



from
**Southern
Water**

George Gullon
WSP UK
Matrix House
Basing View
Basingstoke
Hampshire
RG21 4DZ

Your ref

Our ref
DSA000023113

Date
29 June 2023

Contact

Dear Mr Gullon,

Level 1 Capacity Check Enquiry: Land at Westergate, Chichester, West Sussex, PO20 3QR.

Thank you for your capacity check application relating to the above development.

Your application will be progressed by our modelling team and we will send you our response within 21 calendar days.

Expected Response Date: 18 July 2023



Should it be necessary to contact us please quote our above reference number in all communications relating to this application by email at

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development

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

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Blavignac, Julien

From: Southern Water Planning <[REDACTED]>
Sent: 31 July 2023 09:54
To: Gullon, George
Subject: RE: DSA000023113-CC- 230505 Land at Westergate, Chichester, West Sussex, PO20 3QR

Good Morning George,

Our technical team have re-run the modelling and confirmed that we are able to accommodate 50 units at manhole **SU94042401** without network reinforcement. In order to accommodate the entire site it will be necessary for a more detailed assessment to be undertaken, however, as you will appreciate we have a number of developments to design infrastructure for and we do not commence this process until planning permission has been granted. This is to avoid expending resources unnecessarily as many developments do not gain planning permission and to expend resource in such circumstances is not a justifiable use of customer money. Furthermore, I would advise that we are unable to reserve capacity in our network for developments that do not have planning consent, therefore upon consultation, via the planning authority we will look to further review the development and it's connection.

We aim to provide infrastructure within 24 months of planning being granted or provide an alternative method of drainage should any required infrastructure not be in place by then. The developer will be asked to contribute to the costs of reinforcement via the New Infrastructure charging system details of which are available at <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>.

As previously advised, I am awaiting for confirmation on the growth information for Lidsey and I will get back to you on your enquiry relating to planned works separately.

Kind Regards

Rachael Powys-Keck
Future Growth Planner, South East Region



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



from
Southern Water

From: Gullon, George <[REDACTED]>
Sent: 20 July 2023 11:06
To: Developer Services <[REDACTED]>
Cc: Beeching, Luke <[REDACTED]> Blavignac, Julien <[REDACTED]>
Subject: RE: DSA000023113-CC- 230505 Land at Westergate, Chichester, West Sussex, PO20 3QR

Good Morning Developer Services,

Many thanks for your feedback – it has been very useful!

DSA000023113 - Land at Westergate, Chichester, West Sussex, PO20 3QR
Pre-Development Enquiry – Southern Water

As part of our initial pre-development enquiry, we also issued a supplementary letter (Document: 230505 FW Drainage Enquiry) breaking down various items we require information for. I have attached a copy of our initial Pre-Development enquiry to this email, as well as a pdf of the supplementary letter for your ease of reference.

After an initial review of all of the information we have received to date, cross-referencing with the issued supplementary letter, I was wondering whether you could help with a few further queries below?

Query 1

- ☐ Regarding the supplementary letter, we believe we have sufficient information for Items 1, and 2. However, we do not appear to have any response to Item 3.
 - ☐ Please could you advise on these additional queries? (please see snip from supplementary letter below).
- If there is currently limited capacity available in the network and/or at Lidsey W
- ⇒ could Southern Water confirm whether any planned works (or identified wor programmed) are planned at the site or downstream the site and if so, what involve?;
 - ⇒ could Southern Water confirm what quantum of proposed 400 residential devel connect to on-site Southern Water foul network within currently available capac

If any of these queries are out of your position to advise on, please could you guide us on the best point of contact for these?

Query 2

- ☐ Should you feel Items 4 and 5 are relevant for our project, please could you advise further? (again, please see snip from supplementary letter below).
- Please specify if there are any other major constraints within or in the vicinity of tl
- We would be pleased to receive any further information which is available and re proposed development.

Hopefully this all makes sense, but should you have any queries or wish to discuss anything further, please do not hesitate to contact me.

Thank you for your time – it is greatly appreciated.

Thanks again.

Kind Regards,



George Gullon

Assistant Engineer – Development Infrastructure



WSP in the UK
Matrix House, Basing View
Basingstoke
RG21 4FF

wsp.com

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From: Developer Services <[REDACTED]>
Sent: Friday, July 14, 2023 2:43 PM
To: Gullon, George <[REDACTED]>
Subject: DSA000023113-CC- 230505 Land at Westergate, Chichester, West Sussex, PO20 3QR

Dear Mr Gullon,

Please find the Southern Water's response to your recent enquiry.

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development



from
Southern Water

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CAUTION: ATTACHED FILE

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SU9403SW

Scale: 1:2500

Sewer Plot

WARNING: BAC pipes are constructed of Bonded Asbestos Cement
WARNING: Unlabeled (UNK) materials may include Bonded Asbestos Cement
ARUN DISTRICT COUNCIL 14/11/24/OUT



Printed By: LamaniS

Date: 13-7-2023

Nearest Point of Capacity

Requested By:

SOUTHERN WATER





from
**Southern
Water**

George Gullon
WSP UK
Matrix House
Basing View
Basingstoke
Hampshire
RG21 4DZ

Your ref

Our ref
DSA000023113

Date
14 July 2023



Dear Mr Gullon,

Level 1 Capacity Check Enquiry: Land at Westergate, Chichester, West Sussex, PO20 3QR.

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

There is currently inadequate capacity within the foul sewerage network to accommodate a foul flow of 3.61 l/s for the above development at manhole reference SU94042401. The proposed development would increase flows to the public sewerage system which may increase the risk of flooding to existing properties and land. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. Southern Water has a duty to provide Network capacity from the point of practical connection (point of equivalent or larger diameter pipe) funded by the New Infrastructure Charge.

Southern Water aim to provide this within 24 months following the date that planning has been granted for developments not identified as strategic sites in our current business plan. Strategic sites are larger developments and will often take longer than 24 months for a full solution to be provided.

The nearest point where capacity is currently available is at **Lidsey WTW** which is located approximately 1 km towards Southeast of the proposed development site. Rights are not issued for a direct connection to Wastewater Treatment Works (WTW). Please note that connection to the WTW will have to be agreed by Southern Water Services before being carried out.

New Infrastructure Charging

Please note as of 1st April 2018 we have moved to the "New Connections Services Charging Arrangements". We understand that this may cause uncertainty for customers, particularly where they may have already committed to a development based on previous charging arrangements. We have worked with our stakeholders and Water UK to agree a set of principles by which we will base our charges. Please read through our new charging arrangement documents available at the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

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

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Alternatively, New Appointees and Variations (NAVs), also known as 'inset' companies, can provide new connection services or take ownership of the new water and wastewater connection infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.

Should it be necessary to contact us please quote our above reference number relating to this application by email at [REDACTED]

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development



Scale: 1:1250 Date: 28/04/23 Wastewater Plan A2

[illegible]

The position of places shown on this map are believed to be correct but Southern Marine Services Ltd accepts no responsibility for the accuracy of the map. The actual position should be determined on site. This map is produced by Southern Marine Services Ltd. All copyright and database rights © Southern Marine Services Ltd 2005/06/07. This map is to be used for the purposes of showing the location of Southern Marine's plant only. Any other uses of the map data or further copies are not permitted.

WARNINGS: BAC pipes are constructed of Banded Adhesive Cement.

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
0001	F	9.45	7.72	
0002	F	10.12	7.66	
0003	F	10.21	8.97	
0101	F	9.97	8.87	
0102	F	8.99	5.36	
0102	F	10.23	8.47	
0103	F	10.39	8.42	
0104	F	10.16	8.34	
0105	F	10.50	8.35	
0106	F	10.66	9.99	
0107	F	10.29	8.80	
0201	F	10.93	9.34	
0202	F	10.79	8.97	
0203	F	10.62	8.44	
0301	F	11.44	9.71	
0302	F	11.36	9.45	
0303	F	11.21	9.33	
0304	F	11.16	9.20	
0305	F	0.00	0.00	
0401	F	11.87	10.19	
0402	F	11.65	10.00	
0403	F	0.00	0.00	
0701	F	5.80	3.36	
0702	F	5.51	3.27	
0801	F	9.46	7.34	
0802	F	9.38	7.55	
1101	F	8.71	5.22	
1101	F	10.72	9.76	
1102	F	10.62	9.13	
1103	F	10.47	8.74	
1104	F	10.55	9.61	
1105	F	10.35	7.83	
1201	F	11.04	10.02	
1301	F	11.29	8.96	
1302	F	10.83	8.42	
1303	F	11.11	8.76	
1304	F	11.40	8.95	
1305	F	0.00	0.00	
1401	F	0.00	0.00	
1402	F	0.00	0.00	
1601	F	4.88	2.93	
1801	F	6.65	4.87	
1901	F	7.40	6.85	
1902	F	7.06	5.51	
2001	F	6.04	4.64	
2101	F	7.00	4.95	
2101	F	6.81	4.84	
2201	F	7.27	5.83	
2202	F	8.33	0.00	
2301	F	10.55	8.12	
2401	F	2.36	0.66	
2501	F	2.54	1.20	
2601	F	3.51	2.21	
2602	F	3.04	1.66	
2701	F	4.63	3.56	
2801	F	5.39	4.04	
2801	F	5.71	4.30	
3001	F	2.99	0.43	
3002	F	1.29	-0.17	
3003	F	1.44	-0.49	
3101	F	1.46	-0.30	
3201	F	1.69	0.14	
3201	F	8.96	7.34	
3202	F	7.97	7.07	
3301	F	1.98	0.21	
3301	F	9.07	7.16	
3302	F	0.00	0.00	
3302	F	8.77	6.99	
3303	F	0.00	0.00	
3303	F	8.06	6.54	
3304	F	8.20	6.43	
3401	F	9.61	7.58	
3402	F	10.24	7.58	
3403	F	10.11	7.48	
4101	F	9.77	7.76	
4201	F	9.20	7.54	
4301	F	11.69	0.00	
4302	F	11.37	0.00	
4303	F	10.95	9.42	
5101	F	9.75	8.15	
5102	F	9.79	7.99	
5201	F	11.73	10.18	
5204	F	11.59	9.83	
5208	F	0.00	0.00	
5209	F	0.00	0.00	
5301	F	12.46	11.26	
5302	F	12.58	12.08	
5303	F	12.87	12.35	
5306	F	12.87	12.02	
5308	F	0.00	0.00	
5309	F	0.00	0.00	
5310	F	0.00	0.00	
5401	F	9.30	7.27	
5401	F	12.72	11.97	
5402	F	13.13	0.00	
5403	F	13.20	0.00	
5503	F	10.36	7.98	
5601	F	10.04	7.64	
5602	F	9.95	6.11	
5604	F	9.71	6.20	
5609	F	10.08	8.03	
6306	F	8.87	7.01	
6307	F	0.00	0.00	
6308	F	0.00	0.00	
6401	F	10.05	8.46	
6402	F	10.10	8.25	
6403	F	9.83	8.05	
6404	F	9.57	7.95	
6405	F	0.00	0.00	
6501	F	9.83	8.66	
6601	F	10.12	6.05	
6602	F	10.15	5.86	
6603	F	10.57	7.65	
6604	F	10.20	7.39	
6605	F	10.12	7.33	
6701	F	10.57	7.71	
6702	F	10.10	8.94	
6703	F	10.18	8.14	
6704	F	10.30	8.06	
6705	F	10.40	8.01	
6706	F	10.46	7.97	
6707	F	10.55	7.84	
6708	F	10.57	7.79	
7001	F	8.74	8.79	
7002	F	8.74	0.00	
7003	F	8.41	6.26	
7004	F	8.60	7.10	
7005	F	0.00	0.00	
7101	F	8.90	6.48	
7101	F	8.97	0.00	
7102	F	8.23	6.30	
7104	F	49.48	48.30	
7105	F	49.20	0.00	
7106	F	0.00	0.00	
7107	F	0.00	0.00	
7201	F	8.46	6.85	
7201	F	8.53	6.93	
7202	F	9.40	8.05	
7203	F	9.30	0.00	
7205	F	0.00	0.00	
7301	F	9.14	7.99	
7301	F	10.23	9.52	
7302	F	8.77	6.86	
7302	F	9.33	8.33	
7303	F	8.84	6.66	
7303	F	9.91	7.35	
7304	F	9.14	7.93	
7305	F	9.14	7.81	
7306	F	9.00	7.72	
7401	F	10.09	8.54	
7402	F	10.07	8.63	
7403	F	9.96	8.41	
7404	F	9.29	6.54	
7405	F	9.46	6.47	
7501	F	10.18	8.38	
7502	F	10.15	10.14	
7503	F	9.89	0.00	
7504	F	10.14	6.36	
7601	F	9.05	7.72	
7701	F	8.92	7.13	
7702	F	8.08	6.87	
7703	F	8.20	6.33	
7704	F	7.72	5.94	
7705	F	7.65	6.99	
7706	F	0.00	0.00	
7707	F	0.00	0.00	
7708	F	0.00	0.00	
7801	F	7.75	6.98	
7901	F	8.40	8.39	
7902	F	8.29	6.77	
7903	F	8.07	6.61	
7904	F	8.14	7.06	
7905	F	0.00	0.00	
8001	F	9.48	0.00	
8002	F	9.82	7.37	
8003	F	9.34	7.26	
8004	F	8.54	6.65	
8005	F	8.46	6.56	
8010	F	0.00	0.00	
8011	F	0.00	0.00	
8101	F	8.05	6.18	
8101	F	9.71	8.33	
8102	F	8.31	5.99	
8102	F	10.22	8.32	
8103	F	9.66	7.82	
8104	F	8.99	8.07	
8105	F	8.53	7.58	
8106	F	8.88	7.95	
8107	F	8.98	7.86	
8201	F	9.86	8.33	
8202	F	8.85	7.47	
8202	F	9.86	0.00	
8203	F	8.53	7.20	
8203	F	9.86	0.00	
8204	F	9.14	7.25	
8204	F	0.00	0.00	
8205	F	9.42	7.88	
8205	F	0.00	0.00	
8206	F	9.48	7.81	
8207	F	0.00	0.00	
8207	F	0.00	0.00	
8208	F	0.00	0.00	
8301	F	9.61	8.05	
8301	F	9.45	7.81	
8302	F	9.60	7.60	
8303	F	9.48	6.59	
8401	F	10.06	8.00	
8402	F	10.18	7.78	
8403	F	9.91	7.43	
8501	F	0.00	0.00	
8601	F	6.64	5.44	
8602	F	6.59	4.72	
8603	F	8.40	5.82	
8604	F	0.00	0.00	
8701	F	7.46	5.66	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
8702	F	7.40	5.34	
8703	F	7.21	5.52	
8704	F	7.40	5.30	
8705	F	6.60	0.00	
8706	F	6.40	4.38	
8708	F	7.20	6.58	
8710	F	0.00	0.00	
8711	F	0.00	0.00	
8712	F	0.00	0.00	
8801	F	7.36	6.09	
8802	F	7.37	5.97	
8803	F	7.45	7.44	
8804	F	7.24	5.32	
8805	F	6.95	4.83	
8806	F	6.73	4.68	
8807	F	7.20	6.35	
8808	F	7.27	6.14	
8809	F	7.45	5.42	
8902	F	7.80	0.00	
8903	F	8.08	0.00	
8904	F	8.03	5.64	
8906	F	8.80	0.00	
8912	F	0.00	0.00	
9001	F	9.64	9.63	
9002	F	9.64	8.64	
9003	F	9.66	8.47	
9004	F	9.60	8.42	
9005	F	9.38	8.08	
9101	F	7.89	6.48	
9101	F	0.00	0.00	
9102	F	8.98	5.72	
9102	F	0.00	0.00	
9103	F	9.16	5.52	
9103	F	0.00	0.00	
9105	F	0.00	0.00	
9106	F	0.00	0.00	
9107	F	0.00	0.00	
9108	F	0.00	0.00	
9109	F	0.00	0.00	
9110	F	0.00	0.00	
9111	F	0.00	0.00	
9112	F	0.00	0.00	
9202	F	10.61	0.00	
9202	F	9.48	8.35	
9203	F	9.99	0.00	
9204	F	0.00	0.00	
9205	F	0.00	0.00	
9206	F	0.00	0.00	
9207	F	0.00	0.00	
9301	F	0.00	0.00	
9301	F	9.97	8.76	
9302	F	10.01	8.45	
9302	F	0.00	0.00	
9303	F	0.00	0.00	
9304	F	0.00	0.00	
9401	F	10.20	8.49	
9404	F	0.00	0.00	
9405	F	0.00	0.00	
9601	F	6.86	5.46	
9602	F	6.70	4.91	
9701	F	7.32	5.73	
9702	F	6.52	4.32	
9703	F	6.77	3.97	
9704	F	6.50	3.90	
9901	F	9.10	0.00	
9902	F	9.25	0.00	
0252	S	11.02	0.00	
0253	S	10.61	6.24	
0254	S	10.75	6.23	
0255	S	10.56	6.21	
0256	S	10.80	6.16	
0350	S	11.48	9.08	
0351	S	11.39	8.79	
0352	S	11.20	8.65	
0353	S	11.42	9.68	
0354	S	11.30	8.23	
0451	S	11.93	9.55	
0452	S	11.67	9.41	
0453	S	0.00	0.00	
1250	S	0.00	0.00	
1450	S	0.00	0.00	
2250	S	9.36	5.90	
2251	S	7.12	5.82	
6358	S	8.89	8.21	
6450	S	9.88	8.94	
6451	S	9.82	8.79	
6452	S	10.77	9.79	
6453	S	10.00	0.00	
6550	S	10.00	9.15	
6552	S	9.82	0.00	
6553	S	9.82	0.00	
7150	S	9.67	9.05	
7151	S	9.02	8.14	
7152	S	9.85	7.87	
7250	S	9.47	8.70	
7251	S	9.39	8.57	
7252	S	9.20	8.32	
7350	S	9.83	9.07	
7351	S	9.85	8.85	
7352	S	9.76	8.83	
7353	S	9.81	8.67	
7354	S	9.76	8.76	
7355	S	9.88	9.10	
7451	S	9.83	9.20	
7452	S	10.10	8.03	
7453	S	10.02	8.78	
7454	S	10.12	9.18	
7455	S	10.12	8.95	
7456	S	9.99	8.95	
7457	S	0.00	0.00	
7458	S	10.40	8.91	
7650	S	9.13	8.17	
7651	S	8.17	7.11	
7750	S	8.93	7.48	
7751	S	8.28	6.69	
7752	S	7.73	6.18	
7950	S	7.82	7.20	
7951	S	8.04	6.87	
8050	S	8.43	7.26	
8051	S	8.41	0.00	
8150	S	0.00	0.00	
8151	S	0.00	0.00	
8153	S	9.44	7.95	
8154	S	8.78	7.84	
8155	S	8.81	7.95	
8156	S	8.50	7.31	
8250	S	9.03	6.51	
8251	S	8.91	6.54	
8350	S	9.52	8.32	
8352	S	9.47	0.00	
8353	S	9.94	8.50	
8354	S	9.37	7.94	
8355	S	9.33	7.70	
8356	S	9.27	0.00	
8357	S	9.23	8.31	
8358	S	9.37	8.33	
8650	S	6.69	5.79	
8651	S	6.64	5.49	
8750	S	7.28	5.59	
8752	S	6.95	5.05	
8753	S	6.45	5.05	
8754	S	6.40	4.80	
8757	S	6.51	0.00	
8759	S	6.54	5.43	
8850	S	7.24	5.75	
8853	S	6.58	5.62	
8854	S	6.49	0.00	
8950	S	8.10	6.44	
8951	S	7.92	6.65	
8952	S	7.73	6.36	
8953	S	8.27	6.69	
9150	S	9.59	6.51	
9150	S	0.00	0.00	
9151	S	0.00	0.00	
9152	S	0.00	0.00	
9153	S	0.00	0.00	
9250	S	0.00	0.00	
9251	S	9.59	6.51	
9650	S	6.88	6.09	
9651	S	6.68	5.69	
9650	S	6.66	5.56	
9751	S	6.56	4.80	
9752	S	6.63	5.44	
9753	S	6.54	0.00	