerden Lodge Statutory_Biodiversity_Metric_Calculation_Tool
- BS5837 - North Lodge, Plummerden House - Arbtech TSR 02 - 05-09-25

END.