

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 January 2018 09:55
To: Planning Scanning
Subject: FW: Please find attached amendment on planning application Ref: Y/40/17/OUT
Attachments: 28.12.17 PLAN-020955.pdf; GIS.pdf

[REDACTED]
Sent: 28 December 2017 14:56
To: Planning.Responses
Subject: RE: Please find attached amendment on planning application Ref: Y/40/17/OUT

Dear Sirs,

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

Kind Regards

Marta Karpezo
Technical Co-ordinator
Developer Services
Southern House, Sparrowgrove, Otterbourne, Hant SO21 2SW
[REDACTED]
Web: www.southernwater.co.uk

[REDACTED]
Sent: 29 November 2017 11:49
To: Network Development Southern Water
Subject: Please find attached amendment on planning application Ref: Y/40/17/OUT

To: Stuart Ward- Engineering Technician

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: Y/40/17/OUT

Registered: 29-JUN-17
Site Address: Bonhams Hoe Lane Flansham Bognor Regis PO22 8NP

Grid Reference:

Category: Plan Application

Description of Works: Outline application with some matters reserved (access only) for the erection of 23 No. dwellings with access from Hoe Lane, Flansham. This application is a Departure from the Development Plan.

I am able to inform you that I have received an amendment to the above application dated 27th November 2017 relating to:- changes to plans & layout

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 28th December 2017.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

[Click here to make further comments](#)

The officer dealing with this application is Mr S Davis who can be contacted on telephone number [REDACTED]

Thanking you in anticipation

Planning Case Officer

pmac21_email

<http://www.arun.gov.uk>

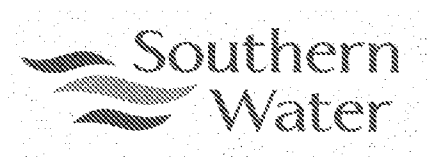
NLPG UPRN 100062237016

DX 57406 Littlehampton

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Planning and Development Services
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Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW



Your Ref
Y/40/17/OUT
Our Ref
PLAN-020955
Date
28/12/2017

Dear Sirs,

Proposal: Outline application with some matters reserved (access only) for the erection of 23 No. dwellings with access from Hoe Lane, Flansham. This application is a Departure from the Development Plan.

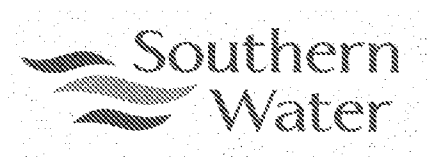
Site: Bonhams Hoe Lane, Flansham, Bognor Regis, PO22 8NP.
Y/40/17/OUT

Thank you for your letter of 29/11/2017.

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. Improvements are planned to provide for capacity to serve future developments. These are due to be completed by the end of 2020. We would wish occupation of development to be deferred until adequate capacity is available to serve the development.

We would suggest that the applicant contact Southern Water to discuss the likely scale and timing of providing additional treatment capacity. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW [REDACTED] or www.southernwater.co.uk".

Should the Local Planning Authority be minded to grant planning permission for this development we request that the following condition is attached to the consent: "Occupation of the development will not be permitted until the Local Planning Authority is satisfied that, in



consultation with Southern Water, adequate wastewater treatment facilities exist to effectively drain the development”.

Please find attached a plan of the sewer records showing the approximate position of a critical public foul rising main within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

No development or new tree planting should be located within 4.5 metres either side of the centreline of the 600 mm rising main and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer.

No construction of tanked permeable paving will be permitted over or within the clearance distance of the public critical sewerage apparatus.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example “The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.”

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW [REDACTED] or www.southernwater.co.uk”.

The results of an initial desk top study indicates that Southern Water currently cannot accommodate the needs of this application without the development providing additional local infrastructure. The proposed development would increase flows into the wastewater sewerage system and as a result increase the risk of flooding in and around the existing area, contrary to paragraph 109 of the National Planning Policy Framework.

Alternatively, the developer can discharge foul flow no greater than existing levels if proven to be connected and it is ensured that there is no overall increase in flows into the foul system. You will be required to provide a topographical site survey and/or a CCTV survey showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed foul flow will be no greater than the existing contributing flows.

Should the Local Planning Authority be minded to approve the application, Southern Water would like the following condition to be attached to any permission. “Development shall not



commence until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.”

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:

- 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 application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

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.”

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

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”.



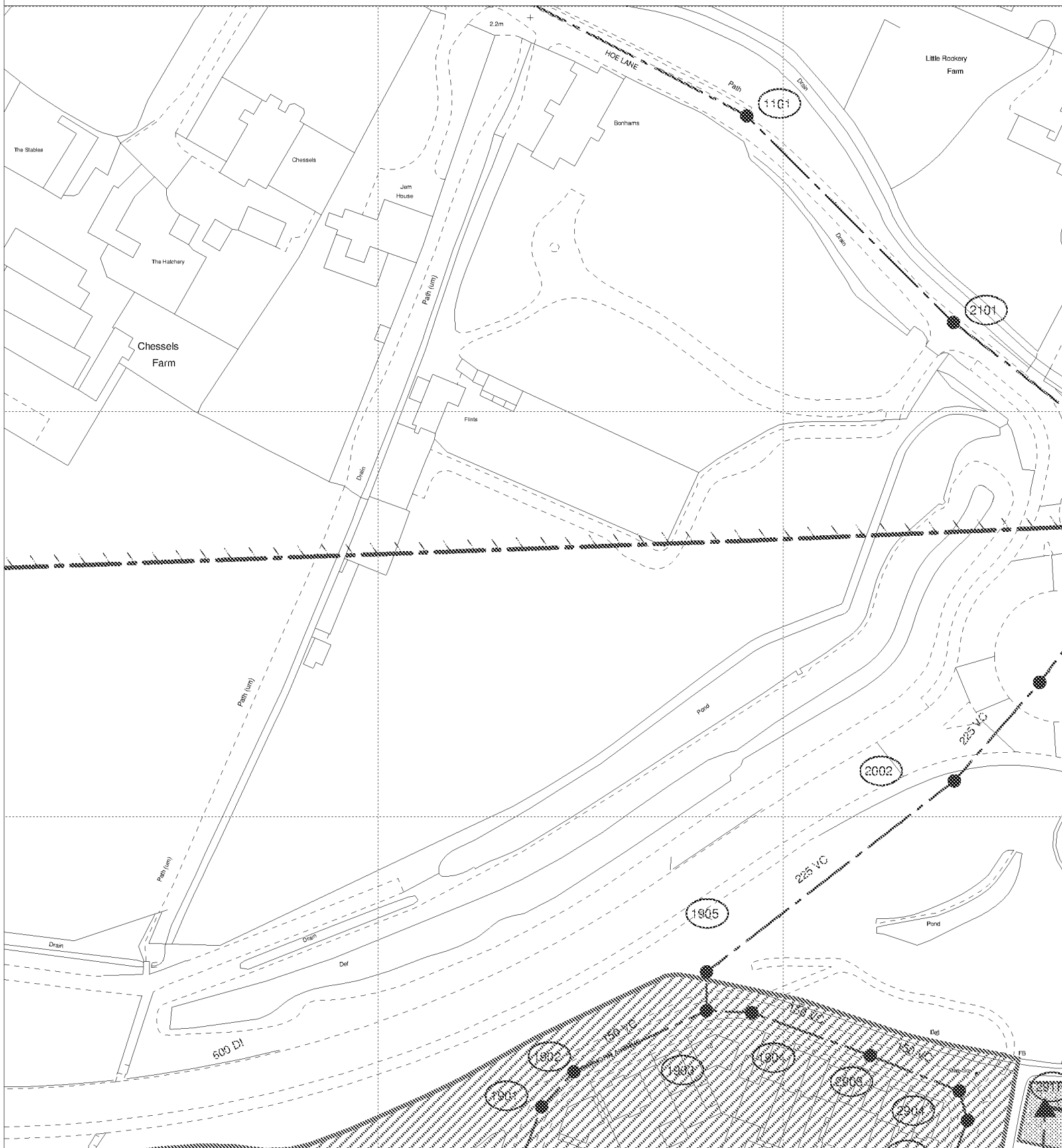
Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

Yours sincerely



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: SU9601SW

Scale: 1:1250

Screen Print

ARUN DISTRICT COUNCIL Y/40/17/OUT

WARNING: RAC pipes are constructed of Bonded Asbestos Cement

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



Printed By: ganesas

Date: 30-6-2017

Southern Water MapGuide Browser

Requested By: