



Our Ref: JBA 18/351 ECO15 SR

[REDACTED]  
Persimmon Homes Suffolk

10<sup>th</sup> June 2021

**RE: Letter to accompany Lighting scheme at Haverhill Phase 2A; Condition 5.**

### Introduction

In order to inform discharge of Condition 5 of Reserved Matters Ref: DC/0615/RM, Persimmon Homes Suffolk appointed James Blake Associates to assess the ecology aspects on Haverhill Phase 2A in regards to the proposed external lighting.

This letter addresses condition 4 which states;

*“Prior to any above ground construction details of a light minimization strategy, as recommended in the submitted bat activity survey report, shall be submitted to the local planning authority and agreed in writing. The strategy shall cover the construction and post construction phases and be based on the recommendations set out in section 5.2 of the bat activity survey report.”*

### Background

The site is located to the north of Ann Suckling Road, north of Haverhill town in Suffolk. The wider landscape includes mainly arable fields with scattered woodland. Norney Plantation County Wildlife Site (CWS), an area of ancient replanted woodland is located north west and the River Stour lays approximately 1.8km east of the site.

At the time of the bat activity surveys between April and September 2019 (JBA, 2019), the site comprised a former arable field which had been left to grow up with tall ruderal vegetation. Boundary trees and scrub associated with hedgerows were present on or adjacent to the south, west and east boundary. An active arable field was adjacent to the northern boundary of the site.

### Wildlife sensitive areas

Bat activity on Phase 2A was dominated by common pipistrelle and soprano pipistrelle; most activity was recorded on the western boundary, however occasional activity in the form of foraging and commuting was also noted on the north, south and east boundary.

[REDACTED]

It is considered that the wildlife sensitive areas are boundary trees/hedgerows and any boundary vegetation proposed for the development, particularly to the western boundary. Post-development wildflower areas, tree/shrub and hedgerow planting and the ‘woodland edge mix’ may provide a new commuting route for bats and badgers, as well as the provision of new foraging opportunities. These proposed habitats will also provide suitable foraging habitats for insects and birds, however lighting will not have a significant impact to these species after sunset. Soft landscape proposals are shown in Appendix A (JBA, 2020).

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Six bat boxes will be installed on the proposed new builds; these will provide additional roosting opportunities within the local area. Box specifications and locations are described within the *detailed soft landscape proposals for phase 2A plots* (JBA, 2020).

Lighting and sensitive areas post-development are highlighted in Appendix B.

The following are recommended in relation to lighting during and after construction;

- Construction activities on site will be conducted within daylight hours;
- If security lighting is required, then this will be kept to the minimal level (as necessary for safety and security);
- Security lights to be set on short timers and to be sensitive to large moving objects only;
- Lighting, including any proposed street lighting and security lighting, is to be directed away from boundary vegetation as much as possible;
- Lux level of lamps to be as low as possible (while maintaining safe operations) with covers made of glass rather than plastic as this minimises the amount of UV light;
- Lighting scheme shall adhere to the principles outlined in Bats and Lighting in the UK produced by The Bat Conservation Trust in partnership within the Institute of Lighting Engineers (2009).

## Evaluation

Very minimal areas of lighting are proposed for the development; a total of three lighting columns are proposed to the centre of Phase 2A, associated with an access road and turning head. No lighting is proposed to the western most area of the site which will be planted with wildflower, native hedgerow and woodland mix. The lighting proposed is as follows;

- 1 no - 6M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT AND 1NO. POST TOP MOUNTED PHILIPS STELA 2 3010 (LONG) 2.2Klm (LOWEST ENERGY OPTION) NEUTRAL WHITE (4000K) LED LANTERN WITH **SRN OPTIC SETTING**, COMPLETE WITH PHILIPS DIMMABLE ELECTRONIC CONTROL GEAR, FACTORY FITTED 7-PIN NEMA SOCKET, 1-PART PHOTOCELL #(TELENSA TELECELL UNIT) AND CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN.
- 2 no - 6M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT AND 1NO. POST TOP MOUNTED PHILIPS STELA 2 3010 (LONG) 2.2Klm (LOWEST ENERGY OPTION) NEUTRAL WHITE (4000K) LED LANTERN WITH **NRN OPTIC SETTING**, COMPLETE WITH PHILIPS DIMMABLE ELECTRONIC CONTROL GEAR, FACTORY FITTED 7-PIN NEMA SOCKET, 1-PART PHOTOCELL #(TELENSA TELECELL UNIT) AND CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN.

The lighting column at the turning head (closest to the northern boundary) will be 'backing onto' the boundary, rather than facing it; this will reduce potential light spillage onto boundary vegetation further north. No sensitive areas are considered to be close to the two remaining lighting columns at the centre of the site.

The street lighting design (drawing number: SL/0001/001) is shown in Appendix C.

## Conclusion

In order to inform discharge of Condition 5, Persimmon Homes Suffolk appointed James Blake Associates to assess the ecology aspects on site in regards to the proposed external lighting.

It is considered that the proposed lighting scheme would not have a significant effect on wildlife sensitive areas and Condition 5 can be discharged.

Yours sincerely,

**Sam Rigg**  
Ecologist  
James Blake Associates Ltd.



## References

Street Lighting Design (Drawing number: SL/0001/001). Approved by Suffolk County Council's Street Lighting Department - signed and dated by Neil D. Evans 15<sup>th</sup> January 2021.

JBA (2020) *JBA 18/351 Detailed Soft Landscape Proposals for Phase 2A Plots*. On behalf of Persimmon Homes Suffolk. Revision B.

JBA (2019) *Badger Survey Report of Phases 2-6 and Relief Road, Haverhill, Suffolk*. On behalf of Persimmon Homes Suffolk.

JBA (2019) *Bat Activity Survey Report of Phases 2-6 and Relief Road, Haverhill, Suffolk*. On behalf of Persimmon Homes Suffolk.

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# Appendix A – Detailed soft landscape plans

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SPECIFICATION NOTES - REFER ALSO TO THE MEASURED WORKS SCHEDULE.

A) Setting out

- 1. Planting shall be set out exactly as shown on the drawings, and measured from existing fixed points. Curved beds shall be set out using radii marked on the ground using two parallel tapes and a theodolite or with site marker pins. The junction between corner and straight lines shall be cut to a smooth and even finish. Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.

B) Ground preparation

- 1. The planting herbicide application: Apply by suitable spraying equipment, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations or all beds, except those which are both weed free and are to receive aggregate sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area to be seeded, spray after one month following cultivation, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from innocent persons or wildlife, shall be notified at the contractor's own cost. Repeat as necessary to ensure complete kill and reuse of all dead material from site.

C) Planting

- 1. All planting must be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to the specification for the preparation of existing topsoil and measure depths for planting, turfing, and standard trees, and also for maintenance requirements.

D) Mulch

- 1. When specified by the additional specification notes on this plan, supply and spread suitable biodegradable sheet mulch over planting beds, previously cultivated, graded and levelled, before planting, and peg down to a minimum of 100mm centres, 100mm at edges and beds wider than 1m wide. Pegging the mulch is essential to have a no-weed, large particulate, brown wood chip to reduce weed growth, reduce wind blow and prevent rapid break down.

E) BS codes

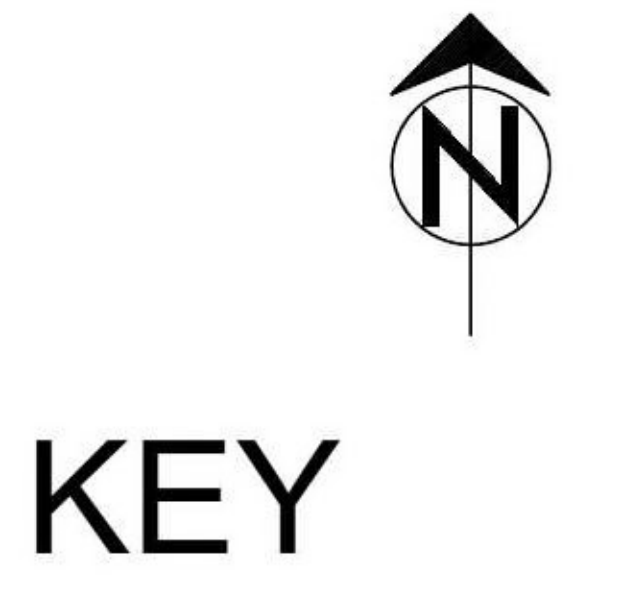
- 1. All workmanship and materials shall conform to the following codes: All General Landscaping Operations (excluding hard surfaces) - BS 4428:1983.

F) General Landscaping Operations

- 1. The planting herbicide application: Apply by suitable spraying equipment, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations or all beds, except those which are both weed free and are to receive aggregate sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area to be seeded, spray after one month following cultivation, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from innocent persons or wildlife, shall be notified at the contractor's own cost. Repeat as necessary to ensure complete kill and reuse of all dead material from site.

G) General Landscaping Operations

- 1. All workmanship and materials shall conform to the following codes: All General Landscaping Operations (excluding hard surfaces) - BS 4428:1983.



- PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1-2, B1-3, B5, C1-3, D1-2 AND E1.
WASHED, ROUNDED, BUFF COLOURED GRAVEL 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES, LAID OVER 'COVERTEX' OVER LIGHTLY CONSOLIDATED SUBGRADE.
CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.
BULB PLANTING IN MIXES, SPRING FLOWERING VARIETIES. REFER TO SCHEDULE FOR FURTHER INFORMATION.
SPECIMEN SHRUBS IN SHRUB BEDS OR PIT PLANTED IN GRASS GRAVEL AREAS. SPECIMEN SHRUBS IN GRASS ARE MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND E1.
EXISTING TREE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1. SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGICAL WORK.
EXISTING VEGETATION GROUP OR HEDGE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1. SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGICAL WORKS.
SCHWEGLER 1SP HOUSE SPARROW TERRACE AVAILABLE FROM NIBBS TEL: 01863 865913 OR SIMILAR AND APPROVED. INSTALLED UNDER EAVES FACING NORTH OR EAST, OR SIMILAR AND APPROVED.
SCHWEGLER 1SS SWIFT BOX AVAILABLE FROM NIBBS TEL: 01803 865913 OR SIMILAR AND APPROVED. INSTALLED UNDER EAVES FACING NORTH OR EAST, OR SIMILAR AND APPROVED.
INTEGRATED ECO BAT BOX AVAILABLE FROM NIBBS TEL: 01803 865913 OR SIMILAR AND APPROVED. INSTALLED UNDER EAVES FACING DIRECTION AS SHOWN ON PLAN, OR SIMILAR AND APPROVED.
PROPOSED HEDGE/POH 15 x 15 cm HOLES IN THE BASES OF FENCES AND WALLS OR GAPS UNDER GATES.
0.6M HIGH KNEE RAIL AS PER ARCHITECTS PROPOSALS.
1.05M HIGH ESTATE RAILING AS PER ARCHITECTS PROPOSALS.
NATIVE WHIP AND SHRUB PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
WILDFLOWER MEADOW SEED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
MAINTENANCE ACCESS STRIP TO BE WILDFLOWER SEED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
ALLOW FOR RE-ROOT 2000 ROOT BARRIER AVAILABLE FROM GREENBILT URBAN OR SIMILAR AND APPROVED TO BE CONSTRUCTED TO MANUFACTURERS SPECIFICATIONS.

NOTE: SEE SEPARATE EXTERNAL LAYOUT DRAWINGS (BY DEVELOPER) FOR SPECIFICATIONS AND ARRANGEMENT OF FENCING AND OTHER HARD WORKS.

LANDSCAPE PROGRAMMING

DUE TO NATIONAL PLANT SHORTAGE: PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED. EARLY LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL.

Table with columns: CLIENT, PROJECT NAME, DATE, SCALE, DATE, DWG NO., REV. Includes details for James Blake Associates and the project name 'HIGHWELL PHASE 2'.

JAMES BLAKE ASSOCIATES logo and contact information: Head Office: 34-42 Old Westgate, Bury St Edmunds, Suffolk, IP33 3PA. Tel: (01284) 335787. Website: jamesblake.co.uk

