

REPORT UPDATE

Application no: WA/111/23/PL
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Location: Brookfield Farm Eastergate Lane Walberton
Description: 2 No. detached 4 bedroom dwellings (resubmission following WA/101/22/PL). This application is a Departure from the Development Plan and in CIL Zone 3 and is CIL Liable as new dwellings.

UPDATE DETAILS

Reason for Update/Changes:

To update the Committee in respect to additional consultation responses from Southern Water.

The initial consultation response from Southern Water (SW) provided general advice but raised no objections to the proposed development. Recently, two further email responses have been received from, respectively, the Sewer Network Manager and the Future Growth Planner.

Summarised comments from SW Sewer Network Manager:

As the Sewer Network Manager of this area I would strongly advise currently against any additional development of any size in this catchment area. We are still having to remove excess ground water from the sewer system and this at best guess is likely to continue until at least Spring. The area and drainage catchment is in my own opinion over burdened most of the year and any amount of rainfall even in the summer tips the systems over the edge. I am hoping that this application has been sent to our developer services team for review and discussion as per normal Developer processes, if so I will also pass comment when they approach myself for information and knowledge. If planning permission is granted by the relevant planning authority I would also advise that the developer/land/property owner make every attempt possible to protect these new and existing dwelling from sewer flooding. That as per the letter, all provisions are made to manage the rainwater/surface water from this development by means or SUDS or other system but should not be connected to the public foul sewer system.

Summarised comments from Future Growth Planner:

Thank you for enquiry, this is currently being reviewed by our technical team where I can see there is a task to undertake network modelling for the proposed foul flows of 0.02l/s from this development. Based on the results of the modelling we can advise further if this development causes detriment to our network in writing, however the deadline of 17th January will not be met to confirm the outcome of the modelling exercise.

Officers Comment:

In view of the concerns raised regarding wider issues in the existing sewer catchment and the fact that further network modelling by SW is required in respect to this particular proposal, it is recommended that the application be DEFERRED until such time as this modelling information is

available and further discussions have taken place with Southern Water.