

Ms Charlotte Glancy c/o Banks Solutions
80 Lavinia Way,
East Preston,
West Sussex,
BN16 1DD

16/04/2019

Our Ref: 3636_BroadOak_Rainbow Trout Inn

RE: Land adjacent to Rainbow Trout PH Broad Oak - Bedford Park Developments

Dear Ms Glancy,

We have been asked by our Clients Bedford Park Developments to provide comment on the Rother Development and Sites Allocation Local Plan site allocations for Broad Oak including our clients site at the BR02 Rainbow Trout Public house.

Ambiental provided technical design support for the planning application for the Rainbow Trout Site to provide a Surface Water Drainage Strategy Document to support development of 8 residential properties. We understand that the site is very close to achieving full planning with the 106 agreed by developer and council and awaiting signoff.

As part of these works Ambiental undertook a detailed CCTV drain survey and liaised with Southern Water and East Sussex County Council, in their role as Lead Local Flood Authority, to come to an agreement for facilitating both storm and foul water drainage from the proposed development site by managing the existing runoff from the existing public house so no additional peak flow enters the offsite sewer. Both Southern Water and ESCC LLFA agreement on the proposed scheme can be seen as per the enclosed emails. As can be seen no offsite sewer reinforcement is required to facilitate this portion of the site allocation.

It is noted that Southern Water have objected to the BR02 allocation at Land adjacent to Rainbow Trout PH Broad Oak due to the increased development size including land outside of Bedford Park Developments ownership. As per Southern Waters comments any new development outside of the Rainbow Trout Development area would need to agree reinforcement works for offsite sewerage with Southern Water. The necessary reinforcement can either be provided through the New Infrastructure charge or through the Section 98 sewer requisition process.

With regards to Southern Waters comment regarding phasing development Bedford Park are very close to securing a planning permission on the Rainbow Trout site within their ownership for 8 houses and can likely deliver this site soonest of the proposed allocated development area. The wider development would likely follow the 8 unit development subject to agreeing offsite reinforcement with Southern Water through the New Infrastructure charge or through the Section 98 sewer requisition process.

With regards to the inspectors comment on Policy BR02 Land at the Rainbow Trout Public House the portion of the site in Bedford Park Developments ownership is close to achieving planning, has a drainage solution agreed with Southern Water and ESCC LLFA and therefore is demonstrated as deliverable. The adjacent portion of land could be delivered subject to agreeing offsite reinforcement with Southern Water through the New Infrastructure charge or through the Section 98 sewer requisition process.

Therefore the site allocation could be delivered as defined through existing statutory process. It is likely that the allocation may be undertaken in separate applications as the portion of the site in Bedford Park Developments ownership is so close to achieving planning. Southern Water are responsible for maintaining and upgrading their network to facilitate development and have a statutory mechanism in place to facilitate upgrades due to developments in the form of the New Infrastructure charge or through the Section 98 sewer requisition process.

We trust this is suitable for your current requirements and should you have any questions or require any further information please contact us.

Yours sincerely,



Mark Naumann BEng(Hons) CEng MICE
Principal Engineer
Tel: 0203 857 8540
AMBIENTAL Environmental Assessment Ltd.

ENCS:

Southern Water - Email Approval
ESCC LLFA – Email Approval in Principle