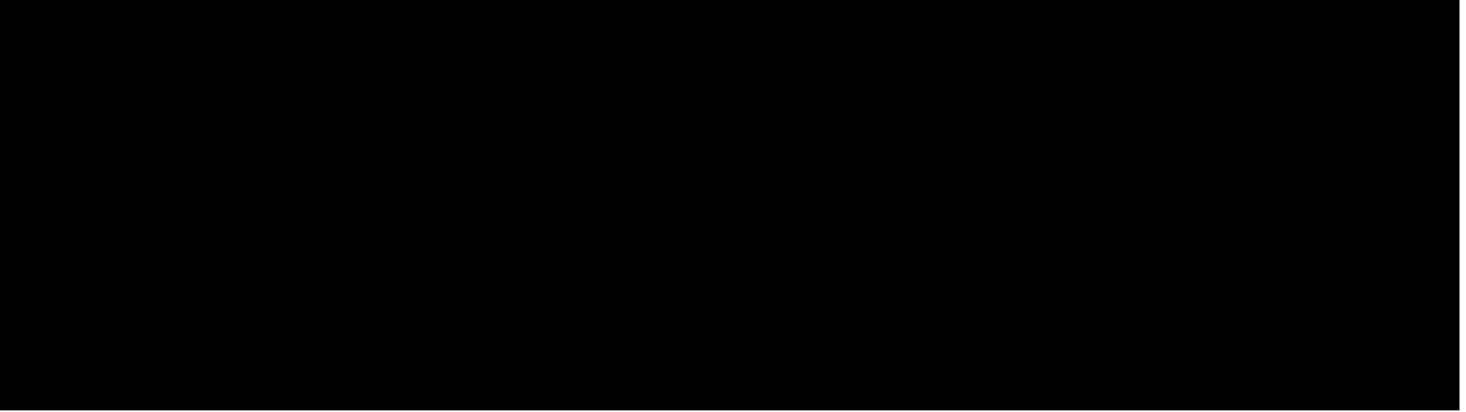




From: Rhodes, Kelly [redacted]
Sent: 20 June 2019 12:31
To: Planning.Responses
Subject: 2 Manser Villas, Westergate Street, Westergate, PO20 3QY.

Dear Sir/Madam,

Please see attached SW Response.

Regards
Developer Services



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This message has been scanned for malware by Websense. www.websense.com

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: SU9305SE

Scale: 1:1000

Screen Print

ARUN DISTRICT COUNCIL AD44/19/HH

WARNING: BAC pipes are constructed of Banded Asbestos Cement

WARNING: Unlabeled (HOK) materials may include Banded Asbestos Cement



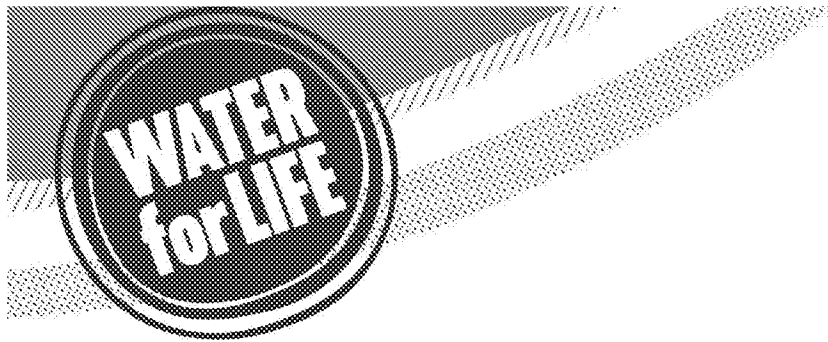
Printed By: chandne

Date: 12-6-2019

Southern Water MapGuide Browser

Requested By:

N



from
**Southern
Water** 

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

Your ref

AL/44/19/HH

Our ref

PLAN-028223

Date

20/06/2019

Contact



Dear Sirs,

Proposal: Single storey rear extension.

Site: 2 Manser Villas, Westergate Street, Westergate, PO20 3QY.

AL/44/19/HH

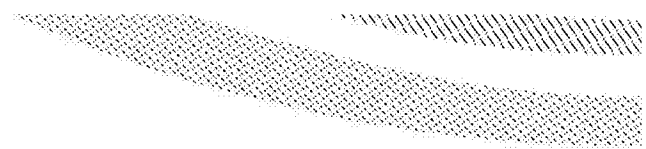
Thank you for your letter of 16/05/2019.

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

Please note:

- No development or new tree planting should be located within 3 metres either side of the external edge of the foul sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, 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.



Southern Water requires a formal application for a connection to the foul and surface water 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 read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link [REDACTED]

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to surface water inundation issues in the Lidsey Catchment “The applicant is advised to adopt, where appropriate, the measures in the table “Practical measures to reduce the potential impacts of development”.

Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW [REDACTED] www.southernwater.co.uk or by email at [REDACTED]

Yours sincerely,

[REDACTED]
Luis Silva
Developer Services