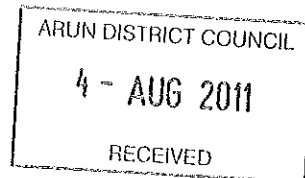




NXC-



ATKINS

Atkins Limited
Anglo St James House
39A Southgate Street
Winchester
Hampshire SO23 9EH

Telephone +44 (0)1962 858688
Fax +44 (0)1962 810296

winchester.enquiries@atkinsglobal.com
www.atkinsglobal.com

Your Ref
AL/70/11/
Our Ref
S/AR/2011/70
Date: 03/08/2011

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

Dear Sir,

Proposal: Outline application for demolition of all existing buildings and replacement with 940 square metres of B1 commercial development together with associated service area parking for 40 vehicles and landscaped amenity space.

Site: Woodgate Centre, Oak Tree Lane, Woodgate, Chichester, West Sussex PO20 3GU.
AL/70/11/

Thank you for your letter dated 11/07/2011.

Southern Water requires a formal application for a connection to the public 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. To initiate a sewer capacity check to identify the appropriate connection point for the 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 an existing 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.

Contd..

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

SUDS systems usually have a significant land take and it is not clear how the SUDS facilities can be accommodated within the proposed layout. Before the proposed layout is approved, we advise that the applicant/developer give consideration to ensure that the proposed means of surface water disposal can be accommodated within the proposed layout.

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water".

Yours faithfully



David Nuttall

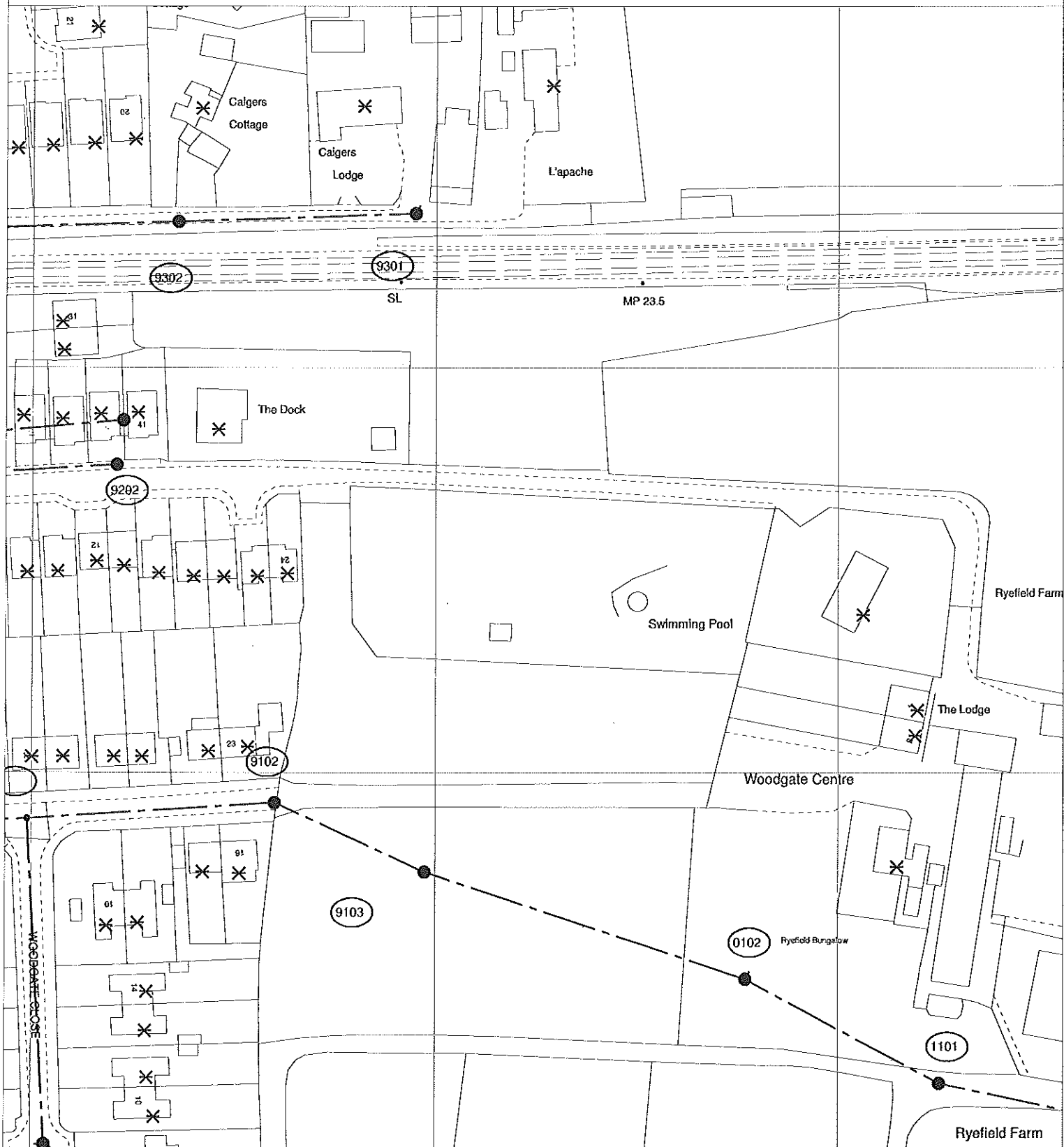
Senior Planning Engineer

DDTel 01962 858688

Fax 01962 810296

E mail southernwaterplanning@atkinsglobal.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: SU9404SW

Scale: 1:1250

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

 Southern Water

Printed By: Ponnany

Date: 18-7-2011

Southern Water MapGuide Browser

Requested By:



