

Application References			
Serial Number	46001	SW Reference	S/AR/2015/22
Region	Sussex	Grid Reference	n/a
Council	Arun District Council	Local Auth Ref.	WA/22/15/OUT
Area / Parish			
Catchment	LIDSEY		
Site Address			
Land to the East of Fontwell Avenue, Fontwell, BN18 0SB.			
Proposed Development			
Outline application with some matters reserved to provide up to 400 No. new dwellings, up to 500 sqm of non-residential floorspace (A1, A2, A3, D1 and/or D2), 5000 sqm of light industrial floorspace (B1 (b)/(c)) & associated works...			
Progress			
Consultees	n/a	Reply Required	Yes
Planning App Sent	14 May 2015	Reply From Cons.	n/a
Received By SW	14 May 2015	Reply To Local Auth	1 Jun 2015
Date to Consultees:	n/a	Local Auth. Deadline	18 Jun 2015
Applicant Address		Agent Address	
Applicant Name	Mr John Richards	Agent Name	n/a
Address 1	Fontwell Estates Ltd	Address 1	n/a

Address 2	C/O Dandara and Global Technologies	Address 2	n/a
Address 3	Racing, KD Tower, Cotterells	Address 3	n/a
Address 4	Hemel Hempstead	Address 4	n/a
Postcode	HP1 1FW	Postcode	n/a
Domestic Properties		Comercial Properties	
Site Area (Hectares)	n/a	Site Area (Hectares)	n/a
No. of Units	n/a		
Local Authority Decision			
Decision		Decision Date	n/a
Conditions			
Comments			
<p>Planning and Development Services Developer Services Southern Water Sparrowgrove House Sparrowgrove Otterbourne Hampshire SO21 2SW</p> <p>Tel: 0330 303 0119 Email: developerservices@southernwater.co.uk</p> <p>Arun District Council Arun Civic Centre Maltravers Road Littlehampton West Sussex BN17 5LF</p> <p>Your Ref WA/22/15/OUT Our Ref PLAN-009793 Date 01/06/2015</p> <p>Dear Sir</p> <p>Proposal: Outline application with some matters reserved to provide up to 400 No. new dwellings, up to 500 sqm of non-residential floorspace (A1, A2, A3, D1 and/or D2), 5000 sqm of light industrial floorspace (B1 (b)/(c)) & associated works including access, internal road network, highway works, landscaping, selected tree removal, informal & formal open space &</p>			

play areas, pedestrian & cyclist infrastructure utilities, drainage infrastructure, car & cycle parking & waste storage. This application is a departure from the Development Plan & a dual parish with Eastergate.

Site: Land to the East of Fontwell Avenue, Fontwell, BN18 0SB.

WA/22/15/OUT

Thank you for your letter of 14/05/2015

Please find attached a plan of the sewer records showing the approximate position of foul sewer within the site. The exact position of the foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

-No development or new tree planting should be located within 3 metres either side of the centreline of the foul sewer.

-No new soakaways should be located within 5m of a public sewer.

-All existing infrastructure should be protected during the course of construction works.

Furthermore, 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.

Following initial investigations, there is currently inadequate capacity in the local network to provide foul sewage disposal to service the proposed development. The proposed development would increase flows to the public sewerage system, and existing properties and land may be subject to a greater risk of flooding as a result. Additional off-site sewers, or improvements to existing sewers, will be required to provide sufficient capacity to service the development. Section 98 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested (by the developer) and provided to drain to a specific location.

Should this application receive planning approval, please include, as an informative to the permission, the following requirement:

“The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

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.

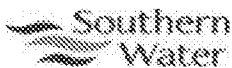
We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

Yours sincerely

Developer Services

Samuel Underwood

Stakeholder Manager (Hants and IoW)



www.southernwater.co.uk