Enterprise Bognor Regis

Proposed Local Development Order

LOCAL DEVELOPMENT ORDER.

UTILITIES

June 2015
DRAFT FINAL
1.0 Introduction

2.0 Site Description and Proposed Development

3.0 Utilities

4.0 Conclusions

Appendices.

1. Enterprise Bognor Regis. Local Development Order
   Red Line Boundary

2. Utilities: Consultation Correspondence, Network Data and Network Maps.
1.0 Introduction

1.1 Arun District Council (ADC) (the Local Planning Authority) is adopting a Local Development Order (LDO) for several sites within “Enterprise Bognor Regis”, referred to in this document as the Enterprise Bognor Regis LDO.

1.2 The Enterprise Bognor Regis LDO has been prepared by Arun District Council in accordance with the Town and Country Planning Act, Part 3 and the Town and Country Planning (Development Management Procedure) (England) Order 2015. Preparation of the order has included informal and statutory consultation in accordance with the legislation and best practice.

1.3 Local Development Orders (LDOs) were introduced with the Planning and Compulsory Purchase Act 2004 and allow local planning authorities to remove the need for planning permission for certain specified forms of development. The Planning Act 2008 removes the requirement that LDOs must implement policies set out in adopted local development documents. The role and process of an LDO in extending permitted development rights in a Local Planning Authority area is set out in the Planning Practice Guidance (March 2014)

1.4 LDOs are recognised in the National Planning Policy Framework (NPPF) as a means of relaxing planning controls in appropriate areas, to promote economic, social or environmental gains, such as boosting enterprise (paragraph 199).

1.5 A Local Development Order (LDO) has been prepared by Arun District Council (ADC) to promote the strategic development opportunity on land adjacent to the A29, at Bognor Regis.

1.6 The LDO area is identified in Appendix 1. The 22.9 hectare site includes three separate land parcels:

- Salt Box (Site 1)
- Rowan Park (Site 2) and
- Oldlands Farm (Site 3).

1.7 The Council wishes to bring forward and facilitate early development of these sites through the LDO, which removes the need for planning permission for new business related development within the sites.

1.8 The objective if the LDO is to foster economic growth and provide the opportunity for the development of preferred employment uses to benefit from an accelerated and simplified planning process, created by the LDO, and an attendant reduction in planning fees.

1.9 The LDO will simplify planning control to give greater flexibility for businesses to develop new premises and facilities or adapt existing premises, whilst maintaining a successful and diverse mix of employment generating uses. Development will only be permitted where the local authority is satisfied that it is in
accordance with the permitted uses and development parameters set out in the Order. Development proposals not in accordance with the provisions of the Order will be determined by a planning application.

1.10 This report considers all existing services known to be located in the vicinity of the Enterprise Bognor Regis LDO. It examines the existing situation, the need for diversionary work and the feasibility of providing new supplies to future development located within the sites. The utility services considered include:

- Gas
- Electricity
- Water
- Telecommunications
- Foul and Surface Water

1.11 The major utility companies include:

- Gas - Scotia Gas Networks
- Water Supply: Portsmouth Water
- Foul drainage and sewerage: Southern Water
- Electricity - Scottish and Southern Energy
- Telecommunications - British Telecommunications

2.0 Site Description and Proposed Development

Existing Site Description

2.1 The Enterprise Bognor Regis LDO is located, principally, in the parish of Bersted to the north of Bognor Regis town. The LDO area is adjacent to previously developed land off Shripney Road (A29) and Rowan Way (A259). Bognor Regis Town Centre is about 2.5 kilometres to the south.

2.2 The three sites included in the LDO currently have the following uses:

- Salt Box: Agricultural Land.
- Oldlands Farm: Former Agricultural land on which part, outside the LDO boundary, is being developed to provide 43,000 sq.m. of office, industrial and warehouse space for Rolls Royce.
- Rowan Park: A holiday caravan park managed by the Caravan Club of Great Britain, on a leasehold from Arun District Council.

Proposed land use.

2.3 The LDO aims to enable the development of employment on the three sites within Use Classes B1, B2 and B8, up to a maximum of 57,202 sq.m across the three sites. The LDO sets out the detail that includes a statement of reasons, development parameters, planning conditions, informatives, parameters plans, a
design guide and a regulatory plan. The LDO is for 15 years, subject to regular monitoring and review.

### 3. Utilities.

3.1 The Utilities providers for this area have all been approached by Arun District Council, and its retained consultant team for the LDO, to establish the extent and capacity of existing services. Informal consultation with utility service providers on a draft LDO (December 2014/January 2015) has provided a response on the impact of the proposed development on existing capacities and improvements required. This information has been taken into account in creating the final form of the LDO, notably the development parameters, parameters plans, regulatory plan, planning conditions and informatives for developers.

**Existing Supplies.**

3.2 The utility service providers have identified the existing networks within and neighbouring the LDO area. This mapping information and correspondence are shown in Appendix 2 to this report. (gas, electricity, sewerage).

3.3 It would appear from available record information that no major service diversions will be required to facilitate the proposed developments.

**New Supplies**

3.5 The LDO parameters have informed the response from utility providers. As the LDO provides some flexibility in the final outcomes, floorspace/land use/employment, then precise loading requirements for the individual development sites are not available. Therefore, it is not possible to obtain detailed proposals from the utility companies for the service provisions. However, from a study of the service records no particular problems are anticipated in providing the sites with gas, water supply and telecommunication services. Southern Water has identified a set of issues to be overcome, to include an on-site pumping station and to agree a solution to overcome capacity constraints and sewerage treatment off site. The Environment Agency and Southern Water need to be satisfied that the management of surface water drainage and contamination risks are managed within the red line boundary for the LDO.

**Gas – SGN**

3.6 Gas - SGN have assessed the impact of the proposed future development (EBR Strategic employment Land Allocations) for the period 2014 - 2024 and beyond, the majority of which is located within the Shripney area. SGN conclude that on the whole, its gas infrastructure would not be significantly affected by the levels of growth proposed / projected, and any costs will be directly related to site infrastructure only. This assessment has been based on analysis of the site area information provided rather than any firm gas usage.

3.7 Gas - SGN’s principle statutory obligations relevant to the development of its gas network arise from the Gas Act 1986 (as amended). SGN would not, therefore,
develop firm extension or reinforcement proposals until in receipt of confirmed developer requests.

3.8 Gas - SGN is the owner and operator of significant gas infrastructure within the Arun District Council Plan area and due to the nature of our licence holder obligations; should alterations to existing assets be required to allow development to proceed, such alterations will require to be funded by a developer.

3.9 Should major alterations or diversions to such infrastructure be required to allow development to proceed, this could have a significant time constraint on development and, as such, any diversion requirements should be established early in the detailed planning process. Gas - SGN would, therefore, request, that where the Council are in discussions with developers, via the Local Plan, there early notification requirements are highlighted.

3.10 Additionally, Gas - SGN are aware of the advances being made in renewable technologies, especially those related to the production of biomethane. Should any developer be proposing to include such technology within their development, then it would highlight the benefits of locating these facilities near existing gas infrastructure. Again, where the Council are in discussions with developers via the Local Plan, we would hope that these early notifications requirements are highlighted.

Water Supply: Portsmouth Water (PW)

3.11 Portsmouth Water has made the following comments:

- PW are already in contact with the developers about Oldlands Farm and this includes the Rolls Royce site.
- The LEC airfield site would require a supply main from the A259 College roundabout. To provide security of supply this would need to link through to the new housing at Felpham, via the Golf Course, or under the railway to Shripney Road.
- This is not a show stopper and off site mains are paid for by the developer rather that existing customers.

Foul drainage and sewerage: Southern Water (SW)

3.12 There is currently inadequate foul sewer capacity to serve the proposed development. SW would recommend that developers/landowners initiate a requisition under S98 of the Water Industry Act to initiate a study into options for serving the sites. Potential options to be considered would include discharging to the North directly to Lidsey Wastewater Treatment Works a controlled connection to the Bognor Regis Pumped Ring Main to Ford Wastewater Treatment Works and upsizing of the existing sewerage network to Ford Wastewater Treatment Works. All options would require at least one on site pumping station, which should be built to
adoptable standards, for which allowance must be made in the site layout. For guidance and application forms please see the information on the Southern Water web site: http://www.southernwater.co.uk/property-and-developers

3.13 Whilst it is anticipated that making connections to the sewer from these sites is technically feasible, they would involve work on third party land. Connections would therefore need to be made either by agreement by the landowner or by Southern Water requisitioning the connections. It is expected that Southern Water will require a capacity check of its network prior to consenting the proposed developments once discharge details become available.

3.14 No surface water must be discharged to the public foul sewer; Surface water should be discharged through SUDs systems to the existing water courses.

3.15 Southern Water has been approached to carry out a S98 Water Industry Act 1991 – Foul Water Sewer Requisition. In summary the scope of works to consist of the following:

- Construction of one new package pumping station (to ‘Sewers for Adoption’ standards) within development site boundary. 300m³ pump station storage.
- Lay 674m of 125mm OD HPPE SDR11 rising main, open cut, between proposed WPS and connection manhole SU94001903.
- Directional Drill 50m of 125mm OD HPPE SDR11 rising main, crossing A29 Dual Carriageway.

3.16. This solution is shown in map form in the Appendix 2 to this report.

3.17. Southern Water has identified the following key environmental constraints:

- The majority of the route is within arable fields or roadside verges which contain unmanaged vegetation, which have the potential to support protected species. A preliminary ecological appraisal (PEA) will be required to determine ecological constraints and any requirements for further ecological surveys. In order to ensure adequate time for identification and management of protected species initial survey is recommended at least 9 - 12 months prior to start of construction.
- Works are in the vicinity of Tree Preservation Orders – within the boundaries of properties adjacent to the potential working area. Standard construction techniques should avoid significant effects on trees, however it is recommended to seek agreement with the tree officer for intrusive works in the vicinity of TPOs.
- Works are close to a large flood risk zone, appropriate design to WPS should be considered at SL2
- Close proximity to business properties along A29. Potential to disturb business through noise generation. Early communications with the local community advised
3.18 Southern Water has identified the following risks have been identified which could affect the construction programme:

- **Potential TPO on trees.** Work that affects TPO will require approval and consent from the local council.
- **Proposed solution is highly dependent on acquisition of surveys,** which may result in additional modelling and detailed design requirements.
- **There is the potential that the diversion of buried services may be required following 3rd party services traces and subsequent trial holes.**

A preliminary ecological appraisal (PEA) will be required to determine ecological constraints and any requirements for further ecological surveys. In order to ensure adequate time for identification and management of protected species initial survey is recommended at least 9 - 12 months prior to start of construction.

3.19. The S98 Requisition solution defined by Southern Water is one that applies to all three land parcels identified in the proposed EBR LDO. Developers may wish to consider the benefits of working together to achieve this solution or making their own separate arrangements.

**Electricity - Scottish and Southern Energy**

3.20 SSE indicates that the current maximum demand is 35MW for the entire Bognor Regis area. The local substation, at South Bersted, has 10 MW of spare capacity available for new development.

3.21 SSE are trying to secure landowner consents for SSE Power Development to underground an overhead electricity line that currently runs through the site known as ‘Enterprise Bognor Regis’, specifically in the northern section of Salt Box. An easement of xx metres would result. It can be included in the “green buffer” to the north of the development area identified for Salt Box in the LDO.

**Telecommunications – British Telecom Open Reach (BT)**

3.22 BT is still the main provider of fixed telephones lines and it has a “universal service obligation” although companies can now contract Open reach to install a phone line on their behalf, rather than telling the customer to get BT to install it, and then transfer over. All communications trunks now digital. Most are carried via national optical fibre networks. There are several companies with national fibre networks, including BT, Virgin Media, Cable and Wireless, etc.

3.23 Consultation with BT Open reach has yet to establish if there are any infrastructure issues for the EBR LDO area. The Arun Local Plan (2011 -2031) Infrastructure Delivery Plan (2015) indicates that “telephone / broadband lines are generally the responsibility of BT.” “BT has a standard approach for working with developers to install new lines at development sites. Further details were not able to be provided before the precise location of development is determined but any costs would be at the expense of the developer.”
3.24 As part of the roll out of broadband the Bognor Regis Exchange area has been upgraded as part of a commercial roll out by BT. A search of the BT Open Reach and West Sussex Better Connected websites establishes that in the post code area for the EBR LDO the serving cabinet is enabled for fibre broadband.

4.0 Conclusions

4.1 The feasibility of providing future development on the sites within the EBR LDO with gas, water, electricity and telecommunication supplies has been considered, along with the requirements for the disposal of foul and surface water from the sites once developed.

4.2 Gas, electricity, water, telecommunication and foul sewerage infrastructure exist in the vicinity of all of the sites.

4.3 No significant service diversions have been identified as necessary to accommodate a development of the Enterprise Zone sites, although the location of a proposed underground electricity power cable may a constraint to development of the Salt Box site.

4.4 In the absence of loading requirements for the individual development sites, it is not possible to obtain detailed proposals from the utility companies for the service provisions. However, no particular problems are anticipated in providing the sites with gas, water and telecommunication services.

4.5 It is likely that major works will be required to the sewerage infrastructure network to facilitate future development within the EBR LOD sites, notably the provision of a pumping station within the red line boundary of the LDO.
Appendix 1.

Enterprise Bognor Regis. Local Development Order. Red Line Boundary
Appendix 2.

Utilities: Consultation Correspondence, Network Data and Network Maps.
Gas - SGN.

Date: 05/02/2014

Re: Enquiry at: Land straddling A29, North of Bognor Regis.

Thank you for your enquiry regarding the above location.

Please find enclosed an extract from our mains records in the location of the area covered by your proposals for your guidance. This plan only shows those pipes owned by SGN in its role as a Licensed Gas Transporter (GT). It should be noted that gas pipes owned by other GTs or privately owned may be present in this area and information regarding such pipes should be obtained from the owners. Where SGN knows this, they will be represented on the plans as a shaded area and/or a series of x’s.

The information shown on this plan is given without obligation, or warranty and the accuracy cannot be guaranteed. Service pipes, valve siphons, stub connections etc, are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

You will note the presence of our Low/Medium/Intermediate Pressure gas main in the proximity to your site. There should be no mechanical excavations taking place above or within 0.5m of the low pressure system, 0.5m of the medium pressure system and 3m of the intermediate pressure system. You should where required confirm the position of mains using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

For safety reasons, safe digging practices in accordance with HSE publication HSG47 “Avoiding Danger from Underground Services” must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (direct labour or contractors) working for you on or near gas plant. In addition please follow the advice given in our gas safety booklet (enclosed).

24 hour gas escape number 0800 111 919*
*Calls will be recorded and may be monitored

Southern Gas Networks plc is part of the Scotia Gas Networks Group
Registered Office: St Lawrence House Station Approach Horley
Surrey RH6 0J
Registered in England & Wales no. 05167021
http://www.sgon.co.uk

12
Dear Sir/Madam

LEC Airfield area Bognor Regis

10/02/2014

In response to your enquiry of 7/2/14 regarding the location of network and equipment at the above address, copies of our Record Plans are enclosed.

The plans show the positions and normal depths for the buried cables etc. when they were installed. It must be stressed, however, that alterations to road alignments, surface levels and buildings may have been made subsequent to the records being taken. If you find plant or cables that are not marked or are incorrectly marked, then you are required to contact us as soon as possible to give us the opportunity to amend our records.

Please note that the plans supplied are based on the location/map information supplied by yourselves and, therefore, YOU MUST SATISFY YOURSELF THAT OUR PLANS SUPPLIED ADEQUATELY COVER THE AREA THAT YOU REQUIRE.

Please note that these records only show plant owned by Scottish and Southern Energy plc. There may be other privately owned plant in the area, which is outside the control of Scottish and Southern Energy plc. You should check with the Local Authority, National Grid Co., Department of the Environment, other Regional Electricity companies etc. before proceeding.

Avoidance of DANGER from BURIED CABLES

--------------------------------------
For more information, consult the Health & Safety Executive's booklet HS (G) 47 - obtainable from the HMSO. Guidance notes are contained in Scottish and Southern Energy's 'Watch-It' leaflet, which sets out various do's and don'ts when digging near buried cables.

I would particularly draw your attention to the need to take trial holes to determine the exact position and depth of cables to avoid the risk of injury to staff or damage to the cables.

Where our Record plans indicate the presence of cables with a voltage exceeding 11,000 volts then you are advised to contact our Local Depot section on the above telephone number before commencing any excavations within the vicinity of these cables.

Avoidance of DANGER from OVERHEAD LINES

For more information, consult the Health and Safety Guidance Note GS.6 obtainable from HMSO. Scottish and Southern Energy's 'Watch-It' leaflet outlines the precautions to be taken.
If in any doubt about the safety of working in the vicinity of overhead lines, please do not hesitate to contact our Local Depot at the above number.

Cable Records - Service Connections
-----------------------------------
The location of service cables to individual properties, street lighting, traffic signs, telephone kiosks etc. installed prior to the introduction of the Electricity Supply Regulations 1988 dated 1st October 1988 are not shown on the enclosed plans but details are available from our local depot PORTSMOUTH Tel: 023-9262-4200.

General Advice
--------------
a) Please ensure, where appropriate, that your CONTRACTORS have a copy of this letter and the enclosed plan(s).
b) Please note that the cost of any repairs or claims against Scottish and Southern Energy as a result of your works will be invoiced to you or your contractor.
c) Scottish and Southern Energy retains the right to its property, including disconnected cables and recoverable materials.

Special Advice
--------------
MAJOR CIRCUITS - The land you refer to is crossed by a major transmission circuit or circuits which form an extremely important link in Southern Electric's extra-high voltage system. Modifying circuits such as these is a major and costly undertaking which should be avoided if possible. Any development should therefore be designed to allow circuits of this nature to remain undisturbed and accessible in their present location if at all possible.

PLUS - FOR FURTHER INFORMATION PLEASE CONTACT PORTSMOUTH DEPOT TEL. 02392624200
Should you require further information, please do not hesitate to contact me on the above telephone number.

Yours faithfully,

Mapping Services Manager

Enclosures:
- Mains Record Plans HV : Y - Mains Record Plans LV : Y
- Mains Record Plans GAS : Y - Pipe Record Plans
Water/Sewerage/Steam : N
- 'Watch-It' for working near O/H lines : Y - 'Watch-It' for digging near U/G cables : Y
- Other : *

* THESE PLANS HAVE BEEN SENT IN RESPONSE TO YOUR RECENT ENQUIRY TO OUR MAPPING SERVICES TEAM. *
* YOU COULD IN FUTURE ACCESS OUR PLANT INFORMATION VIA A SECURE WEB SITE. THIS IS A FREE *
* SERVICE WHICH IS AVAILABLE 24/7, THIS WOULD ALLOW YOU TO VIEW & PRINT OUR PLANT RECORDS *
* AS REQUIRED. *
* ACCESS TO THIS SERVICE CAN BE ARRANGED BY CONTACTING MAPPING SERVICES BY EMAIL OR PHONE:- *
* mapping.services@sse.com  01256 337294 *
* INFORMATION REQ: CONTACT NAME, COMPANY NAME, TELEPHONE NUMBER & EMAIL ADDRESS.
Dear Sirs

Provision of Sewer only Main Record Extracts
Land North of Bognor Regis Staddling A29

Further to your recent enquiry regarding the provision of Southern Water apparatus record extracts for the above location.

Please be aware that there are areas within our region in which there are neither sewers nor water mains. Similarly, whilst the enclosed extract may indicate the approximate location of our apparatus in the area of interest, it should not be relied upon as showing that further infrastructure does not exist and may subsequently be found following site investigation. Therefore actual positions of the disclosed (and any undisclosed) infrastructure should be determined on site, because Southern Water does not accept any responsibility for inaccuracy or omission regarding the enclosed plan and accordingly it should not be considered to be a definitive document.

Should you require any additional information regarding this matter please contact this office at the address given at the foot of this letter or alternatively via the fax number given above.

Yours faithfully

Land Search Department
Southern Water Land Searches
Southern House
Capstone Road
Chatham
Kent
ME5 7QA

Letter C
Southern Water. Section 98 Requisition.

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir,


Location: Development at Bognor LDO, A29 Shripney Road, Bognor, West Sussex

I refer to your letter of requesting Southern Water to provide a budget estimate for the requisition of a foul water sewer at the above location.

Your application has been processed and a budget estimate prepared. Likely cost of the scheme is to be in the region of £766,108 (Including Admin fees). I must stress the preliminary nature of this estimate, which may alter considerably upon completion of detailed investigations.

In order to progress the requisition a fee of £52,840 will be required to be deposited with Southern Water before the detailed survey and design work commences. Once in receipt of this fee work will start on the design and the final scheme cost will be estimated. It is anticipated that a firm offer of terms will be made based on the final estimate within 16 weeks from receipt of the fee (subject to completion of all surveys). This offer will remain open for acceptance for a period of three months. If at anytime you wish to withdraw from the requisition process any unspent monies will be refunded.

Normally, two payment options are offered:-

Option 1
12 Year Guarantee Agreement Option (Foul sewer)

A deposit would be required as security, against a scheme value (Including Admin) to be paid, on or before completion of the legal agreement and prior to commencement of construction. Annual relevant deficits, to be deducted from the deposit, are estimated at over a 12 year period. This deposit is based on estimated costs and will be recalculated once the work is complete and the actual costs are known.
The relevant deficit is defined as the amount (if any) by which the annual borrowing costs of a notional loan for the cost of providing the new sewer exceeds the revenue for that year from customers connected to that sewer.

Interest will be accrued on the balance of the deposit held before the deduction of any deficit for that year. Interest will be paid on the deposit at the rate determined and in accordance with Section 99(4) of the Water Industry Act 1991.

Any payments already received will be deducted from the above sum.

Option 2
Commuted Sum Payment Option (Foul sewer)

This involves a deposit, equivalent to the estimated commuted sum, against the scheme value (Including Administration) to act as security and to be paid, on or before completion of the legal agreement and prior to commencement of construction. The finalised statutory commuted sum is payable when the work has been completed and the actual costs are known.

The Commuted Sum is an amount equal to the sum of the estimated relevant deficits for each of the 12 years following the provision of the sewer, in each case discounted to a net present value.

Any payments already received in respect to the estimated figure of the commuted sum will be deducted from end value of the scheme when the actual cost of the works is known.

However, with the commercial/industrial nature of the proposed development no allowance is taken into account.

Scope of Works

The proposed scope of works consists of the following:

- Construction of one new package pumping station (to ‘Sewers for Adoption’ standards) within development site boundary. 300m³ pump station storage.
- Lay 674m of 125mm OD HPPE SDR11 rising main, open cut, between proposed WPS and connection manhole SU94001903.
- Directional Drill 50m of 125mm OD HPPE SDR11 rising main, crossing A29 Dual Carriageway.

<table>
<thead>
<tr>
<th>U/S MH</th>
<th>D/S MH</th>
<th>Dia (mm)</th>
<th>Approx. Depth</th>
<th>Open cut</th>
<th>Directional drill</th>
<th>Carriageway</th>
<th>Field/verge</th>
</tr>
</thead>
<tbody>
<tr>
<td>New WPS</td>
<td>SU94001903</td>
<td>125</td>
<td>&lt;2</td>
<td>674</td>
<td>50</td>
<td>70</td>
<td>654</td>
</tr>
</tbody>
</table>
General Constructability Assumptions:

- No allowance has been made for compensation to land owners, local authorities or lane rental.
- Complex traffic management arrangement have not been allowed for.
- No allowance has been made for Third Party Service (known or unknown) Diversion or relocation of overhead cables.
- No allowance has been made for Night Time or Out of Hours Working.
- Only nominal allowances have been made for dewatering & over-pumping to cover what would be typically expected of this type of works.

Surveys

Identified below are the surveys that are necessary to take the proposal forward to detailed design:

Non-intrusive

- Land Search
- Topographical Survey
- Service/Utilities Trace
- Preliminary Ecological Appraisal
- Surge Analysis
- GI Desk Study and Interpretive Report

Intrusive

- Trial Holes – Locating critical existing services following utilities trace
- Manhole Survey
- Boreholes in location of proposed pumping station and directional drilling

Planning and Consent Issues

- Land Entry and Easement through developers land to be agreed.
- Planned works at junction between A29 and Steyning Way may require two way traffic control.
- A diversion of the public footpath and cycle lane adjacent to the proposed route beside the A29 may require notice to be served to West Sussex County Council under Section 257 of the Town and Country Planning Act 1990. A 42 day notice period is required.
• The scheme runs through public highway therefore New Roads and Streetworks Act (NRSWA) consent is required and liaison with West Sussex Highway Services will be necessary.
  o S159 Notice (Water industry Act) – Lay relevant pipe
  o S158 Notice (Water industry Act) – Entry for Works

Risks

• Following WPS surveys at Shripney Road South Bersted and Southern Cross Bognor A & B, if there is lower capacity then assumed then there is a risk that additional detailed design will be required with additional storage required.
• Development flows may be greater than estimated flows used for the purpose of this report. Risk of additional design requirement at detailed design.
• There is a risk of unsuitable ground conditions in the area of proposed works. This will be reviewed at detailed design following a Geotechnical Investigation.
• There is a risk of works being in the close vicinity of trees protected by TPOs. Bognor Regis’s district councils Tree Officer will have to be consulted.
• Following surge analysis of the rising main, surge vessels or thrust blocks may be required to reduce the effects of cyclic loading and fatigue of the pipe.
• There is a risk that existing WPS survey and drop test details cannot be provided by Southern Water.
• There is the potential that the diversion of buried services may be required following 3rd party services traces and subsequent trial holes.
• Risk that when the solution at Oldlands Farm is discharging, there might be insufficient capacity in the network for the proposed pump station to discharge

Assumptions and Comments

• Assumption that the A29 crossing will require directional drilling.
• It is assumed the majority of rising main route to be located within the developers land.
• Crossing of Steyning Way will require traffic management and possible night time working to minimise impact on local business.
• A Gas main kiosk is located beside the roundabout on Steyning Way. A service trace and trial holes will be required at detail design to identify constraints.
• Mown grass verge behind warehouses to the east of A29. This is the preferred route of rising main, along the verge to minimise disruption. The verge may be private land, requiring easement negotiation and land entry notice.
• Connection at manhole SU94001903. This manhole is already the connection point for three WPS, manhole survey and service trace required to confirm that rising main can connect.
• Water main and electric cables identified during site visit along the proposed route, service trace and trial pits required following liaison with existing services providers.
• Proposed new WPS flow will match discharge from Southern Cross Bognor A WPS.
• Overall wastewater volumes will increase in the network, the current assumption that this can be accommodated without reinforcement of the existing network.
• It is assumed that Southern Cross Bognor A and B WPS are not operating constantly and that there is sufficient time when they are not operating to empty the proposed pumping station in the new development.

• Expected that Shipney Road South Bersted and Southern Cross Bognor A and B WPS surveys and drop tests will be conducted as part of Oldlands Farm detailed design. Assumption that survey will be available during detailed design.

