

APPENDIX 14.1

ADC COMMENTS ON THE DRAINAGE PROPOSALS

Anthony McNevin

From:
Sent:
To:
Cc:
Subject:



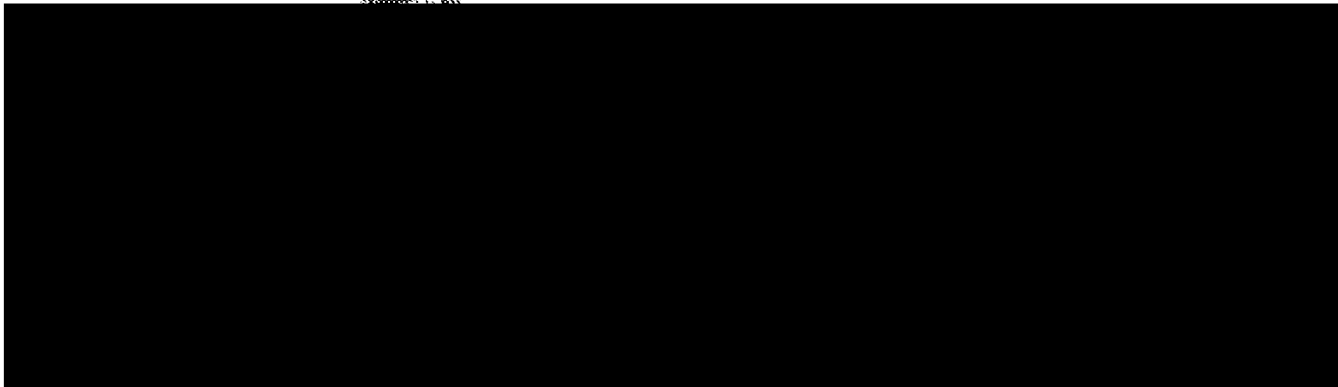
Hi All,

My apologies for the misunderstanding. There is no need for a sewer capacity check if flows are be taken directly to Ford WWTW.

However, the developer will need to apply for a section 98 in order to cross Southern Water's land to allow for a connection.

Kind regards

Luis Silva
Planning Co-ordinator
For Sussex



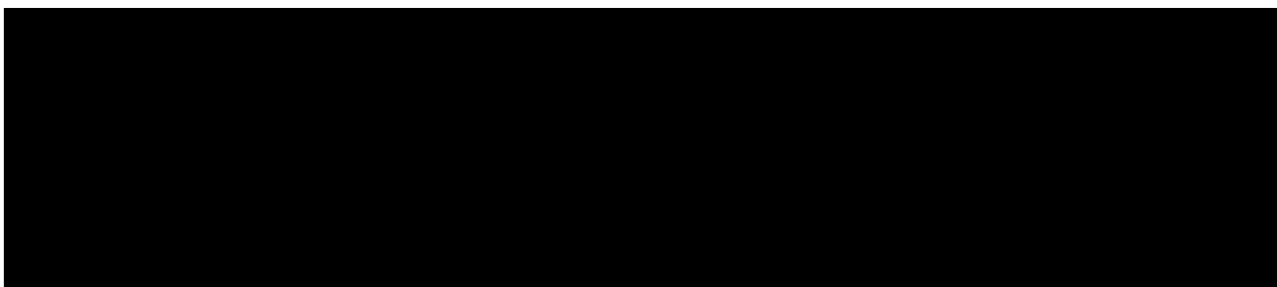
Subject: RE: Ford Airfield - Capacity Check

Luis

Can you talk to Stephen Frost on this please and reply to Alan

Regards Joff

Sent from my Samsung Galaxy smartphone.



Hi Joff

AT our meeting at Ford, Steve Frost confirmed that the WWTWS had capacity for the redevelopment of Ford Airfield.

I therefore can't understand why we are being asked to pay for and trigger a capacity study??

Perhaps you could kindly clarify?

Many tanks

Alan

Alan Brackley

BBag CBag FCE FESoundE FCHT

Founder



Brighouse · Chesham · Glasgow · Hartlepool · Leamington Spa · Sheffield

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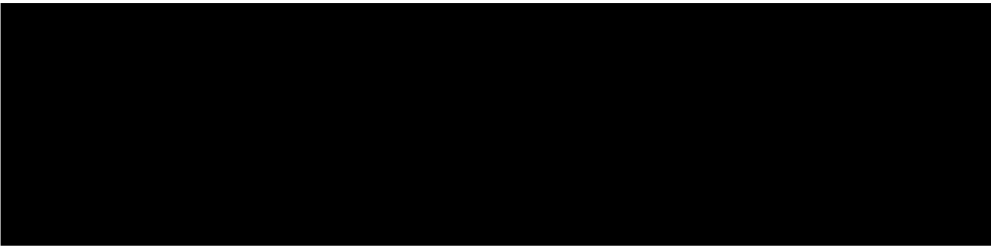


Hi

Luis is on 01962 271296 but he leaves on Friday, after this date Marta Karpezo should be able to help you or myself

Regards

joff



Hi Joff

We don't seem to have a direct dial telephone number/ mobile for Luis on file.

Please would you be able to provide?

Thanks.

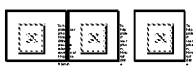
Anthony McNevin

Associate



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Hi Luis

Thank you for your email.

Please clarify what you require to be submitted as a “Formal Consultation” to carry out a capacity check for the site. Is this a simply a letter or email. We first emailed Southern water on 7 September 2018 to request if the Ford Wastewater Treatment Works has capacity to receive flows. Please refer to the email attached. This has been followed up on a number of occasions.

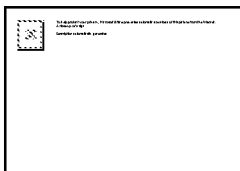
We understand that a the capacity check refers to the capacity at the Ford Wastewater Treatment Works as new infrastructure is being provided from the development to the works. Please can you provide me, or direct me on your website, to the relevant application form if necessary. Will this require a study to be carried out?

I would be grateful, if you would respond at the earliest opportunity.

Regards

Anthony McNevin

Associate



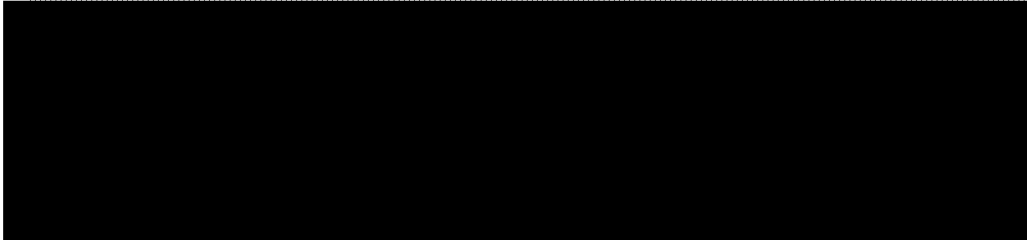
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Dear All,

Southern Water only response regarding the above development was related to a Scoping Opinion (Plan - 025784; Ref: F/19/18/EIS)

Southern Water request a formal consultation to be submitted by the applicant/ developer in order to carry out a capacity check for this site.

Kind regards

Luis Silva
Planning Co-ordinator

For Sussex

T [REDACTED]
southernwater.co.uk



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West Sussex
BN17 5LF

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

Email: [REDACTED]

F/19/18/EIS

Our Ref

PLAN-025784

Date

05/12/2018

Dear Sirs,

Proposal: Scoping opinion for development of up to 1,500 dwellings, up to 37,000 sqm of employment floor space, a local centre including retail, commercial and community facilities, primary school, nursery, a care/retirement home, healthcare facilities, public open space, new sports pitches and facilities, & associated access, infrastructure, landscape & ancillary works

Site: Ford Airfield, Ford, BN18 0HY.

F/19/18/EIS

Thank you for your letter of 22/11/2018.

Further to your scoping document for the above site I have the following observations to make in respect of the proposed development:

- Southern Water's current sewerage/water records show that there are foul rising mains (100mm, 125mm, 180mm, 500mm & 600mm) and 700mm (treated effluent) rising main within the proposed development site.
 - No new development/building works will be permitted to be constructed over or within 3.0 metres of the existing 100mm, 125mm, 180mm foul rising mains. Sewer record attached for your information.
 - No new development/building works will be permitted to be constructed over or within 3.5 metres of the existing 500mm and 600mm foul rising mains. Sewer record attached for your information.
 - No new development/building works will be permitted to be constructed over or 4.0 metres of the existing 700mm (treated effluent) rising main. Sewer record attached for your information.

- No new soakaways should be located within 5 metres of a public sewers and rising mains.
- In addition, 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/s now deemed to be public could be crossing the above property.
- Due to the size of the development an assessment is required to ascertain an appropriate point of connection to the foul and surface water sewerage network, in order to protect existing premises from the impact of sewage flooding.
- Southern Water requires a formal application for a connection to the public foul and surface water main to be made by the applicant or developer.
- 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 does not supply water to this area.
- The proposed development site is in the immediate vicinity from Ford WWTW.

Southern Water endeavours to operate its sewage and sludge treatment works efficiently and in accordance with best practice to prevent pollution. However, the very nature of sewage treatment works means that they are not ideal neighbours to sensitive land uses. Development sensitive to odour pollution in close proximity to sewage treatment works can suffer from smells that are inherent in the treatment process.

We therefore ask that the precautionary principle is adopted by Local Planning Authorities to avoid potential land-use conflict, in accordance with National Planning Policy Framework. This can be achieved by designating an appropriate buffer zone around the treatment works within which development sensitive to odour is excluded or by a S106 agreement in which the developer funds measures at the works required to control odours.

If you require any further information, please do not hesitate to contact our office on the above telephone number.

Yours sincerely,



Luis Silva
Developer Services

Anthony McNevin

From:
Sent:
To:
Cc:
Subject:
Attachments:

Anthony,

Thank you for the meeting this morning.

As discussed the comments below are initial, and we will likely provide more extensive comments when we better understand infiltration potential.

1. Infiltration testing was completed in August and at considerable depths. Infiltration testing must be completed between October and March. It may be possible for the applicant to complete this before the end of March. However, any later than this and they will have to wait until next winter. The outline planning process could progress in the meantime as long as a suitable drainage strategy is included which clearly documents your intentions to follow the hierarchy for sustainable drainage. If this step was taken we would like as much flexibility regarding attenuation locations etc. to be retained should infiltration potential not be established before determination of outline planning.
 2. Infiltration testing should be completed above maximum recorded winter groundwater levels and at depths of proposed infiltrating structures. Therefore, I would like to see some shallow infiltration testing at circa 0.5mbgl or appropriate depths for permeable paving. And at potential depths for soakaways, circa 1m. I do not think that soakaways will be sited to depths of over 2m given the geological conditions.
 3. Infiltration testing and groundwater monitoring locations are not appropriate to date. Both must be completed at the proposed locations for surface water drainage, yet there is a significant lack of these investigations in the proposed locations of ponds.
 4. The locations of monitoring and testing are also very sparse, we would expect far more monitoring and testing to be completed for a site of this size. We would anticipate one shallow infiltration test and one deep infiltration test per small housing parcel. We would also expect a ground water monitoring location within each small parcel.
 5. I would expect infiltration to be utilised where infiltration rates are found to be greater than $\times 10^{-6} \text{ms}^{-1}$. If half drain times exceed 24 hours for the 1 in 10 year plus climate change event we would permit high level overflows to be utilised which permit the discharge of water to watercourse at QBar.
 6. Pumping stations will not be accepted. The fact that these are proposed to me is a demonstration that master planning has not considered surface water drainage properly and that solutions beyond a pipe network have not been considered properly and that attenuation features have been shoe horned into inappropriate areas.
 7. Discharge rates do not need to be 5l/s, the minimum discharge rate we allow is 2l/s. But again, you must demonstrate that infiltration doesn't work first.
 8. A more detailed catchment analysis must be completed if it is proved that discharge to watercourse is required. I.e. flow rates to each outlet must be an appropriate reflection of the natural catchments.
 9. Ground raising is mentioned, we will need full details of this and I will expect this will be conditioned.
- I have attached our checklist which goes into the level of detail we expect to see if pre commencement conditions are to be avoided.

Thanks,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)



<http://www.arun.gov.uk>

DX 57406 Littlehampton

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