

METIS HOMES

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Ms S Whittaker
By email only

Friday 26th January 2018

Dear Susanne

Re: Braxells Cottage, Boorley Green, 14 new homes

My apologies if you are the wrong person to address this note to but given our meeting last week I wanted to be sure everyone involved is included. I will also copy this to Laura Lax, and have asked our engineer to include it in his pack for the resubmission of the permit application to Mick Nichols.

I refer of course to our recently returned application and to the EA's request for further information to justify our application for a treatment plant at the above site.

This further information is provided below and in the attached documentation, which is very detailed to ensure the local authority and the EA can be clear we have exhausted the possibilities of any viable alternative to a treatment plant at the above. I will also send this note to Kitty Budden, the planning case officer for our application.

We trust with this additional information the EA can 1) lift its objection to the planning application, and 2) confirm our application for the treatment plant/permit to discharge is duly made and accept the principle of a treatment plant at the site subject of course to our fulfilling the key technical EA criteria with regard to the design.

Given the detail of the attached I felt it was worth summarising the key points as follows:

1. It has been confirmed that there is no possibility of connecting our development to a foul sewer. There was apparently a suggestion to the EA that we could connect to the Boorley Park development across the road from our site. This is however impossible; it has since been verified again by Southern Water in our meeting on 18th January (minutes attached for ease), where Southern Water reaffirmed that the sewer network under construction at Boorley Park is designed only for that development and they cannot allow any more. Furthermore, even if there were capacity in the new Boorley Park system, which there is not, such sewers are on third party land owned by other housebuilders. There is a fundamental and insurmountable legal issue here, therefore, preventing us from connecting even if there were capacity. Nevertheless, we wrote to the owners/developers of Boorley Park this month to request connection just to be completely sure, and they have confirmed in writing that this is not possible. I attach their written response below in red text, which reiterates even further the point that they cannot allow more than their own development to connect anyway, underlining again Southern Water's own position on the matter. The information is conclusive that there are no means of connecting to a foul sewer that is either under construction or that exists anywhere nearby.



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2. A letter from the local authority is attached also, confirming there is no realistic prospect of connecting to what may or may not be a future system for the c600 homes currently going through the planning process to the west of our land.

We trust, with this additional compelling information, that the EA can now confirm our application can be 'duly made' and can accept the principle of a treatment plant on our site.

As mentioned at our meeting, it is very much urgent from our point of view, given the time that has already gone by, and as such anything the EA can do to expedite this matter in the circumstances would be greatly appreciated.

We look forward to your response accordingly and would be pleased to clarify anything in particular.

Yours sincerely
For Metis Homes Limited



Adam O'Brien
Managing Director

From: David Evans <David.Evans@bovishomes.co.uk>
Date: 26 January 2018 at 08:07:05 GMT
To: Jon Schofield <jon.schofield@metishomes.co.uk>
Subject: RE: Boorley Foul Sewer

Jon

I write to confirm the position as discussed over recent weeks.

Southern Water have previously confirmed formally that no spare capacity exists within the requisitioned foul sewer beyond that to serve the needs of the Botley Park Development. Whenever we have looked at re-design, this has always been the case and I am unaware of any changes made by them which alter this situation.

Without prejudice to the above point, this sewer is still under construction so at present there is no connection to the mains network.

It is on the record following various public meetings that the Boorley Park development was only legally empowered to provide a solution for the number of new homes which it delivers and not to fund or generate any additional network capacity beyond that number. There is therefore no ability at this time or at any point in the foreseeable future that I am aware of for an additional 14 new homes at Braxells Yard to connect to the mains foul network via the Boorley Park development.

With regards
david

David J Evans B.Sc. A.R.I.C.S.
Project Director