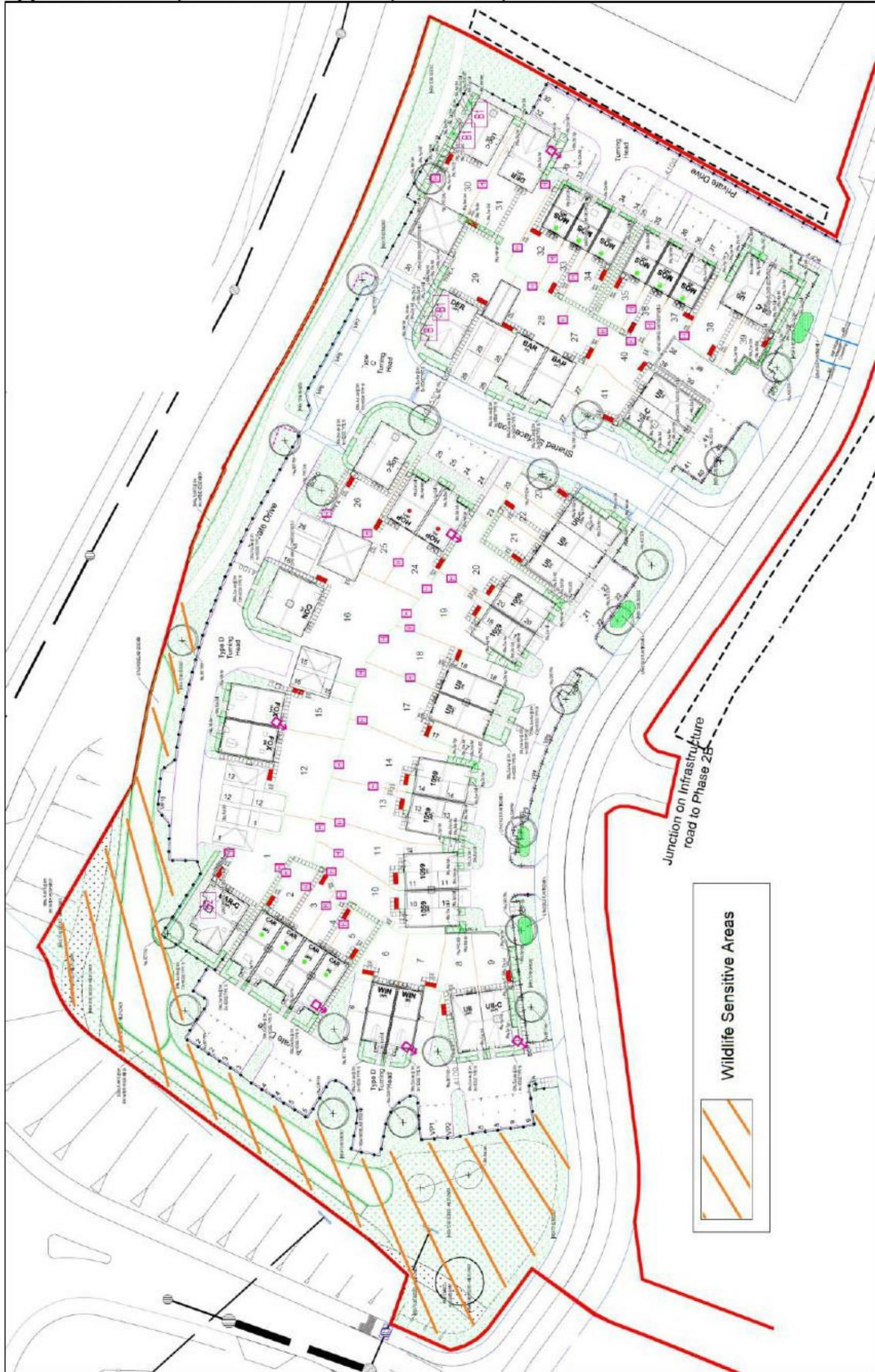
GENERAL NOTES: ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. (J)AMES BLAKE ASSOCIATES LTD 2020







## Appendix B – Proposed sensitive areas post-development



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# Appendix C – Proposed lighting plan

