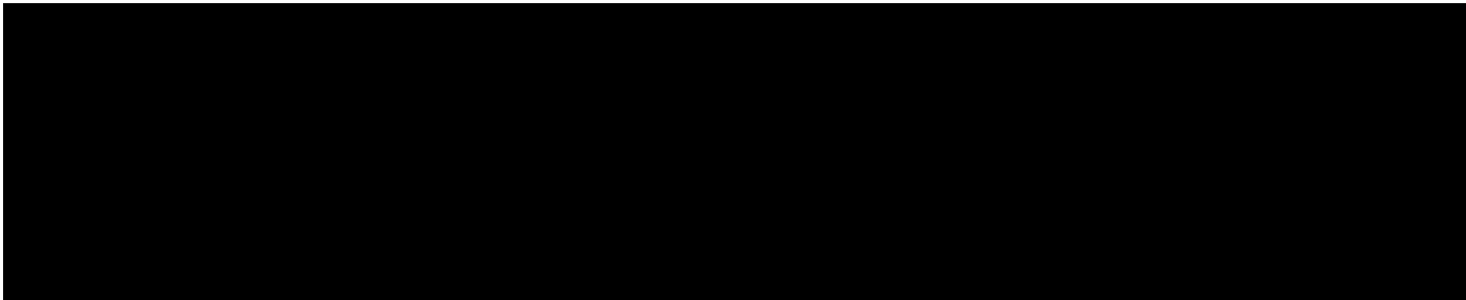






From: Ward, Stuart [REDACTED]
Sent: 28 June 2018 10:32
To: Michael Eastham
Cc: DaSilva, Luis
Subject: RE: Y/13/18/PL - Street Buildings, North End Road, Yapton - consultations
Importance: High

Morning Michael

The facts are that our Desk Study modelling for the development indicates that the development flows will increase the risk of additional flooding, therefore currently Southern Water cannot discharge condition 13. However, Southern Water will work with the developer to deliver the capacity required to service the site, even if an interim solution is required (for example an inhibitor controlled system allowing flows to connect when flows are low in the network) until such time a permanent solution is provided, as is our duty to do so under new charging. Please see link:- <https://beta.southernwater.co.uk/infrastructure-charges> The following is Southern Waters stance with regards to sites where there is insufficient capacity currently within the network to accommodate the proposed development.

Southern Water has undertaken a desk study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network.

This initial study indicates that there is an increased risk of flooding unless any required network reinforcement is provided by Southern Water.

Any such network reinforcement will be part funded through the New Infrastructure Charge with the remainder funded through Southern Water's Capital Works programme.

Southern Water and the Developer will need to work together in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.

Southern Water hence requests the following condition to be applied:

"Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development"

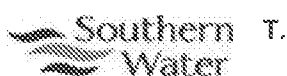
It may be possible for some initial dwellings to connect pending network reinforcement. Southern Water will review and advise on this following consideration of the development program and the extent of network reinforcement required.

Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored. This will enable us to establish the extent of works required (If any) and to design such works in the most economic manner to satisfy the needs of existing and future customers.

I hope this clarifies Southern Water stance on this particular site.

Regards

Stuart Ward
Technical Manager



Southern Water, Southern House, Sparrowgrove, Otterbourne, SO21 2SW