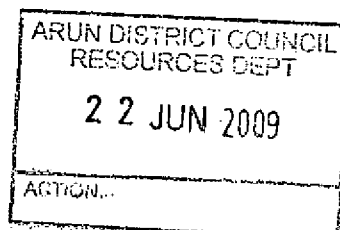


ACK

Planning and Development Services
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
Attention: Mrs C Rodway



Atkins Limited
Southern House
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www.atkinsglobal.com

Your Ref
BE/47/09
Our Ref
S/AR/BR/2009/47
Date
19/06/2009

Dear Sir

Outline application for the demolition of all existing buildings and redevelopment of the site with up to 70 dwellings (up to 28 affordable)
Chalcroft Nursery & Associated Land, Chalcroft Lane, Bognor Regis
BE/47/09

Thank you for your letter of 17/06/2009.

Following initial investigations, there is currently inadequate capacity in the local network to provide foul sewage disposal to service the proposed development. The proposed development would increase flows to the public sewerage system, and existing properties and land may be subject to a greater risk of flooding as a result. Additional off-site sewers, or improvements to existing sewers, will be required to provide sufficient capacity to service the development. Section 98 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested (by the developer) and provided to drain to a specific location.

Should this application receive planning approval, please include, as an informative to the permission, the following requirement:

"The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required 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 impermeable area survey plans indicate that the site may be connected to soakaways. It is recommended that storm flow should be connected to soakaways as per the existing site. Your Council's Building Control officers or your own engineers should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Alternatively, it is recommended that surface water from the site should be drained by means of an outfall to the adjacent local land drainage watercourse. The Environment

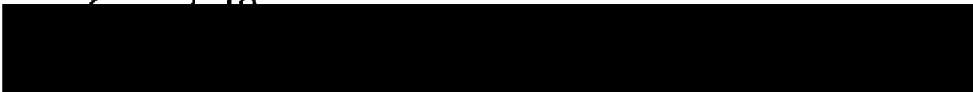
Agency and/or your Council's own technical staff should comment on land drainage, the adequacy of the local watercourses and the need for storm water storage.

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

To prevent a negative impact on existing services, we request that should this application receive planning approval, the following condition is attached to the consent:

"Occupation of dwellings will not occur until the Local Planning Authority is satisfied that the necessary infrastructure capacity is available to adequately service the development. This decision will be reached in consultation with Southern Water."

Yours faithfully


Planning Technician

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