

Application Correspondence "Response to SW objection"

From: Sam Pinkus [REDACTED]
Sent: 04 June 2021 16:10

Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Kate Little [REDACTED]
Subject: Response to Southern Water Comments - Y/58/21/DOC

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Dear Growth Planning Team,

Thank you for the comments received by Southern Water in regards, specifically , to the clearance of Condition 7 - Y/58/21/DOC.

We note the commentary in regards to maximum timescale of 24 months from firm commitment to providing capacity which is currently in the process of being designed and planned for delivery.

In response we would like to highlight the following:-

- 1) Southern Water did object to the outline application on grounds of prematurity as it was not an allocated site and as such not in the programme for improvements.
- 2) However, despite the objection outline planning was granted by the LPA on 14th December 2018 with a Condition (no 7) detailing that development would not commence until a foul drainage strategy and an implementation timetable had been submitted to the LPA and approved in writing by the LPA in consultation to the sewerage undertaker.
- 3) In 2019 Dandara became involved in the scheme and contacted Southern Water in regards to capacity and provided the attached Build Rate Information to Southern Water in October 2019 (please see attached implementation programme and apologies this should have been submitted alongside the drainage strategy submitted for clearance of Condition 7).
- 4) On the 4th November 2019 Dandara received an email confirmation of receipt of the build rate information and advised that Southern Water had used the information to populate the Growth Planning spreadsheet (please see attached) and stated that this can take 24 months from the site receiving planning approval. As the site had already been granted Outline Planning Approval then the 24 months should have commenced.
- 5) On the 7th October 2020 Southern Water responded to consultation on the Reserved Matters stating that they had no objections to discharge of Condition 7 relating to foul drainage.(Please see attached)

As such we are somewhat surprised at the most recent comments considering what has gone before and based on their own timetable they should be providing capacity for this scheme at the latest November 2021.

If further information or clarification is required please do not hesitate to contact

Kind regards

Sam

Sam Pinkus
Planning Co-Ordinator

 dandara



WE ARE MOVING FROM 1ST JULY 2021 Dandara South East Limited, Courier House 80-84 Calverley Road, Tunbridge Wells, Kent TN1 2UN	Call 01892487080 or visit dandara.com 
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**WATER
for LIFE**

from

**Southern
Water** 

Date
30 September 2019

Contact


Dear 

Southern Water – Building Information

Site Name: Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex, BN18 0DU.

Planning Reference: -----

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: <https://www.southernwater.co.uk/media/default/PDFs/new-connection-charging-arrangements-18-19.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:

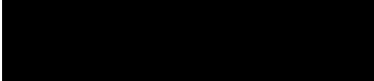
Please provide the details of your first occupation dates and build out rate for the site listed above.

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 provide the information in the form attached and email this back to us as soon as possible, to the following address:  Alternatively, please post it for the attention of Planning Team; Developer Services, Sparrowgrove House, Sparrowgrove, Otterbourne, Winchester, Hampshire, SO21 2SW.

If the site is not proceeding, please notify us using the email address above and state the site references. If you have any queries about the information required, please call Developer Services on: 

Your earliest reply would be much appreciated,


Ashley Marshman, Head of Business Channels

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

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Build Rate Information

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] or post it to: FAO Planning Team, Developer Services, Sparrowgrove House, Sparrowgrove, Otterbourne, Winchester, Hampshire, SO21 2SW.

If the site is **not proceeding** please email the address above with the site references listed below 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]

A. Contact Information in case of further queries:

Name of person completing form
Company DANDARA
Phone number 02382 127 446
Email address [REDACTED]
Date form completed 7/10/19

B. Site references:

Proposal
Site Name (on letter) LAND AT STAKERS FAIRY, NORTH END ROAD, VAPTON
Site Postcode/location SN18 0DU
Planning Reference (on letter) - - - - -
Planning Authority (on letter) ARUN DISTRICT COUNCIL
Our reference (on letter) SWS - SUSXW - CC - 004662

C. Site information:

Proposed start date	03/03/2020
Proposed connection date	22/04/2020
First occupation date	01/08/2020
Forecast completion date	01/12/2021
Proposed date of full occupancy	01/12/2021
Proposed connecting manhole reference number	CONNECTION BETWEEN 8701-8702

Build out period (Per month for each year of development)												
Year	Month											
	1	2	3	4	5	6	7	8	9	10	11	12
2020	0	0	0	0	0	0	0	6	6	6	6	6
2021	6	6	6	6	6	6	6	7	7	7	7	8
20												
20												
20												

If the site had previous use, please describe the type of previous use: e.g. greenfield/brownfield, block of flats, warehouse etc.

GREENFIELD SITE

From: [Akehurst, David](#)
To: [Christian O'Brien](#)
Subject: RE: SWS-SUSXW-CC-004662 Land at Stakers Farm, North End Road, Yapton
Date: 04 November 2019 15:59:45

WARNING: This email is from an External Source. Think Carefully before clicking on links or attachments.

Good afternoon,

We have used your information to populate our Growth Planning spreadsheet to project manage capital works to align with ensuring sufficient capacity for your development.

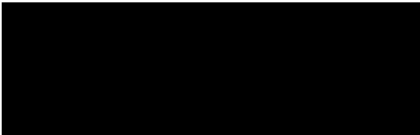
This can take up to 24 months from the site receiving planning approval.

Please see <https://www.southernwater.co.uk/media/2282/ds-charging-arrangements-19-20.pdf> for more information.

Kind regards,


David Akehurst
Planning Coordinator, Developer Services



 from
Southern Water 

From: Christian O'Brien 
Sent: 04 November 2019 11:16
To: AdminTeam DeveloperServices 
Cc: Murray Armstrong 
Subject: SWS-SUSXW-CC-004662 Land at Stakers Farm, North End Road, Yapton

Dear Sir/Madam,

We previously submitted the attached information with regards to the above referenced site, please can you advise what the next steps are for this development and whether you require any further information from us?

Kind regards,

Christian O'Brien
Engineering Manager




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from
**Southern
Water**

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

Your ref
Y/72/20/RES

Our ref
PLAN-034713

Date
07/10/2020

Dear Sir/Madam,

Proposal: Approval of reserved matters following outline approval Y/44/17/OUT for the erection of 70 No. dwellings, public open space, play area, drainage & landscaping. This application affects the character & appearance of the Main Road/Church Road Yapton Conservation Area & affects the setting of Listed Buildings.

Site: Y/72/20/RES: - Land at Stakers Farm, North End Road, Yapton BN18 0DU.

Thank you for your letter dated 20/08/2020.

Southern Water shall have no objections to the reserved matters application for appearance, landscaping, layout and scale.

Southern Water shall have no objections to discharge condition 07 relating to foul drainage. An approval for the connection to the public sewer should be submitted under Section 106 of the Water Industry Act.

Any adoption proposals (under Section 104) should be agreed and approved by Southern Water. The drainage design should comply with the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/) standards and Southern Water's requirements. Please note that non-compliance with the Sewerage Sector Guidance standards will preclude future adoption of the foul sewerage network on site.

The Council's Building Control officers/technical staff and the Environment Agency should be consulted regarding condition 08 surface water drainage.

The applicant proposes to retain the surface water drainage within private ownership and maintenance.

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

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For any further queries please contact us at: [REDACTED]

Yours faithfully,

[REDACTED]

Joff Edevane
Growth Planning Lead
Business Channels

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southernwater.co.uk

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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/2020/006



Printed By: kishoku

Date: 7-10-2020

Southern Water MapGuide Browser

Requested By: