Department of Planning and
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Developer Services
Southern Water
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Your Ref
APP/17/00358
Our Ref
PLAN-018201
Date
19/05/2017

Dear Sirs,

Proposal: Application for approval of matters reserved under outline permission APP/14/00547 (layout, scale, appearance and landscape) for development comprising 125 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping in addition to the provision of a water retention area.
Site: Land west of Horndean Road and south of Southleigh Road, PO10 7PU.
APP/17/00358

Thank you for your letter of 27/04/2017.

Southern Water would object against the proposed layout. 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.

Also if the applicant or developer proposes to offer a new on-site foul sewerage pumping station for adoption as part of the public foul sewerage system, this would have to be designed and constructed to the specification of Southern Water Services Ltd. A secure compound would be required, to which access for large vehicles would need to be possible at all times. The compound will be required to be 100 square metres in area, or of some such approved lesser area as would provide an operationally satisfactory layout.

Please note that the proposed foul and surface water drainage is not designed to adoptable standards and Southern Water requirements. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site.

Southern Water Services Ltd Registered Office: Southern House Yeoman Road Worthing BN13 3NX Registered in England No.2366670

The construction of tanked permeable paving over or within 5 meters of public or adoptable sewers is not acceptable to Southern Water.

Surface water attenuation tanks should be located no closer than 5 meters from public or adoptable sewers.

The design of surface water drainage should ensure that no overflow from ponds is to enter public or adoptable sewers network.

Please note that on-line surface water storage is not adoptable by Southern Water.

The diversion of public surface water sewer has to be agreed and approved by Southern Water under Section 185 of the Water Industry Act for the final drainage layout to be agreed. Southern Water would require clarification on the construction details of fencing and walls within 3 meters of the public foul sewer. The above matters should be agreed under discharge of protection of public sewers condition.

As indicated in our previous correspondence, following initial investigations, Southern Water cannot accommodate the needs of this application without the development providing additional local infrastructure, however the developer has initiated sewerage requisition scheme under Section 98 of the Water Industry Act, dealt under our ref SWS.S98.000564 and currently under design.

Reference should be made to Fig 2.9 of SfA Edition 6th and Fig B.14 of SfA Edition 7th for typical arrangement of pipe junctions within manholes.

All our other comments in letter dated 02/07/2014 remain unchanged and valid for this reserved matters application.

Yours sincerely

[redacted]

Developer Services