

[REDACTED]

From: DaSilva, Luis [REDACTED]
Sent: 04 November 2019 13:55
To: 'Arfon Hughes' [REDACTED]; Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Mike Griffin [REDACTED]; Roger Spencer <Roger.Spencer@arun.gov.uk>; Nia Russell
[REDACTED] Mr Will Marsh [REDACTED]; Keith Sarchett
[REDACTED]; Chris Thrippleton [REDACTED]; Edevane,
Joff [REDACTED]
Subject: RE: Salt Box - BE/110/19/DOC - Revised Foul and Surface Water Drainage Strategy - Saltbox, Bognor

Dear Arfon,

Thank you for your email.

I can confirm that the letter I referred to was dated 04.03.2019 and not 04.10.209. This was a typo mistake.

Southern Water is legally required to provide water and wastewater services to all new developments that take places within our operational area.

This means that we cannot refuse to connect new customers to our network and we are unable to object to new development as this would be contrary to our statutory duties. However, we continue to advise local authorities about any possibility of flooding due to new developments.

We are fully committed to providing the right infrastructure in the right place and in the right time in collaboration with the planning authority, neighbourhood plan groups and developers. Planning policies and planning conditions attached to the planning permissions would facilitate the provision of local infrastructure required to serve a development.

As stated in our response it may be possible for some dwellings/ units 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.

Please see attached a build-up rate form to be filled by the developer/ applicant and returned to us.

Please note that the capacity assessment carried out for this development is correct and the word 'dwellings' is just a Southern Water's standard comment to illustrate lack of capacity.

Kind regards

Luis Silva
Planning Co-ordinator
For Sussex



from
Southern Water

From: Arfon Hughes [REDACTED]
Sent: 01 November 2019 14:08
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; DaSilva, Luis [REDACTED]
Cc: Mike Griffin [REDACTED]; Roger Spencer <Roger.Spencer@arun.gov.uk>; Nia Russell [REDACTED]
[REDACTED] Mr Will Marsh [REDACTED] Keith Sarchett
[REDACTED] Chris Thrippleton <[REDACTED]>
Subject: Re: Salt Box - BE/110/19/DOC - Revised Foul and Surface Water Drainage Strategy - Saltbox, Bognor

Dear Michael/Luis

I have just had sight of Southern Water's ("SW") comments below, although we are not aware of the previous response from them to which Luis refers. We understand it was intended to refer to the response provided in respect of the discharge of the similar condition on the previous application BE2/19 of 4th March. I attach a copy of that letter for your information.

From the outset, I would note that SW has no right of objection to this proposal in respect of capacity. There is a statutory right for this development to connect to the foul sewer system, irrespective of capacity. The only matter upon which SW has any statutory responsibility concerns the technical acceptability of the form of connection. That is not at question in this case. In this regard I do not see value the consultation response of SW offers to this discharge of condition in any event.

Notwithstanding the above, SW's 4th March objection letter illustrates that it has given no real consideration of this proposal at all. It is no more than a generic 'cut and paste' response as seen in response to almost every major application in the area. It even gets the type of development wrong, referring to development of 'initial dwellings' when there are none in this proposal.

Had SW considered the site properly as it ought, it would have noted that this is not a housing site and recognised that it is an allocated site for employment development in an up to date Local Plan. It would have recalled that this site has been in the plan for many years and was previously part of the draft LDO upon which SW was a consultee. SW would also have recognised that it has a duty to provide the infrastructure required to serve such allocated development. It would also have noted that SW has no power to hold up or prevent development of such sites and would not want to be seen as holding up the creation of up to 1000 jobs in Bognor. As the submissions have shown, SW would also have noted that the foul water requirements of this development are very different to those for a residential development, and significantly less material.

In our view, SW's current response, such as it is, is not relevant and should be given no weight.

By copy of this email to Luis Da Silva I invite SW first to review its consultation response to make sure it is considering the correct development; and secondly, to withdraw its objection to this discharge of condition.

If it does not do so, we will be making a formal complaint to the highest levels of SW about this matter.

It is of course within the Council's authority to set aside this response and discharge Condition 10 in any event.

On a final note I understand there is no technical objection to Condition 9 concerning surface water drainage and I would ask that you encourage a consultation response from Roger on this matter as soon as possible so this condition can be discharged irrespective of your views on Condition 10.

Many thanks

Kind regards
Arfon.

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Date
02 October 2019

Contact
[Redacted]

Dear Sir/Madam,

Southern Water – Your build rates and occupation information

Site Name:

Planning Reference:

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: developerservices@southernwater.co.uk. 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: 0330 303 0119.

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

Southern Water Services Ltd, Registered Office, Southern House, Yeoman Road, Worthing BN13 3NX Registered in England No. 2368870

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] or post it to: FAO Planning Team, Developer Services, Sparrowgrove House, Sparrowgrove, Otterbourne, Winchester, Hampshire, SO21 2SW.

If the site is **not proceeding** please email the address above with the site references listed below 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]

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		

Build out period (Per month for each year of development)												
Year	Month											
	1	2	3	4	5	6	7	8	9	10	11	12
20												
20												
20												
20												
20												

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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