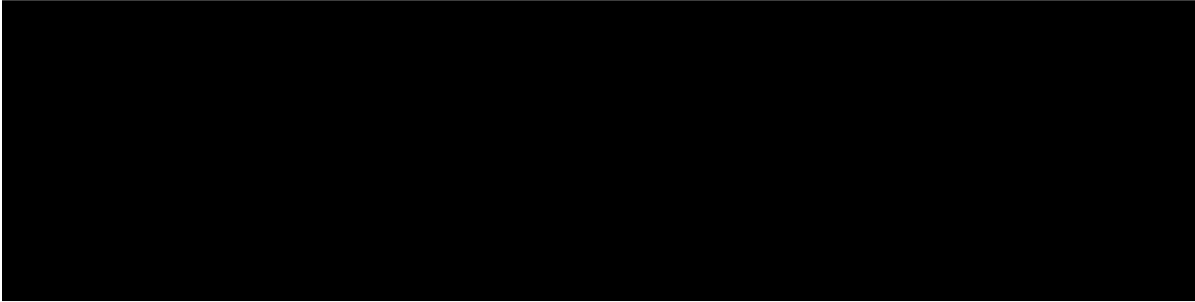




From: DaSilva, Luis [redacted]
Sent: 30 January 2018 08:59
To: Simon Davis
Subject: RE: URGENT: Arun DC Application Y/44/17/OUT Stakers Farm, Yapton

Good morning Simon,

My apologies for that. Please see attached our amended response regarding planning application reference Y/1/17/OUT for 56 house.

Kind Regards

Luis Da Silva
Technical Co-ordinator
Developer Services
Southern House, Sparrowgrove, Otterbourne, Hant SO21 2SW
[redacted]

Web: www.southernwater.co.uk

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 29 January 2018 17:56
To: DaSilva, Luis
Subject: RE: URGENT: Arun DC Application Y/44/17/OUT Stakers Farm, Yapton

Hi Luis,

Thanks. There was no attachment.

Kind Regards



From: DaSilva, Luis [REDACTED]
Sent: 29 January 2018 17:42
To: Simon Davis
Subject: FW: URGENT: Arun DC Application Y/44/17/OUT Stakers Farm, Yapton

Good afternoon Simon,

Thank you for your enquiry below and apologies for the late response.

Following our telephone conversation today I would like to clarify our responses to the planning consultations made in the above area.

As explained although sites may be located in the vicinity to each other, the outcome of the capacity assessments undertaken for each site may differ due to a number of factors considered at time of applications such as numbers, modelling criteria, location etc.

The capacity assessment process is done on a site by site basis. We assess whether the WWTW (Wastewater treatment works) can accommodate to proposed amount of dwellings requested according to the proposed flow (permit DWF0 and the process capacity) and the answer could be

- ☐ Immediate: Yes
- ☐ Immediate: No with proposal for next Southern Waters next AMP period (Asset Management Period) or due to other constraint outside our control (no plan for future upgrade and PE forecast not in line...)
- ☐ Yes: Subject to phasing of the developments to enable a scheme to be completed before the full amount of houses is filled if we know that capacity increase is about to happen

Southern Water cannot reserve any capacity for a specific development due to the fact that a development may or not go ahead due to financial problems and other constraints.

In regards to planning application ref. Y/1/17/OUT for 56 house, unfortunately our response dated 22nd of February 2017 contained incorrect information which we apologise. The response has been amended and attached to the email.

I have re-assessed applications reference Y/44/17/OUT (for 70 houses) and reference Y/49/17/OUT (or 45 dwellings) and responses previously sent out were correct at the time of writing and the relevant comments are still valid.

I hope this has answered your query, however if you have any other queries please get in touch.

Kind Regards

Luis Da Silva
Technical Co-ordinator
Developer Services

Southern House, Sparrowgrove, Otterbourne, Hant SO21 2SW
[REDACTED]

Web: www.southernwater.co.uk

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 18 January 2018 12:32
To: Developer Services
Subject: FW: Arun DC Application Y/44/17/OUT Stakers Farm, Yapton

Dear Sir/Madam,

I sent the email below to Chantal Bland on 10th August 2017 but I have never had a response. This application went to our Development Control Committee yesterday where members decided to defer for a couple of reasons, one of which being to get further advice from Southern Water/to understand their objection.

I would like to understand why SW raised a straight objection to application Y/44/17/OUT but in the case of two nearby recent similarly unallocated sites, suggested that a planning condition could overcome the concerns. These sites being Land at Bonhams Field, Yapton (ref Y/1/17/OUT for 56 dwellings) and Land at Street Buildings, Yapton (ref Y/49/17/OUT for 45 dwellings). I attach your response to this and the other two applications. I don't see why the response to the Y/44/17/OUT Stakers Farm application should be worded differently to the other two.

I would be grateful therefore if you would clarify and if appropriate issue a second response to reflect that of the other two.

If you wish to maintain your objection, please confirm that you would be willing to defend this on appeal.

I look forward to hearing from you.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: In the office next door to the Ash Room, first floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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From: Simon Davis
Sent: 10 August 2017 14:36
Subject: Arun DC Application Y/44/17/OUT

Dear Chantal,

I have received the SW comments for this application which say that there is not sufficient capacity to service the proposed scheme and as such, the application is premature.

However, I note that on a different application for an adjacent site (Y/1/17/OUT – Bonhams Field – 56 dwellings), SW comments raised no objection subject to conditions and informatives. That application was also not an identified/allocated residential site. Why then is there a difference? My current site and the one at Bonhams Field share a boundary and the applicant for mine is bound to pick up on this discrepancy.

I look forward to further SW comment.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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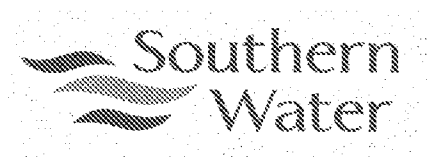
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SO21 2SW

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

Your Ref
Y/1/17/OUT
Our Ref
PLAN-016998
Date
29/01/2018

Dear Sirs,

Proposal: Outline Application with some matters reserved for the erection of 56No. dwellings with associated open space and creation of new access.
Site: Bonhams Field, Main Road, Yapton, BN18 0DX.
Y/1/17/OUT

Further to our response on 22nd of February 2017.

The wastewater discharged from the proposed development will be drained to Southern Water's Lidsey Wastewater Treatment Works. The works currently does not have the capacity to accommodate flows from the proposed development nor will have the plant on completion of currently planned improvement works. 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 proposed development has not been identified and allocated for development by the Local Planning Authority, and therefore Southern Water has not had reasonable time to make provision for the additional treatment capacity that is necessary to service this development. As treatment capacity is not available to serve the development, we would regard the development as premature.

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".

Yours sincerely

Southern Water Sparrowgrove House Otterbourne Winchester Hampshire SO21 2SW www.southernwater.co.uk

Southern Water Services Ltd. Registered Office: Southern House Yeoman Road Worthing BN13 3NX Registered in England No.2366670



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: SU9703SE

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/17/OUT



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