• Assumption that South Bersted CEO will not be affected by increased discharge volumes. WPS survey and hydraulic modelling at SL2 to consider detrimental spill at Bersted CEO.

• The current model predicts flooding in the existing system which is not substantiated by the flooding database. Southern Water has confirmed that this is acceptable.

• Assumption that Southern Cross Bognor A and B WPS are suitable to be used as an active control for the proposed WPS.

• Southern Cross Bognor A WPS assumed discharge based on CALMs drop test survey of 14l/s (dated 01/10/98). To be confirmed at detail design.

• Cycle lane and footpath beside proposed rising main route down the A29. Public footpath closure required.

• Pedestrian access to car park at proposed connection manhole. Alternate entrance via the adjacent vehicle entrance assumed

Environmental issues

For the purpose of this investigation Southern Water has prepared a desktop Environmental, third Party and planning appraisal assessment (DE3PPA). The focus of this report was to assess environmental constrains along the proposed viable routes.

Summary of key environmental constraints:

• The majority of the route is within arable fields or roadside verges which contain unmanaged vegetation, which have the potential to support protected species. A preliminary ecological appraisal (PEA) will be required to determine ecological constraints and any requirements for further ecological surveys. In order to ensure adequate time for identification and management of protected species initial survey is recommended at least 9 - 12 months prior to start of construction.

• Works are in the vicinity of Tree Preservation Orders – within the boundaries of properties adjacent to the potential working area. Standard construction techniques should avoid significant effects on trees, however it is recommended to seek agreement with the tree officer for intrusive works in the vicinity of TPOs.

• Works are close to a large flood risk zone, appropriate design to WPS should be considered at SL2

• Potential contaminated deposits along route with H & S and disposal implications. Contaminated land risk assessment advised.

Close proximity to business properties along A29. Potential to disturb business through noise generation. Early communications with the local community advised

Programme
• An allowance of 16 weeks has been made for the completion of the SL2 detailed design. This includes undertaking all surveys.

The programme has an allowance of 36 weeks for the SL3 stage, 2 weeks handover, 4 weeks pre-start, 6 weeks road notice and land entry, 18 weeks construction period and 6 weeks cost close out and cost reconciliation

5.2 Programme Constraints

The following risks have been identified which could affect the construction programme:

• Potential TPO on trees. Work that affects TPO will require approval and consent from the local council.
• Proposed solution is highly dependent on acquisition of surveys, which may result in additional modelling and detailed design requirements.
• There is the potential that the diversion of buried services may be required following 3rd party services traces and subsequent trial holes.

A preliminary ecological appraisal (PEA) will be required to determine ecological constraints and any requirements for further ecological surveys. In order to ensure adequate time for identification and management of protected species initial survey is recommended at least 9 - 12 months prior to start of construction

Should you wish to proceed, please forward a cheque made payable to Southern Water together with the attached remittance slip.

In addition to the above requisition costs, I would draw your attention to the fact that infrastructure charges are payable for first time connections to a public sewer.

Please do not hesitate to contact me for further information.

Yours Faithfully

Developer Services

Encl.

Form 1
Preliminary Route Plan
**Form 1**

**Foul Sewer Requisition 598 Water Industry Act 1991**

**Development:** Development at Bognor LDO, A29 Shipney Road, Bognor, West Sussex

I/We enclose a cheque in the sum of **52,840.00£** in payment of the following:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detailed Design Fee Commercial</td>
<td><strong>10,568.00£</strong></td>
</tr>
<tr>
<td>VAT 20.00%</td>
<td><strong>10,568.00£</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>63,408.00£</strong></td>
</tr>
</tbody>
</table>

WBS C-670006-SUSX-484
235245

Please ensure the cheque is made Payable to **Southern Water Services Ltd** and sent to the following address:
Southern Water, PO Box 4056 Worthing West Sussex BN13 3XX

Sign:.......................................................

Date:.....................................................

Designation:...............................................

---

12th May 2015
SWS-HANTS-S98-000310