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**From:** Maria Tomalova <[Maria.Tomalova@arun.gov.uk](mailto:Maria.Tomalova@arun.gov.uk)>

**Sent:** 20 July 2020 09:53

**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Subject:** FW: Planning application BN/18/20/PL deferred

Please upload the below and attached to the above application. Representation

Thank you

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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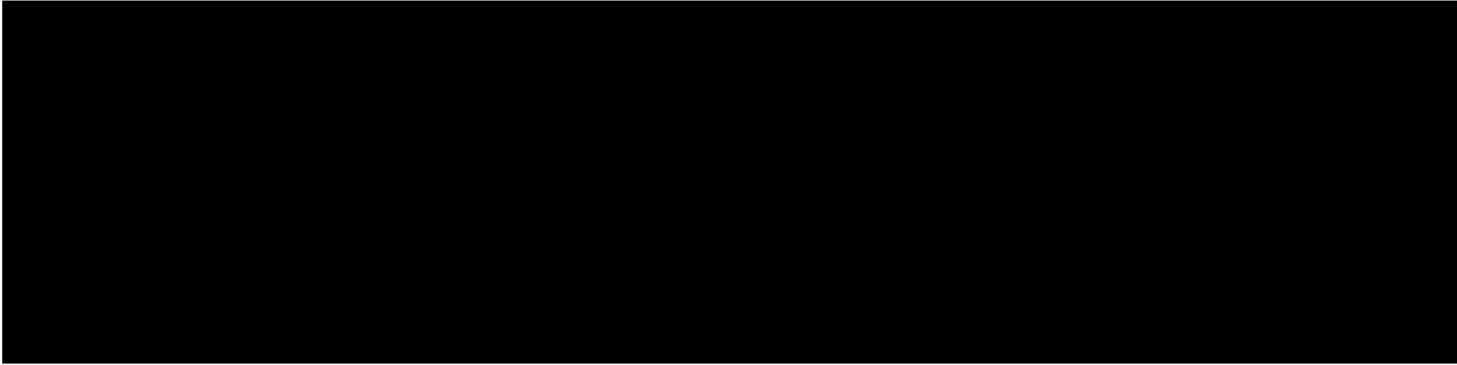
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**From:** John Donabie [REDACTED]

**Sent:** 18 July 2020 08:50



**Subject:** Planning application BN/18/20/PL deferred

Dear Councilor,

Re BN/18/20/PL Meeting Agenda item 6 (29<sup>th</sup> July 2020)

Last month you voted unanimously in favour of a resolution proposed by Cllr Thurston, seconded by Cllr Charles, clarified by Cllr Coster and Neil Crowther and unanimously carried by the members present to defer a decision on the above planning application.

The justification for the postponement was the lack of clear information that has been provided by Southern Water Services (SWS); such that the members present could not make a reasonable judgement on the matter.

With the aid of Dr John Mason, MBE Astrophysicist along with members of the Elm Grove South Residents Association a set of relevant questions were approved by the councillors above and sent to SWS. It was felt that the enclosed questions were basic to understanding whether the local sewage system was capable of accepting further sewerage flows. (The question of the 8" pumped pipe to the 6" gravity clay pipes has not been addressed at his point).

We note that a response has been received from SWS(see planning file) which is being analysed by Dr Mason but the initial reading of the document suggests that they are not able/willing to answer the questions that ADC Councillors have approved. Dr Mason's paper is attached as is the SWS response for your convenience.

**As a Residents Association, we are disappointed that SWS has not provided a credible response and in our democratic view, the matter would need to be deferred again until the information you require is forthcoming.**

I would be grateful for any comments thus far but will write to you again when the Residents Association has met with Dr Mason.

As Cllr Pendleton commented at the meeting of 24<sup>th</sup> June, the views of our local people matter. Local people believe that this application if approved could cause a great deal of distressing sewage spills, school closures and damage to the Elm Grove South system that, to date, has had a good reputation.....it has behaved well.

I will report back shortly.

With kind regards and thanks

John Donabie

Deputy Chair,

Elm Grove South Residents Association.

*At the Arun DC Planning meeting on 24th June 2020, a decision on application BN/18/20/PI (Variation of condition 15 imposed under EG/29/13) was deferred unanimously by the District Councillors present pending further information from Southern Water in relation to the proposed scheme.*

It is suggested that these are the questions that should be put to Southern Water to enable the matter to be progressed further by our elected representatives:

### **Initial Question**

In Southern Water's response (dated 27th June 2013) to the original application (Ref: EG/29/13) by the developer for the site at the former Brooks Nursery, Eastergate, they stated that "...there is currently inadequate capacity in the local network to provide foul and surface water sewage disposal to service the proposed development. 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."

Is this still Southern Water's opinion?

### **Subsidiary Questions**

If they answer **YES**, then the following questions should be asked as a follow-up:.

Since a connection to the main public sewer network is still not possible, would Southern Water be willing to advise the developer on a suitable Package Sewage Treatment Plant (PSTP) for the development and subsequently adopt this PSTP, thereby giving the residents and the Council confidence that such a solution will be properly serviced and maintained in the long term?

If they answer **NO**, then the following questions should be asked as a follow-up:

Can Southern Water describe in detail the improvements that have been made to the local public sewerage system near to the Brooks Nursery development in the past seven years that have specifically increased capacity in the local network (previously described as "inadequate") such that in Southern Water's opinion there is no longer any greater risk of flooding to existing properties and land as they stated in their original objection letter (dated 27th June 2013).

Will the ongoing works by Cappagh Browne (July 2020) on the main sewer running down the B2233 in Barnham contribute in any way to increasing the capacity of the local sewer network? These works have been labelled as "improvements" to the sewerage system. Are they really improvements or are they just repairs?

Given that Southern Water is now of the opinion that the development on the former Brooks Nursery site can now be connected to the main public sewerage system, do they agree that the optimal solution is by a direct connection to the main sewer running down the B2233 by the shortest possible, most direct route?

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 16 July 2020 11:19  
**To:** Planning Scanning  
**Subject:** FW: Former Brooks Nursery, BN/18/20/PL

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**From:** Maria Tomalova <[Maria.Tomalova@arun.gov.uk](mailto:Maria.Tomalova@arun.gov.uk)>  
**Sent:** 16 July 2020 10:48  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** FW: Former Brooks Nursery, BN/18/20/PL

Please upload the below to the above application: Southern Water response

Thank you

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**From:** Champion, Dan  
**Sent:** 16 July 2020 10:33

**To:** Maria Tomalova <Maria.Tomalova@arun.gov.uk>

**Subject:** RE: Former Brooks Nursery, BN/18/20/PL

Good morning Maria,

Further to the below the team has come back to me a lot quicker so thought I would send this to you prior to the weekend, please see our response in bold below –

*Dear Dr Mason,*

*Thank you for your questions, I hope the below will give you the information you need.*

*Unfortunately, it is not possible to answer your questions with a simple yes or no answer. This is because that since our response to the planning application in June 2013, industry wide regulations have changed which now puts the emphasis on Water companies to provide any capacity infrastructure upgrade work that is required. Therefore, a Developer is able to connect to a public sewer with the responsibility for infrastructure upgrades on the Water company.*

*A scheme to look at providing improvements to the sewerage network at this location for this development is currently being progressed through our section 98 requisition process and the outline design is with our engineering team.*

*The applicant has confirmed the design and construction of the pumping station, together with the section of rising main within the site boundary, will be undertaken by the developer. The final circa 45m of rising main and connection to the existing public sewer is to be undertaken by SWS under the S98 mechanism, due to the need to cross third party land. The developer has proposed a connection to manhole SU95043802 on Elm Grove South to the east of the site but other locations are being considered.*

*The final point of connection will be determined as the design progresses and this will form part of the wider design for the Lidsey Waste Water Treatment Works catchment. The growth design study has commenced but no completion date has been identified at this point in time and at present I do not know when this will be decided.*

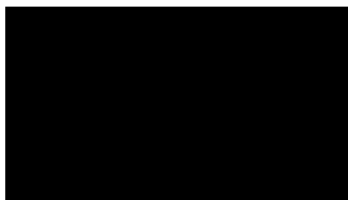
*The current works being completed in the Barnham Road is to repair a collapsed manhole which has created a large hole in the road.*

*If you have any further questions then please do not hesitate to contact me.*

*With kind regards,*

**Dan Champion**

Senior Key Account Manager, Business Channels



from  
Southern Water

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**From:** Maria Tomalova [mailto:Maria.Tomalova@arun.gov.uk]

**Sent:** 15 July 2020 17:11

**To:** Champion, Dan

**Subject:** RE: Former Brooks Nursery, BN/18/20/PL

Good afternoon Dan,

Thank you for your response and do not forget to enjoy your annual leave.

I will inform Mr Mason.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,  
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**From:** Champion, Dan [REDACTED]  
**Sent:** 15 July 2020 16:57  
**To:** Maria Tomalova <[Maria.Tomalova@arun.gov.uk](mailto:Maria.Tomalova@arun.gov.uk)>  
**Subject:** RE: Former Brooks Nursery, BN/18/20/PL

Good afternoon Maria,

Thank you for your email.

I will talk to the team and provide a response shortly. I am actually on annual leave until Tuesday but will provide a response when I am back. If you could let Dr John Mason know it will be much appreciated.

With kind regards,

**Dan Champion**  
Senior Key Account Manager, Business Channels



from  
Southern Water



**From:** Maria Tomalova [<mailto:maria.tomalova@arun.gov.uk>]  
**Sent:** 10 July 2020 17:59

To: Champion, Dan

Subject: Former Brooks Nursery, BN/18/20/PL

Dan,

Please find attached the statement from Dr John Mason and Elm Grove South Residents Association.

This was requested by Association that 'it is sent to Dan Champion of Southern Water'.

Kind regards

Maria

Maria Tomaiova | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
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