Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 May 2021 08:38
To: Planning Scanning
Subject: FW: BN/44/21/DOC: - Land off Canal Mews, Canal Mews, Barnham, PO22 0DP.
Attachments: PLAN-038805.pdf; GIS.pdf; Growth Build Info Request Letter BAU.docx

From: southernwaterplanning [redacted]
Sent: 17 May 2021 15:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BN/44/21/DOC: - Land off Canal Mews, Canal Mews, Barnham, PO22 0DP.

Dear Sir/Madam,

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

Yours faithfully,

Growth Planning Team
Business Channels

[redacted]

from
Southern Wate

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ARUN DISTRICT COUNCIL BN/44/21/DOC

from
Southern Water

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

Your ref
BN/44/21/DOC

Our ref
PLAN-038805

Date
17/05/2021

Contact
[redacted]

Dear Sir/Madam,

Proposal: Approval of details reserved by condition imposed under ref BN/66/19/PL relating to Condition Nos 9 - surface water drainage, 10 - discharge flows to watercourses, or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to site and 11 - foul water sewerage disposal.
Site: BN/44/21/DOC: - Land off Canal Mews, Canal Mews, Barnham, PO22 0DP.

Thank you for your letter dated 19/04/2021.

Southern Water cannot recommend discharge of condition 11 regarding foul drainage.

The details of the proposed diversion needs agreed and approved by Southern Water before implementing on site. An application under Section 185(Sewer diversion) of the Water Industry Act 1991 needs to be submitted by the applicant.

Southern Water has undertaken a desktop 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 these additional flows may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

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 part of development to connect, pending network reinforcement. Southern Water will review and advise on this following consideration of the development programme 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 any works required.

Southern Water endeavour to provide reinforcement within 24 months of planning consent being granted (Full or Outline) however for large developments our assessment of the timescales needed will require an allowance for the following which may result in an extension of the 24 month period:

- Initial feasibility, detail modelling and preliminary estimates.

- Flow monitoring (If required).

- Detailed design, including land negotiations.

- Construction.

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.

The Council's Building Control officers/technical staff and the Environment Agency should be consulted regarding conditions 9 and 10 for surface water disposal.

[redacted]

Yours faithfully,

Growth Planning Team
Business Channels

southernwater.co.uk/developing-building/planning-your-development

[redacted]

from
Southern Water

Planning ref
BN/44/21/DOC

Our ref
PLAN-038805

Date
17 May 2021

[redacted]

Dear Sir/Madam,

Southern Water – Your build rates and occupation information
Site Name: Land off Canal Mews, Canal Mews, Barnham, PO22 0DP.

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/3305/new-connections-services-charging-arrangements-20_21.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 anticipated 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 note this does not constitute a discharge of any pre-commencement condition that may be attached to your planning consent.

ARUN DISTRICT COUNCIL BN/44/21/DOC

Build Rate & Occupation details

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: [redacted]

If the site is not proceeding please email the address above with the site references listed above and a brief description of why it is not going ahead. If you have queries about the information required, please call Developer Services on [redacted]

Your earliest reply would be much appreciated.

[redacted]

Jon Lovelace
Growth Planning Lead
Business Channels

Southern Water Services Ltd. Registered Office: Southern House, Yeoman Road, Worthing West Sussex BN13 3NX Registered in England No. 2366670

ARUN DISTRICT COUNCIL BN/44/21/DOC

A. Contact Information in case of further queries:

Name of person completing form
Company
Phone number
Email address
Date form completed

B. Site references:

Proposal
Site Name (on letter)
Site Postcode/location
Planning Reference (on letter)
Planning Authority (on letter)
Our reference (on letter)

C. Site information:

Proposed start date	/ /
Proposed connection date	/ /
First occupation date	/ /
Forecast completion date	/ /
Proposed date of full occupancy	/ /
Proposed connecting manhole reference number	

Build out period (Per month for each year of development)												
Year	Month											
	1	2	3	4	5	6	7	8	9	10	11	12
20												
20												
20												
20												
20												

If the site had previous use, please describe the type of previous use: e.g. greenfield/brownfield, block of flats, warehouse etc.

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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Southern Water

O.S. REF: SU9604NW	Scale: 1:1250	Printed By: rudraps	Date: 3-5-2021
Screen Print		Southern Water MapGuide Browser	
WARNING: BAC pipes are constructed of Bonded Asbestos Cement		Requested By:	
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement			

ARUN DISTRICT COUNCIL BN/44/21/DOC