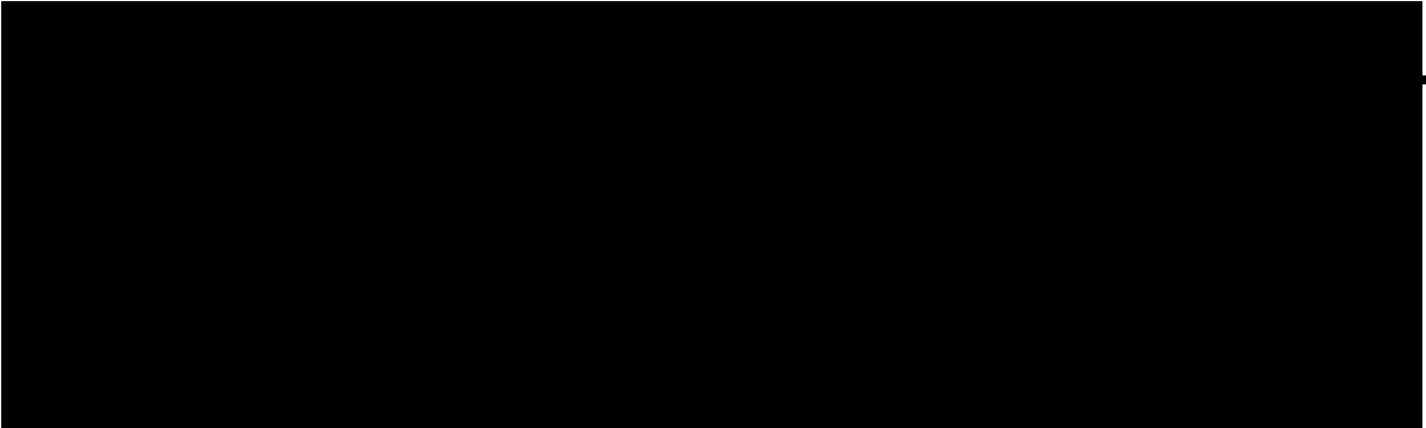




From: DaSilva, Luis [REDACTED]
Sent: 26 March 2018 15:07
To: Planning.Responses
Subject: planning application consultation - Y/91/17/OUT

Dear Sir/ Madam,

Please find attached our revised response letter to the above planning application consultation.

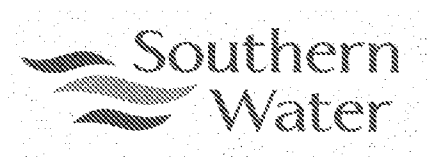
Kind Regards

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



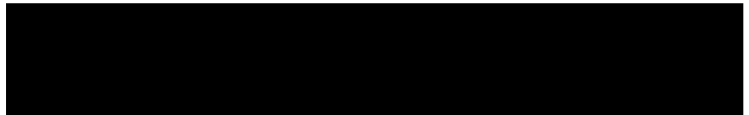
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Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW



Your Ref

Y/91/17/OUT

Our Ref

PLAN-021271

Date

26/03/2018

Dear Sirs,

Proposal: Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan.

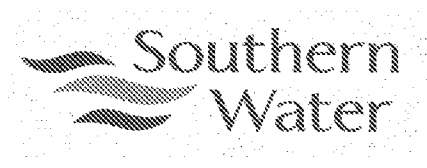
Site: Land at Bilsham Road, Yapton, BN1 80LF.

Y/91/17/OUT

Further to our letter dated the 2nd of January 2018 regarding the above development. Unfortunately, there was a written error on our part and the following information supersedes the previous correspondence.

Southern Water has undertaken a desk study of the impact of the proposed development on the existing public sewer network. This indicates that with connection at the "practical point of connection" as defined in the New Connections Services implemented from 1st April 2018 that there is an increased risk of flooding unless network enhancement is undertaken.

This enhancement will be provided through the New Infrastructure charge however Southern Water will need to work with and understand the development program and to review if the delivery of network enhancement aligns with the occupation of the development. The developer is currently in consultation with Southern Water Services to ensure the relevant infrastructure is in place to service the proposed development site.



Southern Water hence requests a condition:

“Occupation of the development to be phased to align with the delivery of sewerage infrastructure to prevent the increased risk of flooding”.

The developer should be aware that limited treatment capacity available at Lidsey Wastewater Treatment Works. However, Southern Water is currently undertaking works to relocate flows to Ford Wastewater Treatment Work to accommodate additional development flows within the catchment. Therefore, the timing of the connection to the public sewer/s would need be coordinated with the developer in conjunction with the requested condition.

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.

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.

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, [REDACTED]

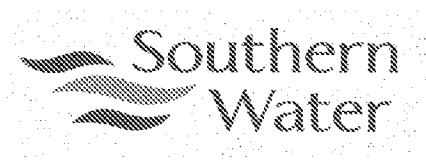
Yours sincerely,

[REDACTED]

Developer Services

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



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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: SU9702NE

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/91/17/OUT



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Southern Water MapGuide Browser

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