

Your ref:

Our ref: 38848/4001/FWA

18 September 2017

ECE Planning
Brooklyn Chambers 11
Goring Road
Worthing
West Sussex
BN12 4AP



Peter Brett Associates LLP
Caversham Bridge House
Waterman Place, Reading
Berkshire RG1 8DN

Attn: Huw James

Dear Huw

RE: Foul Drainage Assessment – Development of Wandleys Farm, Fontwell

Introduction

This letter was prepared to support an outline planning application for up to 157no. residential units and associated services and infrastructure to Arun District Council.

Liaison with Southern Water

Southern Water sewer records show the presence of two public foul sewers beneath Wandleys Lane, and another beneath West Walberton Lane. A capacity check indicated there was lack of capacity in their existing network. A feasibility study application was submitted and received by Southern Water on 24/08/17 which will help determine the cause of the lack of capacity in the network; no response has been received to date but is expected on 19/09/17.

Liaison with Arun District Council

Correspondence with Arun District Council revealed the site is located in the Lidsey Foul Water Treatment Catchment Area. An Environmental Assessment is required for developments within this catchment area if foul water is not discharged to the public mains. Under the assumption that there is capacity in Southern Water public foul mains, an Environmental Assessment is not required for this application.

Land at Fontwell Development

The Land at Fontwell (Dandara) development received planning permission for a residential development on the western side on Wandleys Lane, opposite our site (Arun DC ref: WA/22/15/OUT). Part of the approved works include an upgrade to the Southern Water foul network downstream from our proposed development. Depending on the nature of the upgrades, this may provide extra capacity required for the development.

Preliminary Outline Strategy

Based on the existing topography, the foul sewers will gravitate toward the south-east corner of the site. As the only accessible foul mains are located along Wandleys Lane to the west of the site, a pumping station will likely be necessary to discharge the foul water. The station will need to be a Type 3 pumping station, in line with Sewers for Adoptions 7th Edition, with a plan area of 8x12m and a 15m buffer to habitable buildings.

The proposed peak discharge rate will be 7,27l/s based on Sewers for Adoptions 7th Edition while the average daily flow rate will be 19,625l/day based on Building Regulations Part G.

Yours sincerely



Andy Robertson

BSc CEng MICE MCIWEM C.WEM

For and on behalf of

PETER BRETT ASSOCIATES LLP

Cc Southern Water Foul capacity check and sewer asset records

Approved Southern Water foul network upgrade plans for Land at Fontwell



Peter Brett Associate
Caversham Bridge House
Waterman Place
Reading
Berkshire
RG1 8DN

RECEIVED

27 JUN 2017

Peter Brett Associates LLP

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

Your Ref:

Our Ref:

CC/003425

Date:

26 June 2017

F.A.O: Mr. Bergeron,

Site: Wandley Farm, Wandleys Lane, Fontwell, West Sussex, BN18 0QR.

Dear Mr. Bergeron,

We have completed the capacity check for the above development site and the results are as follows:-

Foul capacity check:

There is currently inadequate capacity within the foul sewerage network to accommodate a foul flow for the above development at manhole reference SU95064701. 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.

The nearest point where capacity is currently available is at Newbury Lidsey WTW which is located approximately 3.3 km South West of the proposed development site.

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 a specific location.

Unfortunately, it may be several years before adequate infrastructure is provided via a prioritised capital expenditure programme. Therefore, this proposed development would be considered premature until such time adequate sewerage infrastructure could be provided.

It should be noted that Southern Water has recently undertaken a review of their modelling criteria, processes and solutions for Level 2 capacity assessments (sewerage and surface water). This review has indicated concerns with inconsistencies moving through the various processes. Southern Water are not satisfied that we are fully delivering a service that meets the expectations and needs of our Customers and hence the Foul and Surface Water Level 2 capacity assessments will not be available for the foreseeable future.

Southern Water are currently developing a new process/application, which will aim to deliver a more comprehensive and robust solution in providing capacity for your proposed development site. This will appear on Southern Water's website on completion of the review process.

Southern Water will still accept **Fresh Water** Level 2 capacity assessment applications.

Before any connections are made to foul and surface sewerage network, an application form needs to be completed and approved by Southern Water Services.

Should you require any further information, please contact us at the above mentioned phone number or address.

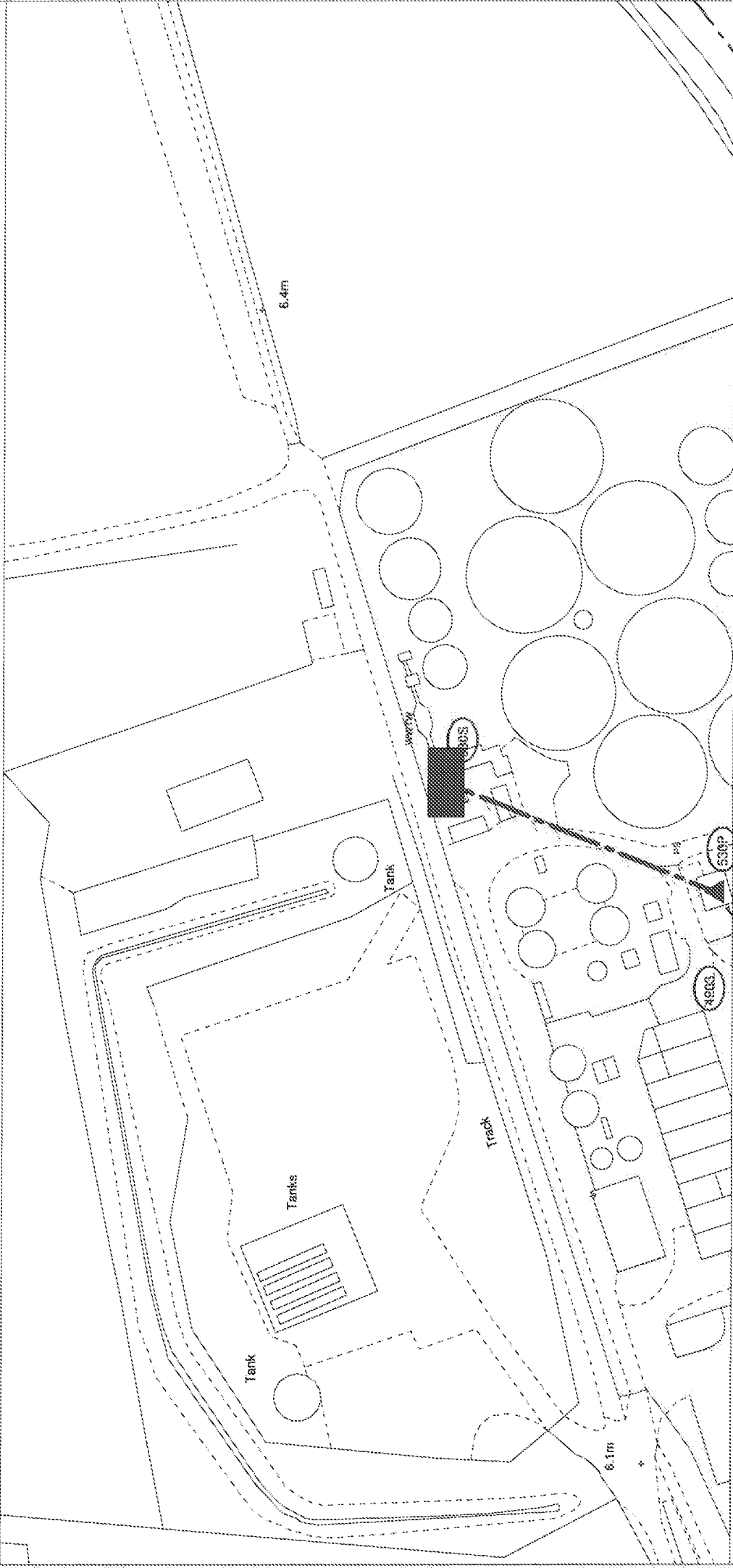
Yours faithfully



David Akehurst
Developer Services
Please note: -

The information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accepts no responsibility in the event of inaccuracy. The actual positions should be determined on site.

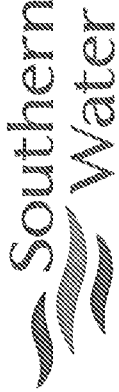
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O.S. REF: SU9403SE

Scale: 1:1250

Sewer Plot

WARNING: BAC pipes are constructed of Bonded Asbestos Cement
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: kolacha

Date: 21-6-2017

Nearest Point of Available Capacity

Requested By:





WORMALD BURROWS PARTNERSHIP
RECEIVED

15 JUL 2015

Dandara Limited
c/o Wormald Burrows Partnership Ltd JOB NO:
12A – 18A Hitchin Street
Biggleswade
Beds
SG18 8AX

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

Tel: **0330 303 0119**
Email: developerservices@southernwater.co.uk

Your Ref:

Our Ref:
CC-SUSS-00062

Date:
13 July 2015

F.A.O: Mr. Kohli,

Site: Land at Fontwell, Fontwell Avenue, Fontwell, West Sussex.

Dear Sirs,

Further to your recent application for a level 2 enquiry regarding the above development site.

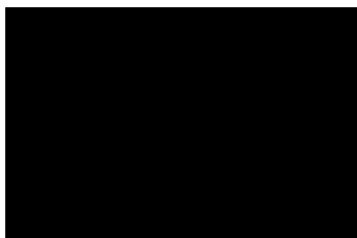
FOUL WATER

Please find enclosed the report which details the extent of works required in order for your proposed development site to be accommodated within the local sewerage infrastructure. It should be noted that the report is only a hydraulic solution to provide capacity for the proposed development site. There are other options available to you / your client in discharging your proposed flows from the site such as making a connection application/requisition to a sewer at a point where capacity is currently available. 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 a specific location.

As you are aware the owner or occupier of the premises or private sewer or drain must give the sewerage undertaker notice of the proposed works. Upon receipt of the notice the undertaker may, within 21 days, refuse to allow him to make the connection if it considers that the mode of construction or the condition of the connecting sewer or drain either does

not satisfy the standards reasonably required by the undertaker, or is such that the making of the communication would be prejudicial to its sewerage system.

The right of refusal is limited to these criteria alone and the undertaker cannot refuse to allow the connection on the grounds that the sewerage system is inadequate to take the extra liquid that the connection will discharge into it. This is a matter that should be dealt with at the planning stage.



Developer Services

Please note: ~

The information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.



STUDY INTO THE OPTIONS FOR
FOUL DRAINAGE PROVISION AT
LAND AT FONTWELL, FONTWELL AVENUE
FONTWELL
WEST SUSSEX

13th July 2015

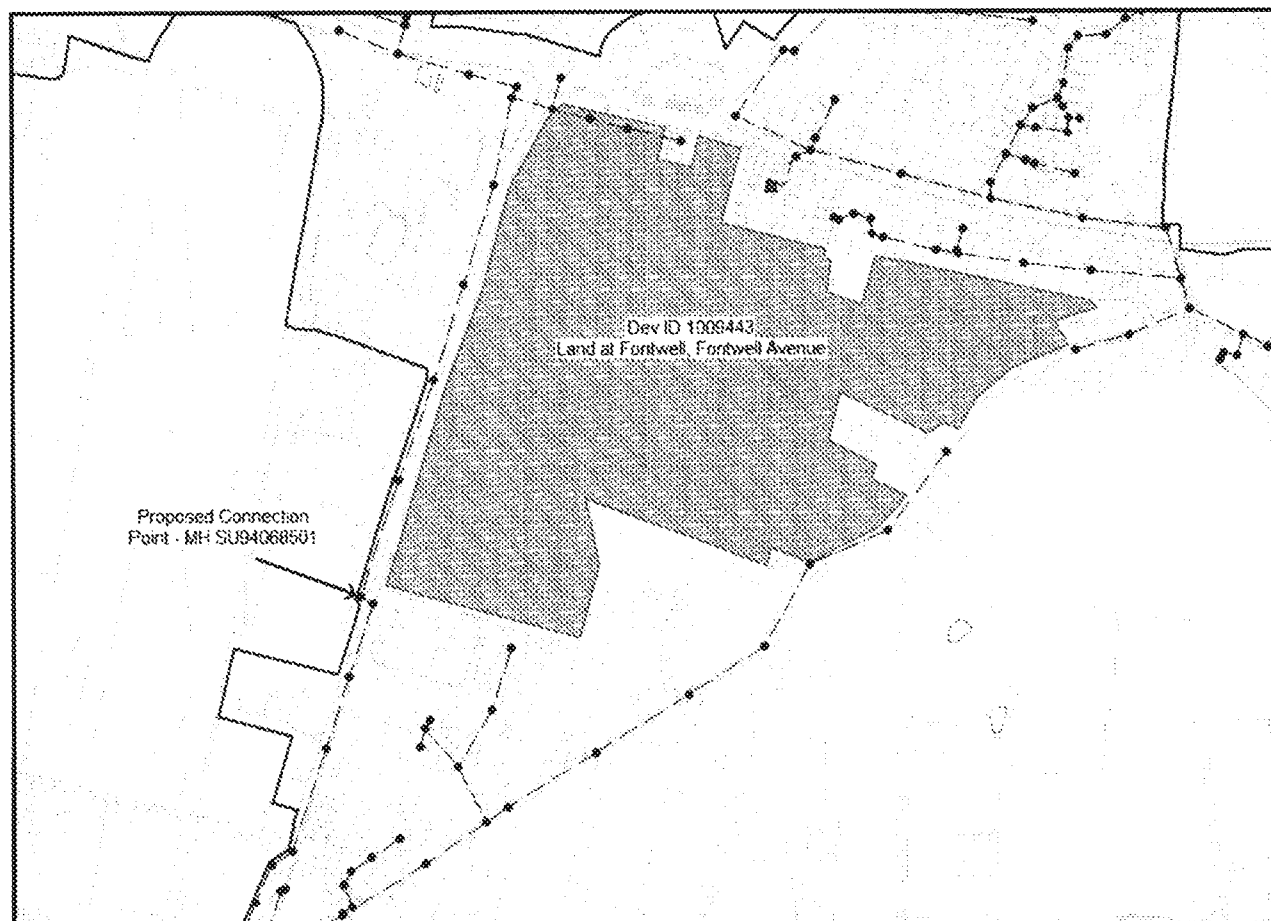
REQUESTED:
DANDARA LIMITED

Study into the Options for Foul Water Drainage Provision along Fontwell Avenue, Fontwell

I. Development Details:

The proposal is to discharge foul flow from the proposed development site to the local foul sewerage system at manhole reference SU94068501 which is located in Fontwell Avenue.

Figure 1 - Proposed Development



II. Results and Conclusions:

Foul Water:

There is currently inadequate capacity within the local foul sewerage network to accommodate the additional flows into manhole reference SU94068501. The proposed development would increase flows to the local network and as a result existing properties and land may be subject to a greater risk of flooding. The upgrade works required are detailed in Table 1 and shown in Figure 2.

The nearest point where capacity is currently available is at Lidsey Wastewater Treatment Works located approximately 3.3 km south of the proposed development site. 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 a specific location.

Study into the Options for Foul Water Drainage Provision along Fontwell Avenue, Fontwell

Surface Water:

As a surface water capacity check has not been requested it is assumed that Surface Water will be disposed of by alternative means i.e. via soakaway or local drainage watercourses, subject to approval from all interested parties.

Figure 2- Proposed Improvements – Foul system

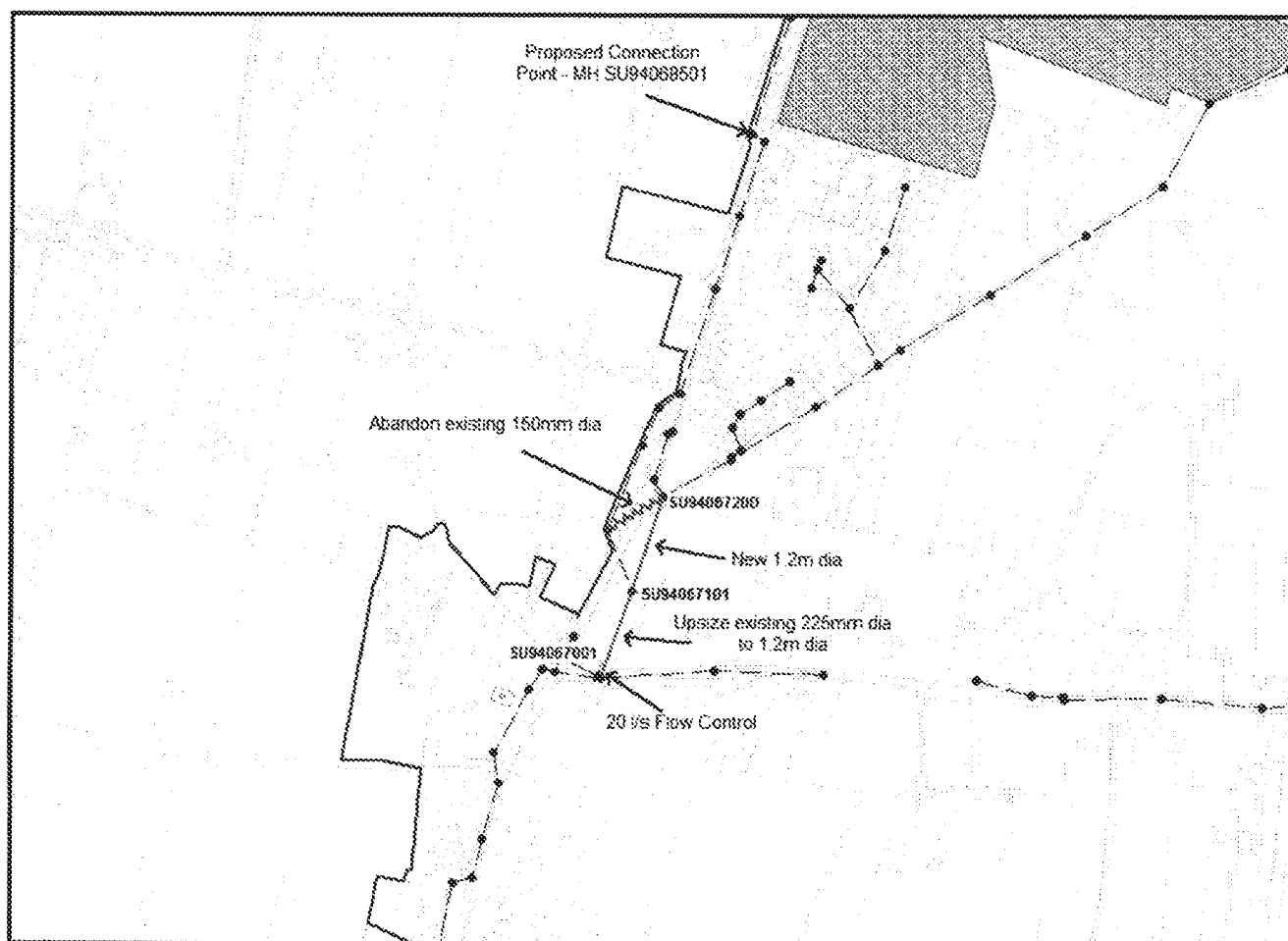


Table 1 - Proposed Improvements Schedule

U/S Manhole	D/S Manhole	Sewer Diameter (mm)		Avg. Depth (m)	Length (m)
		Existing	Proposed		
SU9406720D	SU94067204	150	-	Abandon	
SU9406720D	SU94067101	-	1200	2.5	64
SU94067101	SU94067001	225	1200	2.4	89

Note: Downstream 20 l/s flow control required

Inlet pumps to WTW increased by 5 l/s (163 l/s to 168 l/s)

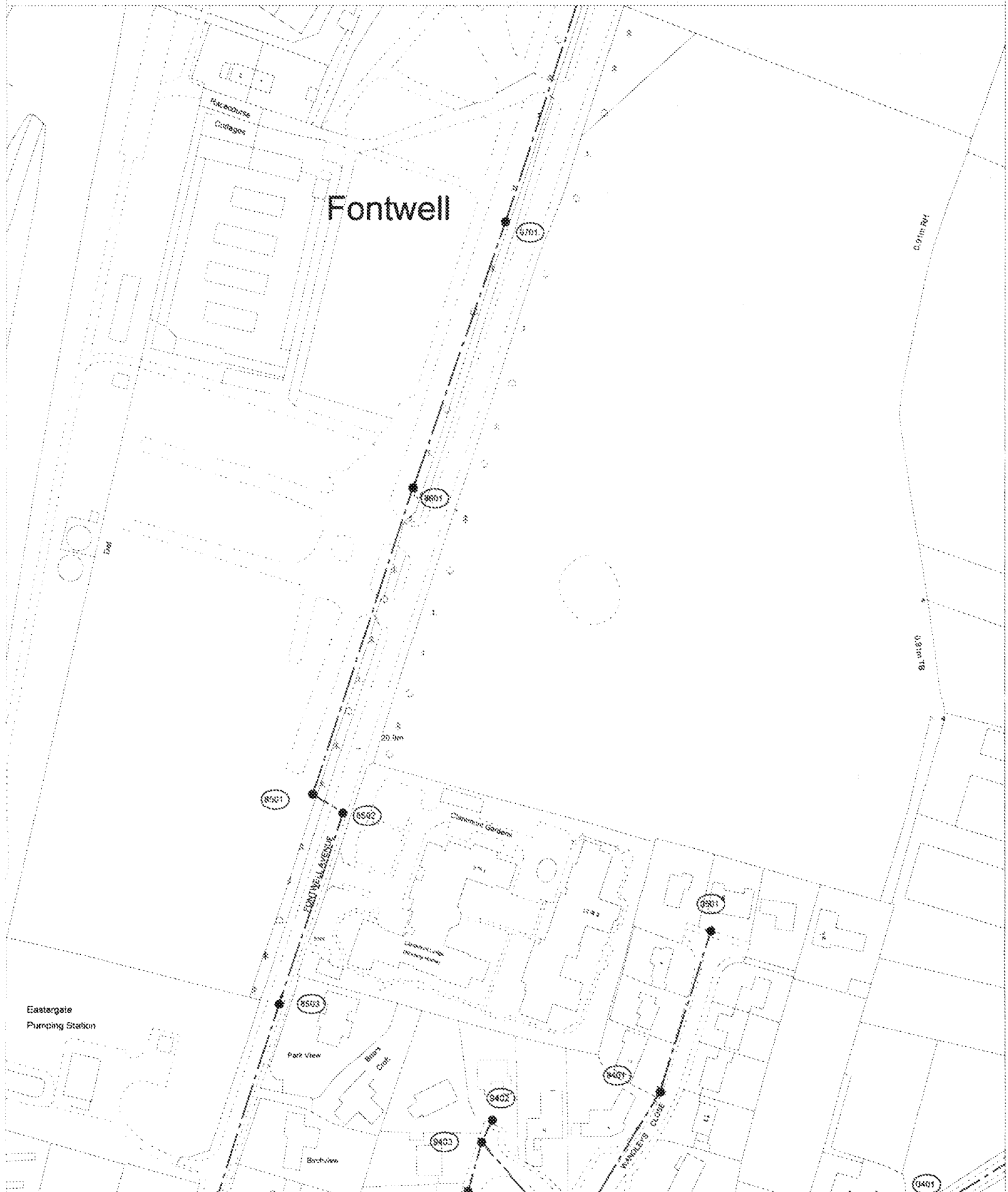
Study into the Options for Foul Water Drainage Provision along Fontwell Avenue, Fontwell

Before any connections are made, an application form needs to be completed and approved by Southern Water Services.

Please note: - The information provided above does not grant approval for any designs /drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.

PUBLIC SEWER RECORD

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accepts no responsibility for the accuracy of the information. The actual positions should be determined on site.

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O.S. REF: SU8406NE

Scale: 1:1250

Sewer Plot

WARNING: This map is a reproduction of the original and should not be used for any other purpose.

ARUN DISTRICT COUNCIL WA/23/12/OUT protocols may include (but not be limited to) the following:



Printed By: sierrob

Date: 13-7-2015

Southern Water MapGuide Browser

Requested By:
A3 Sewer Record Plan

