

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 March 2018 08:33
To: Planning Scanning
Subject: FW: URGENT: Arun DC Application Y/44/17/OUT Stakers Farm, Yapton

From: Simon Davis
Sent: 06 March 2018 14:52
To: Planning.Responses
Subject: FW: URGENT: Arun DC Application Y/44/17/OUT Stakers Farm, Yapton

Further Southern Water consultation advice

Sent: 06 March 2018 13:36
To: Simon Davis
Subject: RE: URGENT: Arun DC Application Y/44/17/OUT Stakers Farm, Yapton

Dear Simon,

Thank you for your enquire below. Please accept my sincere apologies for the late reply.

I believe that there is some misunderstanding between 'sewer capacity' and 'treatment capacity'.

'Sewer capacity' refers to capacity within sewerage systems (i.e. pipe system) and 'treatment capacity' refers to capacity of a treatment plant (i.e. wastewater treatment works -WWTW) This is an industrial facility where sewerage of an entire catchment is convey to and treated.

Sewer capacity assessment is carried to determine if a local pipe network (i.e. public foul and surface water sewers) can take flows from a new development without causing flooding to downstream properties. Whereas, treatment capacity, assess if a wastewater treatment facility can receive and treat flows from new developments without detriment of the treatment facility and the environment. These assessments are two different studies and cannot be compared as both use different parameters and take into account the information available at the time of the enquire is requested.

I hope this helps clarify any doubts however should you have further question please let me know.

Kind Regards

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

Sent: 31 January 2018 11:01
To: DaSilva, Luis

Cc: Neil Crowther

Subject: RE: URGENT: Arun DC Application Y/44/17/OUT Stakers Farm, Yapton

Dear Luis,

I write further to your email of the 29th January.

We find it curious that on the Stakers Farm application (Y/44/17/OUT) your comments are that:

"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."

But that on Y/49/17/OUT (current application for 45 dwellings @ Land at Street Buildings, North End Road, Yapton), Y/80/16/OUT (100 dwellings @ Ford Lane, Yapton – this was an appeal decision) and Y/19/16/OUT (108 dwellings @ Burndell Road, Yapton – this was a Call-in appeal decision), your comments were that:

"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."

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."

These three applications were also unallocated sites and are in the same geographical area as Stakers Farm.

Therefore, can you explain fully why your position has changed and why specifically the situation at Stakers Farm is different such that a condition would not be appropriate to detail the proposed means of foul disposal.

Secondly, it is likely that when this goes back to our Development Control Committee, the only issue will be the Southern Water objection and our members may therefore decide to refuse the application solely on the grounds of insufficient foul sewage capacity. We need you to confirm that Southern Water would defend this at a planning appeal, whether written representations, hearing or inquiry, should the application be refused.

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

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

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 be 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 to 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.

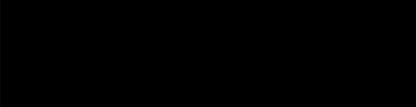
I have re- assessed applications reference Y/44/17/OUT (for 70 houses) and reference Y/49/17/OUT (or 45 dwellings) and responses previously sent out were correct at the time of writing and the relevant comments are still valid.

I hope this has answered you 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



From: Simon Davis 

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

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

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

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

<http://www.arun.gov.uk>
NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail"

in this disclaimer includes any attachments.

Click [here](#) to report this email as spam.

This e-mail is intended solely for the person or organisation to which it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you are prohibited from copying, disclosing or distributing this e-mail or its contents (as it may be unlawful for you to do so) or taking any action in reliance on it. If you receive this e-mail by mistake, please delete it then advise the sender immediately. Without prejudice to the above prohibition on unauthorised copying and disclosure of this e-mail or its contents, it is your responsibility to ensure that any onward transmission, opening or use of this message and any attachments will not adversely affect your or the onward recipients' systems or data. Please carry out such virus and other such checks as you consider appropriate. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices. This e-mail is issued by Southern Water Services Limited, company number 2366670, registered in England and having its registered office at Southern House, Yeoman Road, Worthing, BN13 3NX, England. In sending this e-mail the sender cannot be deemed to have specified authority and the contents of the e-mail will have no contractual effect unless (in either case) it is otherwise agreed between Southern Water Services Limited and the recipient.

This message has been scanned for malware by Websense. www.websense.com

This email and any attached files are confidential and copyright protected. If you are not the addressee, any dissemination of this communication is strictly prohibited. Unless otherwise expressly agreed in writing, nothing stated in this communication shall be legally binding. The ultimate parent company of the Atkins Group is SNC-Lavalin Group Inc. Registered in Québec, Canada No. 059041-0. Registered Office 455 boul. René-Lévesque Ouest, Montréal, Québec, Canada, H2Z 1Z3. A list of Atkins Group companies registered in the United Kingdom and locations around the world can be found at <http://www.atkinsglobal.com/site-services/group-company-registration-details>

Consider the environment. Please don't print this e-mail unless you really need to.

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
