



Development and Building Control Division
Chichester District Council
East Pallant House
1 East Pallant
Chichester
West Sussex
PO19 1TY

Your ref
BO/21/00571/FUL

Our ref
DSA000019452

Date
27/01/2022

Contact
Tel 0330 303 0119

Dear Sir/Madam,


Proposal: Construction of 300 dwellings (including 90 affordable dwellings), community hall, public open space, associated works and 2 no. accesses from the A259 (one temporary for construction).
Site: BO/21/00571/FUL: - Land North Of Highgrove Farm, Main Road, Bosham, West Sussex PO18 8EH.

Thank you for your letter dated 06/01/2023. In addition to comments made in our original response letter of 01/04/2021, please find our further comments below:

- 1) The wastewater discharged from the proposed development will be drained to Southern Water's BOSHAM Wastewater Treatment Works (WTW). The WTW does not currently have the capacity to accommodate foul flows from all of the proposed development. If consent is granted, measures to address this at the site and/or in the catchment will be needed in AMP8 (2025-2030). The occupation of development is therefore required to be deferred until adequate capacity can be made available to serve the development.

Should the Local Planning Authority be minded to grant planning permission for this development we request that the following condition is attached to the consent: *Occupation of the development will be permitted only when the Local Planning Authority is satisfied that, in consultation with Southern Water, adequate wastewater treatment facilities exist to effectively drain the development.*

- 2) Given the lead in times for investment and action outlined above, as an alternative approach Southern Water would encourage the applicant explore ways to develop collaborative opportunities to reduce wider catchment surface water inputs to the network as a means to creating additional WTW headroom for their proposals in advance of our own investment cycles. By successfully working with Southern Water to achieve a surface water 'offset' for this development within the Bosham catchment, this would enable us to discharge condition (1) ahead of our own investment cycle. Proposals for any offsetting scheme should be discussed with and agreed by our [Storm Overflow Task Force \(southernwater.co.uk\)](https://www.southernwater.co.uk).



The applicant should contact Partnerships.overflows@southernwater.co.uk in the first instance to explore this option.

The above recommendations are in addition to those set out in our 2021 consultation response to this application. As such the comments in our letter of 01/04/2021 also remain 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,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SU8105SE

Scale: 1:2500

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



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Date: 16-1-2023

Southern Water MapGuide Browser

Requested By:

