



from
**Southern
Water**

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

Your ref
Y/18/21/RES

Our ref
PLAN-037964

Date
22/04/2021



Dear Sir/Madam,

Proposal: Approval of reserved matters following Y/62/18/OUT for 33 No. residential units, access, landscaping & associated works. This site is in CIL Zone 3 & is CIL Liable as new dwellings.

Site: Y/18/21/RES: - Clays Farm, North End Road, Yapton, BN18 0DT.

Thank you for your letter dated 04/03/2021.

Southern Water has no objections to the above reserved matter application.

Southern Water has undertaken a desktop study of the impact that the additional surface water flows from the proposed development will have on the existing public sewer network. This initial study indicates that these additional flows may lead to an increased risk of flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

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.

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 programme 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 any works required.

Southern Water endeavour to provide reinforcement within 24 months of planning consent being granted (Full or Outline) however for large developments our assessment of the timescales needed will require an allowance for the following which may result in an extension of the 24 month period:

- Initial feasibility, detail modelling and preliminary estimates.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

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- Flow monitoring (If required)
- Detailed design, including land negotiations.
- Construction.

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX [REDACTED]

Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: [REDACTED]

Yours sincerely,

Growth Planning Team
Business Channels

[southernwater.co.uk/developing-building/planning-your-development](https://www.southernwater.co.uk/developing-building/planning-your-development)

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: SU9703NE

Scale: 1:2500

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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

ARUN DISTRICT COUNCIL Y/18/21/RES.



Printed By: sheetyv

Date: 22-4-2021

Southern Water MapGuide Browser

Requested By:



from

**Southern
Water**

Planning ref
Y/18/21/RES

Our ref
PLAN-037964

Date
22 April 2021

Dear Sir/Madam,

Southern Water – Your build rates and occupation information
Site Name: Clays Farm, North End Road, Yapton, BN18 0DT.

We are contacting you to request information which is required by Southern Water in order to prepare for the connection of your development site (as listed above), to our public sewer network.

In April 2018, water companies in England published their new connection charges (part of the charges are also known as the infrastructure charge). A copy of the Southern Water New Connection Charging Document is available on our website: [southernwater.co.uk/media/3305/new-connections-services-charging-arrangements-20_21.pdf](https://www.southernwater.co.uk/media/3305/new-connections-services-charging-arrangements-20_21.pdf)

Under the new charging rules, our customers can connect to the closest point of connection, to a pipe of equivalent size or greater. If any reinforcement to the public sewer network is required to enable your connection, this will be provided through the new infrastructure charge. It will take time for us to provide any such network reinforcement. To enable us to plan for this, we require some information.

Action request:

Please provide the details of your anticipated occupation dates and build out rate for the site listed above. This information will support us in planning the required works across our region in readiness for your site to be occupied. If we do not receive this information about the site, we may not be able to progress with the work required to prepare for the connection of your site and your development program. Please note this does not constitute a discharge of any pre-commencement condition that may be attached to your planning consent.

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[southernwater.co.uk](https://www.southernwater.co.uk)

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Build Rate & Occupation details

Please fill out the tables below in block capital letters and email this back to us as soon as possible.
Please email the form to: [REDACTED]

If the site is not proceeding please email the address above with the site references listed above and a brief description of why it is not going ahead. If you have queries about the information required, please call Developer Services on [REDACTED]

Your earliest reply would be much appreciated.

Growth Planning Team
Business Channels

southernwater.co.uk/developing-building/planning-your-development

Name of person completing form	
Company	
Phone number	
Email address	
Date form completed	

Proposal
Site Name (on letter)
Site Postcode/location
Planning Reference (on letter)
Planning Authority (on letter)
Our reference (on letter)

Proposed start date	/ /
Proposed connection date	/ /
First occupation date	/ /
Forecast completion date	/ /
Proposed date of full occupancy	/ /
Proposed connecting manhole reference number	

[illegible][illegible]