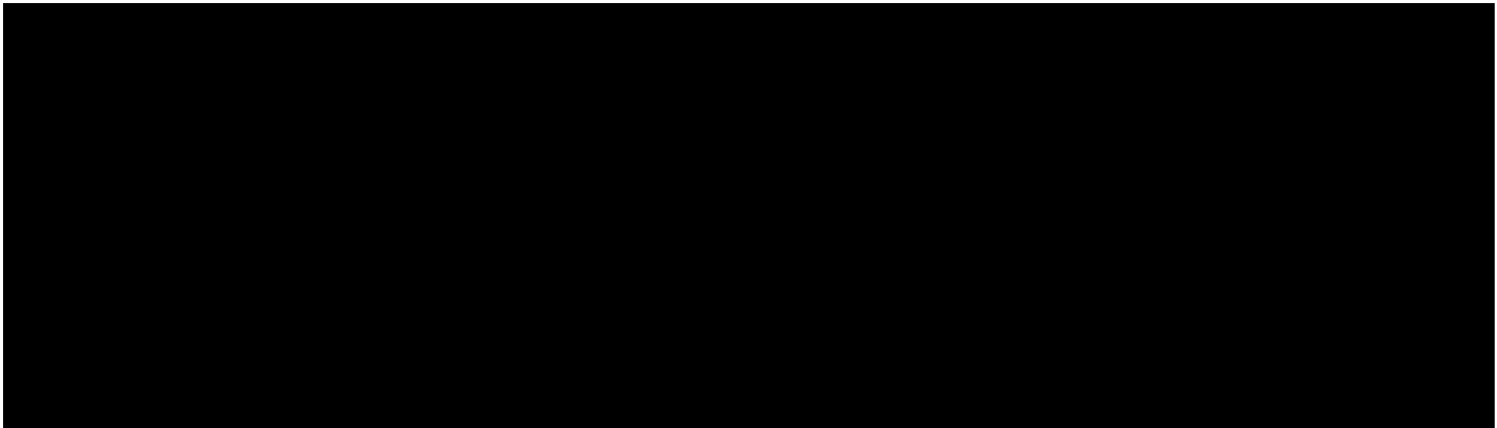


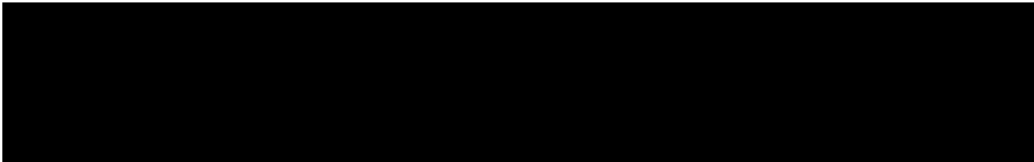


From: Rhodes, Kelly [REDACTED]
Sent: 04 March 2019 15:29
To: Planning.Responses
Subject: Site: Land At Salt Box, West Of Shripney Road, Bognor Regis, PO22 9NW.

Dear Sir/Madam,

Please see attached SW Response.

Regards
Developer Services



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BN17 5LF

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

Your Ref
BE/2/19/DOC
Our Ref
PLAN-026954
Date
04/03/2019

Dear Sirs,

Proposal: Approval of details reserved by condition imposed under ref BE/102/17/OUT relating to Condition No 9 works. BE/102/17 Conditions(s) 9 surface water drainage and Condition No 10 foul drainage.
Site: Land At Salt Box, West Of Shripney Road, Bognor Regis, PO22 9NW.
BE/2/19/DOC

Thank you for your letter of 15/02/2019.

We regret Southern Water would not recommend discharge of condition 10.

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 Council's Building Control officers/technical staff and the Environment Agency should be consulted regarding the surface water disposal to pond/ditch.

Please note that if surface water sewers are to be offered for adoption (under sec 104) the drainage design should comply with sewers for Adoption standards

Under current legislation and guidance Sustainable Urban Drainage Systems (SUDS) rely upon facilities which Southern water currently does not adopt. No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public (also adoptable) sewers or water main.

Please note no land drainage or groundwater is permitted to communicate to the surface water network.

Yours sincerely,



Luis Silva
Developer Services

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/2/19/000

WARNING: BAC pipes are constructed of Banded Asbestos Cement

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



Printed By: ganesas

Date: 18-8-2017

Southern Water MapGuide Browser

Requested By:

N

