

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 May 2017 09:15
To: Planning Scanning
Subject: FW: response: Planning Consultation on: P/6/17/OUT - Land North of Hook Lane, Pagham, PO21 3PD
Attachments: GIS.pdf; 15.05.17 PLAN-018119.pdf

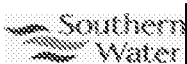
From: Bland, Chantal [REDACTED]
Sent: 15 May 2017 15:52
To: Planning.Responses
Subject: response: Planning Consultation on: P/6/17/OUT - Land North of Hook Lane, Pagham, PO21 3PD

Dear Sirs,

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

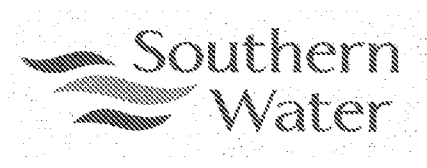
Kind regards,

Chantal Bland
Technical Co-ordinator



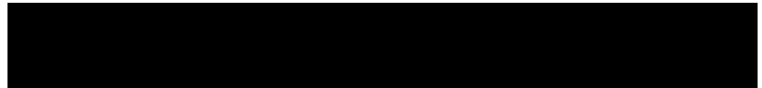
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Planning and Development Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

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



Your Ref
P/6/17/OUT
Our Ref
PLAN-018119
Date
15/05/2017

Dear Sirs,

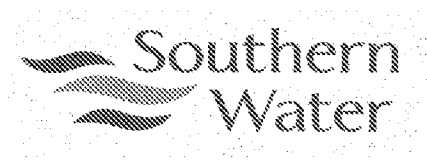
Proposal: Outline application with some matters reserved for construction of up to 300 No. new homes, Care home of up to 80No. beds, D1 uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan.
Site: Land North of Hook Lane, Pagham, PO21 3PD.
P/6/17/OUT

Thank you for your letter of 06/04/2017.

Please find attached a plan of the sewer records showing the approximate position of a public pressurized foul sewers (rising mains) crossing the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. I note there appear to be county council land drains bounding the southern part of the site.

It might be possible to divert the public sewers, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Should the applicant wish to divert apparatus:



1. The foul rising mains require a clearance of at least 3 metres either side of the sewer (dependent on depth and diameter) to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 3 metres either side of the centreline of the public foul rising mains.
3. No new soakaways should be located within 5 metres of a public foul rising main.
4. All other existing infrastructure should be protected during the course of construction works.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items (1) – (4) above also apply.

Please note: There is a decommissioned public foul rising main crossing the site and note there is a deed of easement within the site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example “The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.”

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”.

Our initial investigations indicate that Southern Water cannot provide foul sewage disposal to service the proposed development. The wastewater discharged from the proposed development will be drained to Southern Water’s Summer Lane, Pagham wastewater treatment works. The works currently does not have the capacity to accommodate flows from the proposed development. Where development has been identified and allocated for future development by the Local Planning Authority, Southern Water will attempt to ensure capacity is available to serve these developments.

The applicant is advised therefore to examine alternative means of foul sewage disposal.

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.

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: SZ8999SE

Scale: 1:3984

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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

ARUN DISTRICT COUNCIL P/6/17/OUT



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Date: 7-4-2017

Southern Water MapGuide Browser

Requested By: