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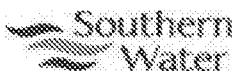
From: [REDACTED]
Sent: 06 December 2018 13:35
To: Planning.Responses
Cc: Michael Eastham
Subject: A/40/18/OUT PLAN-022525 Land North of Water Lane, Angmering, BN16 4EN

Hi Michael,

Further to our conversation please find attached

Kind regards

Ernur Nurzhekeev
Customer Service Agent
Developer Services

 [REDACTED]
www.southernwater.co.uk

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

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Your Ref
A/40/18/OUT
Our Ref
PLAN-022525
Date
09/05/2018

Dear Sirs,

Proposal: Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping. Departure from the Development Plan.
Site: Land North of Water Lane, Angmering, BN16 4EN.
A/40/18/OUT

Thank you for your letter of 09/04/2018

Please find attached a plan of the water main records showing the approximate position of a public water trunk main within the site. The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

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

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

No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public water mains.

Furthermore, due to changes in legislation that came in to force on 1st October 2011

regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW () or www.southernwater.co.uk”.

Please note: The developer should assure Southern Water access should not be impeded.

Southern Water has undertaken a desk study of the impact of the proposed development on the existing public sewer network.

This indicates that with connection at the “practical point of connection” as defined in the New Connections Services implemented from 1st April 2018 that there is an increased risk of flooding unless network reinforcement is undertaken.

This reinforcement will be provided through the New Infrastructure charge but Southern Water will need to work with and understand the development program and to review if the delivery of network reinforcement aligns with the occupation of the development.

Southern Water hence requests a condition:

“Occupation of the development to be phased to align with the delivery of sewerage infrastructure to prevent the increased risk of flooding”

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

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.

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.

Following initial investigations, Southern Water can provide a water supply to the site. 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. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW [REDACTED] or www.southernwater.co.uk".

Yours sincerely,

[REDACTED]

Developer Services