



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

Email: [REDACTED]

Your Ref
EG/49/18/OUT

Our Ref
PLAN-024366

Date
20/09/2018

Dear Sirs,

Proposal: Outline application with some matters reserved for the demolition of 1 No. dwelling & erection of 10 No.new dwellings, widening of existing access to provide improved visibility splays, maintaining front boundary buffer of approximately 5m in depth, car parking for 30 cars (including garages and visitor parking) & landscaping. Site: Bexstone House, Barnham Road, Eastergate, PO20 3RT. EG/49/18/OUT

Attached is an information request form. Southern Water asks that this is populated by the developer with the requested information and returned to Southern Water Services. This information will assist Southern Water in understanding the level of infrastructure that may be required to service development over the build period of this development. Please provide the following information:

Proposed start date	/	/
Proposed connection date	/	/
First occupation date	/	/
Forecast completion date	/	/
Proposed date of full occupancy	/	/



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												

Please return this letter with the requested information to: Southern Water, Developer Services, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW.

This is for Southern Water's use only. All information provided by yourselves will be treated as private and confidential and will remain for internal use only.

To discuss this request further with Southern Water, Tel: 0330 303 0119.

Yours Sincerely

Marta Karpezo
Developer Services



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

Email: [REDACTED]

Your Ref
EG/49/18/OUT
Our Ref
PLAN-024366
Date
20/09/2018

Dear Sirs,

Proposal: Outline application with some matters reserved for the demolition of 1 No. dwelling & erection of 10 No. new dwellings, widening of existing access to provide improved visibility splays, maintaining front boundary buffer of approximately 5m in depth, car parking for 30 cars (including garages and visitor parking) & landscaping.

Site: Bexstone House, Barnham Road, Eastergate, PO20 3RT.
EG/49/18/OUT

Thank you for your consultation letter of 17/08/2018.

Southern Water has undertaken a desk study of the impact that the additional 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 until any necessary network reinforcement is undertaken by Southern Water. Any such network reinforcement will be funded partially 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 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".

It may be possible for some initial dwellings to connect, pending network reinforcement and 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 required to deliver network reinforcement will consider an allowance for the following processes

Initial feasibility 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 that Planning approval has been given.

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. This should not involve disposal to a public foul sewer.

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.

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 sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

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 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 (Tel: 0330 303 0119) or www.southernwater.co.uk.

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.

Yours Sincerely

A black rectangular box redacting the signature of Marta Karpezo.

Marta Karpezo
Developer Services

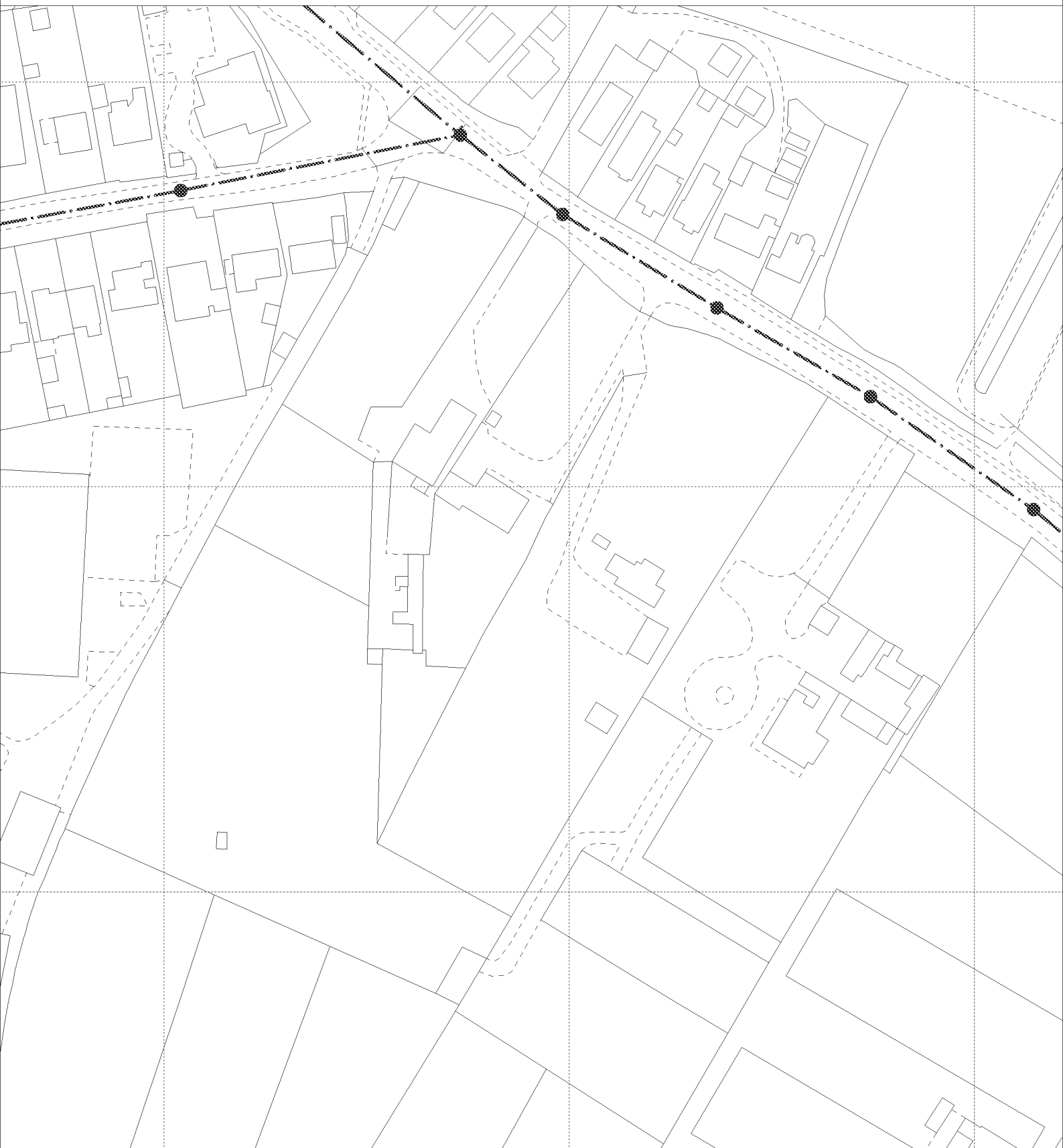


Practical measures to reduce the potential adverse impacts of development

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. Dirgo 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.
--	---

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.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530

O.S. REF: SU9405SE

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/49/18/OUT



Printed By: chandne

Date: 10-9-2018

Southern Water MapGuide Browser

Requested By: