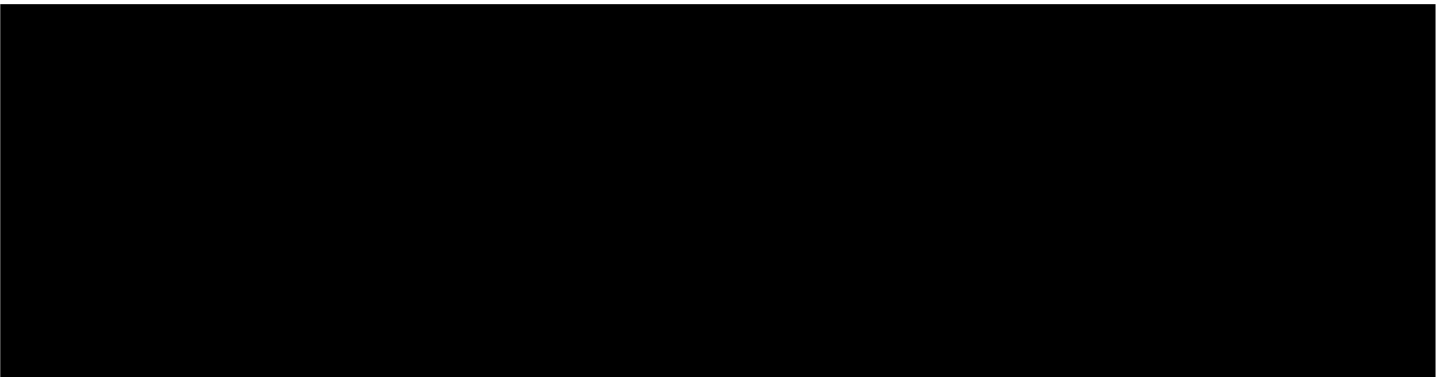




From: [REDACTED]
Sent: 23 March 2018 16:24
To: Planning.Responses
Subject: planning application consultation- Y/92/17/OUT

Dear Sir/ Madam,

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

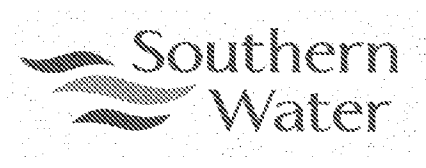
Kind Regards

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



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

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

Tel: 0330 303 0119

Your Ref

Y/92/17/OUT

Our Ref

PLAN-021272

Date

23/03/2018

Dear Sirs,

Proposal: Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area. Site: Land east of Drove Lane, Yapton, BN18 0EB.
Y/92/17/OUT

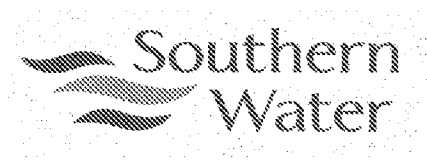
Thank you for your letter of 22/12/2017.

Further to our response letter sent out on the 16th March 2018 regarding the above planning application and additional investigations, 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.

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 co-ordinated with the developer in conjunction with the requested condition.

Our initial investigation indicates that Southern Water can provide surface water sewerage disposal to serve the proposed development at manhole reference SU97026760 for the requested flow rate of 45.4l/s, however it is noted that upstream of this connection point is a watercourse inlet. It is not possible to determine the incoming flows from this location and therefore it is recommended that permission should be sought from the owners and any relevant stakeholders prior to connection of flows.

Please note, it is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

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 (Tel: 0330 303 0119) or www.southernwater.co.uk".

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: SU9703SW

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/92/17/OUT



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Date: 29-12-2017

Southern Water MapGuide Browser

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