APPENDIX D – Email response from SW to Andy Keen - 29.11.2018

From:	Admans-Palmer, Tim
To:	Ana Ruiz; Andrew Keen
Cc:	Mutalima, Rachel; Jordan, Adrian-Davies
Subject:	RE: Free Wharf, Shoreham-By-Sea - gravity connection proposals
Date:	29 November 2018 09:38:55
Attachments:	image001.png North East Gravity Connection to MH22052102.pdf

Hi Andrew,

Apologies for the delayed response on this.

With regard to your request to connect under gravity at 2no. locations on the A259, please find the following;

1. Connection location 01; MH 22051103 (Developers drawing 14576-HOP-00-XX-DR-C-0520)
    a. The split of foul flows from the development to the connecting manhole are as follows;
        i. BUILDING A: 51 UNITS
        ii. BUILDING B: 63 UNITS
        iii. BUILDING C: 74 UNITS
        iv. BUILDING C1: 18 UNITS
        v. BUILDING D: 73 UNITS - RESTAURANT IN BUILDING B = 291m2
    b. This is a total of 279 units and represents approximately 50% of the development flows
    c. As the previous design flow to this manhole constituted the entire site flows, pumped at 2 x peak flow, any reduction in flow is assumed to lessen any impact on the manhole and is deemed acceptable.

2. Connection location 02; MH 22051102 (Developers drawing 14576-HOP-00-XX-DR-C-0521)
    a. The split of foul flows from the development to the connecting manhole are as follows;
        i. BUILDING E: 65 UNITS – RESTAURANT 377m2
        ii. BUILDING F: 67 UNITS – RETAIL/CAFÉ 202m2
        iii. BUILDING G: 89 UNITS – OFFICES 1510 m2
        iv. BUILDING H: 40 UNITS – RETAIL 561 m2
    b. This is a total of 261 units and represents approximately 50% of the development flows.
    c. Rough calculations based SW TSM CED4015 for domestic and commercial foul flows with appropriate peaking factors give a peak flow of approx 3 l/s discharging at MH22051102. As the modelling undertaken for connection to MH22051103 showed no localised detriment at the connection location or upstream (input value 14.7 l/s), it is assumed very unlikely that localised detriment at MH 22051102 will occur as a result of the proposed gravity connection given that there are 2 no. existing sewer pipelines (DN300 & DN225). NOTE: Modelling has not been undertaken to confirm this.
    d. The attached pdf mark up of MH 22051102 is taken from SW's Mapinfo GIS and shows additional incoming gravity sewer pipes not present on the developer's

drawing. Also shown are the invert levels of the incoming pipes. The dimensions of the MH are unknown and the attached mark-up shows numerous incoming sewer pipes.

e. Based on item 2.d Adrian has amended the proposed invert level of the developer's incoming DN150 sewer pipeline to 2.93mAOD. This will produce a gradient of 1/100 on the DN150 sewer pipeline based on the IL of final MH on the Developers drainage plan (3.182 mAOD) and the approximate distance to MH22051102 (25m). Given the invert level of MH22051102 is 2.6mmAOD this should allow for connection of developers pipeline without clashing with the benching or existing pipelines. This does not preclude the potential need to upsize this MH at a later date.

Based on the above, and payment of the infrastructure charge which will cover the cost of any require network upsizing, this option certainly does seem achievable. Please note that this is not a formal conformation of the proposal and no review has taken place of your onsite levels. This will still be subject to the approval of your Section 106 Connection application.

Best wishes

Tim

From: Andrew Keen [mailto:AndrewK@hop.uk.com]
Sent: 28 November 2018 08:55
To: Jordan, Adrian-Davies <Adrian-Davies.Jordan@southernwater.co.uk>
Cc: Ana Ruiz <AnaR@hop.uk.com>
Subject: RE: Free Wharf, Shoreham-By-Sea - gravity connection proposals

Hi Adrian

Could we get a response to my email of 15th November please.

Best regards,

ANDREW KEEN
Associate

HOP House
41 Church Road
Hove, BN3 2BE
T: +44 (0)1273 223900
W: www.hop.uk.com

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From: Andrew Keen

Sent: 16 November 2018 14:15
To: 'Jordan, Adrian-Davies' <Adrian-Davies.Jordan@southernwater.co.uk>
Cc: Ana Ruiz <AnaR@hop.uk.com>
Subject: RE: Free Wharf, Shoreham-By-Sea - gravity connection proposals

14576/01/AK

HI Adrian

Hopefully you received all the details for Free Wharf. Do you think you will be able to provide an initial response today?

Best regards,

ANDREW KEEN
Associate

HOP House
41 Church Road
Hove, BN3 2BE
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From: Andrew Keen
Sent: 15 November 2018 10:45
To: 'Admans-Palmer, Tim' <Tim.Admans-Palmer@southernwater.co.uk>
Cc: 'Jordan, Adrian-Davies' <Adrian-Davies.Jordan@southernwater.co.uk>; Ana Ruiz <AnaR@hop.uk.com>
Subject: RE: Free Wharf, Shoreham-By-Sea - gravity connection proposals

Tim

The Dwg file can be downloaded using this link as it is apparently too big a file to send direct to your inboxes;

https://we.tl/t-lzkOJX5QuQ

Best regards,

ANDREW KEEN
Associate

HOP House

41 Church Road
Hove, BN3 2BE
T: +44 (0)1273 223900
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From: Andrew Keen
Sent: 15 November 2018 08:30
To: 'Admans-Palmer, Tim' <Tim.Admans-Palmer@southernwater.co.uk>
Cc: Jordan, Adrian-Davies <Adrian-Davies.Jordan@southernwater.co.uk>; Ana Ruiz <AnaR@hop.uk.com>
Subject: Free Wharf, Shoreham-By-Sea - gravity connection proposals [Filed 15 Nov 2018 08:30]

14576/01/AK

Tim

Further to my conversation with Adrian yesterday, we have looked into utilising a gravity connection to the public sewer to serve the foul water from the Free Wharf site.

I have attached our draft layouts indicating the private network and connection points to the Southern Water sewers. I have also shown below a breakdown of the respective development units discharging to the sewer. I will send the dwg file shortly in a separate email.

NORTH WEST CONNECTION

TOTAL UNITS 279

1. BUILDING A: 51 UNITS
2. BUILDING B: 63 UNITS
3. BUILDING C: 74 UNITS
4. BUILDING C1: 18 UNITS
5. BUILDING D: 73 UNITS - RESTAURANT IN BUILDING B = 291m^2

NORTH EAST CONNECTION

TOTAL UNITS 261

1. BUILDING E: 65 UNITS – RESTAURANT 377m^2
2. BUILDING F: 67 UNITS – RETAIL/CAFÉ 202m^2
3. BUILDING G: 89 UNITS – OFFICES 1510 m^2
4. BUILDING H: 40UNITS – RETAIL 561 m^2

Hopefully this provides you with sufficient information to determine any re-running of the model performed for the single connection to the north west as indicated on the recent S98 proposals.

Furthermore, given the recent changes to the infrastructure charges, we would expect that any potential upgrade to the network to accommodate this arrangement would be accounted for in the sums paid for the Free Wharf development. Your comments would be much appreciated.

I look forward to hearing from you.

Best regards,

ANDREW KEEN
Associate

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Hove, BN3 2BE
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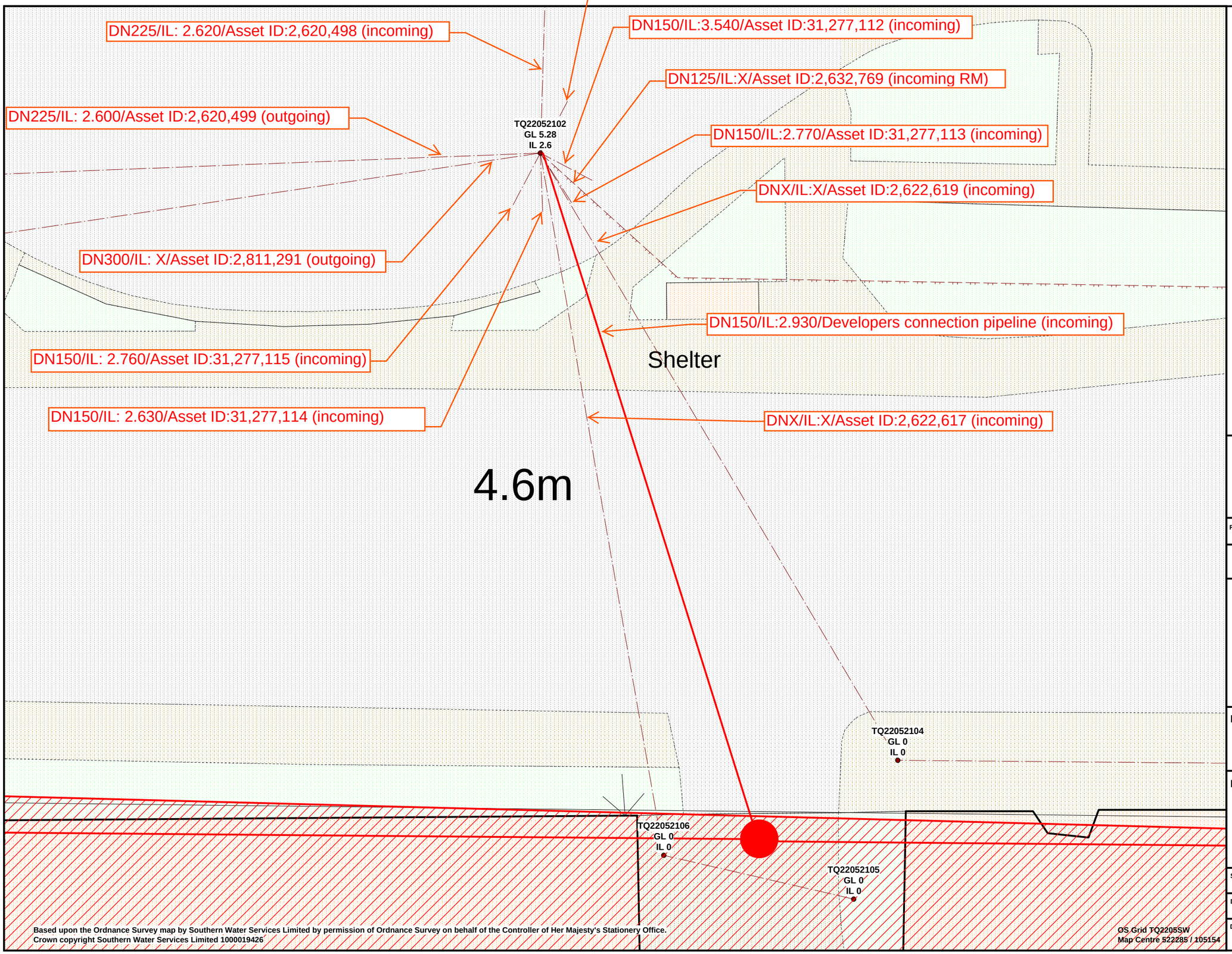

