

Report following a request for further information, negotiations or consultation

REF NO: BN/18/20/PL
LOCATION: Former Brooks Nursery
Eastergate
PROPOSAL: Variation of condition 15 imposed under EG/29/13/ relating to condition 15 - to change the foul drainage scheme from Sewage Treatment Plant to Pumping Station with associated drainage works.

Committee resolved on 24th June Committee that information should be required of Southern Water as to whether the scheme could be connected to the Barnham main road sewer once the repairs being undertaken was completed. The application is being returned to Committee for further consideration in light of comments from Southern Water. Additional comments received are also reported.

In response officers contacted Southern Water for comment and have provided the following:

"A scheme to look at providing reinforcement for this development is currently being progressed through our section 98 requisition process and the outline design is with our engineering team.

The applicant has confirmed the design and construction of the pumping station, together with the section of rising main within the site boundary, will be undertaken by the developer. The final circa 45m of rising main and connection to the existing public sewer is to be undertaken by SWS under the S98 mechanism, due to the need to cross third party land. The developer has proposed a connection to manhole SU95043802 on Elm Grove South to the east of the site but other locations are being considered.

The final point of connection will be determined as the design progresses and this will form part of the wider design for the Lidsey Waste Water Treatment Works catchment. The growth design study has commenced but no completion date has been identified at this point in time and at present I do not know when this will be decided."

"The work being carried out in Barnham Road is Southern Water. CBUL are repairing a sunken manhole in the middle of the road due to a large dip, that was put into place a long time ago by a developer.

Below is the official breakdown from operations -

Emergency works, carriageway has sunk: excavation required to repair collapsed sewer and break out existing manhole chamber & rebuild. Closed from the junction of Downview Road to the junction of Elm Grove with works taking place outside no. 99 Barnham Road."

The agent has taken the opportunity to provide the following information:

The Barnham Road works are to repair a faulty/collapsed manhole - and being done in liaison between Southern Water and Highways. This is a coincidence and not related to any wider upgrade works to the system, and is not related to/affected by proposals or changes to the flow in the system.

The reason a connection from the new housing can be made now, where it couldn't originally, is because of New Connection Charging which changes the requirements for infrastructure upgrades. Internal modelling has been able to identify that there is sufficient capacity in the existing system, in terms of how

many properties can connect into the system, and if any upgrade work needs to be done will be carried out by Southern Water.

An assumption raised at Committee, following public representations, was that we are proposing an "8 inch" rising main to connect to the one on Elm Grove which is 6 inches/150mm. This led to incorrect claims being made that the latter could not accommodate what is being pumped into it. The proposal is an 85mm diameter rising main, and connects in the proposed discharge manhole. There is no "non-return valve" on the system - what has been shown is an air valve, located at the highest point along the run of the rising main to vent air only. This is located with a brick structure. The scheme does not discharge into the Rife, all foul discharges into the southern Water treatment plant. This is an improvement on the treatment plant, the outfall from which produced unsatisfactory results.

Measures for safeguarding and safe release into the sewage system:

1. Pumping station will have installed a telemetry monitoring system allowing Southern Water to monitor the system on a 24/7 basis. Any failures in the system, or issues with storage in the chamber, will be alerted via the telemetry system linked to Southern Water's operation office (which is also monitored 24/7). This is a standard installation for adopted pumping stations.
2. Pumping station has 24hr storage capacity. This in provides a further safety in the unlikely event of serious failure. It provides Southern Water ample response time to attend the site.
3. The discharge of the foul sewage from the pumping station to the network will be timed, using telemetry, to pump at off-peak time; this will helps minimise peak flow levels and keep these well within carrying capacity.
4. The discharge from the development is an enclosed solution, removing the potential for smells and potential breakdown. The discharge into the Southern Water network has received a S106 consent to discharge, and have confirmation there is sufficient capacity to take additional plots from the development.

Elm Grove South Residents Association:

A statement from Elm Grove South Residents Association has been received and requests it is sent to Southern Water and to be lodged on the BN/18/20/PL planning file and a copy sent to Neil Crowther.

The Residents Association endorse Dr.Mason's questions and look forward to Southern Water's full and detailed response. Once the questions have been answered to ours and the ADC Members' satisfaction, we will look forward to the application's timely re-appearance at a planning committee session.

One letter of objection.:

Cannot understand Southern Waters response to the question of why this cannot be connected to Barnham Road. It is being ignored. Barnham Road is closed East of Upton Brooks to fix a collapsed sewer so this could have been done at the same time! The developer are being allowed to avoid their responsibilities agreed at the time, no doubt to free up additional land to build on. This Council needs to mandate the original conditions are met and not bend the rules when it suits some ones pocket.

Recommendation:

The recommendation remains unchanged from the previous Committee agenda with report update.