

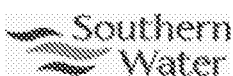
From: Amanda Scholes on behalf of Planning.Responses
Sent: 03 August 2017 08:21
To: Planning Scanning
Subject: FW: Response: Planning Consultation on BN/20/17/HH - Clytha Cottage, Yapton Road, Barnham, PO22 0BA
Attachments: Practical measures to reduce the potential adverse impacts of development.doc; GIS.pdf; 02.08.17 PLAN-019008.pdf

From: Bland, Chantal [REDACTED]
Sent: 02 August 2017 15:06
To: Planning.Responses
Subject: Response: Planning Consultation on BN/20/17/HH - Clytha Cottage, Yapton Road, Barnham, PO22 0BA

Dear Sirs,

Please find attached Southern Water's response regarding the above planning consultation at the above application site.
Kind regards,

Chantal Bland
Technical Co-ordinator



From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 04 July 2017 14:04
To: Network Development Southern Water
Subject: Planning Consultation on: BN/20/17/HH

To: Stuart Ward- Engineering Technician

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Articles 16 & 18 Consultation before the grant of permission
Planning Permission for Works or Extension to a Dwelling

APPLICATION BN/20/17/HH
NO:

Registered: 21st June
2017

Site Address: Clytha Cottage Yapton Road Barnham PO22 0BA

Grid Reference: 496684 103988

Description of Works: Demolish existing unit & replace with a replica roof extension

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 03-AUG-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

When the appeal relates to a householder application any comments on the application will be considered by the Inspectorate; there is no opportunity to make any further comments.

The officer dealing with this application is Richard Temple who can be contacted on telephone number 01903 737591.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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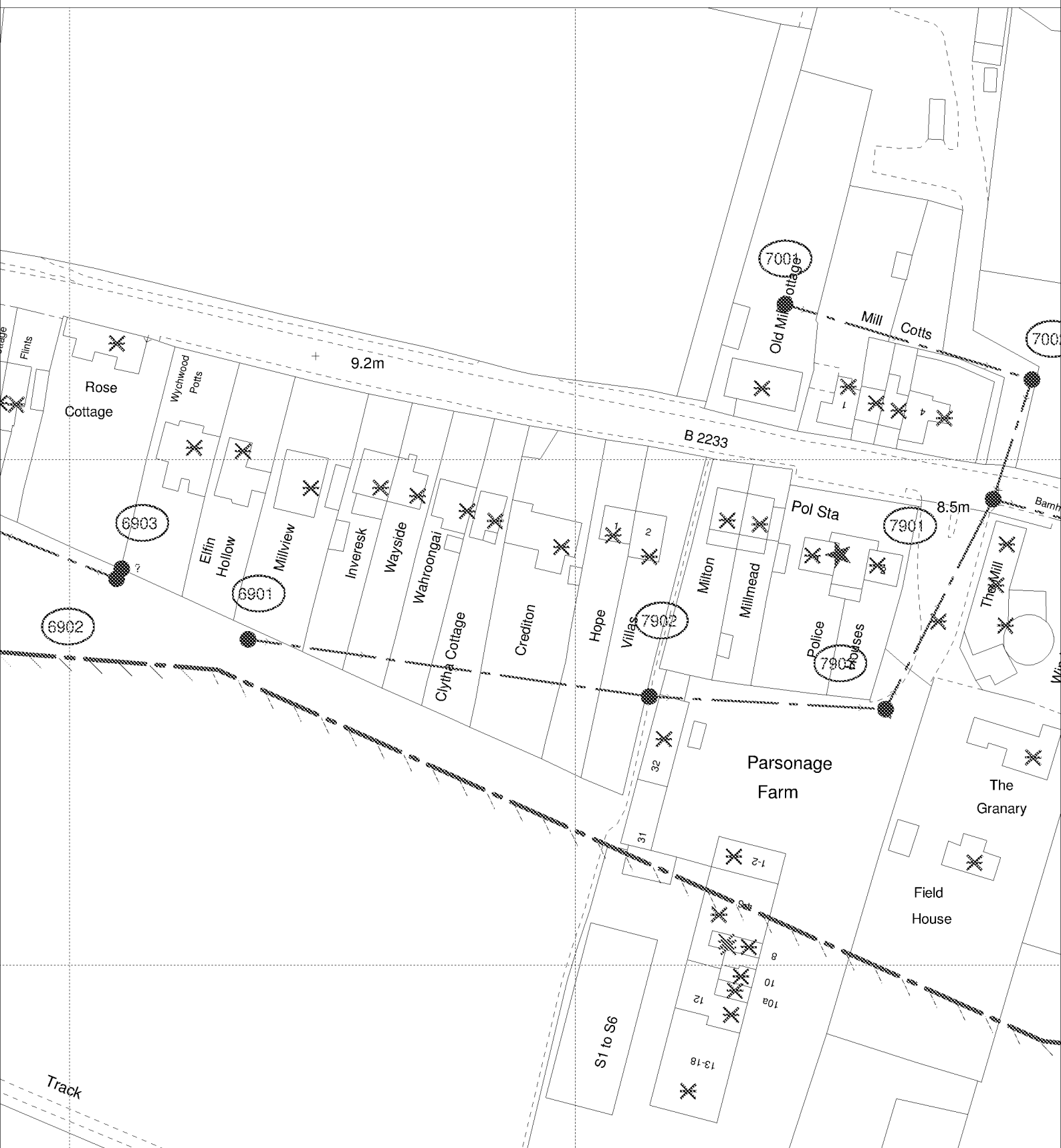
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Practical measures to reduce the potential adverse impacts of development

Reasons	Practical measures
Adequate and sustainable surface water drainage.	No surface water connections to the wastewater system. (See part H of the Building Regulations)
Guard against further groundwater infiltration into the foul drains or sewers serving the development.	- The use of fusion jointed MDPE pipes can prevent groundwater infiltration and require a minimum of maintenance. - The use of mass concrete surrounds to inspection chambers and manholes can prevent infiltration and require a minimum of maintenance
Guard against surface floodwaters entering the foul system serving the development.	- Overland surface water flow routes should be provided for flows greater than those for which pipelines and culverts have been designed. - Wherever possible, foul sewer routes, manhole covers, sink waste gullies, etc. should avoid overland surface water flow routes and any areas where surface water ponding may occur. Failing that they should be sealed against potential surface water inflows. - Any sink waste gullies in areas of potential surface water inundation should be sealed or defended by raised brickwork or similar - Bolt down sealed inspection chamber and manholes covers should be used in areas of potential surface water inundation. - Raising the level of the development above the highways which serve it can protect buildings and their drainage systems from potential surface water inundation. However, care should be taken at local low spots in the highway where overland surface water flows may gather and overflow onto properties.
Protect the properties from foul flooding or unusable sanitation should the public sewerage system surcharge.	- Part H of the Building Regulations contains suitable practical measures. However, the provision of an external gully is inappropriate where there is a risk of surface water flooding. In these circumstances, non-return valves are more appropriate. - Dirigo or similar non-return air valves are now commonly fitted to soil vent pipes thereby allowing them to allow them to vent within the building. This practice can lead to problems with bubbling WCs, the blow out of U bend traps and odour within buildings when the sewerage system surcharges. The use of traditional external vent pipes without air valves can prevent this.

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: SU9603NE

Scale: 1:1000

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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

ARUN DISTRICT COUNCIL BN/20/17/HH

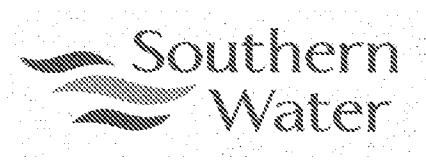


Printed By: banuh

Date: 28-7-2017

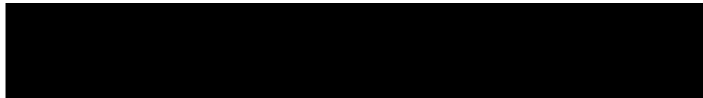
Southern Water MapGuide Browser

Requested By:



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

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW



Your Ref
BN/20/17/HH
Our Ref
PLAN-019008
Date
02/08/2017

Dear Sirs,

Proposal: Demolish existing unit & replace with a replica roof extension.
Site: Clytha Cottage, Yapton Road, Barnham, PO22 0BA.
BN/20/17/HH

Thank you for your letter of 04/07/2017. Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site.

The exact position of the public 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 centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer.

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.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW

Southern Water Sparrowgrove House Otterbourne Winchester Hampshire SO21 2SW



Southern Water requires a formal application for any new connection to the public 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 Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

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.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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.

Yours sincerely

A black rectangular box redacting the signature of the Developer Services representative.

Developer Services