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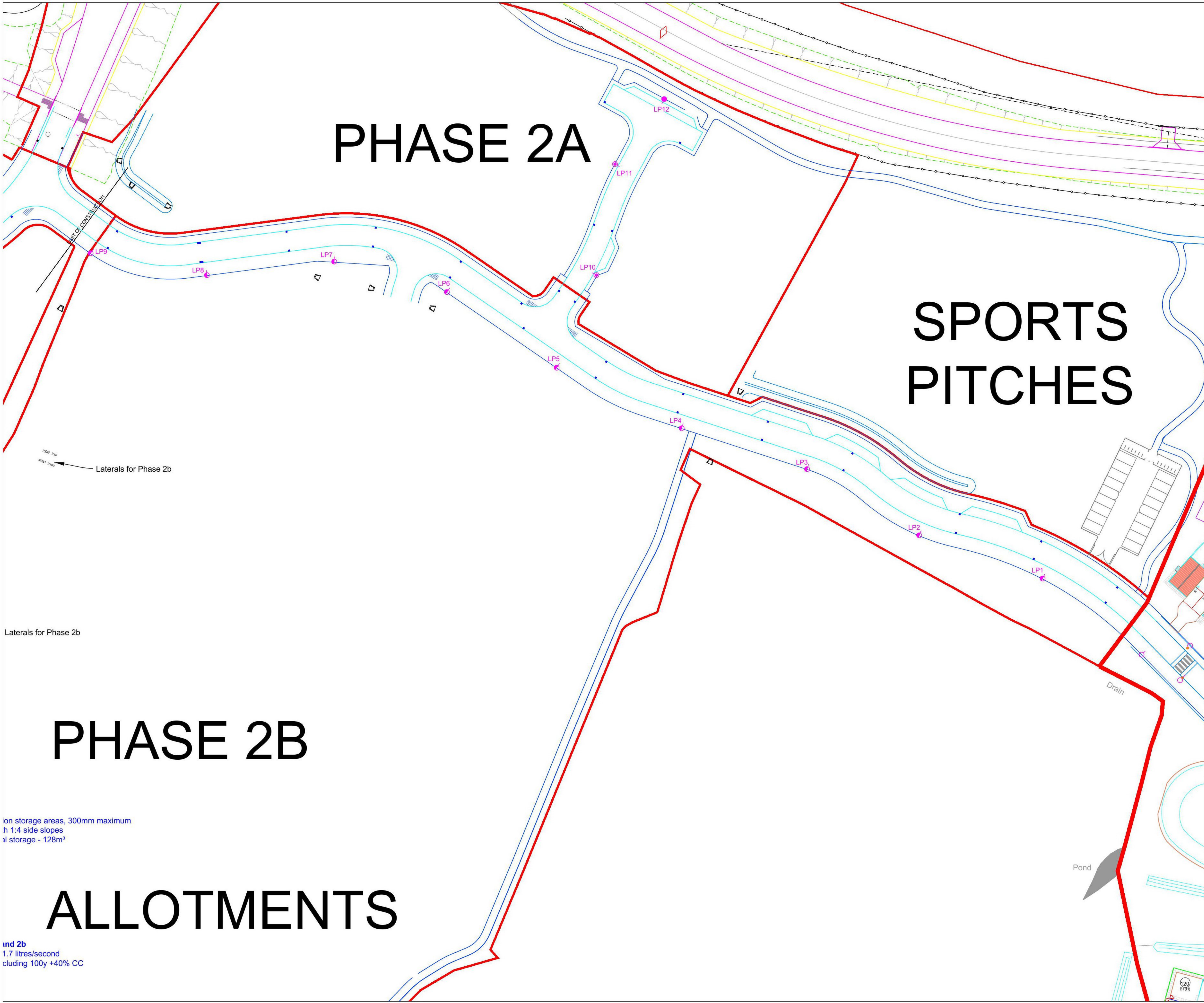


# PHASE 2A

# SPORTS PITCHES

# PHASE 2B

# ALLOTMENTS



### STREET LIGHTING LEGEND:-

- STREET LIGHTING COLUMNS INSTALLED UNDER PREVIOUS PHASES
- SUPPLY AND INSTALL NEW 6M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT AND POST TOP MOUNTED THORN SMALL R2L2 5.69KLM COOL WHITE (5700K) LANTERN WITH EWS OPTIC SETTING (SET AT 5° TILT), COMPLETE WITH INTEGRAL DIMMABLE ELECTRONIC CONTROL GEAR AND FACTORY FITTED 7-PIN NEMA SOCKET, 1-PART PHOTOCELL #TELENSA TELECELL UNIT) & CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN.
- SUPPLY AND INSTALL NEW 6M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT AND 1NO. POST TOP MOUNTED PHILIPS STELA 2 3010 (LONG) 2.2Klm (LOWEST ENERGY OPTION) NEUTRAL WHITE (4000K) LED LANTERN WITH SRN OPTIC SETTING, COMPLETE WITH PHILIPS DIMMABLE ELECTRONIC CONTROL GEAR, FACTORY FITTED 7-PIN NEMA SOCKET, 1-PART PHOTOCELL #TELENSA TELECELL UNIT) AND CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN.
- SUPPLY AND INSTALL NEW 6M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT AND 1NO. POST TOP MOUNTED PHILIPS STELA 2 3010 (LONG) 2.2Klm (LOWEST ENERGY OPTION) NEUTRAL WHITE (4000K) LED LANTERN WITH SRN OPTIC SETTING, COMPLETE WITH PHILIPS DIMMABLE ELECTRONIC CONTROL GEAR, FACTORY FITTED 7-PIN NEMA SOCKET, 1-PART PHOTOCELL #TELENSA TELECELL UNIT) AND CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN.

