



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/22/18/DOC
Our Ref
PLAN-023737
Date
27/07/2018

Dear Sirs,

Proposal: Approval of matters reserved by condition imposed under BE/18/17/PL relating to conditions 4-archaeological works, 5-surface water drainage, 9- landscape scheme, 10-protection of existing trees/bushes/shrubs, 14-foul drainage, 15-ecological enhancement scheme, 17-landscape management plan, 18-details of laying out timetable for provisions & future maintenance of Public Open spaces, 20-10% decentralised & renewable or low carbon energy sources, 21-street lighting scheme, 23-vehicle access, 25-car parking spaces, 27-construction of road(s), footways & casual parking areas & 28- Travel Plan statement.
Site: Land West of New Barn Lane, Bersted, PO21 5DL.
BE/22/18/DOC

Thank you for your letter of 04/07/2018.

Southern Water would not recommend discharge of condition 5 and 14.

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.

The proposed drainage strategy shows overflows from a pond discharging into surface water system which is not acceptable to Southern Water. The design of drainage should ensure that no overland or groundwater is to enter the public sewers to prevent risk of flooding of downstream properties.

The proposed drainage plan also shows a diversion of the public sewer. Please note, that Southern Water will not accept any diversion of the public sewers until an application under Section 185 of the Water industry Act 1991 is submitted and agreed before implementing onsite.

Southern Water would have no comments to make with regards to other conditions being subject of consultation.

Yours Sincerely,

A solid black rectangular box used to redact the signature of Luis Silva.

Luis Silva
Developer Services

Requested By:



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



Your Ref

Our Ref

Date

Dear Sirs,

Proposal:

Site:

Planning Ref:

Attached to this response is an information request form. Southern Water asks that this is populated by the developer with the requested information and returned to Southern Water Services. This information 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	/	/
Forecast completion date	/	/
Proposed date of full occupancy	/	/

Southern Water Sparrowgrove House Otterbourne Winchester Hampshire SO21 2SW www.southernwater.co.uk

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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 by yourselves will be treated as private and confidential and will remain for internal use only.

To discuss this request further with Southern Water, Tel: [REDACTED]

Yours sincerely

Developer Services

Southern Water Sparrowgrove House Otterbourne Winchester Hampshire SO21 2SW www.southernwater.co.uk

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