



from
**Southern
Water**

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

Your ref
A/86/20/DOC

Our ref
PLAN-034392

Date
05/08/2020



Dear Sir/Madam,

Proposal: Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 19 - foul water sewerage disposal and 20 - public water supply main.

Site: A/86/20/DOC: - Manor Nursery, High Street, Angmering, BN16 4AW.

Thank you for your letter dated 04/08/2020.

Southern Water shall have no objections to discharge condition 19 relating to foul drainage. An approval for the connection to the public sewer should be submitted under Section 106 of the Water Industry Act.

Southern Water cannot recommend discharge of condition 20 relating to protection of public water supply main. The submitted plans do not show any protection measures (easement) for the water mains.

No development, excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water.

Also, the proposed soakaways are located within the standoff distance of public water main.

A realignment will be needed to the soakaway position to create a greater clearance between the soakaway and public water main.

No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public water main.

Reference should be made to Southern Water publication "A Guide to Tree Planting near water Mains and Sewers" with regards to any landscaping proposals.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

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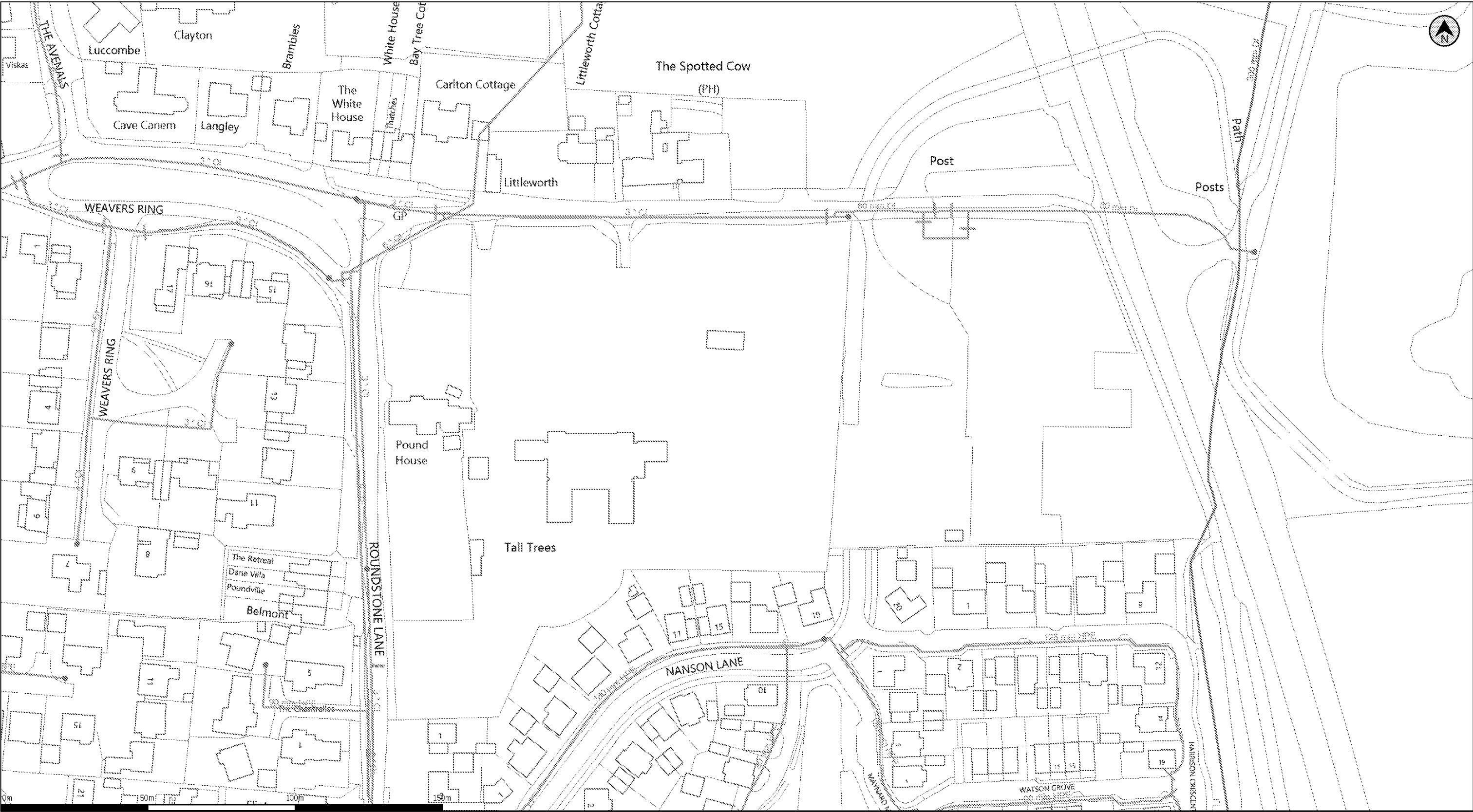
The drainage proposals shall include protection measures to be shown to satisfy the requirement to maintain standoff distances for public water mains.

For any queries please contact us at: [REDACTED]

Yours faithfully,

[REDACTED]

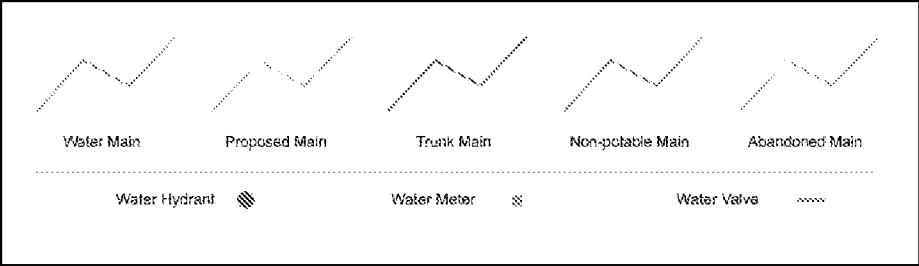
Joff Edevane
Growth Planning Lead
Business Channels



(c) Crown copyright and database rights 2020 Ordnance Survey 100031673 Date: 14/02/20 Scale: 1:1250 Map Centre: 507546,104233 Data updated: 18/12/19 Our Ref: 369844 - 1 Clean Water Plan A3

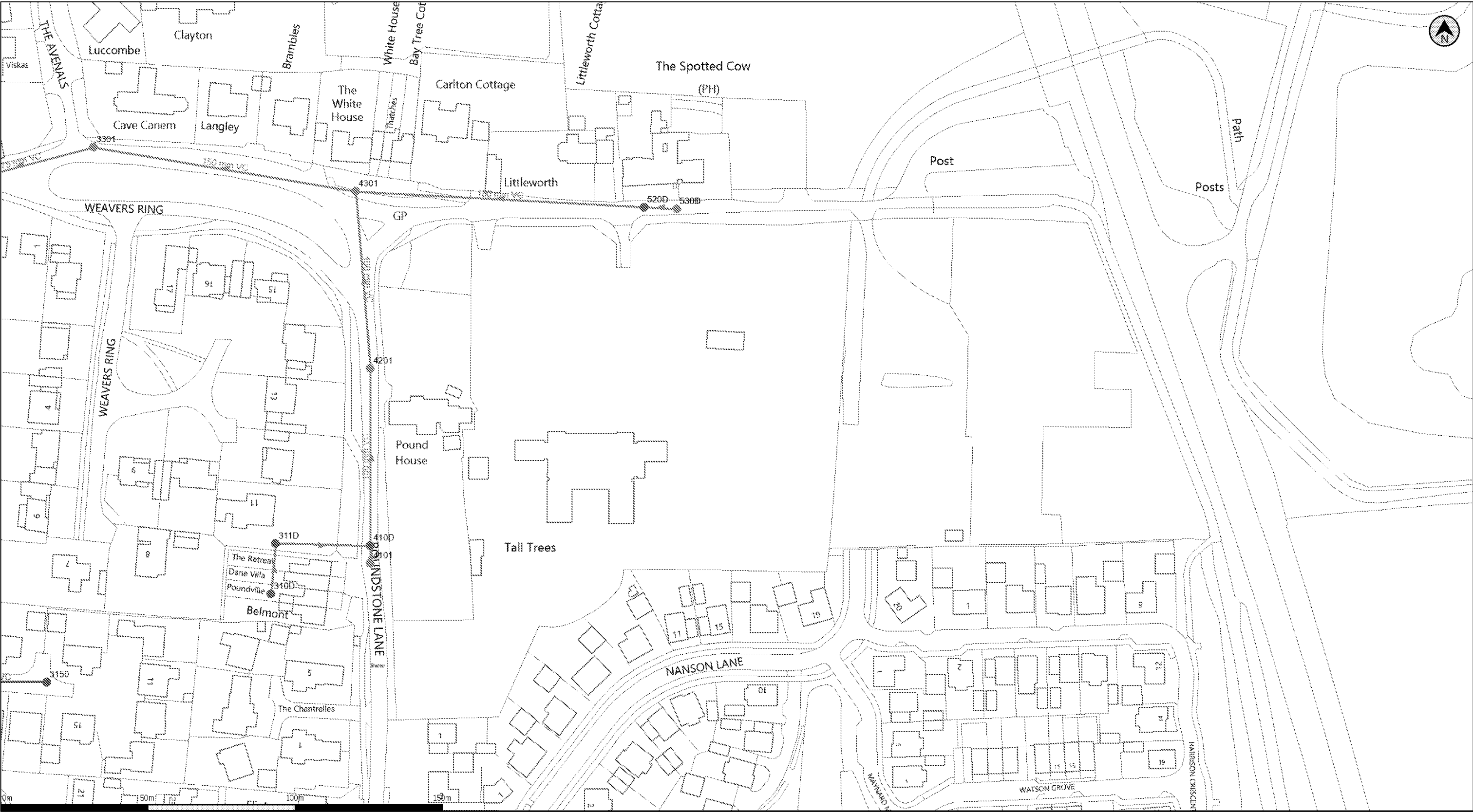
The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2020 Ordnance Survey 100031673. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



22995





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Date: 14/02/20

Scale: 1:1250

Map Centre: 507546,104233

Data updated: 18/12/19

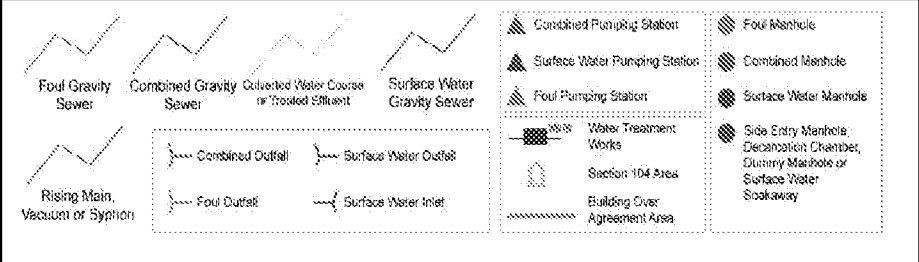
Our Ref: 369844 - 2

Wastewater Plan A3

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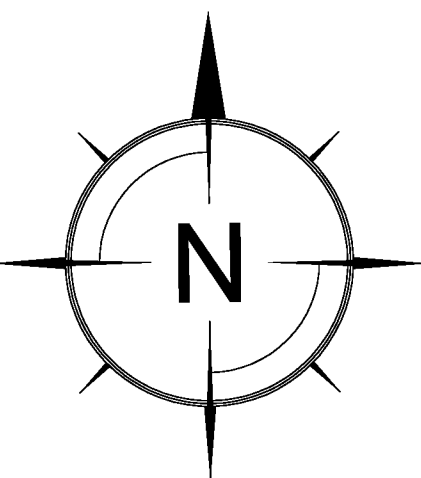
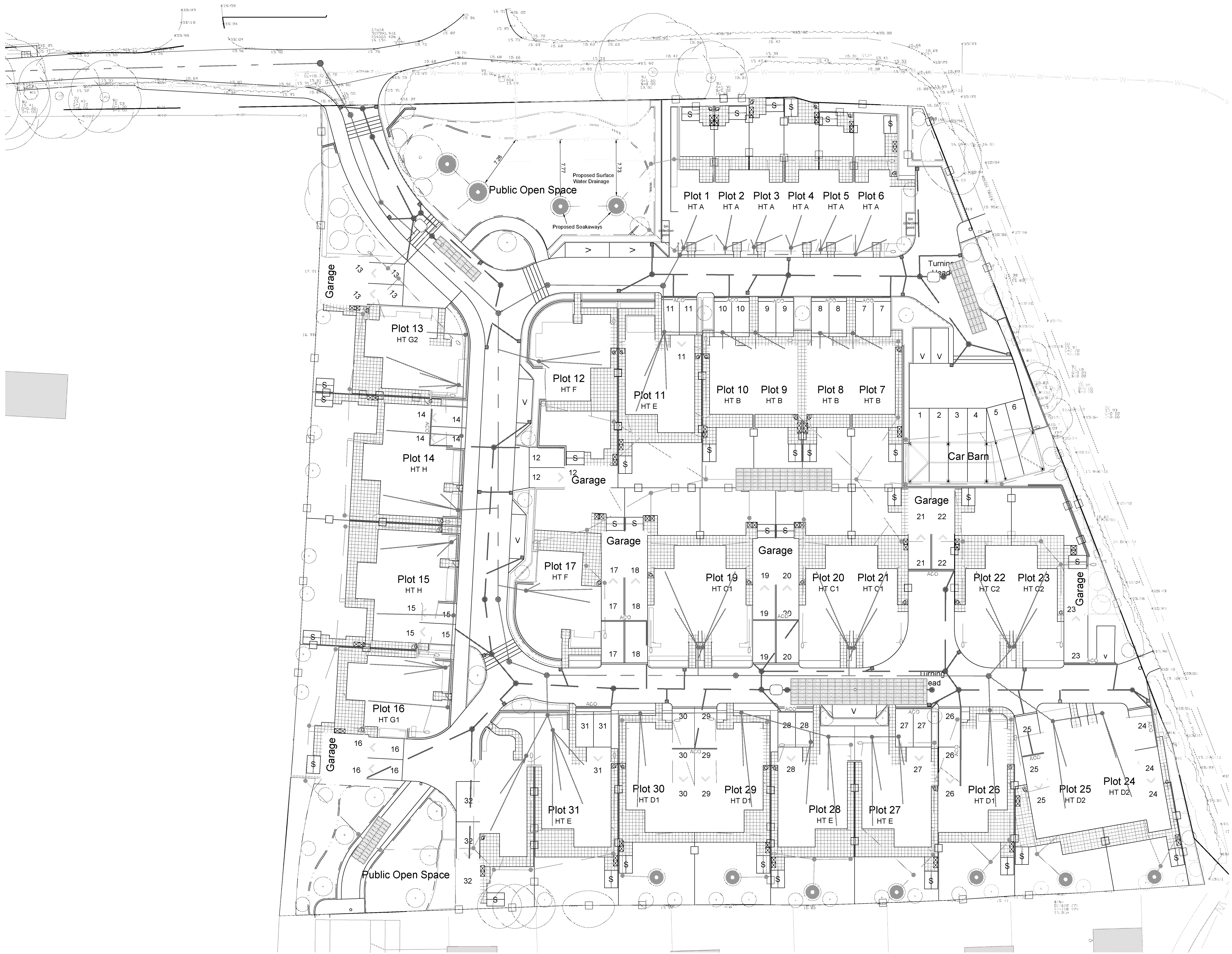
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



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[illegible]



KEY:	
	Southern Water Infrastructure
	3m Easement

No development, excavation, mounding or tree planting to be carried out within 3m of the external edge of the public water main without Southern Water Consent

A | 05.08.20 | PJR | Water main and Easement updated. Proposed Drainage added. | SAB

REV	DATE	INT	DESCRIPTION	CHK
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Issue Status INFORMATION

11 Tungsten Building
George Street
Fishergate
Sussex
BN41 1RA
Tel: 01273 424424
Fax: 01273 424425
email: design@civil.co.uk

the
Civil
engineering
practice

CLIENT Roffey Homes
PROJECT Manor Nursery
Angmering

TITLE Site Layout
Southern Water Asset Constraints

DRAWN	DATE	PROJECT NO.
N Shields	July 2019	22995
ENGINEER	CHECKED	DRG. NO.
S Burgess		110
SCALE		A
1:250 @ A1		

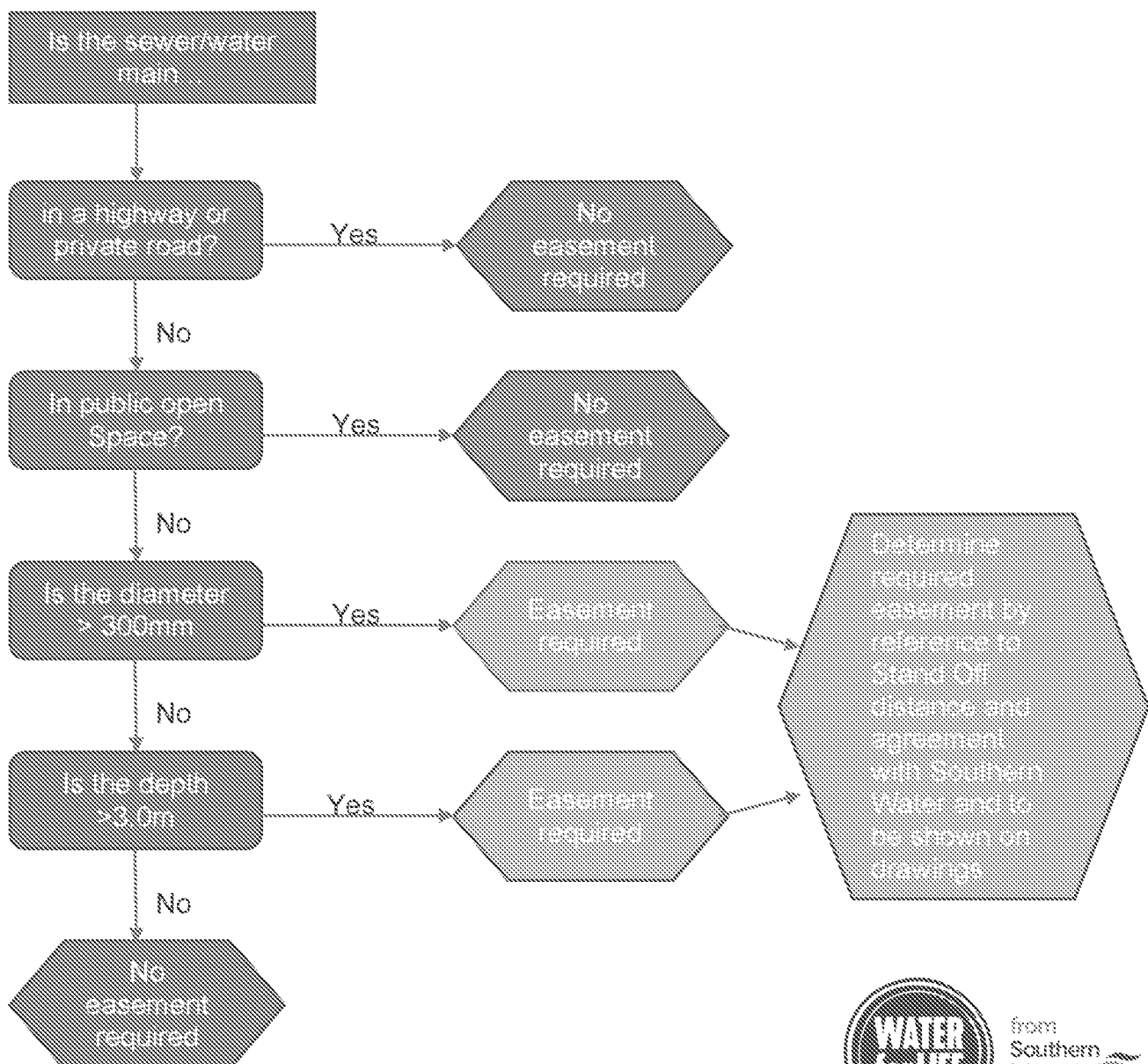


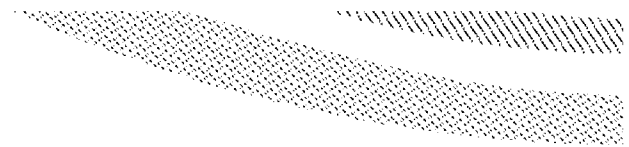
Developer Services Easements

V1.1 1st August 2017

Southern Water Standard Easements – Not covering existing easements shown on our GIS records or multiple pipes. The positions of pipes and easements shown on our records are believed to be correct to the best of our knowledge. However, the actual positions may differ and in order to prevent damage to our apparatus, it will be necessary to determine and verify the actual position. This should be carried out in consultation with Southern Water as we cannot accept responsibility in the event of inaccuracy. New easements will be based on stand-off distances and determined as follows:

Sewer and Water Mains Easement Protocol Flow Diagram





Southern Water Formal Easement Protocol

Our requirement for formal easements in third party land is that they should be taken in the following situations:

They are required over whole pipeline lengths (e.g. from manhole to manhole).

i.e. It is not necessary to take easements over small irregular parcels of land that fall within the stand-off distance. See Stand-off Document.

All fresh water mains which are greater than or equal to 300mm nominal bore.

All fresh water mains which are greater than 3 metres in depth to invert.

All sewerage rising mains which are greater than 300mm in diameter.

All sewerage rising mains which are greater than 3 metres in depth to invert.

All gravity sewers which are greater than 300mm in diameter.

All gravity sewers which are greater than 3 metres in depth to invert.

Where the apparatus crosses land with mineral extraction rights.

Where rights to discharge are required for example surface water sewers. To be shown as 3m around a headwall.

Crown Estate land.

Ministry of Defence Sites.

Network Rail land.

Section 104 Colouring

Key	Colour	Example
Site Boundary	Green	
Foul Sewers	Brown	
Surface Water Sewers	Blue	
Easement	Yellow	



Developer Services

Stand-off distances to underground apparatus

V1.1 7th August 2017

Fresh Water Main – Table of stand-off distance Requirements (m)

Depth to Crown (m)	Internal Diameter (mm)									
	<250	250-299	300-399	400-449	450-499	500-599	600-799	800-999	1000-1199	1200+
1.50	6	6	6	6	6	6	7	8	8	10
2.50	6	7	7	8	8	8	9	10	11	12
3.50	6	9	9	10	10	10	11	12	12	12
4.50	6	11	11	12	12	12	12	12	12	12

Note 1 – The above applies to water mains outside of the adoptable highway

Note 2 – The above table also applies to Raw water mains

Note 3 – For mains of less than 250mm internal diameter, stand-off distances can be agreed on a case by case basis but the standard stand-off distance is 6m

Note 4 – The above distance are for either side of the water main from the edge of the main

Note 5 – The above applies to the protection of existing Southern Water assets and to proposed assets.

Gravity Sewers - Table of Minimum Distances of Buildings/Structures from Public or Prospectively Adoptable Gravity Sewers¹

Sewer Nominal Diameter / Size (mm)	Less than 150	150-299	300-449	450-600	601-749	750-924	925-1000	1001-1124	1125-1399	1400 or Greater	For box Culverts the greater of
Depth to Invert of Sewer (m)											
Less than 3.0	3.0	3.0	3.0	3.5	3.5	4.0	5.0	5.0	5.0	5.0	4.0 from Centreline or 2.0 from the outside edge
3.0 to 4.0	3.0	3.0	3.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0 from Centreline or 2.0 from the outside edge
4.0 to 5.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0	6.0	6.5	6.5	6.0 from Centreline or 2.5 from the outside edge
5.0 to 6.0	5.0	5.0	5.0	5.0	6.0	6.5	6.5	6.5	6.5	6.5	6.0 from Centreline or 2.5 from the outside edge
6.0 to 7.5	6.0	6.0	6.0	6.0	6.0	6.5	6.5	6.5	6.5	6.5	6.0 from Centreline or 2.5 from the outside edge
7.5 or Greater ²	4.0	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0	6.0	6.0 from Centreline or 2.5 from the outside edge

For Gravity Sewer Sizes and Ranges of Depth to Invert Level

Note 1 – The term Sewer includes disposal main.

Note 2 – Repair, maintenance or renewal by open cut methods is not anticipated

Note 3 – Rising mains and vacuum mains will require discussion with Southern Water

Note 4 – At Planning consultation stage the depth may not be known and in such cases we will utilise the figures for the row "less than 3.0m" with the addition of 1 metre to the tabulated distance, the actual standoff distance would be reviewed at detailed design stage following the establishment of actual depths.

