

utilities and wastewater assessment

Nursery Fields, Bersted, West
Sussex

CCE/U101/UWA1-01

October 2020

For Landform Bersted Ltd

Document Review Sheet

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The content of this report is based on information provided in mid 2020. The validity of the statements made may therefore vary over time as network alterations occur.

The position of the apparatus shown on the Combined Services Plan is given without obligation and warranty, and the accuracy cannot be guaranteed. The actual position of the services must be verified and established on site before any work is undertaken.

Reference	Date	Author	Checked
CCE/U101/UWA1-01	October 2020	JAM	RT

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3. Wastewater Drainage

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- A. Combined Services Plan
- B. Illustrative Masterplan
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- D. Outline Wastewater Management Strategy

1.0 Introduction

- 1.1 This report has been prepared to provide an overview of the servicing constraint and supply implications associated with a proposed residential development on land to the north-west of Chalcraft Lane, Bersted; hereafter referred to as Nursery Fields. The site is approximately centred on Ordnance Survey grid reference 491736, 100550 with the nearby postcode of PO21 5TZ (refer to Figure 1 below).

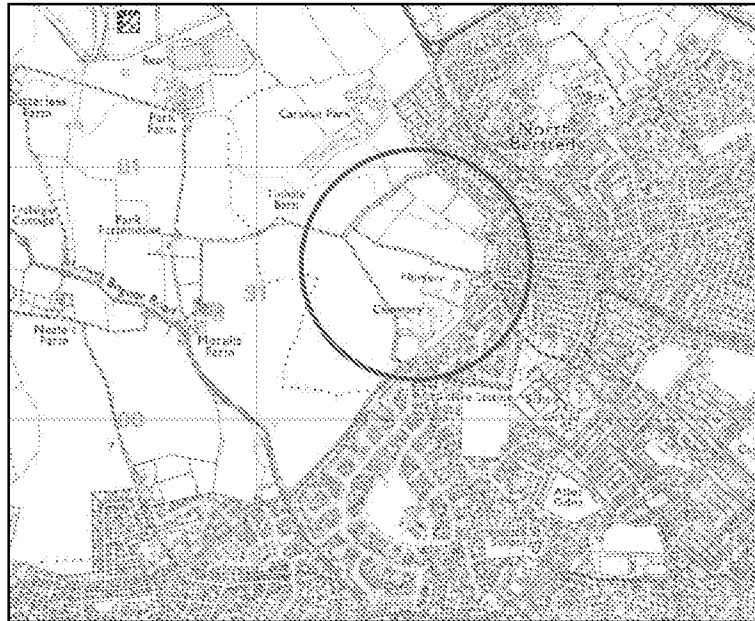


Figure 1 Site Location

- 1.2 The site comprises open greenfield land but its location benefits from the presence of utility networks serving the adjacent residential areas.
- 1.3 The content of this report relates to the site being developed to provide 210 residential with the primary access being from a new spine road located to the south-west of No.98 Chalcraft Lane (east of the cemetery). The masterplan has evolved such that the planning application is for up to 225 residential dwellings with associated infrastructure, open space and access. This slight increase in dwelling numbers from that initially tested with the service providers is no expected to materially change the responses at this early planning stage.
- 1.4 The site forms part of the West of Bersted Strategic Housing Site SD3 identified in the Arun District Council (ADC) Local Plan. The Framework Masterplan for the SD3 strategic site was endorsed by the Arun DC Planning Committee on 30 September 2020 and the Nursery Fields proposals form part of this area.
- 1.5 A combined services plan is provided at Appendix A with the Illustrative Masterplan provided at Appendix B. Initial correspondence with the service providers is included at Appendix C and an Outline Wastewater Management Strategy provided at Appendix D.

2.0 Utilities

Electricity

- 2.1 The Distribution Network Operator (DNO) for the area is Scottish and Southern Energy (SSE). SSE has low voltage (LV) underground cables adjacent to the site (refer to Appendix A).
- 2.2 The location of the LV underground cable to the south of the site in Chalcraft Lane is such that it may require lowering / protecting or diverting to facilitate the construction of the proposed new spine access road (refer to Figure 2). SSE has provided a budget estimate to cover this aspect of work (refer to Appendix C).

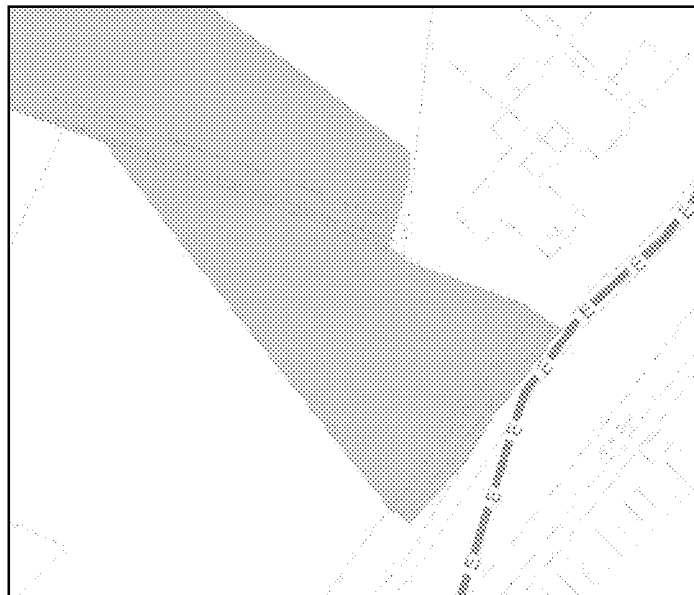


Figure 2 Existing SSE infrastructure.

- 2.3 There is a LV underground cable along the site's north-eastern boundary (refer to Figure 3); however, due to its location it should not cause a constraint for the proposed development.

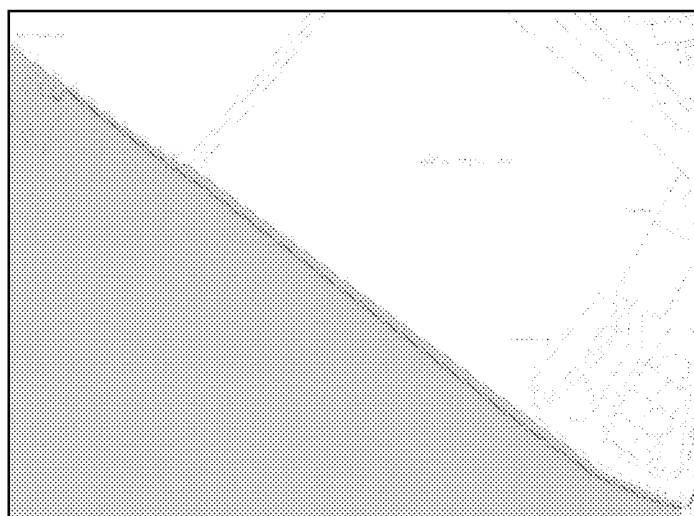


Figure 3 Existing SSE infrastructure.

- 2.4 Initial correspondence with SSE advises that the point-of-connection (POC) can be made to the existing HV network within Stroud Green Drive to the south of the site. The budget estimate includes laying HV cables to site and installing LV mains on-site to provide new property supplies. SSE has provided a budget estimate for these works which is included at Appendix C.
- 2.5 The SSE strategy for providing an electrical supply does require space within the layout for an electrical sub-station as the connection is to their HV network. The substation compound is likely to be 5m x 4m and will require vehicular access for maintenance purposes; all to be considered as part of a detailed site layout at the later planning stages.

Gas

- 2.6 Southern Gas Networks (SGN) own and maintains the gas network serving Bersted. SGN has low pressure (LP) and medium pressure (MP) gas mains serving the existing developed area (refer to Appendix A). SGN has advised that the MP gas main (refer to Figure 4) will be unaffected by the construction of the proposed spine road.

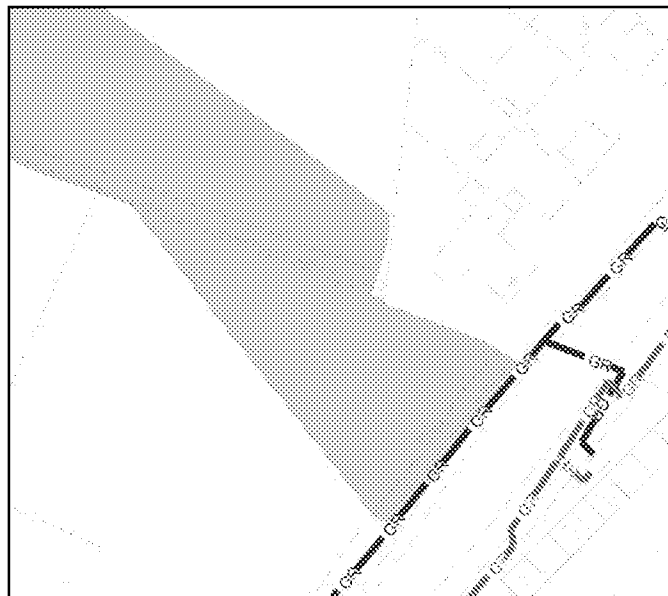


Figure 4 Existing SGN infrastructure.

- 2.7 SGN has confirmed that sufficient spare capacity exists within the existing medium pressure gas network located to the south of the site (refer to Appendix C). With the connection being to a MP gas main, there will be a requirement to locate a new on-site gas governor to provide low pressure property supplies.
- 2.8 The proposed gas governor compound will likely extend to 3 m x 3 m and preferably be an above-ground facility. Its location must remain a minimum of 3 m from any openings into buildings and electrical hazards or other sources of ignition; all to be considered as part of detailed site layout at the later planning stages.

Water Supply

- 2.9 Portsmouth Water (PW) plans show potable water mains and a trunk main located within the adjacent road networks (refer to Appendix A).
- 2.10 Correspondence with PW confirms there is sufficient capacity within the existing network to supply the proposed development without the need for off-site reinforcement works (refer to Appendix C).
- 2.11 The development proposals will trigger a water infrastructure charge for each new property connecting to the existing network (payment to be made prior to premises being connected). PW has provided the scale of charges within their report at Appendix C.

Telecommunications

- 2.12 BT operates a service in the area and has underground and overhead cables located within the adjacent road networks (refer to Appendix A). There is also an underground cable along the site's north-eastern boundary (refer to Figure 5), however, due to its location to the proposed development it should not cause a constraint.

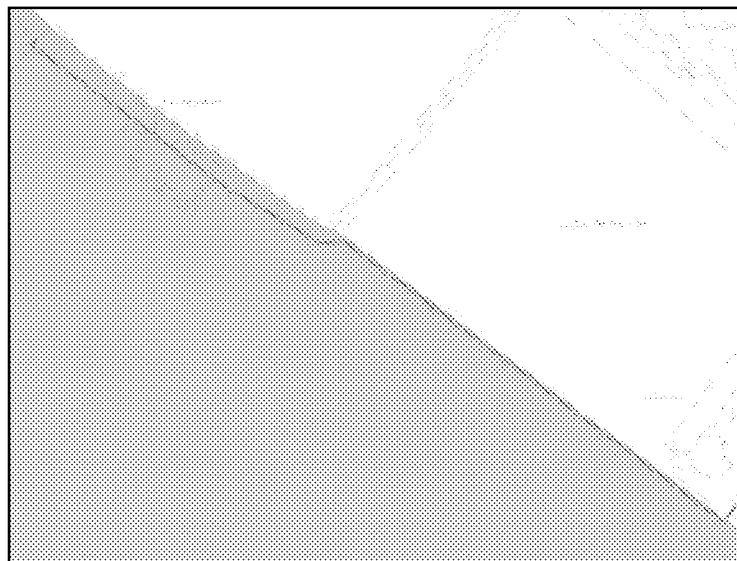


Figure 5 Existing BT underground infrastructure

- 2.13 BT has a statutory obligation to provide telecommunication services but it will be the developer's responsibility to arrange the required service at the appropriate time when the development proposals are advanced.
- 2.14 Virgin Media (VM) records indicate there are no existing underground cables crossing or adjacent the site.
- 2.15 There is a MBNL (EE / 3 Network) owned mast located on the site's north-eastern boundary (refer to Figure 6). MBNL has confirmed that the mast's Exclusion Zone is 7.1m around the base station.

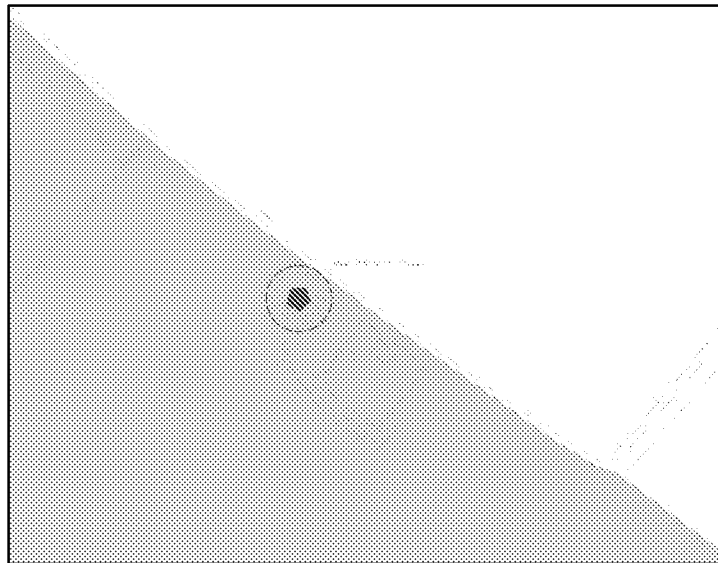


Figure 6 Existing MBNL mast and exclusion zone

Pipelines

- 2.16 Linesearch has shown there are no major pipelines or transmission infrastructure in the vicinity of the site that would act as a constraint to the proposed development (refer to Appendix C).

3.0 Wastewater Drainage

Network

- 3.1 Southern Water (SW) own and maintain the wastewater network serving Bersted. There are existing wastewater sewers within the adjacent road networks as indicated on the plan in Appendix A).

Conveyance

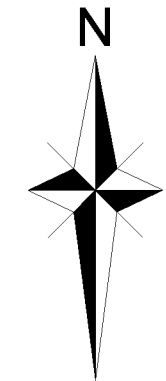
- 3.2 Initial correspondence with SW notes that there is currently inadequate capacity within the existing network to accommodate the wastewater generated by the proposed development. However, SW has carried out further investigations and more recently confirmed that there is sufficient capacity in the pipework to the north-east of the site at manhole 8006 for up to 50 residential dwellings and to the north of the site at manhole 8601, again for up to 50 residential dwellings (refer to Appendix C).
- 3.3 Under the current charging regime the financial responsibility for this scale of development ends at the closest 150mm diameter pipe. It is then SW's responsibility to upgrade the downstream network, as required, from the infrastructure charges which they collect and pool.
- 3.4 Initial options for managing wastewater from the development have been prepared and are shown on the plan at Appendix D.
- 3.5 SW has provided a link to their current infrastructure charges (2020-21) within their correspondence at Appendix C which are £790 per property (gross) with £225 per property (income offset).

Treatment

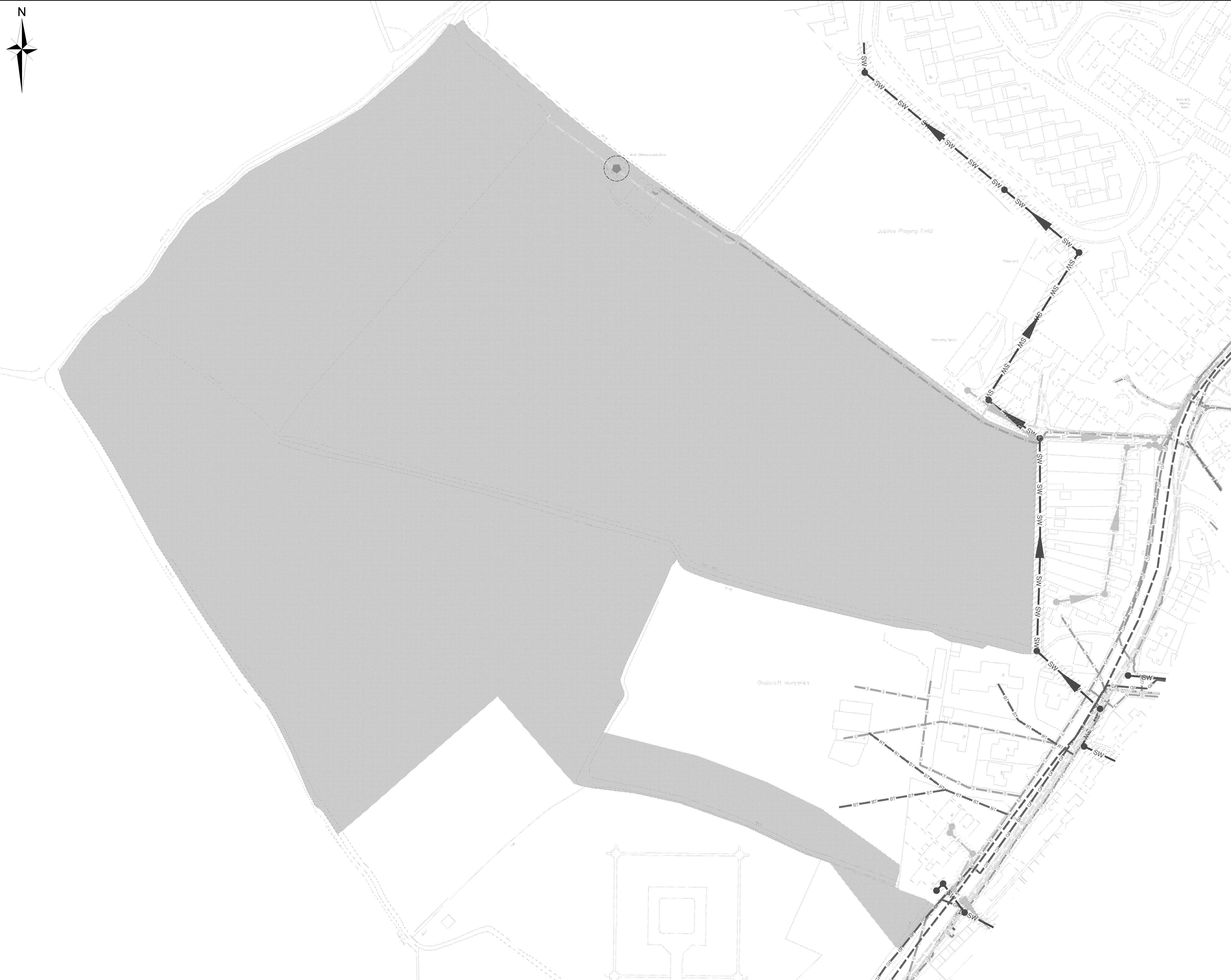
- 3.6 Capacity at the receiving Ford wastewater treatment works would be made available upon the development receiving planning permission (an obligation on SW as part of its statutory duties and for which it is funded to do so).
- 3.7 The recognised wider matter of treatment capacity for the full scale of development as proposed by the Local Plan is similarly an issue for SW to resolve rather than an applicant issue. The Water Industry Act 1991 expressly places a duty on all sewerage undertakers to provide, improve, extend, and maintain conveyance and treatment facilities so as to ensure that their area continues to be effectually drained.

Appendices

Appendix A – Combined Services Drawing



M:\U101 Chalcroft Lane, West Bersted\DRAWINGS\AUTOCAD\CURRENT DRGS\U101 - PL - SK - 404 - COMBINED SERVICES PLAN (Nursery Fields)



KEY

SITE AREA

SSE HV UG CABLES

SSE LV UG CABLES

PORTSMOUTH WATER POTABLE WATER MAIN

PORTSMOUTH WATER TRUNK MAIN

SOUTHERN WATER FOUL WATER SEWER WITH ASSOCIATED EASEMENT OF 6.0m

SOUTHERN WATER RISING MAIN

SOUTHERN WATER SURFACE WATER SEWER WITH ASSOCIATED EASEMENT OF 8.0m

SOUTHERN GAS NETWORKS MP GAS MAINS

SOUTHERN GAS NETWORKS LP GAS MAINS

BT UG CABLES

BT OH CABLES

MBNL MOBILE PHONE MAST

MAST EXCLUSION ZONE

NOTES

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. The actual position of the services must be verified and established on site before any work is undertaken.

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Approximate positions only

REV	DESCRIPTION				DE	DR	CH	DATE
DESIGNED BY		DRAWN BY JAM			CHECKED BY RBT			
SCALE @ A1 SIZE					DATE			
N.T.S					07/10/2020			
PROJECT TITLE								
LAND AT NURSERY FIELDS, CHALCROFT LANE, WEST BERSTED								
DRAWING TITLE								
COMBINED SERVICES PLAN								
CLIENT								
LANDFORM BERSTED LTD								
CANNON CONSULTING ENGINEERS Highways, Transport & Infrastructure Planning Peck House, 26 Eastcheap London, EC6M 1EB Tel: 020 7717 5870 info@cannon.co.uk Canthridge House, Lamwood Business Park, Kentford, Newmarket, CB8 7PN Tel: 01838 556107 www.cannon.co.uk								
DRAWING NUMBER								REV.
U101-PL-SK-404								-

Appendix B – Illustrative Masterplan



Nursery Fields
Illustrative Masterplan
for Landform Bersted Ltd



Drawing No. 01304_MP_001

Scale @ A2 1:2000 Rev D3



Appendix C – Service Providers Correspondence



Scottish & Southern
Electricity Networks

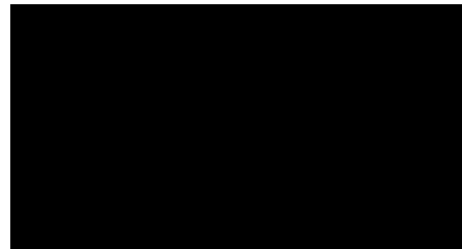


Our reference: ERH609

CANNON CONSULTING ENGINEERS
Fao Jenni Askew-Martin
CAMBRIDGE HOUSE
LANWADES BUSINESS PARK
KENTFORD
NEWMARKET

SSEPD
Walton Park
Walton Road
Portsmouth
PO6 1UJ

BUDGET QUOTE FOR NEW CONNECTION'S @
Phase 2 Charlcroft Lane Bognor Regis



2/6/2020

Dear Madam,

Thank you for your recent enquiry. I am pleased to provide you with my budget estimate for the new electricity connections at the above development. I have enclosed some initial designs for your information. My initial proposals will be subject to our obtaining all necessary legal consents to carry out the work as indicated, including any consent required from third parties.



Circa
£ 334,347.00

This budget estimate has been calculated exclusive of vat.
and does not constitute an offer of terms



The budget estimate has been calculated based on a desk top assessment, based on my local knowledge and experience, the information you have provided, and the assumptions listed overleaf. It is my best estimate of the costs you would incur for this proposal and is intended for budgetary purposes only.

I trust the information I have provided is of assistance and if I can help further please do not hesitate to contact me. Alternatively, you may find answers to any questions you may have on our web site.



Yours sincerely,



Andy Doe- Network Connections Designer

Budget Quote:

x 210 Domestic 2.25kVA each

500kVA Transformer with 5 Way Low Voltage Cabinet and 300mm W/c Distribution cables. Off Site Excavation By SSEN

You should be aware that this estimate reflects the current situation and cannot be guaranteed into the future. Before making any financial commitments based on the indicative price above, please contact me to request a firm quotation.

This Quote is based on the developer to do all on site excavation and reinstatement

Additional assumptions and charges

- Contaminated Ground.
- Legal Easements/Wayleaves etc.
- Reinforcements.
- Additional On & Off Site Excavation

Important notice: Traffic Management Act - Street Works Permit schemes

Local Authorities in England and Wales are likely to introduce a new Permit Scheme for street works that will include charges for providing the permits. It is not clear at this time which Local Authorities will introduce this scheme, when the scheme will be introduced, which streets will be affected or what the level of charges will be. These charges are not within Southern Electric Power Distribution plc's control, and cannot be absorbed by us.

This quotation excludes any charges that may be levied by the Local Authority in respect of these charges. It is important to note that any such charges which are relevant to this project will be subsequently passed on to you through a separate invoice. In addition to the actual charges from the Local Authority, we will charge £25.00 + VAT to cover our administrative charges. Acceptance of this quotation means that you also accept these additional charges.

You may wish to seek clarification on how these charges may affect you from the relevant Local Authority.

Safety

We ask you to take note of the following:-

In accordance with the Health & Safety Guidance Note GS6, you are required to take every precaution to ensure that cranes, tipper lorries, scaffolding, ladders and other plant employed on your works are kept at a safe distance from overhead electric lines and their supports and that such supports are not disturbed by excavations. Goal posts with height restriction will need to be placed at appropriate locations for vehicles passing underneath Scottish and Southern Energy Power Distribution's overhead lines.

In accordance with Health & Safety Executive Guidance Note HS (G) 47 care will also be necessary when digging in proximity to underground cables, particular if mechanical excavators are used.

Overhead lines, underground cables and other electrical plant must be regarded as being "live". Before commencing work in proximity to such plant written notification must be given to Scottish and Southern Energy Power Distribution.

If during the course of your works, any cable should be damaged by you/or your contractors, then this fact must be reported to our Emergency Service Centre on 08000 72 72 82 (Southern Electric Power Distribution plc) immediately. The cost of any repairs will be fully rechargeable.

Locating cables on site

The drawings that I have enclosed with this quotation are not suitable for locating cables on site. To obtain the latest copies of our cable records please send a plan of the area in question together with your contact details to:

Mapping Services
Scottish and Southern Energy Power Distribution
P O Box 6206
BASINGSTOKE
RG24 8BW

Requesting details of any Scottish and Southern Energy Power Distribution plant and cables in the area. You must excavate hand-dug trial holes to establish the actual positions of all cables before any mechanical excavation works commence.

CANNON CONSULTING ENGINEERS
Fao Jenni Askew-Martin
CAMBRIDGE HOUSE
LANWADES BUSINESS PARK
KENTFORD
NEWMARKET
CB8 7PN

Scottish & Southern Energy
PO Box 93
Portsmouth
Hampshire
PO6 2YP

16/7/2020

Your site reference: ERQ159

Dear Madam,

Estimate for Diversion @ PHASE 1 LAND AT CHALCRAFT LANE BOGNOR REGIS



12,654.97

This charge has been quoted Inc. VAT (as applicable) and is valid for 30 days from the date of this letter.

Thank you for your enquiry dated 16/7/2020 about altering our electrical equipment at the Above location.

You should now be in receipt of our cable records provided by the SSEPD Mapping Service. I have reviewed your proposed changes in the affected area and have the following comments:

Super Tension Extra High Voltage (EHV) 132,000volt network

- There are no Super Tension EHV cables at this location.

Extra High Voltage (EHV) 33,000volt network

- There are No EHV cables at this location

High Voltage (HV) 11,000volt network

- There are No HV cables at this location.

Low Voltage (LV) 230/400volt Network

- There are LV cables at this location



Scottish & Southern
Electricity Networks

What we will do:

Divert LV Only:

Existing 95/185mm Consac within the new Site Entrance's

Customer aware of Existing 95mm Consac through site that feed existing customers.

No excavation by SSEN all by other's All on site Excavation and Traffic Management by Others none By SSEN

The quotation has been calculated based on the information provided to date but please be aware that we will charge for any additional work required that has not been included in this Offer. It is important that you check the Offer thoroughly to avoid incurring any further charges.

We reserve the right to amend the charges at any time after the date of this Offer as a result of variations to material or labor costs which will impact upon the costs incurred by us in providing the Connection.

Where you are undertaking any cable trenching & traffic management you must also excavate and reinstate any joint holes along these cable routes as required, during the works.

Any cable must be not less than 75mm below the formation level of a road, any cables exposed should be split ducted for protection and advice sought from the local depot.

High Voltage Cables must have a minimum depth of 300mm and a maximum depth of 1200mm below the bearing surface.

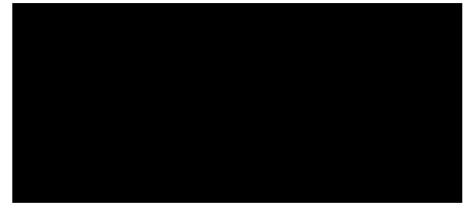
Low Voltage Cables must have a minimum depth of 300mm and a maximum depth of 1000mm below the bearing surface.

EHV Cables minimum and maximum depths must be confirmed, especially if of the oil filled type.

Our plans do not show all low voltage service connections or street lighting Connections and you should carry out a local site survey to check where this type of Equipment is present; this Estimate does not take into consideration any street Furniture etc. electricity supplies.

You may consider hand dug investigation excavations and/or a ground radar survey as necessary, and part of your risk assessment process, please inform the local depot of this for safety reasons, costs may be incurred for supervision by an SSEPD Engineer, contact me for costs if required.

Job reference: ERQ159



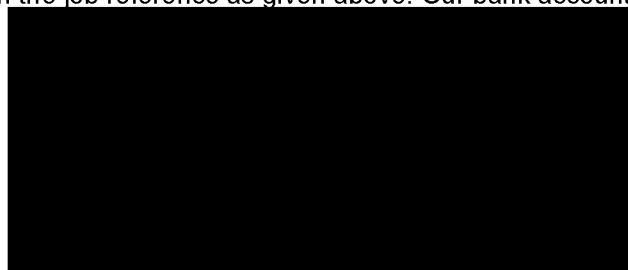
**Estimate for Diversion @ Estimate for Diversion @ PHASE 1 LAND AT CHALCRAFT LANE BOGNOR
REGIS**

You can pay for your quotation via cheque or bank transfer. Please complete all the boxes on this form where applicable and return it with your cheque. If paying by bank transfer payment you must instruct your bank to transfer funds before returning this form to:

Scottish and Southern Electricity Networks
Connections and Engineering
Walton Road
Portsmouth
PO6 1UJ

Please make cheques payable to Southern Electric Power Distribution plc. If paying by bank transfer, please ask your bank to label your payment with the job reference as given above. Our bank account details are:

Account name:
Bank:
Sort code:
Account number:
IBAN code:
UTR:
VAT registration number:



Amount enclosed:



Choose your method of payment:

☐ Cheque

☐ Bank Transfer

PRINT
payer's
name and
address:



The details supplied on this form will be used on any VAT receipt.



If we receive your payment without this completed acceptance form, we will assume that you have accepted our terms and conditions, enclosed herewith.



If you cancel your project before completion we will return any monies due minus an administration fee.

I accept your quotation and the terms and conditions enclosed.

Signed:

Date:



Scottish & Southern
Electricity Networks



Since your project may involve work in the vicinity of our equipment. You are advised to refer to the following documents before commencement of your works:

- **Health & Safety Executive's Guidance Note HS(G)47 "Avoiding Danger from Underground Services"**
- **"Electricity at Work Regulations 1989"**
- **Health & Safety Executives' Guidance Note G.S. 6 "Avoidance of Danger from Overhead Electric Lines"**

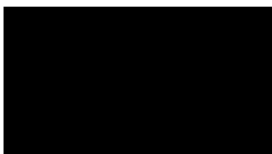
If during the course of this project you damage our equipment, then the cost of repair, and any claims made on us, will be invoiced to you or your contractors. If you intend to employ contractors, it is essential that you inform them of the up to date details of our plant and the contents of this letter. Southern Electric does not relinquish its rights to any of its property, including disconnected cables or recovered materials.

What to do next

I trust the above information is sufficient for your purposes. If you require further information or clarification do not hesitate to contact me.

I therefore look forward to hearing from you.

Yours sincerely



Andrew Doe
Network Development Designer

Enclosures:
Terms and Conditions
GIS Cable Records

Should you have any concerns relating to this Budget Estimate please contact me using the details on the first page of this letter and I will try to resolve any issues directly with you.
--

VAT Registration Number 527 1558 42

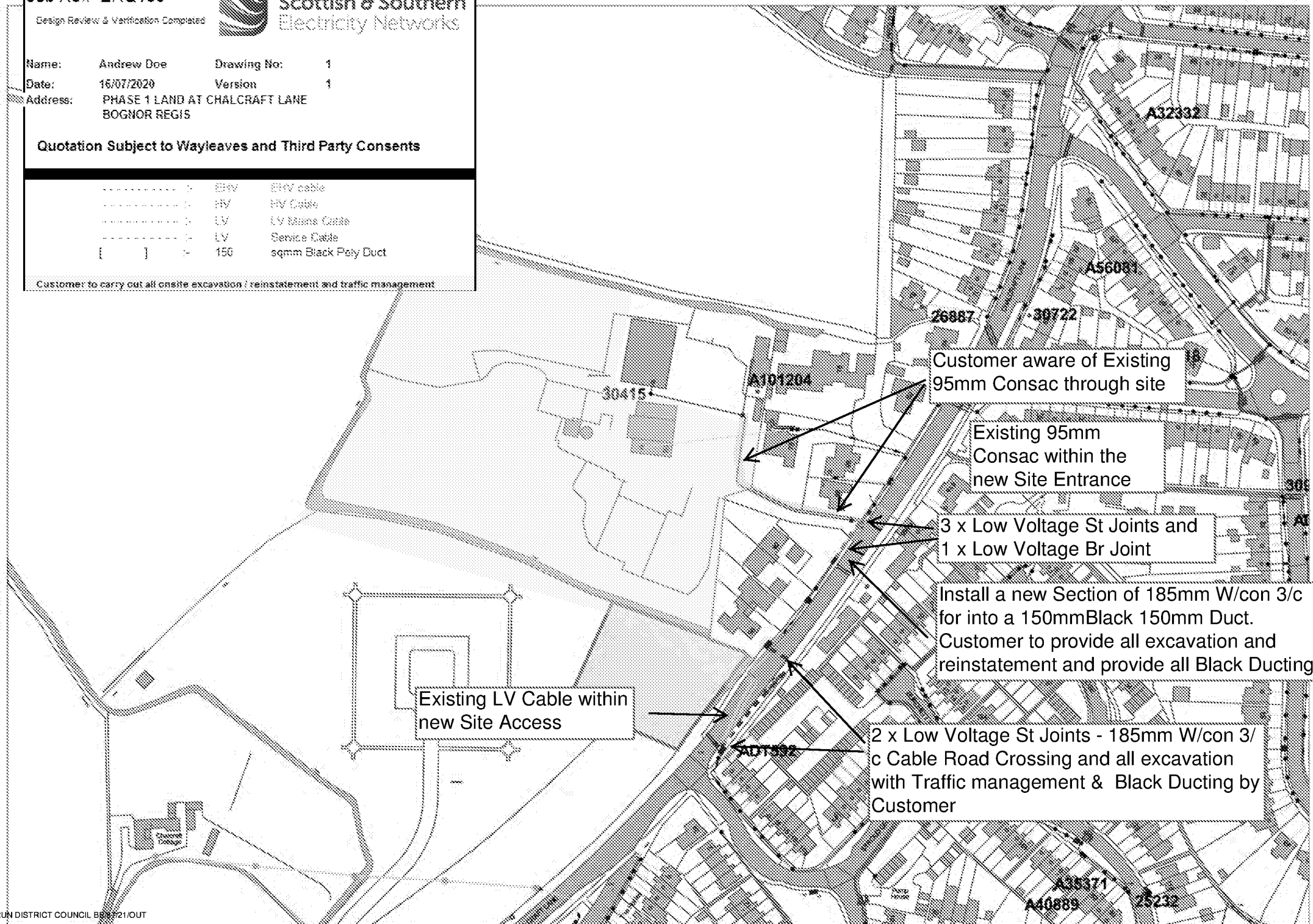


Name: Andrew Doe Drawing No: 1
 Date: 16/07/2020 Version: 1
 Address: PHASE 1 LAND AT CHALCRAFT LANE
 BOGNOR REGIS

Quotation Subject to Wayleaves and Third Party Consents

-----	EHV	EHV cable
-----	HV	HV Cable
-----	LV	LV Mains Cable
-----	LV	Service Cable
[]	150	sqmm Black Poly Duct

Customer to carry out all onsite excavation / reinstatement and traffic management



15 June 2020

Our Ref: 2029526
Your Ref: U101

SGN Connections
St Lawrence House
Station Approach
Horley
Surrey
RH6 9HJ

Customer Service **0800 912 1700***

Jenni Askew-Martin
Cannon Consulting Engineers
Cambridge House, Lanwades Business Park
Kennett
NEWMARKET
Suffolk
CB8 7PN

Dear Jenni Askew-Martin

**New connection at Plot 2 Only (210 dwellings), Chalcraft Lane, BOGNOR REGIS, West Sussex,
PO21 5TZ**

Thank you for choosing us to give you a budget indication for a new connection at the above site, and please find our estimate below.

Work to be carried out

SGN Connections to install appropriately sized gas infrastructure to a suitable location(s). SGN Connections to carry out all the necessary excavation and reinstatement work. No meter/meter work is included.

Your budget indication is £161,000.00 (inc VAT)

Please note that this figure is a budget indication only, it is based upon an hourly load of 12,600.00 kW and an annual quantity of 4,326,000.00 kWh along with any other information you've given us, and doesn't represent an offer to carry out the work.

We won't be able to give you a more accurate quote until a full design study has been carried out, and there's a charge for this. We'll be able to tell you how much the study will be once you ask us for a firm quote.

We're assuming no easements or third party permissions are required to carry out the work.

Please note that this budget indication doesn't allow for any diversion of our existing infrastructure if we find it's necessary. You can get further detail on this by calling our customer service line on the number at the top of this page and asking to speak with the Mains Diversions and Isolations team.

If you have any further questions, please feel free to contact me by calling our customer service team on the number at the top of this letter and asking to speak with the undersigned.

Yours sincerely

Paulius Vitkunas
Technical Assistant

* All calls are recorded and may be monitored

17th July 2020



F.A.O. Jenni Askew-Martin

Cannon Consulting Engineers
Cambridge House
Lanwades Business Park
Kentford
Newmarket
Suffolk
CB8 7PN

Registered Office:
Portsmouth Water Ltd
PO Box 8
Havant
Hampshire PO9 1LG

Please ask for: New Developments
Our Ref: F6015
Your Ref:

Dear Jenni,

F6015 Land At Chalcroft Lane, West Bersted, West Sussex

Thank you for your payment of £[REDACTED] paid for a pre-development enquiry in respect of water mains at the above location.

In response to your enquiry I report the following:

Existing Network Capacity

Based on the estimated individual demands of Phase 1 and Phase 2 of your development there is capacity within our existing network without the need for Network Reinforcement to supply these phases individually and maintain levels of service to our existing customers. This is based on a scenario where only one of either phase 1 or phase 2 are constructed.

However, Network Reinforcement works may need to be undertaken if both phases are to be constructed. This is due to inadequate capacity within the network to provide the necessary firefighting flows for both phases. The anticipated time to complete these works would be six months.

Indicative Costs

We have estimated the cost of the required main-laying for each phase and service connections for this development, based on 20 dwellings and 0.3ha. commercial space for phase 1 and 210 dwellings for phase 2. This has been based on the drawings you provided numbered 01304_SK_001 and 01304_SK_003.

Mainlaying Cost	[REDACTED]
Infrastructure Charge	[REDACTED]
Income Offset	[REDACTED]

Please note these costs are only indicative, they have been calculated based on our Developer Services Charging Arrangements 2019-20 and the proposed number of plots to be constructed. Detailed costs can be obtained by applying for a Mains Design.

Registered in England No.2536456

Diversionary Works

The initial review of your planned development does not indicate the need to divert our existing assets.

Flow and Pressure

We have a duty to provide a minimum guaranteed water pressure of 10 metres head (1 bar) and a flow rate of at least 9 litres per minute. This minimum standard is measured at the stop valve which is usually situated at the boundary of the property. Operationally throughout our area of supply our water pressure varies.

Some of our customers require continuous water pressure above the minimum guaranteed standard. This can be achieved through a combination of water storage and a pressured boosted system.

Terms and Conditions

If you proceed with this development and apply for a Mains Design you will be offered two payment options for the provision of mains, these are:

Developer Contribution

This is the amount the Developer is required to pay for this mains requisition, for Portsmouth Water to install the water mains as per the design for this development.

Asset Payment

This is the payment that will be made to the Self-Lay Provider if the Developer appoints a Self-Lay Provider to install the water mains for their development.

More information regarding our services, charges and terms and conditions can be found in our Developer Services Charging Arrangement 2019-20 document which is available on our website: www.portsmouthwater.co.uk/developers/

Existing Mains and Services

The enclosed extract of Ordnance Survey sheet shows our existing water mains in the area of your proposed development. The extract shows only mains, it does not show locations of services. Should accurate information regarding the Company's assets be required, then trial holes should be taken by hand digging, no mechanical plant should be used within two metres of the Company's mains.

Please note that all enquiries regarding sewerage should be directed to Southern Water, who is the responsible undertaker in this area.

Contaminated Land

Certain soil contaminants can permeate polyethylene water pipes. We require a soil investigation report in order to determine the appropriate material of water main to install, to ensure the wholesomeness of our water supplied for this development. If a soil investigation report has not been provided, we will assume for the purpose of this estimate that this site to be contaminated and estimated for an impermeable barrier pipe to be installed.

If you have any queries or would like to discuss any of the above in more detail, please contact our New Developments Team on [REDACTED]

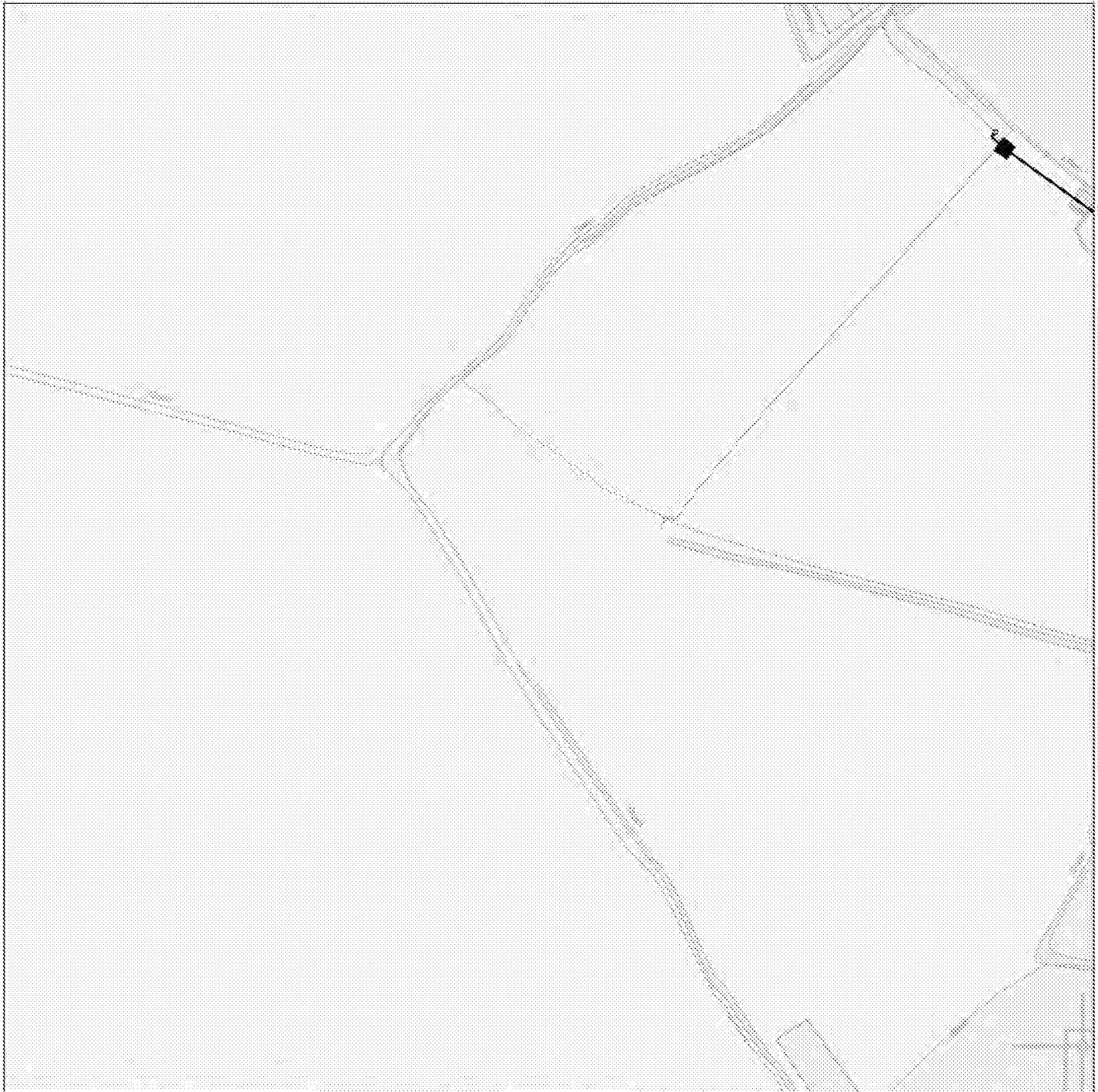
Yours sincerely

[REDACTED]

Jim Hutchison
Developer Services Engineer

Maps by email Plant Information Reply

ARUN DISTRICT COUNCIL BE/8/27/10/17



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbvd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cvd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

	Planned	Live	Charge Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not in Use		
Power Cable						
Power Duct				N/A		

Reproduced from the Ordnance Survey map by BT
by permission of Ordnance Survey on behalf of the
Controller of Her Majesty's Stationary Office

(C) Crown Copyright British Telecommunications plc 100028040

BT Ref : EH08028C

Map Reference : (centre) SU9142000685

Easting/Northing : (centre) 491420,100685

Issued : 06/04/2020 20:03:04

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Maps by email Plant Information Reply

ARUN DISTRICT COUNCIL BE/87/21/01/01/01



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email chyd@openreach.co.uk

ADVANCE NOTICE REQUIRED

(Office hours: Monday - Friday 08.00 to 17.00)

www.openreach.co.uk/click

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP.

KEY TO BT SYMBOLS

	Planned	Live	Charge Of State	+	Hatchings	
PCP			Split Coupling	X	Built	
Pole			Dust Tee	*	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Dust	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not in Use		
Power Cable						
Power Duct				N/A		

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Controller of Her Majesty's Stationary Office

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BT Ref : OZW08027V

Map Reference : (centre) SU9158000864

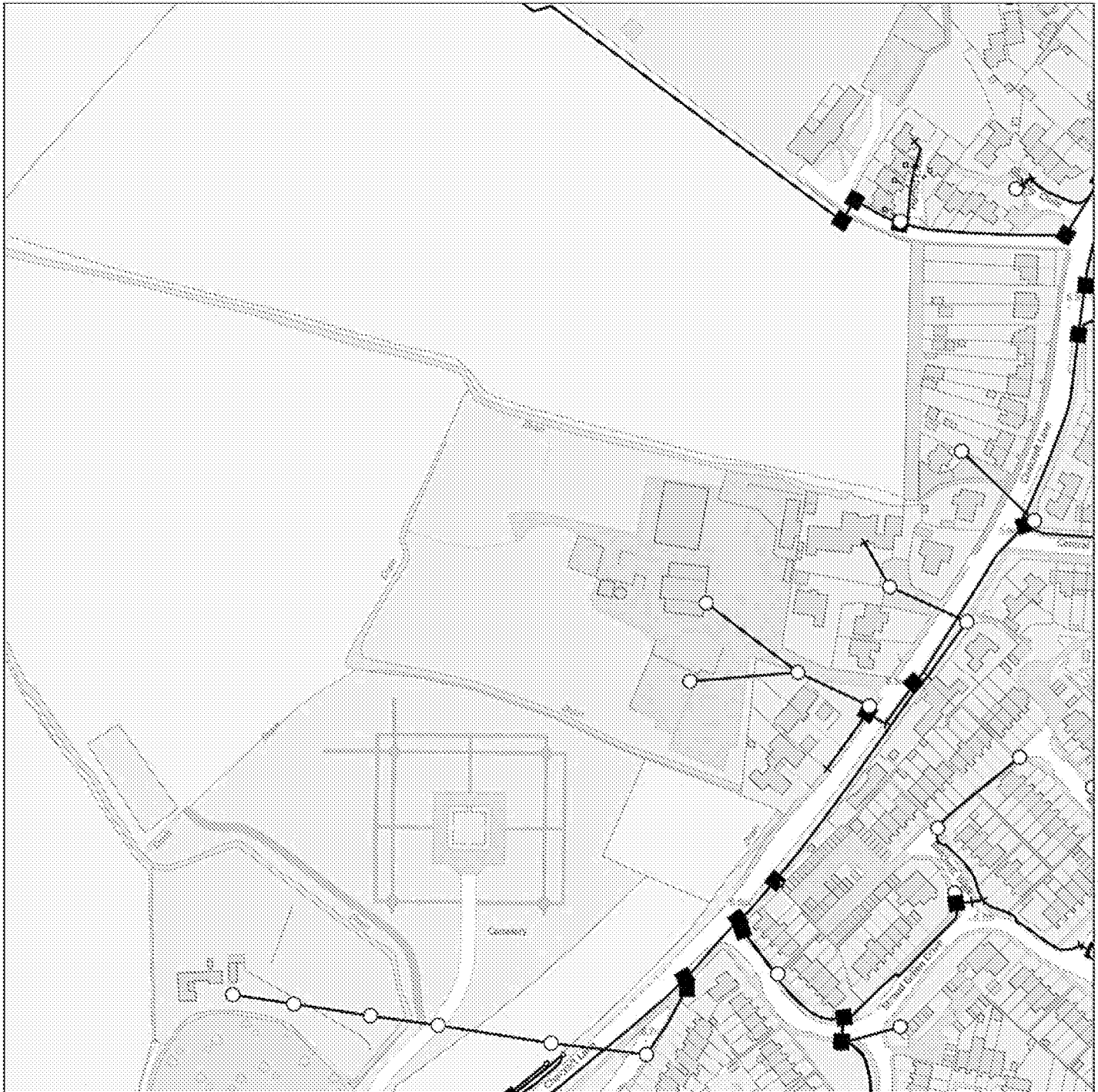
Easting/Northing : (centre) 491580,100864

Issued : 06/04/2020 20:02:50

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Maps by email Plant Information Reply

ARUN DISTRICT COUNCIL BE/87/21/01/01



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings
PCP			Split Coupling		Built
Pole			Duct Tee		Planned
Box			Building		Inferred
Manhole			Kiosk		Duct
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.		
	Pending Add	In Place	Pending Remove	Not to Use	
Power Cable					
Power Duct				N/A	

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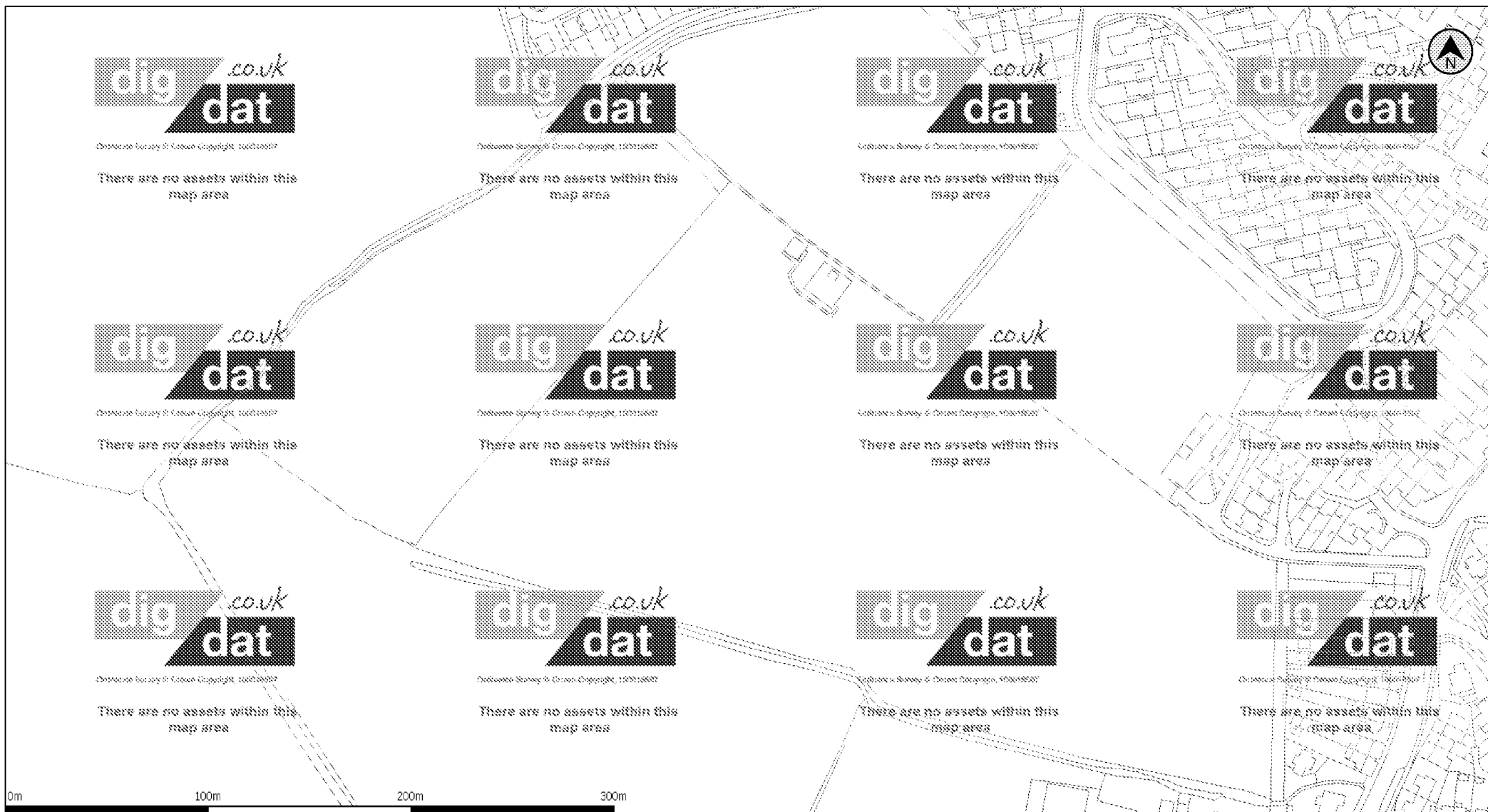
BT Ref : GXW073530

