

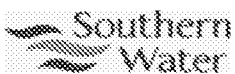
[REDACTED]

From: Bland, Chantal [REDACTED]
Sent: 14 August 2017 14:09
To: Planning.Responses
Subject: Response: Planning application - F/7/17/PL - Arun Sports Arena Rollaston Park Ford Airfield Yapton BN18 0HY

Dear Sirs,

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

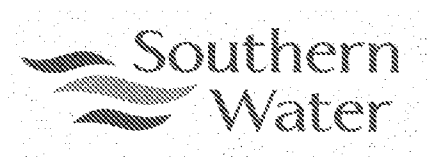
Chantal Bland
Technical Co-ordinator



[REDACTED]
www.southernwater.co.uk

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Planning and Development Services
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Littlehampton
West Sussex
BN17 5LF

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

Tel: 0330 303 0119

Email: developerservices@southernwater.co.uk

Your Ref

F/7/17/PL

Our Ref

PLAN-019357

Date

14/08/2017

Dear Sirs,

Proposal: Retrospective application for the additional use of the existing building to include sporting & leisure activities & ancillary uses. Use of the adjoining land for sports pitches & sports facilities to be used between the hours of 07.30hrs to 22.00hrs (Weekdays), 09.00hrs to 18.00hrs (Saturday, Sundays & Bank holidays).
Site: Arun Sports Arena, Rollaston Park, Ford Airfield, Yapton, BN18 0HY.
F/7/17/PL

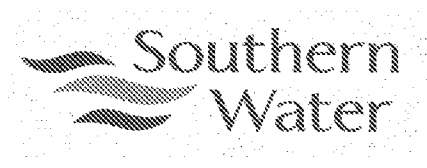
Thank you for your letter of 27/07/2017.

Please find attached a plan of the sewer records showing the approximate position of foul rising main and treated effluent rising main within the site. The exact position of the foul rising main and treated effluent rising main must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or new tree planting should be located within 4 metres either side of the centreline of the 125 mm and 180 mm foul rising main.
- No development or new tree planting should be located within 4.5 metres either side of the centreline of the 500 mm and 600 mm foul rising main and the 700mm treated effluent rising main
- No development or new tree planting should be located within 4.5 metres either side of the centreline of the treated effluent rising main.
- No new soakaways should be located within 5m of a public sewer.
- No spoil, construction materials, construction plant and equipment is to be stockpiled or stored over Southern Water apparatus, including gravity sewers, rising mains and water mains

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



-All existing infrastructure should be protected during the course of construction works.

Furthermore, 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".

The proposed development is some distance from the nearest public foul sewer. The applicant should assure himself that he has adequate rights to utilise the intervening private drainage systems. Otherwise the connection to the public sewerage system could be requisitioned under the terms of the Water Industry Act.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS). Under no circumstances will Southern Water accept surface water into the foul sewer in order to prevent flooding further down stream.

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

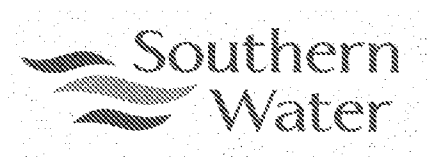
Specify a timetable for implementation

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.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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."

The proposed development site is located approx 64 metres 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. I will describe later how the size of the buffer zone can be determined but will first make reference to National Planning Policy Framework.

National Planning Policy Framework. paragraphs 17, 109 and 120 list matters that may be material in the consideration of individual planning applications. It includes: “ the need to separate necessary but potentially polluting and other land uses so as to reduce conflicts, for example by identifying where necessary areas around existing sources of pollution in which proposed new development and uses should be carefully considered in terms of the potential as pollution receptors.

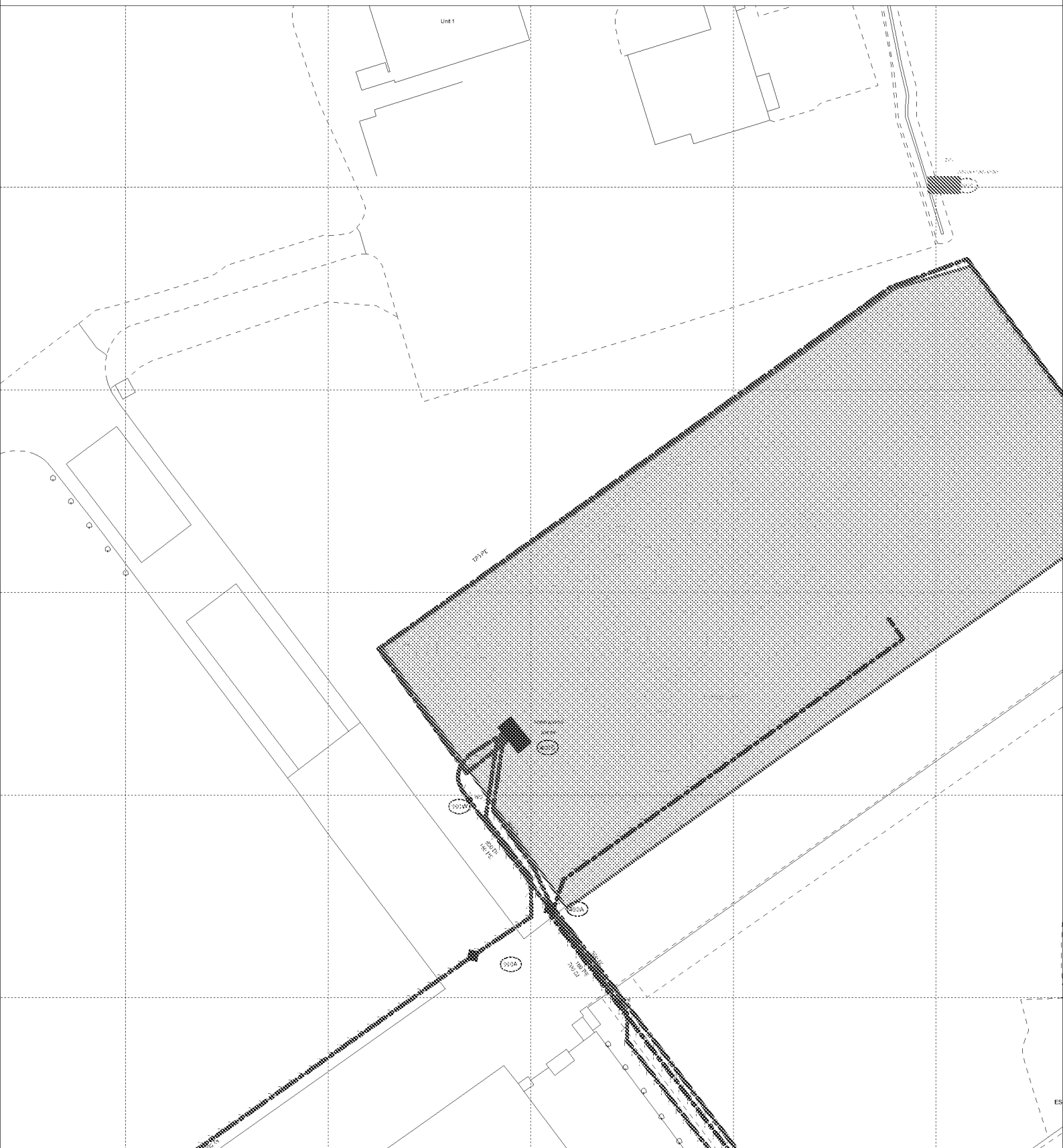
Returning to the question of the size of the buffer zone required, the water industry predicts the dispersion of odours from point sources using computer modelling. Meteorological Office data is used to predict the dispersion of odours throughout a “receptor grid” radiating outwards from the works. Modelling is based on the industry standard for odour of 0.6 parts per billion (ppb) of hydrogen sulphide with a 98-percentile probability. Sensitive development that is subject to levels above this standard is likely to lead to complaints about odour from residents

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: SU9903SW