



from
**Southern
Water**

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

Your ref
A/122/19/OUT

Our ref
PLAN-029730

Date
17/10/2019



Dear Sir/Madam,

Proposal: Outline Application with Some Matters Reserved for the Erection of up to 160 Dwellings with Public Open Space, Landscaping and Sustainable Drainage Systems (Suds), Vehicular Access Point from Arundel Road together with up to 557 Square Metres of B1/B2 Units With Associated Parking Provision & Vehicular Access Point from Arundel Road & Land Made Available for Expansion of Current Sports Pitch Provision to form a Sports-Hub (Following the Demolition of Existing Commercial Units and One Bungalow) (Resubmission Following A/36/18//OUT). This Application is a Departure from the Development Plan.

Site: A/122/19/OUT: - Land off Arundel Road, Angmering, BN16 4ET.

Thank you for your letter dated 12/09/2019.

Southern Water has undertaken a desk 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 there is an increased risk of flooding unless any required network reinforcement is provided by Southern Water.

Any such network reinforcement will be part funded through the New Infrastructure Charge with the remainder funded through Southern Water's Capital Works programme.

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 program and the extent of network reinforcement required.

Southern Water Developer Services, Sparrowgrove House, Sparrowgrove, Otterbourne, Winchester, Hampshire, SO21 2SW
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing BN13 3NX Registered in England No. 2386670

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 works required (if any) and to design such works in the most economic manner to satisfy the needs of existing and future customers.

Our assessment of the timescales needed to deliver network reinforcement will consider an allowance for the following:

- Initial feasibility, detail modelling and preliminary estimates.
- Flow monitoring (if required)
- Detail design, including land negotiations.
- 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 waste water network capacity is available to adequately drain the development.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, 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.

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.

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

The design of drainage should ensure that no land drainage or ground water is to enter public sewers network.

If the applicant wishes to offer drainage for adoption, the assessment of this proposals should be carried out by Southern Water on applicants request under Section 104 of the Water Industry Act 1991 before implementing on the site. All works should comply with Sewers for Adoption standards.

We request that should this application receive planning approval, the following condition is attached to the consent: "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."

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.

Southern Water requires a formal application for connection and on-site mains to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent: A formal application for connection to the water supply is required in order to service this development.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW [REDACTED]

Yours sincerely,

[REDACTED]
Tim Peacock-Bjurström
Technical Delivery Lead
Business Channels

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: TQ0605SE

Scale: 1:2500

Screen Print

ARUN DISTRICT COUNCIL A/122/19/001

WARNING: BAC pipes are constructed of Banded Asbestos Cement

WARNING: Unknown (H/K) materials may include Banded Asbestos Cement



Printed By: jayarar

Date: 13-9-2019

Southern Water MapGuide Browser

Requested By:

N





Date
17th October 2019

Contact


Dear Mr Day,

Southern Water – Building Information

Site Name: Land off Arundel Road, Angmering, BN16 4ET.

Planning Reference: A/122/19/OUT

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.

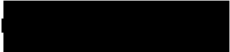
In April 2018, water companies in England published their new connection charges (part of the charges are also known as the infrastructure charge). A copy of the Southern Water New Connection Charging Document is available on our website: <https://www.southernwater.co.uk/media/default/PDFs/new-connection-charging-arrangements-18-19.pdf>. 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 first 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 provide the information in the form attached and email this back to us as soon as possible, to the following address:  Alternatively, please post it for the attention of Planning Team; Developer Services, Sparrowgrove House, Sparrowgrove, Otterbourne, Winchester, Hampshire, SO21 2SW.

If the site is not proceeding, please notify us using the email address above and state the site references. If you have any queries about the information required, please call Developer Services on .

Your earliest reply would be much appreciated,


Ashley Marshman, Head of Business Channels

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

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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 developerservices@southernwater.co.uk or post it to: FAO Planning Team, Developer Services, Sparrowgrove House, Sparrowgrove, Otterbourne, Winchester, Hampshire, SO21 2SW.

A. Contact Information in case of further queries:

[illegible]

Proposal	
Site Name	(on letter)
Site Postcode/location	
Planning Reference	(on letter)
Planning Authority	(on letter)
Our reference	(on letter)

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

[illegible]
