

[REDACTED]

From: [REDACTED]
Sent: 08 August 2019 09:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: planning application consultation. - WA/63/19/PL

Dear Sirs/ Madam,

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

Kind regards

Luis Silva
Planning Co-ordinator
For Sussex

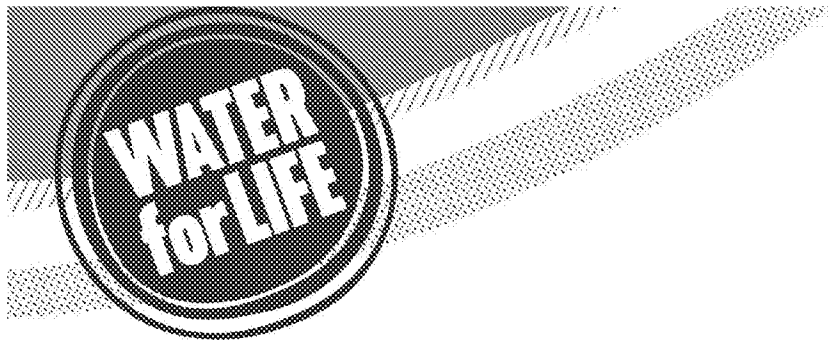
[REDACTED]
southernwater.co.uk



from
Southern Water 

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from

**Southern
Water** 

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

Your ref
WA/63/19/PL

Our ref
PLAN-028891

Date
08/08/2019

Contact


Dear Sirs,

Proposal: Erection of 8 dwellings with garaging & open resident & visitor parking, with a new access from Arundel Road; provision of hard & soft landscaping & open space; foul & surface water drainage systems; & other works - This application is a Departure from the Development Plan.

Site: WA/63/19/PL: - Land South of Arundel Road, Walberton, BN18 0QP.

Thank you for your letter dated 09/07/2019.

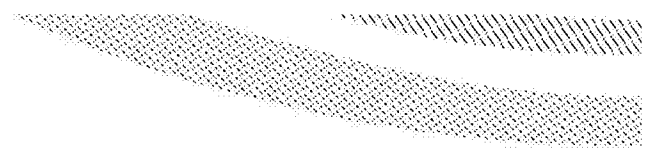
Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

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:

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- 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.

Should the applicant wish to offer the sewers for adoption under section 104 of the Water Industry Act, the drainage design should comply with Sewers for Adoption standards and Southern Water's requirements. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

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."

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Due to surface water inundation issues in the Lidsey Catchment the applicant is advised to adopt, where appropriate, the measures in the table "Practical measures to reduce the potential impacts of development".

Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

Yours sincerely,



Luis Silva
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: SU9606NW

Scale: 1:2500

Screen Print

ARUN DISTRICT COUNCIL WA83/19/PL

WARNING: BAC pipes are constructed of Banded Asbestos Cement

WARNING: Unknown (HUK) materials may include Banded Asbestos Cement



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Southern Water MapGuide Browser

Requested By:

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