

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 August 2017 09:29
To: Planning Scanning
Subject: FW: Response: Planning Consultation EG/46/17/OUT -
Attachments: practical measures.doc; GIS.pdf; 15.08.17 PLAN-019154.pdf

From: Bland, Chantal [REDACTED]
Sent: 15 August 2017 14:59
To: Planning.Responses
Subject: Response: Planning Consultation EG/46/17/OUT -

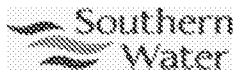
Land north of Spode Cottage & West of Greenings & South of Fontwell Cottages, Eastergate Lane, Fontwell, PO20 3RX

Dear Sirs,

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

Kind regards,

Chantal Bland
Technical Co-ordinator



From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 14 July 2017 10:48
To: Network Development Southern Water
Subject: Planning Consultation on: EG/46/17/OUT

To: Stuart Ward- Engineering Technician

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 5 - Articles 16 & 18 Consultation before the grant of permission
Outline Consent

APPLICATION EG/46/17/OUT
NO:

Registered: 14th July
2017

Site Address: Land north of Spode Cottage & West of Greenings & South of Fontwell Cottages Eastergate Lane Fontwell PO203AA

Grid Reference: 494798 106225

Description of Works: Outline application with some matters reserved for up to 30 No.dwellings & two vehicular access points. This application is a Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 17-AUG-17.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Richard Temple who can be contacted on telephone number 01903 737591.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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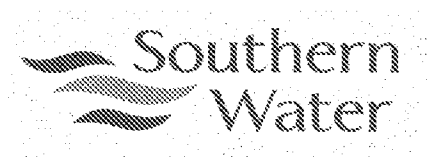
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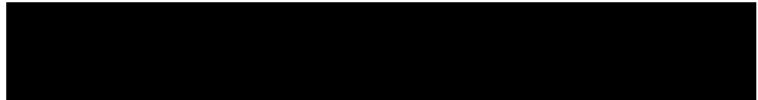
Practical measures to reduce the potential adverse impacts of development

Reasons	Practical measures
Adequate and sustainable surface water drainage.	No surface water connections to the wastewater system. (See part H of the Building Regulations)
Guard against further groundwater infiltration into the foul drains or sewers serving the development.	The use of fusion jointed MDPE pipes can prevent groundwater infiltration and require a minimum of maintenance. The use of mass concrete surrounds to inspection chambers and manholes can prevent infiltration and require a minimum of maintenance
Guard against surface floodwaters entering the foul system serving the development.	Overland surface water flow routes should be provided for flows greater than those for which pipelines and culverts have been designed. Wherever possible, foul sewer routes, manhole covers, sink waste gullies, etc. should avoid overland surface water flow routes and any areas where surface water ponding may occur. Failing that they should be sealed against potential surface water inflows. Any sink waste gullies in areas of potential surface water inundation should be sealed or defended by raised brickwork or similar Bolt down sealed inspection chamber and manholes covers should be used in areas of potential surface water inundation. Raising the level of the development above the highways which serve it can protect buildings and their drainage systems from potential surface water inundation. However, care should be taken at local low spots in the highway where overland surface water flows may gather and overflow onto properties.
Protect the properties from foul flooding or unusable sanitation should the public sewerage system surcharge.	Part H of the Building Regulations contains suitable practical measures. However, the provision of an external gully is inappropriate where there is a risk of surface water flooding. In these circumstances, non-return valves are more appropriate. Dirigo or similar non-return air valves are now commonly fitted to soil vent pipes thereby allowing them to allow them to vent within the building. This practice can lead to problems with bubbling WCs, the blow out of U bend traps and odour within buildings when the sewerage system surcharges. The use of traditional external vent pipes without air valves can prevent this.



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

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW



Your Ref
EG/46/17/OUT
Our Ref
PLAN-019154
Date
15/08/2017

Dear Sirs,

Proposal: Outline application with some matters reserved for up to 30 No.dwellings & two vehicular access points. This application is a Departure from the Development Plan. Site: Land north of Spode Cottage & West of Greenings & South of Fontwell Cottages, Eastergate Lane, Fontwell, PO20 3RX. EG/46/17/OUT

Thank you for your letter of 14/07/2017.

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer crossing the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

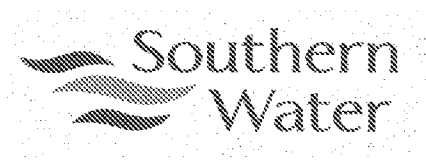
It might be possible to divert the public foul sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Should the applicant wish to divert apparatus:

1. The 225 mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer
3. No new soakaways should be located within 5 metres of a public sewer.
4. All other existing infrastructure should be protected during the course of construction works.

Southern Water Sparrowgrove House Otterbourne Winchester Hampshire SO21 2SW www.southernwater.co.uk

Southern Water Services Ltd Registered Office: Southern House Yeoman Road Worthing BN13 3NX Registered in England No.2368670



Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items (1) – (4) above also apply.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW [REDACTED]
[REDACTED]

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example “The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.”

The results of an initial desk top study indicates that Southern Water currently cannot accommodate the needs of this application without the development providing additional local infrastructure. The proposed development would increase flows into the wastewater sewerage system and as a result increase the risk of flooding in and around the existing area, contrary to paragraph 109 of the National Planning Policy Framework.

Should the Local Planning Authority be minded to approve the application, Southern Water would like the following condition to be attached to any permission. “Development shall not commence until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.”

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. Under no circumstances will Southern Water accept surface water into the foul sewer in order to prevent flooding elsewhere in the network.

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 unfavourable conditions.



Please note: The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- A Adequate soakaway or infiltration system
- B Water course
- C Where neither of the above is practicable, sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

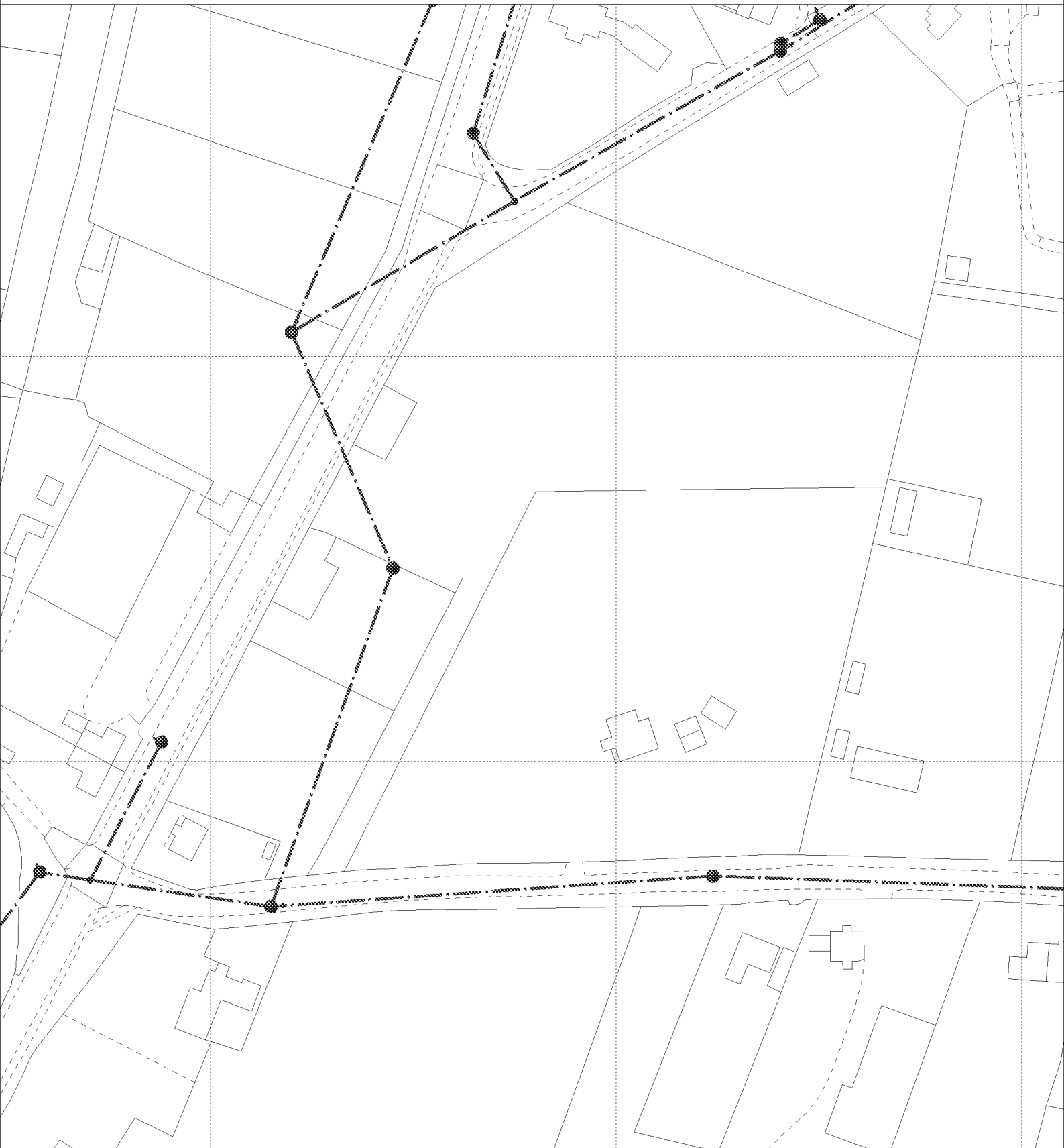
We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

Yours sincerely

A black rectangular box redacting the signature of the person representing Developer Services.

Developer Services

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: SU9406SE

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 EG/46/17/OUT



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Date: 17-7-2017

Southern Water MapGuide Browser

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