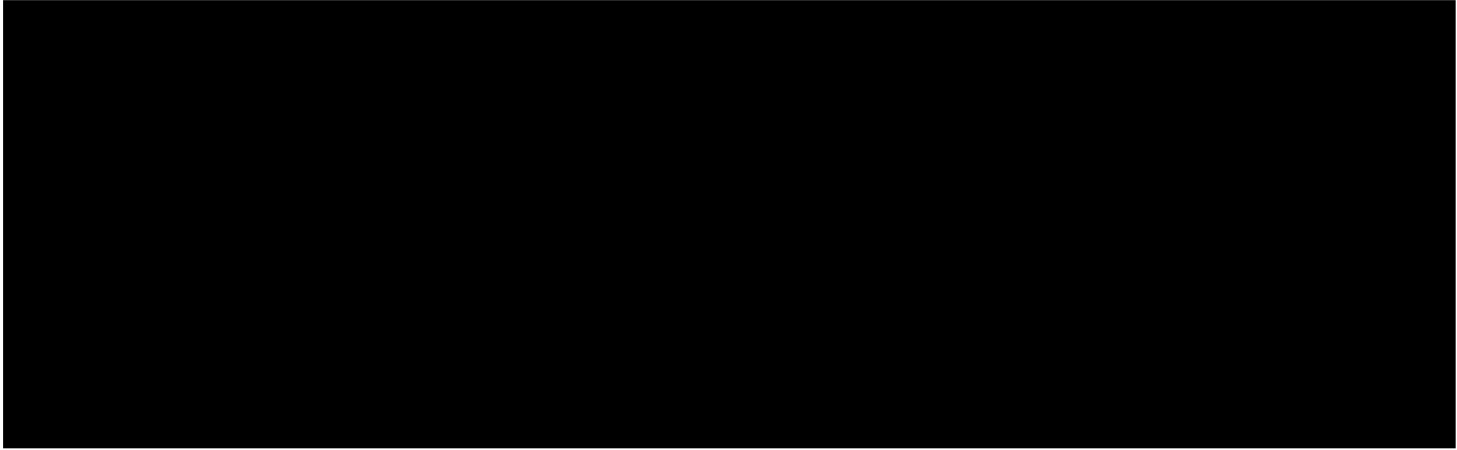




**From:** DaSilva, Luis [REDACTED]  
**Sent:** 29 January 2019 14:57  
**To:** Planning.Responses  
**Subject:** \*\*Warning Active Content\*\* planning application consultation- BE/135/18/PL

Dear Sir/ Madam,

Please find attached our response letter to the above planning application consultation.

Kind Regards

Luis Da Silva  
Technical Co-ordinator  
Developer Services  
Southern House, Sparrowgrove, Otterbourne, Hant SO21 2SW  
[REDACTED]

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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  
BE/135/18/PL  
Our Ref  
PLAN-026203  
Date  
29/01/2019

Dear Sirs,

**Proposal: Hybrid application comprising of Outline application for the principle of employment uses B1-B8. Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way.**  
**Site: Salt Box Field, Land off Rowan Way, Bognor Regis, PO22 9NW.**  
**BE/135/18/PL**

Thank you for your letter of 21/12/2018.

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.

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”*

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 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.

The overall time required depends on the complexity of any scheme needed to provide network reinforcement.

Southern Water will seek however to limit the timescales to a maximum of 24 months from a firm commitment by the developer to commence construction on site and provided that Planning approval has been granted.

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.

The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. 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.

Areas used for vehicle washing should only be connected to the foul sewer after consultation with Southern Water. No trade effluent can be discharged either directly or indirectly to any public sewer without the formal consent of Southern Water. The applicant is advised to discuss the matter further with Southern Water's Trade Effluent Inspectors. Please see <https://www.southernwater.co.uk/trade-effluent> for further information.

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 applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

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."

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 (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

Yours sincerely,



Luis Silva  
Developer Services



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



Your Ref

BE/135/18/PL

Our Ref

PLAN-026203

Date

18/01/2019

Dear Sirs,

**Proposal: Hybrid application comprising of Outline application for the principle of employment uses B1-B8. Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way.**  
**Site: Salt Box Field Land off Rowan Way, Bognor Regis PO22 9NW.**  
**Planning Ref: BE/135/18/PL**

Please find below, in addition to our Consultation response, an information request that we have recently prepared. Southern Water requests that this is populated by the Developer and returned to us. This information will be treated as Business confidential and will assist Southern Water in understanding the level of infrastructure that may be required to service development over the build period of this development.

Please provide the following information:

|                          |   |   |
|--------------------------|---|---|
| Proposed start date      | / | / |
| Proposed connection date | / | / |
| First occupation date    | / | / |

Southern Water Sparrowgrove House Otterbourne Winchester Hampshire SO21 2SW [www.southernwater.co.uk](http://www.southernwater.co.uk)

Southern Water Services Ltd. Registered Office: Southern House Yeoman Road Worthing BN13 3NX Registered in England No. 2366570



|                                 |   |   |
|---------------------------------|---|---|
| Forecast completion date        | / | / |
| Proposed date of full occupancy | / | / |

| 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                                                        |       |   |   |   |   |   |   |   |   |    |    |    |

Please return this letter with the requested information to: Southern Water, Developer Services, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW.

This is for Southern Water's use only. All information provided will be treated as private and confidential and will remain for internal use only.

To discuss this request further with Southern Water, Tel: 0330 303 0119.

Yours sincerely

Developer Services

Southern Water Sparrowgrove House Otterbourne Winchester Hampshire SO21 2SW [www.southernwater.co.uk](http://www.southernwater.co.uk)

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# 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: SU9301NE

Scale: 1:2500

Screen Print

ARUN DISTRICT COUNCIL BE/135/18/PL

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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



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Southern Water MapGuide Browser

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N

