

[REDACTED]

From: southernwaterplanning [REDACTED]
Sent: 31 October 2019 14:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BN/85/19/DOC: - Land Rear of Lillies Yapton Road, Barnham, PO22 0AY

Dear Sir/Madam,

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

Yours sincerely,

Tim Peacock-Bjurström
Technical Delivery Lead, Business Channels



from
Southern Water 

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from
**Southern
Water**

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

Your ref
BN/85/19/DOC

Our ref
PLAN-030046

Date
31/10/2019



Dear Sir/Madam,

Proposal: Approval of details reserved by condition imposed under ref BN/32/15/OUT relating to Condition Nos 6 - proposed surface water drainage, 7 - discharge of any flows to watercourses, 8 - SUDs system, 9 - future access & maintenance of any watercourse or culvert, 10 - surface water drainage, 11 - rising main & foul sewer and 15 - foul drainage system.

Site: BN/85/19/DOC: - Land Rear of Lillies Yapton Road, Barnham, PO22 0AY.

Thank you for your letter dated 08/10/2019.

Southern Water cannot recommend discharge of condition 6, 8, 10 and 11. Southern Water would not accept construction of permeable paving over or within 5 metres of the public sewers. The design of drainage should ensure that no land drainage or groundwater is to enter public sewers network.

In order to assess the impact of the proposed surface water drainage, construction details of permeable paving should be provided demonstrating that the above can be met.

Southern Water would not recommend discharge of condition 15.

Southern Water has undertaken a desk study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network.

This initial study indicates that there is an increased risk of flooding unless any required network reinforcement is provided by Southern Water.

Any such network reinforcement will be part funded through the New Infrastructure Charge with the remainder funded through Southern Water's Capital Works programme.

Southern Water and the Developer will need to work together in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.

Southern Water Developer Services, Sparrowgrove House, Sparrowgrove, Otterbourne, Winchester, Hampshire, SO21 2SW
southernwater.co.uk

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It may be possible for some initial dwellings to connect, pending network reinforcement. Southern Water will review and advise on this following consideration of the development program and the extent of network reinforcement required.

Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored. This will enable us to establish the extent of works required (If any) and to design such works in the most economic manner to satisfy the needs of existing and future customers.

Our assessment of the timescales needed to deliver network reinforcement will consider an allowance for the following:

- Initial feasibility, detail modelling and preliminary estimates.
- Flow monitoring (If required)
- Detail design, including land negotiations.
- Construction.

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.

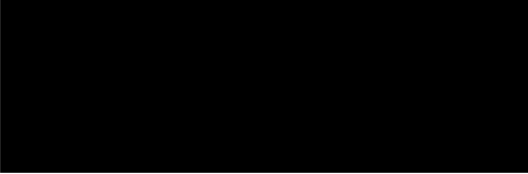
The Council's Building Control officers/technical staff and the Environment Agency should be consulted regarding condition 7 and 9 for surface water disposal.

Due to the vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms should be located closer than 15 metres to the boundary of a proposed pumping station site.

Southern Water has no comments to make on other conditions.

For any queries please contact us at developerservices@southernwater.co.uk

Yours sincerely,



Tim Peacock-Bjurström
Technical Delivery Lead
Business Channels

The map shows a residential area with several buildings and landmarks. The grid system is used to locate specific points of interest. Key locations include 'Sunnyside', 'Sunnyside Huts', 'Vine Cott', 'Caravan Site', 'Pond', and 'Tank'. A dashed line runs horizontally across the middle, and a solid line runs vertically on the right. A distance of 8.8m is marked between points 3001 and 4001, and 6.6m is marked near the bottom right. Various symbols like 'X' and 'V' are scattered throughout, indicating specific points of interest or targets.

Requested By: