



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/78/18/RES
Our Ref
PLAN-024253
Date
14/09/2018

Dear Sirs,

Proposal: Approval of reserved matters following BE/142/15/OUT & BE/113/17/RES for up to 90 No. dwellings regarding layout, landscaping, appearance & scale.
Site: Land west of New Barn Lane, Bersted, Bognor Regis, PO21 5DL.
BE/78/18/RES

Thank you for your consultation letter of 10/08/2018.

Southern Water would have no objections to the details of landscaping, appearance and scale as proposed under the above planning application.

The approved layout of the development shall take into account that, if the applicant wishes to offer the on site foul drainage for adoption to the sewerage undertaker, the proposed foul sewerage pumping station type 2 shall be located no closer than 10 meters to any habitable buildings, in order to protect the amenity of prospective residents due to the vibration, noise and potential odour generated by sewage pumping stations. Also a secure compound would be required, to which access for large vehicles would need to be possible at all times. The compound will be required to provide an operationally satisfactory layout.

As previously stated, 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 surface water run off drainage strategy has been accepted to communicate with public surface water sewers due to proven earlier discharge of greenfield run off to public sewers. The discharge of surface water flows shall be restricted to the peak discharge rate as agreed by the LLFA and secured by the use of flow attenuation device. The drainage design however should ensure that no overland or groundwater is to enter the public sewers to prevent risk of flooding of downstream properties. The proposed on site surface water drainage is not adoptable by Southern Water, therefore a private company shall be sourced to maintain and repair the sewers within the site.

Southern Water emphasizes that surface water run off shall be disposed to the local watercourse, if found to be feasible. It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Any proposals for diversion of public sewers shall be agreed and approved by Southern Water under Section 185 of the Water Industry Act.

Yours Sincerely



Marta Karpezo
Developer Services

Requested By: