

[REDACTED]

From: Karpezo, Marta [REDACTED]
Sent: 27 December 2017 13:13
To: Planning.Responses
Subject: Re: Planning Consultation on: LU/376/17/OUT

Dear Sirs

Please find the attached our response comments letter to the below planning application consultation.

Kind Regards

Marta Karpezo
Technical Co-ordinator
Developer Services

Southern Water, Southampton, Okebourne Way, SO21 2SW

[REDACTED]

From: [REDACTED]
Sent: 2 [REDACTED]
To: Network Development Southern Water
Subject: Planning Consultation on: LU/376/17/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 NO: LU/376/17/OUT

Registered: 16th November

Site Address: 2017
The Bungalow Southdown Nursery Old Mead Road
Littlehampton BN17 7PU

Grid Reference: 502192 104241

Description of Works: Outline application with all matters reserved for demolition of a bungalow & outbuildings & erection of up to 25No. dwellings of which 30% will be affordable, with associated open space

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 28-DEC-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 Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

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

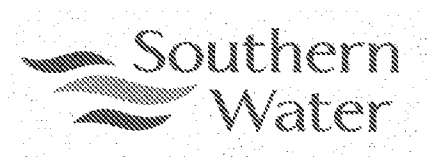
NLPG UPRN 100062237016
DX 57406 Littlehampton

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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

LU/376/17/OUT

Our Ref

PLAN-020871

Date

27/12/2017

Dear Sirs,

Proposal: Outline application with all matters reserved for demolition of a bungalow & outbuildings & erection of up to 25No. dwellings of which 30% will be affordable, with associated open space.

Site: The Bungalow, Southdown Nursery, Old Mead Road, Littlehampton BN17 7PU. LU/376/17/OUT

Thank you for your letter of 24/11/2017.

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.

Alternatively, the developer can discharge foul flow no greater than existing levels if proven to be connected and it is ensured that there is no overall increase in flows into the foul system. You will be required to provide a topographical site survey and/or a CCTV survey 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 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

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.2366670



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.”

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.

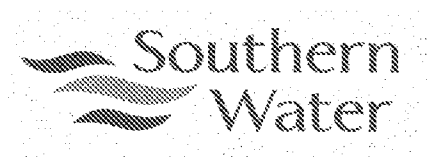
This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council’s technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

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.”

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.

Please note that the construction of some types of permeable paving over adoptable sewers will not be acceptable to Southern Water. 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 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.

Following initial investigations, Southern Water can provide a water supply to the site. Southern Water requires a formal application for connection and on-site mains to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Yours sincerely

A solid black rectangular box used to redact the signature of the person representing Developer Services.

Developer Services



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

Your Ref

LU/376/17/OUT

Our Ref

PLAN-020871

Date

27/12/2017

Dear Sirs,

Proposal: Outline application with all matters reserved for demolition of a bungalow & outbuildings & erection of up to 25No. dwellings of which 30% will be affordable, with associated open space.

Site: The Bungalow, Southdown Nursery, Old Mead Road, Littlehampton BN17 7PU.
Planning Ref: LU/376/17/OUT

Please find below, in addition to our Consultation response, an information request that we have recently prepared. Southern Water requests that this is populated by the Developer and returned to us. This information will be treated as Business confidential and 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 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



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: TQ0204SW

Scale: 1:1250



Printed By: ganesas

Date: 27-11-2017

Southern Water MapGuide Browser

Requested By:

Screen Print

ARUN DISTRICT COUNCIL LD/376/17/001

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (HOK) materials may include Bonded Asbestos Cement

N

