



from
**Southern
Water**

Planning and Development Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Your ref
AB/135/20/OUT

Our ref
PLAN-036542

Date
22/01/2021



Dear Sir/Madam,

Proposal: Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land. This application is a Departure from the Development Plan, affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

Site: AB/135/20/OUT: - Land at Ford Road, Arundel, BN18 9ES.

Thank you for your letter dated 15/12/2020.

Please see the attached extract from Southern Water records showing the approximate position of our water mains and surface water sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 500 mm diameter water trunk main and 150 mm water distribution main requires a clearance of 6 metres on either side of the water mains to protect it from construction works and to allow for future maintenance access.

- No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water mains without consent from Southern Water.

- The 300 mm diameter gravity surface water sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains or water mains.

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- All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

There is also a public decommissioned water main within the development site.

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect drainage/water apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers/water supply mains, prior to the commencement of the development.

Southern Water has undertaken a desktop study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

Southern Water and the Developer will need to work together in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.

It may be possible for some initial dwellings to connect, pending network reinforcement. Southern Water will review and advise on this following consideration of the development programme and the extent of network reinforcement required.

Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored. This will enable us to establish the extent of any works required.

Southern Water endeavour to provide reinforcement within 24 months of planning consent being granted (Full or Outline) however for large developments our assessment of the timescales needed will require an allowance for the following which may result in an extension of the 24-month period:

- Initial feasibility, detail modelling and preliminary estimates.
- Flow monitoring (if required)
- Detailed design, including land negotiations.

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- Construction.

Southern Water hence requests the following condition to be applied: Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents/

ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

Land uses such as general hard standing that may be subject to oil/petrol spillages should be drained by means of appropriate oil trap gullies or petrol/oil interceptors.

If the applicant proposes to offer a new on-site drainage and pumping station for adoption as part of the foul/surface water public sewerage system, this would have to be designed and constructed to the specification of Southern Water Services Ltd. A secure compound would be required, to which access for large vehicles would need to be possible at all times. The compound will be required to be 100 square metres in area, or of some such approved lesser area as would provide an operationally satisfactory layout. In order to protect the amenity of prospective residents, no habitable rooms shall be located within 15 metres to the boundary of the proposed adoptable pumping station, due to the potential odour, vibration and noise generated by all types of pumping stations. The transfer of land ownership will be required at a later stage for adoption.

Should the applicant wish to offer the sewers for adoption under section 104 of the Water Industry Act, the drainage design should comply with the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/) standards and Southern Water's requirements. Please note that non-compliance with the Sewerage Sector Guidance standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site.

Southern Water requires a formal application for connection and on-site mains to be made by the developer. A formal application for a connection can be made via Southern Water's online developer services portal at: southernwater.co.uk/developing

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX [REDACTED]

Website: southernwater.co.uk or by email at: [REDACTED]

Yours faithfully,

[REDACTED]

Joff Edevane
Growth Planning Lead
Business Channels

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

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Requested By:



from

**Southern
Water**

Planning ref
AB/135/20/OUT

Our ref
PLAN-036542

Date
22 January 2021



Dear Sir/Madam,

Southern Water -- Your build rates and occupation information
Site Name: Land at Ford Road, Arundel, BN18 9ES.

We are contacting you to request information which is required by Southern Water in order to prepare for the connection of your development site (as listed above), to our public water main.

Action request:

Please provide the details of your anticipated occupation dates and build out rate for the site listed above. This information will support us in planning the required works across our region in readiness for your site to be occupied. If we do not receive this information about the site, we may not be able to progress with the work required to prepare for the connection of your site and your development program.

Build Rate & Occupation details

Please fill out the tables below in block capital letters and email this back to us as soon as possible. Please email the form to:

If the site is not proceeding please email the address above with the site references listed above and a brief description of why it is not going ahead. If you have queries about the information required, please call Developer Services on

Your earliest reply would be much appreciated.



Joff Edevane
Growth Planning Lead
Business Channels

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A. Contact Information in case of further queries:

Name of person completing form

[illegible]

Phone number

Email address

Date form completed _____

B. Site references:

Proposal

Site Name (on letter)

Site Postcode/location

Planning Reference (on letter)

Planning Authority (on letter)

Our reference (on letter)

C. Site information:

Proposed start date	/ /
Proposed connection date	/ /
First occupation date	/ /
Forecast completion date	/ /
Proposed date of full occupancy	/ /
Proposed connecting manhole reference number	

[illegible]

If the site had previous use, please describe the type of previous use: e.g. greenfield/brownfield, block of flats, warehouse etc.

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southernwater.co.uk

Southern Water Services Ltd. Registered Office: Southern House, Yeoman Road, Worthing West Sussex BN13 3NX Registered in England No. 2366679



from

**Southern
Water**

Planning ref
AB/135/20/OUT

Our ref
PLAN-036542

Date
21 January 2021



Dear Sir/Madam,

Southern Water – Your build rates and occupation information
Site Name: Land at Ford Road, Arundel, BN18 9ES.

We are contacting you to request information which is required by Southern Water in order to prepare for the connection of your development site (as listed above), to our public sewer network.

In April 2018, water companies in England published their new connection charges (part of the charges are also known as the infrastructure charge). A copy of the Southern Water New Connection Charging Document is available on our website: [southernwater.co.uk/media/3305/new-connections-services-charging-arrangements-20_21.pdf](https://www.southernwater.co.uk/media/3305/new-connections-services-charging-arrangements-20_21.pdf)

Under the new charging rules, our customers can connect to the closest point of connection, to a pipe of equivalent size or greater. If any reinforcement to the public sewer network is required to enable your connection, this will be provided through the new infrastructure charge. It will take time for us to provide any such network reinforcement. To enable us to plan for this, we require some information.

Action request:

Please provide the details of your anticipated occupation dates and build out rate for the site listed above. This information will support us in planning the required works across our region in readiness for your site to be occupied. If we do not receive this information about the site, we may not be able to progress with the work required to prepare for the connection of your site and your development program. Please note this does not constitute a discharge of any pre-commencement condition that may be attached to your planning consent.

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[southernwater.co.uk](https://www.southernwater.co.uk)

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Build Rate & Occupation details

Please fill out the tables below in block capital letters and email this back to us as soon as possible.
Please email the form to: [REDACTED]

If the site is not proceeding please email the address above with the site references listed above and a brief description of why it is not going ahead. If you have queries about the information required, please call Developer Services on [REDACTED]

Your earliest reply would be much appreciated.

[REDACTED]

Joff Edevane
Growth Planning Lead
Business Channels

A. Contact Information in case of further queries:

Name of person completing form

Company	Country	Year	Revenue (USD)	Profit (USD)	Assets (USD)	Liabilities (USD)	Equity (USD)	Employees	Market Share (%)	Industry
Apple	USA	2023	383.29	96.80	354.60	134.80	219.80	164,000	15.0	Technology
Microsoft	USA	2023	231.45	72.36	240.00	100.00	140.00	222,000	12.0	Technology
Amazon	USA	2023	376.36	30.43	389.98	220.00	169.98	912,000	10.0	Retail
Google	USA	2023	281.45	89.20	290.00	100.00	190.00	140,000	18.0	Technology
Facebook	USA	2023	170.00	39.00	170.00	100.00	70.00	54,000	8.0	Technology
Netflix	USA	2023	31.60	6.20	31.60	10.00	21.60	10,000	1.0	Entertainment
Walmart	USA	2023	648.10	15.00	648.10	300.00	348.10	2,400,000	10.0	Retail
Costco	USA	2023	236.00	6.00	236.00	100.00	136.00	70,000	0.5	Retail
Target	USA	2023	103.00	1.00	103.00	50.00	53.00	140,000	0.5	Retail
Home Depot	USA	2023	157.00	10.00	157.00	100.00	57.00	180,000	0.5	Retail
McDonald's	USA	2023	69.00	1.00	69.00	30.00	39.00	38,000	0.5	Food
Starbucks	USA	2023	25.00	1.00	25.00	10.00	15.00	30,000	0.5	Food
Wendy's	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Chick-fil-A	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Five Guys	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Jack-in-the Box	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Arby's	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Wendy's	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Chick-fil-A	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Five Guys	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Jack-in-the Box	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Arby's	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Wendy's	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Chick-fil-A	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Five Guys	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Jack-in-the Box	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Arby's	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Wendy's	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Chick-fil-A	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Five Guys	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Jack-in-the Box	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Arby's	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Wendy's	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Chick-fil-A	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food
Five Guys	USA	2023	1.00	0.00	1.00	0.00	1.00	10,000	0.0	Food

Phone number

Email address

Date form completed _____

B. Site references:

Proposal

Site Name (on letter)

Site Postcode/location

Planning Reference (on letter)

Planning Authority (on letter)

Our reference (on letter)

C. Site information:

Proposed start date	/ /
Proposed connection date	/ /
First occupation date	/ /
Forecast completion date	/ /
Proposed date of full occupancy	/ /
Proposed connecting manhole reference number	

[illegible]

If the site had previous use, please describe the type of previous use: e.g. greenfield/brownfield, block of flats, warehouse etc.

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southernwater.co.uk

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