

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 08 March 2017 08:45
To: Planning Scanning
Subject: FW: AL/111/16-OUT Applicant response to Southern Water Consultation

From: Claire Potts
Sent: 07 March 2017 14:48
To: Planning.Responses
Subject: FW: AL/111/16-OUT Applicant response to Southern Water Consultation

Please could the additional consultation response from Southern Water be added to the above file.

Kind regards
Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Strategic Development, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Sent: 08 February 2017 10:41
To: Claire Potts
Subject: Re: AL/111/16-OUT Applicant response to Southern Water Consultation

Hello Claire

Thank you for your email.

We would not have any more comments to add other than just to confirm that the development is premature and to clarify the situation.

With regards to this development, there is currently no treatment capacity within Lidsey WWTW to serve this development.

This site not form part of Southern Water's forecast for the Lidsey catchment in the period to 2020. Please note that Southern Water were not aware of this particular development before the last price review in 2014 since it was not an adopted plan. The investment would be submitted for PR19 and would be required in parallel with the development. The timing of the development is co-ordinated with delivery of necessary infrastructure. The DWF headroom at Lidsey is too tight to accommodate the flows from the proposed development as the remainder will be filled by forecasted growth and the DWF permit might need addressing. This development was not included in the growth forecast for this AMP period. Process capacity to be upgraded at various stages. Estimated lead time End of PR19 (2023)

The capacity within treatment works will not be available at least before 2023, therefore the application is deemed as premature. If development is permitted before additional wastewater treatment capacity is

available, the conditions of the environmental permit at the WTW could be breached, leading to pollution of the environment. We estimate that the investment required to serve the development could be delivered by 2023, subject to obtaining necessary permits. A new or revised environmental permit would be required from the Environment Agency for discharge of treated effluent into the receiving water course.

The development needs to be co-ordinated in line with the above time scale if it is proposed to connect to the Lidsey catchment.

We have highlighted also insufficient capacity in sewerage network to accommodate the flows from the proposed development.

Section 98 of the Water Industry Act process is a process to requisition the sewer or upgrading works to improve capacity within the sewers network (this is for capacity of network only). It has nothing to do with the treatment capacity

Of treatment plan which is the responsibility of sewerage undertaker.

During planning [consultation process (during discharge of drainage condition consultation), we require both foul and surface water drainage strategy to be provided as only in combination will give us full view of Drainage proposals and restrictions for the site.

Re infiltration of surface water and groundwater to public foul network, this matter would also be dealt as an investment project matter and is also dependant on the allocation within particular AMP period, subject to approval from OFWAT.

As far as I am aware Lidsey catchment is being investigated for it. No dates

Kind Regards
Marta Karpezo
Technical Co-ordinator
Developer Services
Southern House, Sparrowgrove, Otterbourne, Hant SO21 2SW

Sent: 07 February 2017 12:18
To: Developer Services
Cc: Mason, Brian; Karpezo, Marta
Subject: FW: AL/111/16-OUT Applicant response to Southern Water Consultation

Hi,

I sent the email below requesting additional advice on the above application last month but I haven't received a response yet. Please could you confirm when a response will be sent as the determination deadline for the application is 17th February and I am writing the application up for Planning Committee.

Kind regards

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Strategic Development, [Arun District Council](#) | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



From:

Claire Potts

Sent: 17 January 2017 14:55

Subject: FW: AL/111/16-OUT Applicant response to Southern Water Consultation

Dear Brian,

I've received the following response from the applicant to your response to the above application where you set out the lack of capacity to accommodate flows from the proposed development and that the application was premature pending the provision of adequate capacity to serve the development.

Please could you consider the response below and whether you have any further comments. I need to make a decision about whether this is an absolute constraint on development at this time and whether the condition you requested to restrict occupation until adequate sewerage treatment capacity is available would be a reasonable condition to impose to overcome the issue.

Kind regards

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Strategic Development, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Sent: 12 December 2016 16:45

To: Claire Potts

Subject: AL/111/16-OUT Applicant response to Southern Water Consultation

AL/111/16-OUT Applicants response to Southern Water Consultation

Southern Water state "The wastewater discharged from the proposed development will be drained by Southern Waters Lidsey wastewater treatment works. The works currently does not have the capacity to accommodate the flows from the proposed development. Southern Water requires adequate time to provide capacity through its prioritised capital programme. As treatment capacity is not available to serve the development, we would regard the development as premature, pending the provision of adequate capacity to serve the development."

Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "the developer shall not occupied until adequate sewerage treatment capacity is available through the completion of improvement works to Lidsey wastewater treatment works.

Southern Water appear to have considered this development as part of the BEW allocation rather than as a stand alone proposal. Had they not done so then they may have advised, as on other sites outside the BEW allocation, a standard condition regarding foul drainage.

Treating it as as part of the allocation they have responded that the proposal is premature as treatment capacity is not available at Lidsey. They go on to request that if permission is granted there is a condition that the development shall not be occupied until adequate sewerage treatment capacity is available through the completion of improvement works to Lidsey WTW. In their response

to the 2016-31 Arun Local Plan Inquiry Southern water state that even if increased capacity is included in their 2020-2025 programme (AMP7) the capacity is unlikely to be available until 2023

To include a condition to delay occupation of any development until 2023 would be unreasonable. Especially since Section 98 of the Water Industry Act 1991 specifically provides a requisition mechanism whereby capacity has to be provided regardless. The cost of this is funded by the developer and the first 12 years of waste water charges for the new homes.

Southern Water go on to say "we suggest the following informative: The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. The applicant/developer should contact Southern Water Sparrowgrove House, Sparrowgrove, Otterborne, Hampshire SO21 2SW (Tel:03303030119) or www.southernwater.co.uk in order to progress the required infrastructure"

We have contacted Southern Water by telephone and they confirmed that the s98 approach is available if a formal requisition notice is served. This application is outline only so a requisition notice would be premature because it would have to include detailed plans so that full design calculations can be done. Many water companies require a requisition notice site to have at least outline planning permission in order to proceed.

A standard foul drainage condition would be proportionate and appropriate for this application. In their response Southern Water allow for this possibility and suggest *"Development shall not commence until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable."*

The application, being in the Lidsey catchment, will have to dispose of surface water by way of a SUD system. The design of that will depend on the detailed design of the houses. A similar condition for surface water drainage would therefore be appropriate. Alternatively Southern Water allow for both to be dealt with in the same condition suggesting *"Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water"*

In their response Southern Water go on to say "the development would increase flows into the wastewater sewerage system and as a result increase the risk of flooding in and around the existing area contrary to paragraph 109 of the NPPF." The relevant section of Paragraph 109 reads "preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.."

This point would have to be covered as part of a detailed application in accordance with the proposed drainage condition/s in italics above. It should however be noted that this proposal is for a modest number of houses compared to the overall catchment. By itself it is unlikely to have any appreciable adverse impact on flooding in and around the area. This is especially the case when most of the foul sewer related flooding incidents are in the Barnham area which has a completely separate foul sewer network to that serving Westergate/Woodgate. The 300mm and 350mm foul mains from Barnham do not meet the 600mm one from Westergate/Woodgate until they reach Lidsey WTW. The surface water from the site will be dealt with by a SUD scheme so that will not have any impact on flood risk either.

It is also worth noting that the Lidsey Surface Water Management Plan (SWMP) states that the lack of capacity at Lidsey is primarily due to hydraulic overload of the foul drainage system by the infiltration of groundwater and surface water. Without that there would be capacity for some additional housing but not the whole of the BEW allocation. Improvements to the drainage system to reduce surface/groundwater infiltration are ongoing as part of the Lidsey SWMP.

It is possible that a developer contribution could bring forward lining sewers in Westergate /Woodgate to reduce infiltration. That would both free up treatment capacity and reduce existing flood risk in Westergate/Woodgate.

In conclusion drainage matters for this Outline Application can adequately be dealt with by standard conditions which would also address NPPF para 109.

TCPlanning 11 December 2016

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

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