



Loxwood Parish Council

c/o Foxways, Pinkhurst Lane, Slinfold, Horsham, West Sussex RH13 0QR

Clerk: Mrs Jane Bromley

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Minutes of the Meeting of Southern Water and Loxwood Parish Councillors 24th

May 2019 3pm Mursell Room, North Hall Loxwood

Those attending: Southern Water: Simon Sharp & Kaylass Ramlagan Network Growth Managers. Parish Councillors: Tony Colling; Chris Agar. Roger Newman. Jane Bromley, Parish Council Clerk.

Apologies: Parish Councillor Rick Kelsey. Mike Tomlinson SW.

MINUTES

1. Address ACTIONS ARISING from meeting of 18th December:

- a) The full inundation study of 2014 would be supplied to the Parish Council. ACTION SS

SS confirmed this had been sent out on 10th April to Chris Agar and the Clerk but as neither had received the document it would be sent again. ACTION SS

KR summarised the information in the report that infiltration was evident. The parameters of infiltration were modelled up from the level of rainfall that had occurred when the study was carried out to 1 in 10 yr rainfall and above to create a picture of possible scenarios. SS also advised that ongoing surveys were being carried out on the Onslow Arms pumping station and the surrounding catchment area in conjunction with Thames Water. These studies were being carried out to inform the Business Plan for 2020-2025. The Business Plan did not specifically mention Loxwood Parish for infrastructure improvements but Loxwood would be able to access funding from a general funding pot allocated in the Plan if the evidence obtained for the Parish created a risk of sufficient regard.

TC advised of the works currently being carried out by the consultant Water Environment on behalf of the Parish Council. SS felt this study would be useful information to inform the Business case for Loxwood and would be pleased to receive the results in due course.

- b) The planning reference and correspondence with Southern Water regarding the sewerage infrastructure for the Farm Close site would be sent to SS. ACTION JB

SS confirmed that all sites within Loxwood were now known to SW and were being used to inform studies being carried out.

- c) The results of studies currently being carried out between Thames and Southern Water Authorities and expected to be finalised in early 2019 would be passed on to the Parish Council by means of a further meeting. **ACTION SS**

Sarah Edmonds from Thames Water sent details through of studies being carried out and when the outcome of these studies is known she has suggested a meeting be arranged with Loxwood Parish Council.

Her comments are as follows:

21-5-19 Email to Clerk@loxwood-pc.gov.uk

- **Results of study being carried out:**

We have been carrying out a number of investigations including the pumping capacity of Clappers Meadow pump station and surveying impermeable areas in the catchment to identify any surface water that can be removed from the network.

This information is feeding into a study into potential solutions for existing flooding and new development in the Alfold catchment, which is still ongoing. Using the most recently available flow data, the modelling we have done is not able to replicate the flooding that has happened in the past. As a result, we are incorporating older flow data to capture the 2013/2014 wet weather events/high groundwater levels. Once we can successfully replicate the flooding situation in Alfold, we will be in a much better place to identify tangible solutions.

At this stage we are still intending that the solution here will involve a part civil solution and part surface water management solution. Once we have the results of this study in the next few months, we would be happy to attend a Parish Council meeting.

- **Comments on the sewerage connection by Cala Homes Alfold:**

With regards to the development on the land west of Sweeters Copse (55 dwellings) - we did initially have some concerns regarding the sewerage infrastructure capacity in the area. As a result of this we conducted an impact study (modelling assessment) in 2017 to determine whether this development could be connected to the existing foul sewer network without the requirement for any offsite sewer reinforcement works. The study concluded that there is sufficient capacity within the existing foul sewer network to accept the foul water flow, via a gravity connection, from this site.

- **Further comments on current consultations which may impact the Loxwood catchment:**

Our responses will depend on the outcome of the study currently being carried out. If there are any concerns about particular developments, please do pass these on.

Sarah Edmonds

Asset Planner – South London
Wastewater Strategy, Planning and Investment

d) SS would contact Thames Water regarding the sewerage connection by Carla Homes Alfold and report back to the Parish Council. ACTION SS

It has been confirmed see above that Thames Water has allowed a connection to the sewerage system running through Loxwood.

e) TC mentioned that the Parish Council had had a meeting with CDC whereby the Parish Council informed CDC of the sewerage network problems in Loxwood. CDC suggested a joint meeting, CDC/SW/ Loxwood to discuss this issue at a later date. A meeting would be arranged when the results of the Thames Water/Southern Water studies were forthcoming. ACTION JB.

Loxwood Parish Council had supplied the following narrative to Chichester District Council (CDC) and Southern Water to inform their discussions regarding the Local Plan and housing allocations.

The Parish Council has grave concerns for the residents of Loxwood Parish with regard to sanitary health in certain areas. The foul disposal pipe network is currently at capacity and in times of high rain, as you are aware, due to dilapidation of pipes the inundation of surface water to the network causes an overload. This overload discharges into residents' properties.

The recent housing development in Loxwood is the subject of enforcement by Chichester District Council for not Discharging a Planning Condition adequately which was a requirement of obtaining planning permission. This Condition related to a requirement regarding the sewerage connection and prohibited direct connection to the main sewerage infrastructure but making drip feed provision by means of an attenuation pipe.

By way of enforcement CDC required Southern Water and the Developers to come up with a solution other than the original proposal that was put forward at the time planning was obtained. The solution is a temporary holding tank for times of high rainfall within the site. Should the tank become full, as it is likely due to the inadequate holding capacity for 43 properties, then tanks are to transport the foul water waste away. This is to remain the solution until Southern Water updates its infrastructure.

The Parish has a Neighbourhood Plan and there is a further substantial designated site within that Neighbourhood Plan. The Parish Council are therefore now wondering what the solution will be for this site with regard to sewerage disposal and will a further temporary solution such as previously described be the solution.

It is likely that Loxwood Parish will be allocated further housing to accommodate via the Chichester Local Plan revision and we are anticipating not unsubstantial numbers. Are there therefore going to be further temporary solutions to all sites and how temporary is temporary?

Loxwood Parish Councillors would like to meet with you to discuss the situation and set out in greater detail their concerns and the immediate problems in accommodating housing numbers as imposed by the District Council.

Charlotte Mayall had replied following discussions with CDC as follows:

25-2-19 Email to Tim Guymer at CDC.

I have circulated the document to the relevant teams within Southern Water who have confirmed that our network design team are currently undertaking a network assessment associated with growth and information provided by the Parish Council. Historically CCTV surveys of network infrastructure within Loxwood have been undertaken, including:

- 1.8 km in 2015/16
- 3 km CCTV in 2016/17

In turn this has identified rehabilitation needs to some 700m of sewers.

Mike Tomlinson, Graham Purvis and Simon Sharp have met with representatives of Loxwood PC on two previous occasions. However, due to the current timing of the Business Plan, to date they have not been in a position to provide a level of certainty to the Councillors that works have secured funding within AMP6/7

It has also been confirmed that groundwater infiltration removal is being assessed as a potential solution for the Loxwood catchment in AMP 7 (2020-2025). In summary, work is progressing to address the issues outlined in the document. Once the Business Plan for investment in AMP 7 has been finalised I will request a further update, anticipated later this year.

Charlotte Mayall

Development Manager



2. What is the current status of the Nursery site (Nursery Green) sewerage connection? Will it be adopted by Southern Water or remain as a private system as the installation of the 2 sewerage tanks was deemed by CDC planning to be a "temporary solution".

SS was to look into this. **ACTION SS**

3. Any further matters arising.

TC gave a summary of the correspondence received from Southern Water over the years with regard to development proposals in Loxwood.

- I. APPENDIX 1 In 2013 SW (via Atkins) had written to CDC Development and Building Control Division. They state there is

currently inadequate capacity for the development proposed. The development proposal was for 17 houses at Farm Close LX/13/02025/FUL. They recommend an upgrade to the current system to cost circa 0.5m. This made the site unviable

- II. APPENDIX 2 In 2016 SW Developer services write to CDC Development and Building Control Division to state that SW could not accommodate the additional needs the development would create and developer provision of additional local infrastructure was recommended. The development proposal was for 43 houses at the Nursery site LX/15/02012/OUT. Also Appendix 2 email correspondence with CDC re solution arrived at.
- III. The CARLA Homes development for 55 homes has since been connected to the Loxwood sewerage system as indicated in the email dated 21 May 2019 from Sarah Edmunds at Thames Water mentioned above at 1 c)
- IV. APPENDIX 3 A Further 120 homes are proposed in the Emerging Revision to the CDC Local Plan in Loxwood. A recent planning enquiry for 50 homes from Thakeham Homes Developers to Southern Water has given rise to a letter from Samantha Jenkins at Southern Water dated 1 March 2019. This letter states that a desk study to assess the impact of the development will take place and a solution to be found within 24 months, following a firm commitment to development having been obtained. The letter went on to indicate that SW would “reinforce” the network to accommodate the 50 homes over a period of 24 month and recommended phasing on the development. See Appendix 3

TC commented that there did not seem to be a consistent joined up approach from SW as one half of the organisation did not know what the other half was doing!! A complaint to Offwat was being considered.

SS felt that all of this would provide evidence to support the case for risk for Loxwood residents.

CA asked that SS advise of a timescale as to when the outcome of the business case for Loxwood would be known.