



from

**Southern  
Water**

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

Your ref  
A/84/21/DOC

Our ref  
PLAN-039112

Date  
02/06/2021

Contact

Dear Sir/Madam,

**Proposal:** Approval of details reserved by condition imposed under ref A/99/17/OUT relating to Condition Nos 23 - maintenance & management of sustainable drainage scheme (SuDs), 24 - foul water sewerage disposal, 25 - discharge flows to watercourses, 26 - future access & maintenance of any watercourse or culvert and 28 - Flood Risk Assessment & surface water drainage strategy.

**Site:** A/84/21/DOC: - Land South of Water Lane Angmering, BN16 4EP.

Thank you for your letter dated 04/05/2021.

Southern Water cannot recommend discharge of condition 24 relating to foul disposal.

Any water main diversion proposals currently being dealt under our reference S185W 000260 needs to be agreed and approved by Southern Water before implementing on site.

Southern Water has undertaken a desktop 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 these additional flows may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

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 programme and the extent of network reinforcement required.

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 any works required.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX  
[southernwater.co.uk](http://southernwater.co.uk)

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Southern Water endeavour to provide reinforcement within 24 months of planning consent being granted (Full or Outline) however for large developments our assessment of the timescales needed will require an allowance for the following which may result in an extension of the 24 month period:

- Initial feasibility, detail modelling and preliminary estimates.

- Flow monitoring (If required)

- Detailed design, including land negotiations.

- Construction.

Alternatively, our investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development at manhole reference TQ07042302.

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 applicant proposes to retain the SuDs within private ownership and maintenance. Hence, Southern Water would have no comments for condition 23 relating Suds Maintenance.

The Council's Building Control officers/technical staff and the environment agency should be consulted regarding the discharge condition 25 and 28 relating to surface water disposal.

Southern Water have no comments to make with respect to condition 26.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX [REDACTED].

Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at: [REDACTED]

Yours faithfully,

Growth Planning Team  
**Business Channels**

[southernwater.co.uk/developing-building/planning-your-development](http://southernwater.co.uk/developing-building/planning-your-development)

# 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: TQ0704NE

Scale: 1:2500

Screen Print

**WARNING:** BAC pipes are constructed of Bonded Asbestos Cement

**WARNING:** Unknown (UNK) materials may include Bonded Asbestos Cement

ARUN DISTRICT COUNCIL A/84/21/DOC



Printed By: ngravik

Date: 18-5-2021

Southern Water MapGuide Browser

Requested By:

# SOUTHERN WATER



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O.S. REF: TQ0704SW

Scale: 1:2500

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

ARUN DISTRICT COUNCIL A/84/21/DOC



Printed By: ngravik

Date: 18-5-2021

Southern Water MapGuide Browser

Requested By:





from

**Southern  
Water**

Planning ref  
A/84/21/DOC

Our ref  
PLAN-039112

Date  
31 May 2021

Contact

Dear Sir/Madam,

Southern Water – Your build rates and occupation information  
Site Name: Land South of Water Lane Angmering, BN16 4EP.

**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: [southernwater.co.uk/media/3305/new-connections-services-charging-arrangements-20\\_21.pdf](https://www.southernwater.co.uk/media/3305/new-connections-services-charging-arrangements-20_21.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 anticipated 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 note this does not constitute a discharge of any pre-commencement condition that may be attached to your planning consent.**

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

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## **Build Rate & Occupation details**

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: [REDACTED]

If the site is not proceeding please email the address above with the site references listed above and a brief description of why it is not going ahead. If you have queries about the information required, please call Developer Services on [REDACTED].

Your earliest reply would be much appreciated.

Growth Planning Team  
**Business Channels**

[southernwater.co.uk/developing-building/planning-your-development](https://southernwater.co.uk/developing-building/planning-your-development)

**A. Contact Information in case of further queries:**

Name of person completing form

**Company**

**Phone number**

**Email address**

Date form completed

**B. Site references:**

## Proposal

**Site Name** (on letter)

### Site Postcode/location

**Planning Reference** (on letter)

**Planning Authority** (on letter)

### Our reference (on letter)

### C. Site information:

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

[illegible]

If the site had previous use, please describe the type of previous use: e.g. greenfield/brownfield, block of flats, warehouse etc.

\_\_\_\_\_

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