from Southern Water

Planning Services
Adur and Worthing Councils
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Your ref
AWDM/1831/21

Our ref
DSA000007885

Date
09/03/2022

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Application for Approval of Reserved Matters following Outline Approval AWDM/1093/17. Details regarding the appearance, landscaping, layout and scale of the new commercial buildings. The Outline application was subject to an Environmental Statement.
Site: AWDM/1831/21: - Shoreham Airport Cecil, Pashley Way, Lancing, West Sussex, BN43 5FF.

Thank you for your letter dated 30/01/2022.

The submitted site plan (drawing no. P405 rev. M) shows that proposed substation lie over an existing public water distribution main which is not acceptable to Southern Water. The submitted drawings do not show any protection measures (easement) for the water distribution main within the site. The drainage proposals shall include protection measures to be shown to satisfy the requirement to maintain standoff of 6-meter distances for public apparatus. This public apparatus might be diverted or layout redesigned.

Please note there are decommissioned water distribution main within the site.

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication “A Guide to Tree Planting near water Mains and Sewers” (southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Southern Water has undertaken a desktop 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 these additional flows may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

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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 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 any works required.

Southern Water endeavour to provide reinforcement within 24 months of planning consent being granted (Full or Outline) however for large developments our assessment of the timescales needed will require an allowance for the following which may result in an extension of the 24 month period:

- Initial feasibility, detail modelling and preliminary estimates.

- Flow monitoring (If required).

- Detailed design, including land negotiations.

- Construction.

Southern Water hence requests the following condition to be applied: Occupation of the development is to be 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.

The Council's technical staff and the relevant authority for land drainage consent should be consulted regarding for surface water disposal.

All other comment from our previous response 07/10/2017 remain unchanged and valid.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Growth Planning Team
Business Channels

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