Rev	Date	Description	By

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Southern Water

C
D

Project Title

Free Wharf S98 SL2 Shoreham A259

Drawing Title

North East Gravity Connection to MH22052

Scale	Drawn by	Date drawn	Sheet size
1:500	ADJ	21/11/2018	A3
Designed by	**Checked by**	**Approved by**	**Date approved**

Drawing No	Revision
001	

Based upon the Ordnance Survey map by Southern Water Services Limited by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
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OS Grid TQ2205SW
Map Centre 522285 / 105154

APPENDIX E – Approval Letter – S106 Application – 25.10.2018

from Southern Water

Ana Ruiz
HOP Consulting Ltd
First to Fourth Floors
HOP House
41 Church Road
Hove
East Sussex
BN3 2BE

Your ref

Our ref
DS_CPS-106786

Date
25/10/2019

Contact

Tel 0330 303 0119

Dear Ms Ruiz,

Application to Connect to the Public Sewerage System - Section 106 Water Industry Act 1991. Location: Free Wharf, South of Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RE.

We refer to your recent application to connect to the public foul sewers at the above location. We are pleased to advise that your proposal, as shown on your drawing 14576-HOP-XX-GF-DR-C-0541 and 0542 Revision P1 Dated 07/01/2018, is approved subject to:

This letter is for the purpose of approval to permit communication to be made to the public sewer, under S106 of the Water Industry Act 1991. It is to the means and mode of construction only.

S106 approval does not confirm that public sewer network capacity is available for the proposed development. Lack of such capacity is a material drainage matter for the Planning Authority to consider by way of appropriate Planning Conditions. The availability of capacity may be assessed through the Capacity Check process.

This letter should not be considered as approval by Southern Water to the discharge of any relevant Planning Conditions relating to drainage. This is a separate matter which will be reviewed under a consultation from the Planning Authority.

If connection is to be made through land under the ownership of other Parties, then you are advised to obtain the Landowners consent before carrying out any works.

In approving this application, it is assumed that you have obtained any necessary Building Regulations Approval and /or Highway Authority Road Opening License.

This approval is given based on the information provided in support of this application and the assumption of the final discharge point being to the public foul sewer. If this is different, then this approval becomes invalid.

If as noted above, there is any change in the approved connection point, then you must provide us with revised drawings and details and obtain our approval for the changes prior to the connection being made.

Please note that surface water must not communicate with the public foul sewers.

Connections to new and existing manholes and the arrangement of pipe junctions within any manholes should be in accordance with Sewers for Adoption 7th edition and Southern Water guidance documentation.

We refer you to Southern Water Health and Safety Advisory that can be viewed in the Developer and Builders section of the Southern Water website as the link below:

https://www.southernwater.co.uk/health-safety-advisory.

This approval is given on the basis that you will review this Advisory and take the necessary actions concerning Health and Safety.

Please contact Keith Nixon our Assistant Adoption Manager for this area on 07909 894787 giving at least 2 full working days' notice, in order for a mutually convenient date and time for the inspection of the works to be arranged.

Yours sincerely,



Tim Peacock-Bjurström
Technical Delivery Lead
Business Channels