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LU/229/10/

Our Ref

S/AR/2010/229

Date

31/08/2010

Dear Sir

Proposal: Redevelopment of site: Demolition of 2 bungalows, workshop, glasshouses and incidental development with erection of 91 dwellings with improved means of access onto worthing road with all other matters reserved. Site: Windroos Nursery, Worthing Road, Littlehampton, West Sussex BN17 6LY. LU/229/10/

Thank you for your letter dated 30/07/2010.

Following initial investigations, there is currently inadequate capacity in the local foul sewerage network to provide foul sewage disposal to service the proposed development. The proposed development would increase flows to the public sewerage system, and existing properties and land may be subject to a greater risk of flooding as a result.

Additional off-site sewers or improvements to existing sewers, will be required to provide sufficient capacity to service the development. Section 98 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested (by the developer) and provided to drain to a specific location.

However, the proposed foul flow could be accommodated if it can be proved that the foul flow from the proposed development are no greater than the existing levels and should be ensured that there is no overall increase in flows into the foul system. To investigate this option, you will be required to provide a topographical site survey and/or a CCTV Survey with the connection application showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed foul flow will be no greater than the existing contributing flows.

Should this application receive planning approval, please include, as an informative to the permission, the following requirement:

"The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact *Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH* (tel 01962 858688), or www.southernwater.co.uk".

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. This should not involve disposal to a public foul sewer.

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

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

SUDS systems usually have a significant land take and it is not clear how the SUDS facilities can be accommodated within the proposed layout. Before the proposed layout is approved, we advise that the applicant/developer give consideration to ensure that the proposed means of surface water disposal can be accommodated within the proposed layout.

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.

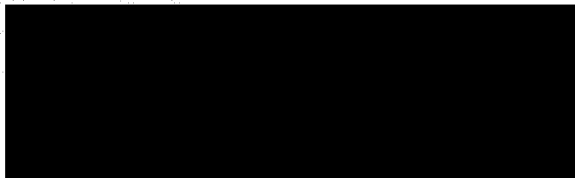
Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

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

Yours faithfully


Network Development
Atkins Ltd, for Southern Water



A detailed map of a residential area, likely a cadastral or planning map. The map shows a network of streets and numerous small, rectangular lots. Several streets are labeled, including "ST. JAMES ST." and "ST. JAMES AVE." in the upper left, and "ST. JAMES ST." and "ST. JAMES AVE." in the lower left. A large, irregularly shaped lot is highlighted in the center-right, with a small "X" mark inside it. Other lots are marked with "X" symbols, some of which are grouped together. The map also shows a large, irregularly shaped lot on the right side, which is shaded in a darker tone. The overall layout suggests a planned residential development with a central area and surrounding streets.

Requested By: