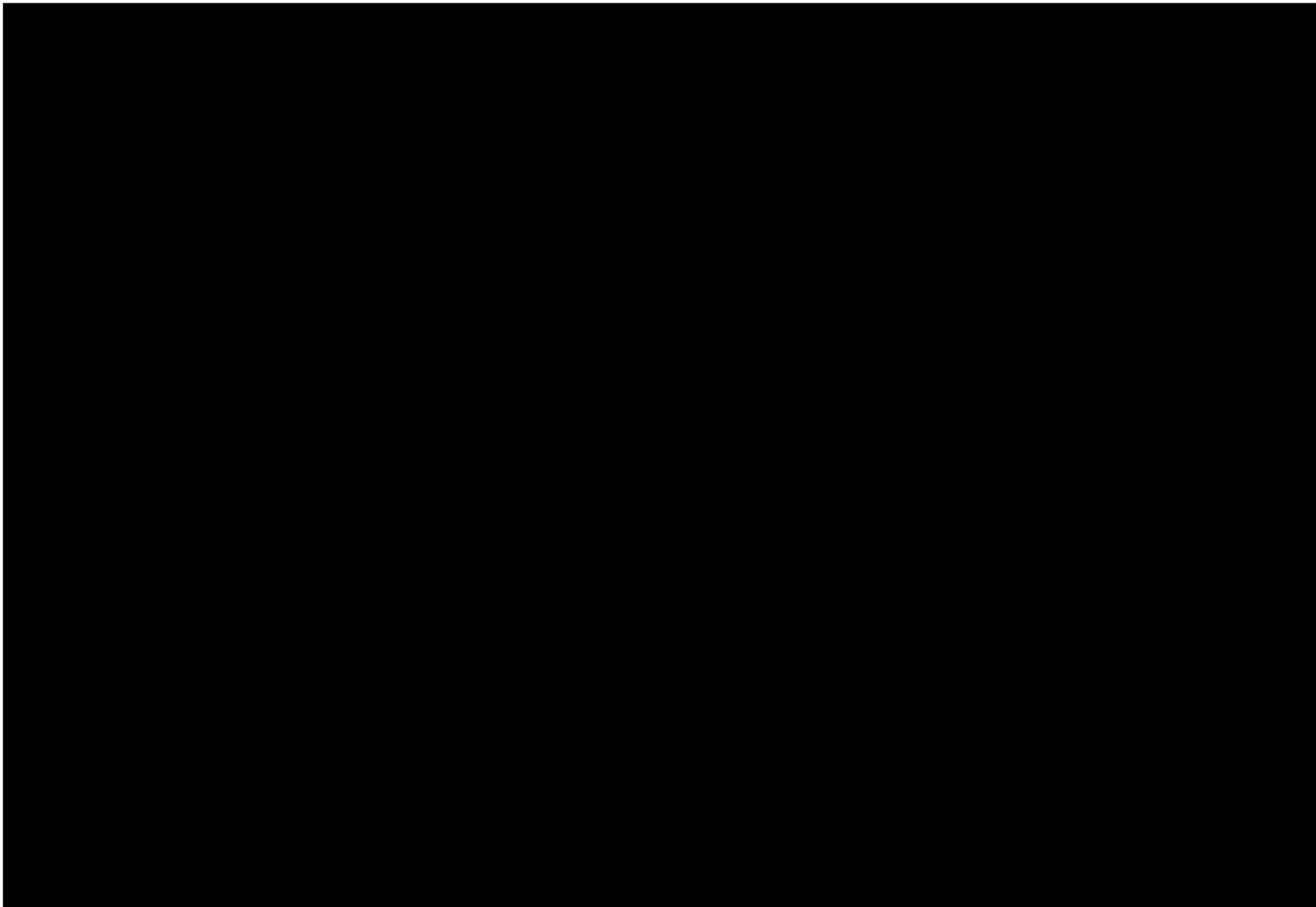




From: southernwaterplanning [REDACTED]
Sent: 24 February 2020 12:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BN/128/19/OUT: - Land Adjacent to Highfield House, Yapton Road, Barnham, PO22 0AZ.

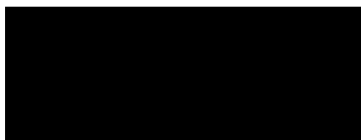
Dear Sir/Madam,

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

Yours faithfully,



Joff Edevane
Growth Planning Lead, Business Channels



from
Southern Water 

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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: SU9604SE

Scale: 1:1250

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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

ARUN DISTRICT COUNCIL BN/128/19/OUT



Printed By: chandne

Date: 4-2-2020

Southern Water MapGuide Browser

Requested By:



from
**Southern
Water**

Date
24 February 2019

Contact


Dear Sir/Madam,

Southern Water – Building Information

Site Name: Land Adjacent to Highfield House, Yapton Road, Barnham, PO22 0AZ.

Planning Reference: BN/128/19/OUT

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: [southernwater.co.uk/media/default/PDFs/new-connection-charging-arrangements-18-19.pdf](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:

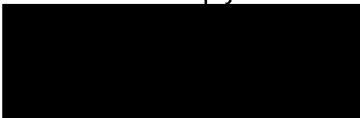
Please provide the details of your first occupation dates and build out rate for the site listed above.

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: developerservices@southernwater.co.uk. Alternatively, please post it for the attention of Planning Team; Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX.

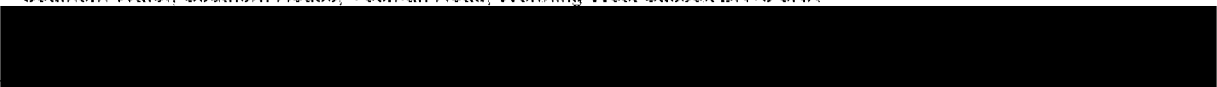
If the site is not proceeding, please notify us using the email address above and state the site references. If you have any queries about the information required, please call Developer Services on: 0330 303 0119.

Your earliest reply would be much appreciated,



Ashley Marshman, Head of Business Channels

Southern Water, Southern House, Yeoman Road, Worthing West Sussex BN13 3NX



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 developerservices@southernwater.co.uk or post it to: FAO Planning Team, Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX.

A. Contact Information in case of further queries:

B. Site references:

C. Site information:

[illegible]

Southern Water, Southern House, Yeoman Road, Worthing West Sussex BN13 3NX



from
**Southern
Water**

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

Your ref
BN/128/19/OUT

Our ref
PLAN-031232

Date
24/02/2020

Contact

Dear Sir/Madam,

Proposal: Application for Outline Planning Permission for development of 70 bed Care Home and 14 Assisted Living Bungalows with associated car parking, landscaping and access - Departure from the Development Plan.

Site: BN/128/19/OUT: - Land Adjacent to Highfield House, Yapton Road, Barnham, PO22 0AZ.

Thank you for your letter dated 02/01/2020.

Should planning approval be granted then Southern Water recognises its obligations under the new charging regime to provide capacity in the existing sewerage system to accommodate the needs of the proposed development. 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.

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.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX

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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 outline planning approval has been granted.

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.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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."

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

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

Due to surface water inundation issues in the Lidsey Catchment the applicant is advised to adopt, where appropriate, the measures in the table "Practical measures to reduce the potential impacts of development". Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavorable conditions.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [REDACTED] or by email at: [REDACTED]

Yours faithfully,

[REDACTED]

Joff Edevane
Growth Planning Lead
Business Channels

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX

[REDACTED]

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