# NOTE: TELENSA TELECELLS AND SUFFOLK COUNTY COUNCIL IDENTIFICATION NUMBER PLATES ARE TO BE SUPPLIED AND INSTALLED ON ALL STREET LIGHTING LANTERNS AND ILLUMINATED SIGNS BY SCC'S INCUMBENT STREET LIGHTING CONTRACTOR, UPON ADOPTION, AT DEVELOPERS EXPENSE. (APPROXIMATELY £124 PER LIGHTING UNIT).

PLEASE ENSURE CORRECT LANTERNS ARE INSTALLED ON CORRECT COLUMNS AS PER SPECIFICATION ABOVE.  
A COPY OF THIS DRAWING IS TO BE ISSUED TO THE APPOINTED STREET LIGHTING CONTRACTOR AT ALL TIMES.

### STREET LIGHTING NOTES:-

- 1) ALL NEW STREET LIGHTING COLUMNS ARE TO BE INSTALLED WITHIN THE REAR OF THE FOOTPATH OR WITHIN THE REAR OF THE SERVICE STRIP UNLESS OTHERWISE INDICATED. WHERE COLUMNS ARE TO BE INSTALLED WITHIN SERVICE STRIPS, IT IS STRONGLY ADVISED THAT THE POSITIONS OF THE PROPOSED LIGHTING COLUMNS ARE MARKED AT AN EARLY STAGE USING STAKES OR PIPES OF A SIMILAR DIAMETER TO THAT OF THE LIGHTING COLUMN BASE, SO AS TO ENSURE ADEQUATE SPACE FOR THE LIGHTING COLUMNS TO BE INSTALLED WHILST NOT BEING BLOCKED / IMPINGED ON BY OTHER SERVICES. INSTALLATION OF COLUMNS OUTSIDE OF SERVICE STRIPS WILL NOT BE ACCEPTED.
- 2) WHERE ROAD LIGHTING COLUMNS ARE TO BE INSTALLED IN VERGE THEY SHALL BE SET BACK FROM THE EDGE OF THE KERB / ROAD SURFACE BY 1.0M UNLESS OTHERWISE INDICATED.
- 3) WHERE STREET LIGHTING COLUMNS ARE TO BE INSTALLED WITHIN THE VERGE THEY SHALL BE FITTED WITH MEDAL (ALC) BLACK RUBBERISED 'ANTI-STRIMMER' COLLARS TO SCC SPECIFICATIONS.
- 4) ALL NEW STREET LIGHTING COLUMNS AND ILLUMINATED SIGNS ARE TO HAVE DNO STATUTORY MAINS ELECTRICITY SUPPLIES UNLESS OTHERWISE INDICATED.
- 5) NO TREES ARE TO BE PLANTED WITH 5M OF ANY NEW STREET LIGHTING COLUMNS TO ENSURE BLOCKING EFFECT ON LIGHTING UNITS IS MINIMISED.
- 6) IF NO LIGHTING COLUMNS HAVE BEEN PLANTED WITHIN 18 MONTHS OF THIS LIGHTING DESIGN BEING APPROVED, THE DESIGN SHOULD BE RE-SUBMITTED TO SUFFOLK COUNTY COUNCIL'S STREET LIGHTING DEPARTMENT FOR RE-CHECKING / RE-APPROVAL.
- 7) NO CHANGES TO THE POSITIONS OR SPECIFICATION OF ANY LIGHTING EQUIPMENT SHOWN ON THIS APPROVED STREET LIGHTING DRAWING SHOULD BE MADE WITHOUT PRIOR AUTHORISATION FROM THE APPROVING SUFFOLK COUNTY COUNCIL OFFICER MR NEIL EVANS OR IN THE APPROVING OFFICERS ABSENCE, THE SUFFOLK COUNTY COUNCIL STREET LIGHTING MANAGER MR RICHARD WEBSTER.

STREET LIGHTING DESIGN  
**APPROVED**  
BY SUFFOLK COUNTY  
COUNCIL'S  
STREET LIGHTING  
DEPARTMENT

SIGNED:- NEIL D. EVANS  
DATED:- 15th January 2021

DRAWING NUMBER: SL/0001/001

Laterals for Phase 2b

Laterals for Phase 2b

on storage areas, 300mm maximum  
h 1:4 side slopes  
al storage - 128m³

nd 2b  
1.7 litres/second  
cluding 100y +40% CC

Pond

Drain