

Bronte Welham

From: Simon Davis
Sent: 12 October 2017 16:56
To: Planning Scanning
Subject: FW: 27 North Bersted Street - Southern Water Response BE/106/17/DOC
Attachments: Fwd 27 North Bersted Street.htm

Application Correspondence (include attachment)

Kind Regards

Sent: 12 October 2017 10:55
To: Simon Davis
Subject: 27 North Bersted Street - Southern Water Response

Hi Simon,

Thanks for letter from Southern Water, which I passed on to our Engineers (RGP) for comment
They have come back with the comments on email below, so hope this answers their queries.
Let me know if they require any additional information

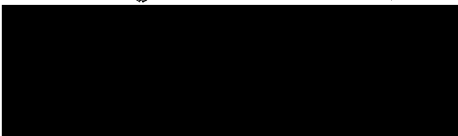
Regards

Malcolm Wilkes

m2

architecture

...
4 Queensgate, Queens Road, Fareham, Hampshire, PO16 0NW





BUILDING EXCELLENCE
AWARDS 2014
FINALIST



THIS CORRESPONDENCE IS CONFIDENTIAL

This e-mail and any files transmitted with it are confidential and intended solely for the use of the named recipient(s).

If you have received the e-mail in error please notify us by replying to author or by phone or fax as noted below.

Please do not disclose the contents to another person or take copies.

Electronic files, if attached with this email, are to assist you in preparation of your own information. You will appreciate that there are certain conditions under which these are provided as follows: -

* We will not be held responsible for any media faults or virus infections on the email/disks, nor any resultant errors or omission or accuracy of the files therein during translation into your system. You will be responsible for checking the content against the hard copy prints.

* Further amendments to our files may be issued to you on hard copy paper only. You will be responsible for updating your information accordingly.

* Drawings produced by you from our email/disks must contain only your own name and any reference to *m2 architecture* must be removed, including our logo.

* Copyright of the information is vested in *m2 architecture* Limited and may only be used as an aid to the project that it applies. This information may not be given nor communicated to any third party, unless authorised by *m2 architecture* Ltd.'

Sent: Thursday, October 12, 2017 10:30 AM

To: Malcolm Wilkes

Cc: Lloyd Gray

Subject: D1304: 27 North Bersted Street - Southern Water Response

Malcolm,

I would comment as follows:

1. The Southern Water letter initial comment relating to condition 9 does not make sense or is incorrect. Please request clarification of what they actually mean.
2. There is no statutory requirement for the design of the proposed foul water drain system to meet the requirements of Sewer for Adoption, but in any case refer to points 3 & 4 below.
3. We note that Southern Water are referencing 'Southern Water requirements' however SFA7 para A6 states '*there are now no longer any company addenda for gravity sewers*'.
4. The design of the proposed foul drain system is in accordance with Sewers Adoption 7th Edition (latest version). This document states '*This guide is for use by Developers undertaking new development when planning, designing and constructing foul and surface water gravity sewers, lateral drains and pumping station, and rising mains intended for adoption under an Agreement made in accordance with Section 104 of the Water Industry Act 1991 (as amended)*'. It is **not** intended to offer the proposed foul water drainage system for adoption.
5. Although the design meets the requirement of SFA7, this document also states '*The guidance in Sewer for Adoption does not necessarily preclude alternative approaches. Any departures from the recommendation should be discussed with the undertaker as early as possible*'. The design of the proposed foul water drainage also meets the (statutory) requirements of Building Regulations approved document H which is clearly an acceptable alternative approach.

6. SFA7 does not place any restrictions on the proximity of sealed tanks or other drainage storage structures to foul sewers.
7. Consent has been obtained from WSCC, as Highway Authority for the 'private' Surface Water connection to the highway drain. (Attached)
8. The drainage strategy follows what was submitted and agreed for planning stage, Southern Water would have been a consultee at that stage.

The restrictions that Southern Water appear to be suggesting conflict with what NPPF and Arun DC drainage team seek to achieve (maximise the implementation of SuDS).

Regards,

Mark Akmenkains
Director



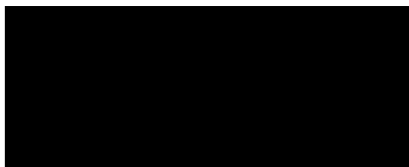
Transport Planning and Infrastructure Design Consultants

FGP Design Limited is a subsidiary of Russell Giles Partnership Limited | Registered in England No. 09674167

This Email is confidential and is for the intended recipient only. If you are not the intended recipient, please contact the author and do not disclose or use the contents in any way. The author bears no responsibility for any legal action or disputes arising from views or professional advice expressed which do not relate to the business of FGP Design Limited.

From: [REDACTED]
Sent: Wednesday, April 5, 2017 5:49 PM
To: Malcolm Wilkes
Subject: Fwd: 27 North Bersted Street

Mr S T Heathorn
Managing Director
Knightsgate Group



Follow us on social media:



Begin forwarded message:



Date: 5 April 2017 at 17:45:29 BST



Subject: FW: 27 North Bersted Street

FYI from Lee

Regards
Glen Crump (AssocRICS)
Land Manager
Land & New Homes
Talbot House, 83 High Street, Winchester SO23 9AP



* [Twitter](#) * [Facebook](#) * [LinkedIn](#) Click to follow and like

 cid:8B21C8ED-5B5B-408A-AC7C-3EA461A3E11D@home



This message and any attachment is confidential and may be privileged or otherwise protected from disclosure and is intended solely for the addressees and other authorised to receive it. If you are not the intended recipient please telephone or e-mail the sender and delete this message and any attachment from your system. If you are not the intended recipient any disclosure, copying, distribution or action taken in reliance on the contents of this e-mail or any attachments is prohibited. Any view or opinions presented are solely those of the author and do not necessarily represent those of LSL Property Services plc. LSL Land & New Homes is a trading style for members of the LSL Property Services Group Estate Agency Division, one of the leading residential property services groups in the UK.

Registered Office address: Newcastle House, Albany Court, Newcastle Business Park, Newcastle Upon Tyne, NE4 7YB

Registered Number: 05114014. VAT number: GB842795983

Sent: 04 April 2017 13:41
To: Sam; Kirsty; Tom Herongate
Cc: Peter McClure; Glen Crump
Subject: Fwd: 27 North Bersted Street

Sam

Here's the confirmation regarding the connection to the SW drain. Mark Hobbs has contacted Kevin macknay WSCC highways who are responsible for the SW drainage. They have confirmed connection to the pipe and continued use is also confirmed.

With regards to the splay of the road issue, marks report shows both options available, best case scenario you will be able to make an agreement with the local authority to allow the entrance as it is designed, worst case you will have to agree a '278' with highways. Mark had provided a fee quote to carry this out but this will not be able to be determined until you are ready to carry out the works. Any further problems please just give me a call to discuss further.

Now these issues have been addressed would you please confirm you are happy to proceed with exchange? Subject to footings being agreed
 Lee

Sent from my iPhone

Begin forwarded message:

Date: 4 April 2017 at 13:00:39 BST

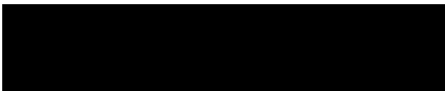
Subject: FW: 27 North Bersted Street

Lee

Further to discussion with Lindsey see response from WSCC Drainage Engineer
 All Good!

Kind Regards

Mark Hobbs BEng(Hons) CEng MICE MCIHT Eur Ing
 ABMH Ltd
 1 The Grove, Felpham, Bognor Regis PO22 7EY



 cid:image001.png@01D1A782.F
9886E30

This e-mail and the information that it contains may be confidential, legally privileged and protected by law. Access by the intended recipient only is authorised. Any liability, (in negligence or otherwise arising), from any third party acting, or refraining from acting, on any information contained in this e-mail is hereby excluded. If you are not the intended recipient, please notify the sender immediately (telephone 07761 950000) so that we may arrange for its proper delivery and do not disclose the content to any other person, or use it for any purpose, or store or copy the information in any medium. Copyright in this e-mail and the attachments created by us belong to ABMH Ltd Consulting Civil & Structural Engineers. The authors also assert the right to be identified as such and object to any misuse. The views contained within this e-mail are those of the individual and are not necessarily those of the Company.

Sent: 04 April 2017 12:53

Subject: RE: 27 North Bersted Street

Mark,

Further to our recent telephone conversation. I can confirm that the existing surface water system running along the northern verge of North Bersted Street is the highway drainage system draining the road. I believe at one time this may have been an open ditch.

With regards to the existing 150mm connection from your proposed site, as this is an existing and historic connection we (WSCC) cannot remove this right of connection. We would like to see some form of betterment, which we understand is achievable by limiting the discharge to 5 l/sec maximum.

Regards,

Kevin

Kevin Macknay
Flood Risk Management – Team Leader
Economy, Infrastructure and Environment
Highways and Transport
West Sussex County Council

Location: Western Area Office, Drayton Lane, Nr. Chichester, West Sussex. PO20 2AJ.

Report a problem with a road or pavement or raise a highways related enquiry

Follow us at  @WSHighways

Sent: 04 April 2017 10:08
To: Kevin Macknay
Subject: 27 North Bersted Street
Importance: High

Kevin

Further to our discussion this morning please find attached the Drainage impact assessment which should give you all the existing and proposed info you need.

The site has a 150mm pipe from site that connects to a SWD system on the northern side of North Bersted Street

Could you please confirm that the SW drainage system located on the northern side of North Bersted Street is a maintained HWD system.

Could you also confirm that the existing connection could be reused to serve the proposed development in the event that soakaways on site are not viable. This is the backup position for the development with flows restricted to 5l/s.

Your prompt response would be very much appreciated

Thank you again.

Kind Regards

Mark Hobbs BEng(Hons) CEng MICE MCIHT Eur Ing
 ABMH Ltd
 1 The Grove, Felpham, Bognor Regis PO22 7EY

 cid:image001.png@01D1A782.F
9286E30

This e-mail and the information that it contains may be confidential, legally privileged and protected by law. Access by the intended recipient only is authorised. Any liability, (in negligence or otherwise arising), from any third party acting, or refraining from acting, on any information contained in this e-mail is hereby excluded. If you are not the intended recipient, please notify the sender immediately (telephone 07761 950000) so that we may arrange for its proper delivery and do not disclose the content to any other person, or use it for any purpose, or store or copy the information in any medium. Copyright in this e-mail and the attachments created by us belong to ABMH Ltd Consulting Civil & Structural Engineers. The authors also assert the right to be identified as such and object to any misuse. The views contained within this e-mail are those of the individual and are not necessarily those of the Company.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

Click [here](#) to report this email as spam.

This message has been scanned for malware by Websense. www.websense.com