

[REDACTED]

From: southernwaterplanning [REDACTED]
Sent: 05 November 2019 14:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BE/135/18/PL: - Salt Box Field, Land off Rowan Way, Bognor, Regis, PO22 9NW

Dear Sir/Madam,

Please find attached Southern Water's response regarding the above planning consultation.

Yours sincerely,

Tim Peacock-Bjurström
Technical Delivery Lead, Business Channels



from
Southern Water 

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from

**Southern
Water**

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

Your ref
BE/135/18/PL

Our ref
PLAN-030183

Date
05/11/2019



Dear Sir/Madam,

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 8), 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 9) 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: BE/135/18/PL: - Salt Box Field, Land off Rowan Way, Bognor, Regis, PO22 9NW.

Thank you for your letter dated 16/10/2019.

Southern Water is in a position to confirm that capacity will be available to accommodate the proposed Unit 2. The foul discharge for the remainder units shall be considered once we have received the build- up rates information for the proposed development.

Southern Water requires a formal application for a connection to the public foul sewer 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 public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>

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

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

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 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 public foul sewer upon receipt of trade effluent discharge license.

In order to apply for a discharge consent, you will need to engage a Water Retailer and submit the application through them. Trade Effluent application process for non-household (NHH) customers has changed since April 2017. This was a governmental decision to open the Market to competition. In order to apply for a consent, you will need to engage a Retailer and submit the application through them.

Southern Water (SW) is still the owner of assets (Wholesaler), but all administrative or billing matters are conducted by the Retailer of your choice as SW did not enter the Retail market at this point in time. Attached is a link to the Open Water website that lists Retailers available. Please note that not all Retailers will provide a Trade Effluent service. <http://www.open-water.org.uk/for-customers/finding-a-retailer/suppliers/english-water-and-wastewater-retailers/>

Once we have received an application via your appointed water retailer, we have 2 months to issue a consent or refuse the application. Any permit/consent to the environment e.g. lakes/rivers/streams should be made by the discharger to the EA.

Land uses such as general hard standing that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

The design of drainage should ensure that no land drainage or ground water is to enter public sewers network.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW ([REDACTED]), www.southernwater.co.uk or by email at [REDACTED]

Yours sincerely,

[REDACTED]

Tim Peacock-Bjurström
Technical Delivery Lead
Business Channels

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 Banded Asbestos Cement

WARNING: Unknown (HUKO) materials may include Banded Asbestos Cement



Printed By: chandne

Date: 5-11-2019

Southern Water MapGuide Browser

Requested By:

N



Date
05 November 2019
Contact
Tel 0330 303 0119

Dear Sir/Madam,

Southern Water – Building Information

Site Name: Salt Box Field, Land off Rowan Way, Bognor, Regis, PO22 9NW.

Planning Reference: BE/135/18/PL

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

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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.

A. Contact Information in case of further queries:

B. Site references:

C. Site information:

[illegible]

ARUN DISTRICT COUNCIL BE/135/18/PL