



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

Your Ref
Y/97/18/DOC

Our Ref
PLAN-026219
Date

02/01/2019

Dear Sirs,

Proposal: Approval of details reserved by condition imposed under ref Y/19/16/OUT relating to Condition Nos 5, 6, 7, 9, 10, 11, 12, 15, 17, 18, 19, 22, 23 and 24.

Site: Land off Burndell Road, Yapton BN18 0TT.
Y/97/18/DOC

Thank you for your letter of 19/12/2018.

We regret Southern Water would not recommend discharge of condition 5, 6 and 24 relating to foul drainage.

Southern Water has undertaken a desk study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network.

This initial study indicates that there is an increased risk of flooding unless any required network reinforcement is provided by Southern Water.

Any such network reinforcement will be part funded through the New Infrastructure Charge with the remainder funded through Southern Water's Capital Works programme.

Southern Water and the Developer will need to work together in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.

Southern Water hence requests the following condition to be applied:

“Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development”

It may be possible for some initial dwellings to connect pending network reinforcement. Southern Water will review and advise on this following consideration of the development program and the extent of network reinforcement required.

Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored. This will enable us to establish the extent of works required (If any) and to design such works in the most economic manner to satisfy the needs of existing and future customers.

Our assessment of the timescales needed to deliver network reinforcement will consider an allowance for the following:

- Initial feasibility, detail modelling and preliminary estimates.
- Flow monitoring (If required)
- Detail design, including land negotiations.
- Construction.

The overall time required depends on the complexity of any scheme needed to provide network reinforcement.

Southern Water will seek however to limit the timescales to a maximum of 24 months from a firm commitment by the developer to commence construction on site and provided that Planning approval has been granted.

The Council's Building Control officers/technical staff and the environment agency should be consulted regarding the discharge condition for surface water disposal.

If the applicant wishes to offer for adoption the sewers will have to comply with sewers for adoption 7th edition. A formal application under section 104 is required to be submitted and approved by Southern Water before implementing on site.

Due to the vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms should be located closer than 15 metres to the boundary of a proposed pumping station site.

Southern Water would have no comments to make with regards to other conditions being subject of consultation.

Yours sincerely,



Luis Silva
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: SU9802NW

Scale: 1:2500

Screen Print

ARUN DISTRICT COUNCIL 1/97/18/DOC

WARNING: BAC pipes are constructed of Banded Asbestos Cement

WARNING: Lift-down (LDK) materials may include Banded Asbestos Cement



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Southern Water MapGuide Browser

Requested By:

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