Map Reference : (centre) SU9173600550

Easting/Northing : (centre) 491736,100550

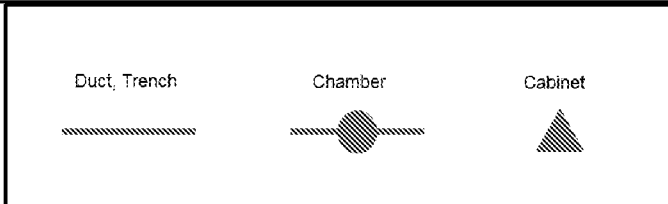
Issued : 06/04/2020 19:35:34

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

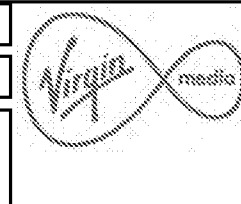


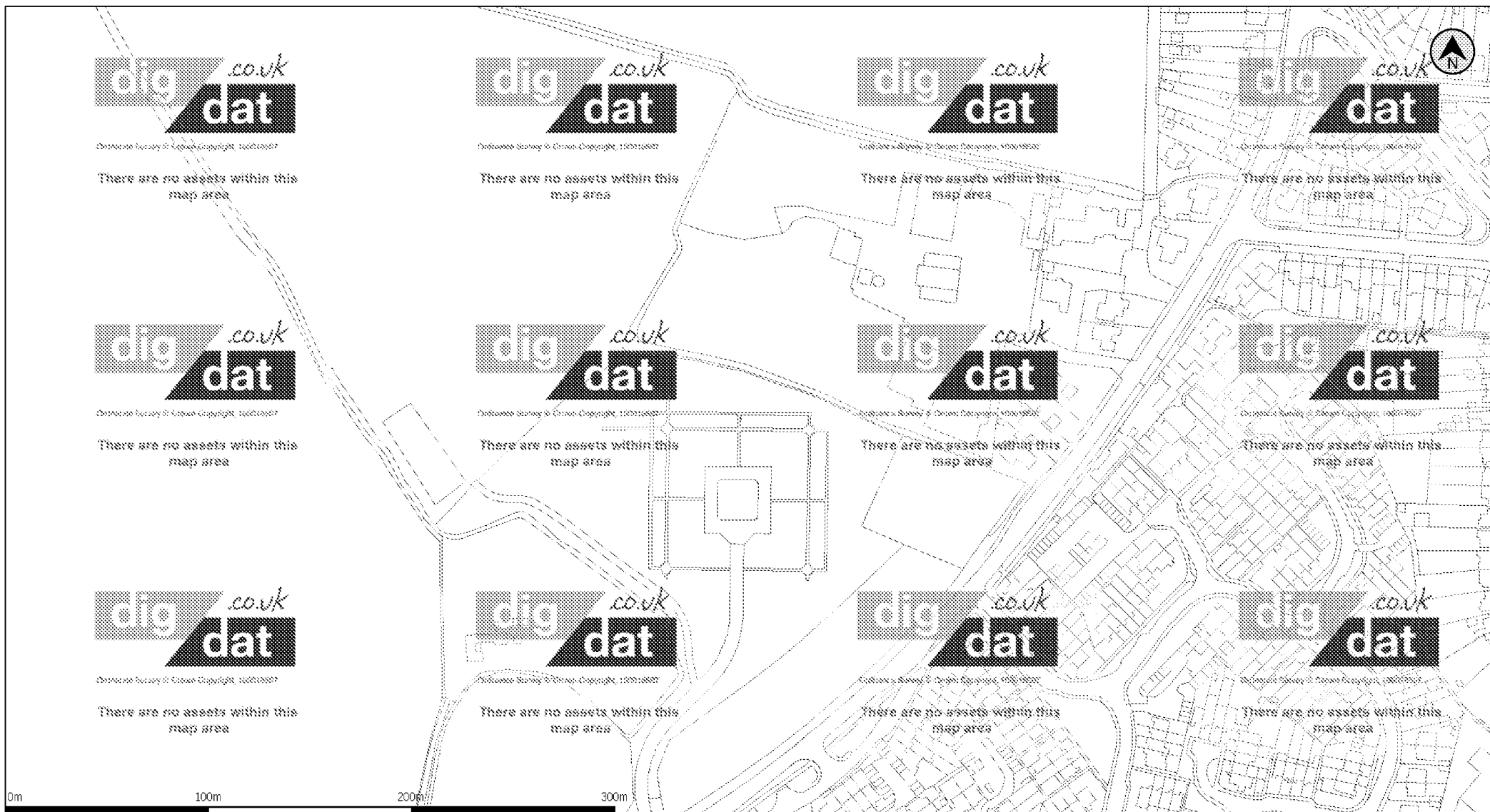
(c) Crown copyright and database rights 2020 Ordnance Survey 100019209 Date: 24/04/20 Scale: 1:2656 Map Centre: 491643,100764 Data updated: 02/03/20 Telecoms Plan A4

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100019209.



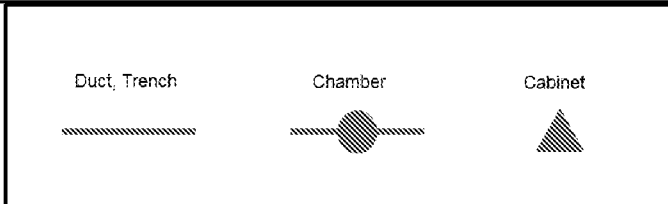
ryan.hudson@virginmedia.co.uk



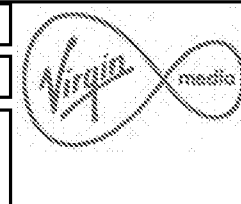


(c) Crown copyright and database rights 2020 Ordnance Survey 100019209 Date: 24/04/20 Scale: 1:2656 Map Centre: 491707,100466 Data updated: 02/03/20 Telecoms Plan A4

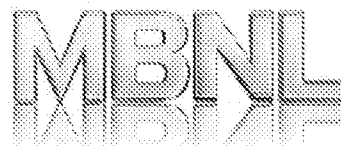
Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100019209.



ryan.hudson@virginmedia.co.uk







Landlord Information Pack

Important

This information pack contains important Health and Safety information relevant to the EE / Three base station installation. Landlords should make this pack available to their employees, external contractors and personnel who in the course of their work may come in close proximity to the base station antennas.

General Enquiries

For all queries regarding the EE / Three sites, the telephone line is given below for interested parties to call. Please have available the Cell number, Site name and postcode, which is indicated on the signage displayed at the site.



Safe by Design

EE / Three build base stations installations to “Safe by Design” criteria. Effectively, “Safe by Design” refers to the placement of the antennas in such a manner that compliance limit distances (sometimes called exclusion zones) are not breached or entered into without the use of climbing aids or passing a physical barrier by someone engaging in their usual work. Therefore, the antenna compliance distances (as described below) are designed to be beyond the standing areas of the structure.

In some situations, the site may not meet these criteria. If this is the case, then compliance distances will be either delineated or physically barred from access.

There are also some occasions where the nature of the site prevents the exclusion zone from being physically delineated, such as on a pitched roof for example. In such instances, you will be required to call the above free phone number in order to request a power outage to enable safe working within the specified antenna exclusion zone.

Emissions Compliance

All EE / Three sites are designed to be in full compliance with the requirements of the radio frequency (RF) exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP), as expressed in EU Council recommendation of 12 July 1999 “on the limitation of exposure of the general public to electromagnetic fields (0Hz to 300GHz)”¹.

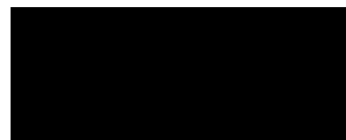
The UK mobile phone operators build base station sites to comply with the ICNIRP public and occupational guidelines. The certified compliance takes into account the proposed radio frequency emissions of the EE / Three equipment and other existing operators present on site, for example, Vodafone and O2.

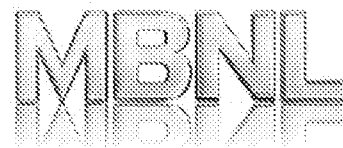
¹ Official Journal of the European Communities, “Council Recommendation, of 12 July 1999, on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)”, 1999/519/EC. (Official Journal L 197 of 30 July 1999)

Mobile Broadband Network Limited

Registered address:
6 Anglo Office Park, 67 White Lion
Road
Amersham, Bucks HP7 9FB
United Kingdom

Incorporated in England & Wales
Registration no. 06375220





ICNIRP Exposure Limitations

ICNIRP² is the International Commission on Non-Ionising Radiation Protection. ICNIRP is officially recognized by the World Health Organisation (WHO) and the International Labour Organisation as the international independent advisory body for non-ionising radiation protection.

The functions of the Commission are to investigate the hazards of non-ionising Radiation (NIR), to develop international guidelines on NIR exposure limits and to deal with all aspects of NIR protection.

The guidelines were derived as a result of laboratory and epidemiological studies into the biological effects of electromagnetic fields (EMF). The ICNIRP public exposure guideline is in accordance with the precautionary approach outlined by the Stewart Report (IEGMP)³.

Antenna Exclusion Zones

Compliance limit distances (also known as exclusion zones) around base station antenna bounds the area where the exposure may exceed the ICNIRP limitations whilst the transmitter is at its maximum power setting.

The dimensions given below (Figure 1) are very conservative, based on the projected maximum capability of our current equipment.

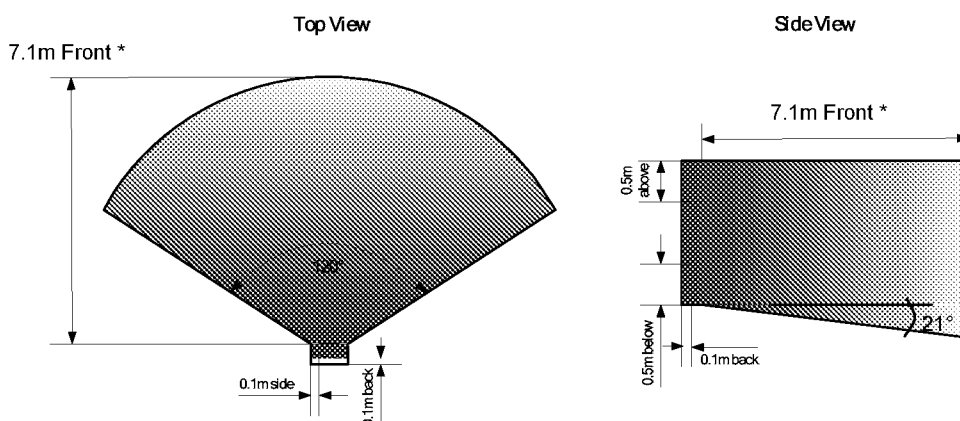


Figure 1 – ICNIRP Occupational Compliance Distances

² The full report by the International Commission on Non-Ionising Radiation Protection can be found in its entirety at the following internet web address: <http://www.icnirp.de/>

³ The Stewart Report entitled “Mobile Phones and Health” was created by the Independent Expert Group on Mobile Phones. It can be found in its entirety at the following internet web address: <http://www.iegmp.org.uk/>

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** This figure can increase to 10m where all other mobile phone operators are present on the same site (Vodafone, O2, Orange, T-Mobile and Three)*

Signage

The signage specified below has been agreed between the mobile phone operators in co-operation with the Health and Safety Executive. These will be deployed at all telecommunication installations across the UK.

- **Site Entry Sign**

Suitable site-entry signs have been designed using standard safety pictograms, words and colours.



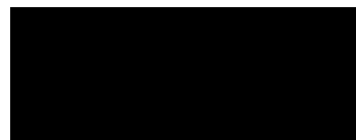
This sign is designed to inform visitors of:

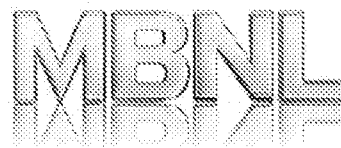
- Site ID and /or Location;
- What form or type of hazard exists on the site to which they could be exposed to;
- What actions they need to take to avoid or minimize such exposure;

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United Kingdom

Incorporated in England & Wales
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- Who operates the equipment that is producing the hazard;
- How to contact the site operators present on site.

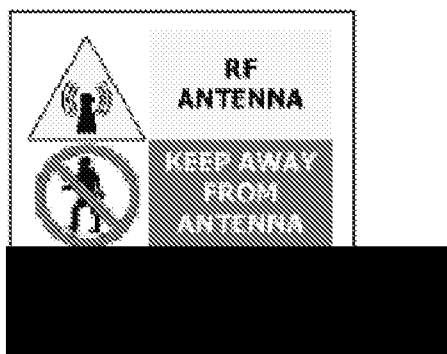
- **Warning Sign**

This sign will be placed at the boundary of non-compliance area. It is designed to give a clear warning of the hazard and details of the owner of the equipment.



- **Antenna Sign**

The majority of people are unable to recognize an antenna and where the point of maximum exposure is likely to be. Therefore, this sign will be placed on the antenna itself.



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Road
Amersham, Bucks HP7 9FB
United Kingdom

Incorporated in England & Wales
Registration no. 06375220

Jenni Askew-Martin

From: Plantenquiries <pl[REDACTED]>
Sent: 13 April 2020 11:50
To: Jenni Askew-Martin
Subject: RE: Asset Plan Request - Land at West Bersted

Please Note: Our search criteria has changed. We previously searched for Colt Network which was within 200 metres, this has now changed to 50 metres. The negative response will be for all enquiries that the network is 50 metres or more away from the place of enquiry.

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location as presented on your submitted plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submitted for review.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

Plant Enquiry Team



Please consider the environment before printing this email.

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the intended recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action based on this communication. If you have received this communication in error please contact plantenquiries@catelecomuk.com and delete this communication and any copies of it. Any views or opinions presented are solely those of the author and do not necessarily represent those of C A Telecom LTD. C A Telecom LTD monitors e-mails to ensure that its systems operate effectively and to minimise the risk of viruses.

From: Jenni Askew-Martin <[REDACTED]>
Sent: 06 April 2020 20:42
To: Plantenquiries <[REDACTED]>
Subject: Asset Plan Request - Land at West Bersted

Jenni Askew-Martin

From: NRSWA [REDACTED]
Sent: 07 April 2020 10:03
To: Jenni Askew-Martin
Subject: Asset Plan Request - Land at West Bersted



Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us by email at [REDACTED]

Regards

NRSWA Department
Tech UK - Implementation

sky | TECHNOLOGY

[REDACTED]

From: Jenni Askew-Martin <[REDACTED]>
Sent: 06 April 2020 20:47
To: NRSWA <n[REDACTED]>
Subject: [EXTERNAL] Asset Plan Request - Land at West Bersted

Our Ref: JA-M/U101/SKY2020.04.06

Dear Sirs,

Land at Chalcraft Lane, West Bersted
Asset Plan Request

To aid with our investigations of the above site could you please provide records of your assets for the area of interest outlined in red on the enclosed location plan? The site is located around national grid reference 491736, 100550 and has the nearby postcode PO21 5TZ.

It would be helpful if you could make us aware of any general or specific easements associated with these cables and any other equipment in the area.

If you have any problems, please do not hesitate to contact me.

Yours faithfully,

Jenni Askew-Martin

From: MBNLplantenquiries <[REDACTED]>
Sent: 07 April 2020 10:05
To: Jenni Askew-Martin
Subject: RE: Asset Plan Request - Land at West Bersted
Attachments: Capture.JPG

Dear Sir/Madam

Turner & Townsend Project Management are appointed on behalf of MBNL to conduct Plant (apparatus) Searches in accordance with the relevant NRSWA Act 1991- Diversionary Works legislation. These searches considered plant belonging to EE (T-Mobile and Orange sites) and the HG3 mobile telecommunication networks.

Further to your plant enquiry please see the response below to the NRSWA request submitted

MBNL do have plant in or near to the area of development please see attached. However, further details of the proposed development are needed to ascertain if works will affect either the plant or its coverage. Please keep us up to date with any future developments using the contact details below.

PS: Please can you send all future Plant enquiries for EE or H3G to this email address
mbnlplantenquiries@turntown.com

Thank you,

Kind regards,

MBNL SHQE Team

[REDACTED]
Turner & Townsend Europe Limited
Registered office: Low Hall, Calverley Lane, Horsforth, Leeds LS18 4GH, United Kingdom | Registered in England and Wales | Registration No: 3514794

From: Jenni Askew-Martin [mailto:Jenni.Askew-Martin@turntown.com]
Sent: 06 April 2020 20:45
To: MBNLplantenquiries <mbnl.plant.enquiries@turntown.com>
Subject: Asset Plan Request - Land at West Bersted

"Don't get caught out" - This email has come from an external source. Do not click on any links or open any attachments unless you are expecting them.

Our Ref: JA-M/U101/MBNL2020.04.06

Dear Sirs,

Land at Chalcraft Lane, West Bersted
Asset Plan Request

To aid with our investigations of the above site could you please provide records of your assets for the area of interest outlined in red on the enclosed location plan? The site is located around national grid reference 491736, 100550 and has the nearby postcode PO21 5TZ.

Jenni Askew-Martin

From: KPN Plant Enquiries <[REDACTED]>
Sent: 09 April 2020 12:14
To: Jenni Askew-Martin
Subject: K04-20-0906 RE: Asset Plan Request - Land at West Bersted



Dear Sir or Madam,

With reference to your plant enquiry below, we can confirm that KPN do not have any apparatus within the immediate proximity of your proposed works.

If you require any further information, please do not hesitate to contact us.

Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Regards

Plant Enquiries Dept
Instalcom Limited
Borehamwood Ind. Park
Rowley Lane
Borehamwood
WD6 5PZ

From: Jenni Askew-Martin [mailto:[REDACTED]]
Sent: 06 April 2020 20:43
To: KPN Plant Enquiries <kpn@[REDACTED]>
Subject: Asset Plan Request - Land at West Bersted

Our Ref: JA-M/U101/KPN2020.04.06

Dear Sirs,

Land at Chalcraft Lane, West Bersted
Asset Plan Request

Jenni Askew-Martin

From: Nraswa <n[REDACTED]>
Sent: 07 April 2020 07:16
To: Jenni Askew-Martin
Subject: RE: Asset Plan Request - Land at West Bersted

Hello,

Location / Ref no : Land at Chalcraft Lane, West Bersted - Ref: JA-M/U101/KCOM2020.04.06

At this time the KCOM Group PLC has no apparatus or proposals for new apparatus in the vicinity of these works and will not be affected by them. Please note this reply is valid for 3 months from the date of this letter.

KCOM now offer this service free on-line, to register for this please contact Tony Parker at

[REDACTED]
Kind Regards

Pete McSherry
NR5WA Planner – Field Engineering

KCOM

[REDACTED]
K

From: Jenni Askew-Martin <J[REDACTED]>
Sent: 06 April 2020 20:48
To: Nraswa <nraswa@kcom.com>
Subject: Asset Plan Request - Land at West Bersted

Our Ref: JA-M/U101/KCOM2020.04.06

Dear Sirs,

Land at Chalcraft Lane, West Bersted
Asset Plan Request

To aid with our investigations of the above site could you please provide records of your assets for the area of interest outlined in red on the enclosed location plan? The site is located around national grid reference 491736, 100550 and has the nearby postcode PO21 5TZ.

It would be helpful if you could make us aware of any general or specific easements associated with these cables and any other equipment in the area.

Jenni Askew-Martin

From: SOTA Plant Enquiries <SO [REDACTED]>
Sent: 08 April 2020 12:50
To: Jenni Askew-Martin
Subject: S04/20-0647 RE: Asset Plan Request - Land at West Bersted



Dear Sir or Madam,

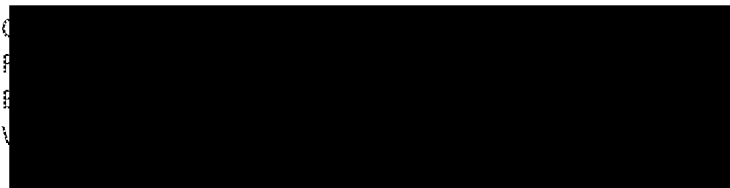
With reference to your plant enquiry below, we can confirm that SOTA do not have any apparatus within the immediate proximity of your proposed works.

If you require any further information, please do not hesitate to contact us.

Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Regards

Plant Enquiries Dept.
Instalcom Limited
Borehamwood Ind. Park
Rowley Lane
Borehamwood
WD6 5PZ



From: Jenni Askew-Martin [mailto:[REDACTED]]
Sent: 06 April 2020 20:43
To: SOTA Plant Enquiries <SO [REDACTED]>
Subject: Asset Plan Request - Land at West Bersted

Jenni Askew-Martin

From: Plant Enquiries <p[REDACTED]>
Sent: 07 April 2020 10:39
To: Jenni Askew-Martin
Subject: RE: Asset Plan Request - Land at West Bersted

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

Based on the information provided, I can confirm that Last Mile **does not** have any plant within the area(s) specified in your request.

If you require further assistance with outstanding enquiries, please call 03300 587 443.

Please ensure all plant enquiries are sent to plantenquiries@lastmile-uk.com

Regards

From: Jenni Askew-Martin <Je[REDACTED]>
Sent: 06 April 2020 20:44
To: Plant Enquiries <[REDACTED]>
Subject: Asset Plan Request - Land at West Bersted

Our Ref: JA-M/U101/E2020.04.06

Dear Sirs,

Land at Chalcraft Lane, West Bersted
Asset Plan Request

To aid with our investigations of the above site could you please provide records of your assets for the area of interest outlined in red on the enclosed location plan? The site is located around national grid reference 491736, 100550 and has the nearby postcode PO21 5TZ.

It would be helpful if you could make us aware of any general or specific easements associated with these cables and any other equipment in the area.

If you have any problems, please do not hesitate to contact me.

Yours faithfully,

Jenni Askew-Martin
Senior Technician



Jenni Askew-Martin

From: TM Plant Enquiries <[REDACTED]>
Sent: 12 April 2020 07:48
To: Jenni Askew-Martin
Subject: Re: Asset Plan Request - Land at West Bersted

Our ref: Damian Sweeney TEL: 01234759112 or 07712129249

New Roads and Street Works Act 1991- Sections 83, 84,142 and 143 Codes of Practice Appendix C2

In response to your notice regarding works which you, are proposing to undertake.

I can confirm that *Trafficmaster* does not have equipment installed within the boundary of the works.

If you have any further queries regarding this or any other programme, please do not hesitate to contact me on my details below.

Yours sincerely
For & on Behalf of
Trafficmaster Ltd

[REDACTED]

From: Jenni Askew-Martin <[REDACTED]>
Sent: Monday, April 6, 2020 7:46 PM
To: TM Plant Enquiries <[REDACTED]>
Subject: Asset Plan Request - Land at West Bersted

CAUTION: This email originated from outside the company.

Our Ref: JA-M/U101/T2020.04.06

Dear Sirs,

Land at Chalcraft Lane, West Bersted Asset Plan Request

To aid with our investigations of the above site could you please provide records of your assets for the area of interest outlined in red on the enclosed location plan? The site is located around national grid reference 491736, 100550 and has the nearby postcode PO21 5TZ.

It would be helpful if you could make us aware of any general or specific easements associated with these cables and any other equipment in the area.

If you have any problems, please do not hesitate to contact me.

Yours faithfully,

Jenni Askew-Martin

From: Developer Services <De [REDACTED]>
Sent: 09 July 2020 16:15
To: Jenni Askew-Martin
Subject: RE: SWS-SUSXW-CC-004983 - DS_CC_PDE-117271 - Land at West Bersted, Bognor Regis, West Sussex, PO21 5TZ

Good afternoon,

Sorry for the delay in our response.

I had to seek advice from the team on this for you.

They have provided the below response;

The below mentioned enquiry has been reassessed to determine the available capacity at each manhole SU91008601, SU91008402 and SU91018006 and the results are as follows;

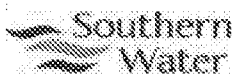
There is sufficient capacity in the local foul sewerage network to accommodate the flows from 50 or 32 dwellings + 8 commercial units at manhole reference SU91008601.

There is sufficient capacity in the local foul sewerage network to accommodate the flows from 50 dwellings at manhole reference SU91018006. And there is inadequate capacity to accommodate any additional flow at manhole reference SU91008402.

I hope this helps.

Many thanks

Gemma Stock
Technical Service Delivery Advisor
Business Channels



From: Jenni Askew-Martin [mailto:Je [REDACTED]]
Sent: 23 June 2020 14:23
To: Developer Services <Developer.Services@southernwater.co.uk>
Subject: FW: SWS-SUSXW-CC-004983 - DS_CC_PDE-117271 - Land at West Bersted, Bognor Regis, West Sussex, PO21 5TZ

Dear Sirs,

Has anyone been able to look at the below query?

Regards,

Jenni Askew-Martin
Senior Technician

Capgemini Consulting Engineers | Cambridge House | Lanwades Business Park | Kentford | Newmarket | CB8 7PN



from
**Southern
Water**

Jenni Askew-Martin
Cannon Consulting Engineers
Canbridge House
Lanwades Business Park
Kentford
Newmarket
Suffolk
CB8 7PN

Your ref

Our ref
DS_CC_PDE-117271

Date
03 June 2020

Contact

Dear Ms Askew-Martin,

Site: Land at West Bersted, Bognor Regis, West Sussex, PO21 5TZ.

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

There is currently inadequate capacity within the foul sewerage network to accommodate a foul flow for the above development at manhole reference SU91008601, SU91008402 and SU91018006. The proposed development would increase flows to the public sewerage system, and existing properties and land may be subject to a greater risk of flooding as a result. Additional off-site sewers, or improvements to existing sewers, will be required to provide sufficient capacity to service the development.

The nearest point where capacity is currently available is at **Summer Lane Pagham WTW** which is located approximately 3.7 km to the south west of the proposed development site. Rights are not issued for a direct connection to Wastewater Treatment Works. Please note that connection to the WTW will have to be agreed by Southern Water Services before being carried out.

Please note, as on 1st April 2018 we have moved to the "New Connections Services Charging Arrangements". We understand that this may cause uncertainty for customers, particularly where they may have already committed to a development based on previous charging arrangements. We have worked with our stakeholders and Water UK to agree a set of principles by which we will base our charges. Please read through our new charging arrangement documents available at the following link:

southernwater.co.uk/infrastructure-charges

Alternatively, new appointees and variations (NAVs), also known as 'inset' companies, can provide new connection services or take ownership of the new water and wastewater connection infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing West Sussex BN13 3NX Registered in England No. 2386670

regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal S106 connection application is required to be completed and approved by Southern Water Services. Please see the following link:

[REDACTED]

Should you require any further information, please contact us at the above mentioned phone number or address shown in the footer.

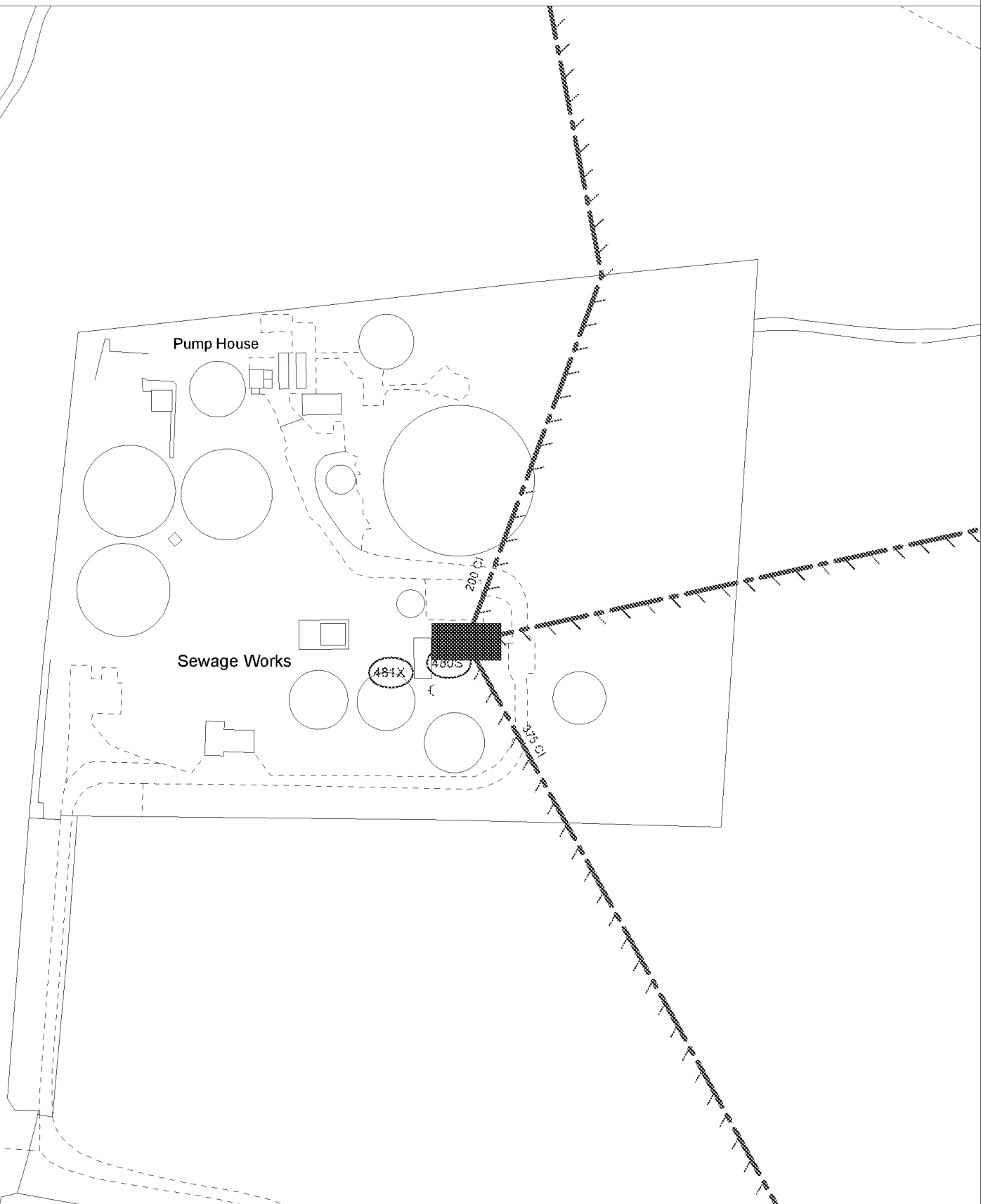
Yours sincerely,

[REDACTED]

Joff Edevane
Growth Planning Lead
Business Channels

Please note: - The information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.

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: SZ8898NW

Scale: 1:1250

Sewer Plot

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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

ARUN DISTRICT COUNCIL BE/721/OUT



Printed By: Mercy

Date: 3-6-2020

WTW

Requested By:

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: SU9100NE

Scale: 1:2500

Sewer Plot

WARNING: BAC pipes are constructed of Banded Asbestos Cement
WARNING: Unknown (UNK) materials may include Banded Asbestos Cement
ARUN DISTRICT COUNCIL BE/8721/OUT



Printed By: Mercy

Date: 15-5-2020

Site Plan

Requested By:

Appendix D – Outline Wastewater Management Strategy



OPTION 1
GRAVITY CONNECTION TO MH 8601
PUMPED CONNECTION TO MH 8006



OPTION 2
GRAVITY CONNECTION TO MH 8601
COMBINED PUMPED & GRAVITY CONNECTION TO MH 8006

- KEY
- CHALCROFT NURSERIES AREA
 - SOUTHERN WATER FOUL WATER SEWER WITH ASSOCIATED EASEMENT OF 6.0m
 - PROPOSED INDICATIVE SPINE NETWORK
 - PROPOSED INDICATIVE RISING MAIN
 - PROPOSED PUMPING STATION
 - 15m CORDON SANITAIRE

NOTES

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. The actual position of the services must be verified and established on site before any work is undertaken.

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Approximate positions only

REV	DESCRIPTION	DE	DR	CH	DATE
DESIGNED BY	DRAWN BY	CHECKED BY			
-	JAM	RBT			
SCALE @ A1 SIZE		DATE			
N.T.S		07/10/2020			
PROJECT TITLE					
LAND AT NURSERY FIELDS, WEST BERSTED					
DRAWING TITLE					
OUTLINE WASTEWATER STRATEGY					
CLIENT					
LANDFORM BERSTED LIMITED					
CANNON CONSULTING ENGINEERS Highways, Transport & Infrastructure Planning  Peck House, 26 Eastcheap London EC3M 1EB Tel: 020 7717 5870 info@cannonce.co.uk Canbridge House, Lamwades Business Park, Kentford Newmarket, CB8 7PN Tel: 01838 556107 www.cannonce.co.uk					
DRAWING NUMBER					REV.
U101-PL-SK-405					-