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Planning and Development Services
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Your Ref
AB/8/12/
Our Ref
S/AR/2012/8
Date
02/03/2012

Dear Sir,

Proposal: Erection of 1 no. new dwelling.
Site: Land adj 84 Maltravers Street, Arundel, BN18 9DS.
AB/8/12/

Thank you for your letter of 01/02/2012.

Please find attached a plan of the sewer records showing the approximate position of a foul and surface water sewer crossing the site. The exact position of the foul and surface water sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the foul and surface water sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. If the sewers cannot be diverted under a section 185 sewer diversion application, Southern Water issue an objection notice for the above proposal.

1. The 225 mm diameter foul sewer requires a clearance of 3 metres either side of the foul sewer and the surface water sewer requires a clearance of 3 metres either side of 375mm surface water sewer, to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 3 metres either side of the centreline of the foul and surface water sewers.
3. No new soakaways should be located within 5 metres of a foul and surface water sewer.
4. All other existing infrastructure should be protected during the course of construction works.

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Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items (1) – (4) above also apply.

Any new connections will require a formal application for a connection to the foul sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, please contact *Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH* (Tel 01962 858688), or www.southernwater.co.uk".

The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with *Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH* (Tel 01962 858688).



Senior Planning Engineer

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