

Hannah Riddle

From: George Webb [REDACTED]
Sent: 27 August 2021 12:40
To: SouthernWaterPlanning@southernwater.co.uk
Cc: Serena Page; Matt Spiers; Alex Cole; Jeremy Lamb
Subject: RE: 15160 Oldlands Farm - Planning Update (AL/87/21/PL)

Kayleigh

Thanks for your email below. Please note my email address as above and not as the email below.

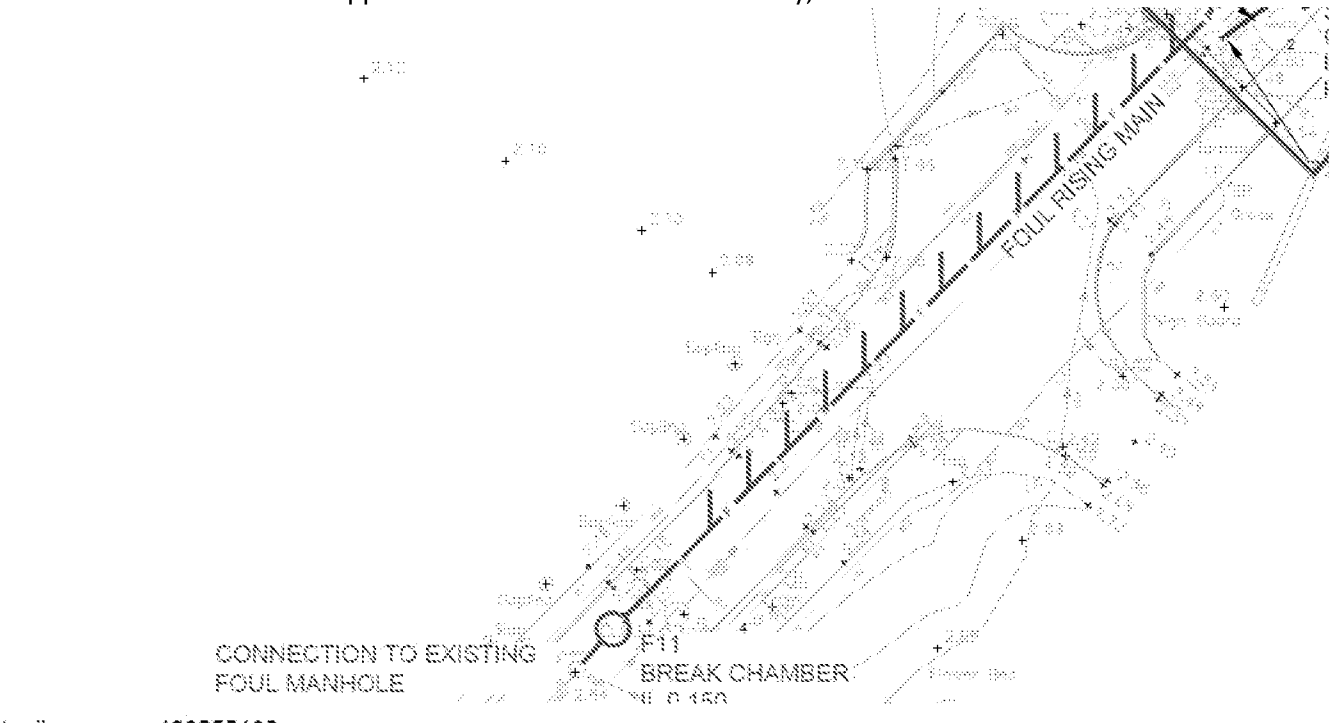
I respond to your comments as follows:

Southern Water Comment	Eireng Comment		Eireng Comment 27/08/21
Our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Gel Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: //southernwater.co.uk/developing-building/connection-charging-arrangements. 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 for Adoption (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. • Specifiy a timetable for implementation. • Provide a management and maintainance plan for the lifetime of the development This should include the arrangements for adoption by any public authority or slatutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.	Comment does not apply since the drainage has not been adopted. This assumes connection to SW's s/w system which is not the case. Connection is to be made to the surrounding watercourses.	This comment confirms that there is sufficient foul capacity within the network to serve the proposed development. An approval for the connection to the public foul sewer should be submitted under Section 106 of the Water Industry Act. The connection is requested for foul sewer and not surface water.	Noted. Contractor will apply for S106 connection at time of installation.

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. 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 Sewers for Adoption 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. 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 will 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 meters 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 landownership will be required at a later stage for adoption. Land uses such as general hard standard that may be subject to oil/petrol spillages should be drained by means of appropriate oil trap gullies or petrol/oil interceptors. 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. 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.	Response to be made to Arun DC's comments. Arun DC will confirm if connection to adjacent watercourses is acceptable. Not connected to public s/w sewers. No groundwater is designed to enter the foul system. On site pumping station is not intended for adoption (serves only one user). Design allows for interception in normal potential oil/petrol spillage areas. Drainage layout has been	No action required from our end. 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. Satisfactory. Noted.	
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	submitted for approval to Arun DC.	Approval of conditions implemented by Southern Water will be dealt in discharge of condition stage.	
	Acknowledged.	Noted.	

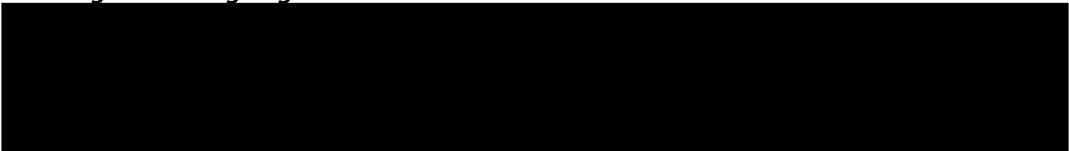
For clarity, I also attach below an extract of our drainage layout showing the proposed foul connection to an existing manhole in the access road approx. 60m south of the site boundary, via a new break chamber:



Regards

George Webb

EirEng Consulting Engineers Ltd.



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Company Number: **501522**

VAT Registration Number: **IE 9811794R**

From: southernwaterplanning [REDACTED]

Sent: 27 August 2021 11:31

To: Alex Cole [REDACTED]

Cc: [REDACTED]

'ma [REDACTED]

Subject: FW: 15160 Oldlands Farm - Planning Update (AL/87/21/PL)

Hi Alex,

Please see below comments made by our modelling team in response to your email.

Kind regards

Kayleigh Sharman

Growth Planning Coordinator for Sussex
Developer Services



from
Southern Water 

Hi Kayleigh,

Point 1 is a standard comment for any connection to the public sewer.

Please find attached snip where the foul drainage is explained. Even though the drainage layout is not adopted, connection is to the public foul sewer for which Capacity check has to be carried out.

There are foul sewers towards the south of the site. We have carried out capacity check for MH 3301. However, the drainage layout submitted by the customer is not very clear to indicate the final discharge point. Assessment is carried out according to the text provided in Drainage strategy plan.

Regards,

Southern Water Comment	Eireng Comment	
Our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Gel Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: //southernwater.co.uk/developing-building/connection-charging-arrangements .	Comment does not apply since the drainage has not been adopted. This assumes connection to SW's	This comment confirms that there is sufficient foul capacity within the network to serve the proposed development. An approval for the connection to the public foul sewer should be submitted

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stations. The transfer of landownership will be required at a later stage for adoption. Land uses such as general hard standard that may be subject to oil/petrol spillages should be drained by means of appropriate oil trap gullies or petrol/oil interceptors. 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. 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.	Design allows for interception in normal potential oil/petrol spillage areas. Drainage layout has been submitted for approval to Arun DC. Acknowledged.	Noted. Approval of conditions implemented by Southern Water will be dealt in discharge of condition stage. Noted.
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From: Alex Cole [REDACTED]
Sent: 24 August 2021 14:16
To: southernwaterplanning [REDACTED]
Cc: George Webb [REDACTED]; Serena Page [REDACTED]; Matt Spiers [REDACTED]
Subject: 15160 Oldlands Farm - Planning Update (AL/87/21/PL)

Sir/Madam,

We write in respect of planning application AL/87/21/PL submitted to Arun District Council which has been assigned reference number PLAN-040196 by Southern Water.

We have reviewed your letter to the LPA dated 5 August 2021 (attached) and write with a response to hopefully close out matters. Please see comments provided by Eireng (project engineers – copied in) in red below.

We would be grateful if you could confirm that all queries are resolved.

Southern Water Comment	Eireng Comment
Our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed	Comment does not apply since the drainage has not been adopted.

development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Gel Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: [//southernwater.co.uk/developing-building/connection-charging-arrangements](http://southernwater.co.uk/developing-building/connection-charging-arrangements).

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 for Adoption (Appendix C) and CIRIA guidance available here:

[//Water.org.uk/sewerage-sector-guidance-approved-documents](http://Water.org.uk/sewerage-sector-guidance-approved-documents)
[//Ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx](http://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 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.

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 Sewers for Adoption 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.

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 will 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

This assumes connection to SW's s/w system which is not the case. Connection is to be made to the surrounding watercourses.

Response to be made to Arun DC's comments. Arun DC will confirm if connection to adjacent watercourses is acceptable.

Not connected to public s/w sewers. No groundwater is designed to enter the foul system.

On site pumping station is not intended for adoption (serves only one user).

need to be possible at all times. The compound will be required to be 100 square meters 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 landownership will be required at a later stage for adoption.

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

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.

Design allows for interception in normal potential oil/petrol spillage areas.

Drainage layout has been submitted for approval to Arun DC.

Acknowledged.

Happy to discuss further.

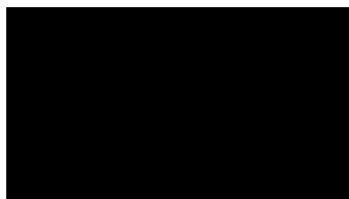
Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



Chartered Surveyors & Town Planners
6 New Bridge Street
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