



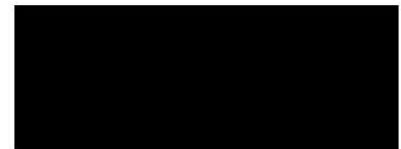
Steve Lamprell
Gyoury Self Partnerships
16/17 Boundary Road
Hove
East Sussex
BN34EF

Your ref

Our ref
DS_AOS104-120097
(002788)

Date
01 December 2020

Contact



Dear Mr Lamprell,

Adoption of Sewers – Section 104, Water Industry Act 1991

Development: Angel & Hyde Nurseries, Land at Angel & Hyde Nurseries, Yapton Road, Barnham, West Sussex, PO22 0AY.

Thank you for your letter dated 09th November 2020 with enclosures.

I have now completed technical assessment of your submission. Based on an estimated cost of £231,830.00 for constructing the proposed sewerage offered for adoption, the fees for design checks, administration, and site supervision amount to £5,796.00 in accordance with the scale of charges set out in "Sewers for Adoption – 6th edition". I enclose a remittance advice sheet for that amount less any previous payment and I ask that this be returned with your client's payment to the address given at the bottom of the sheet. Legal fees will be separately invoiced by Southern Water's solicitor and must be paid before the agreement is engrossed. If there is a pumping station to be included within the S.104 Agreement we will request a further fee at a later date, but prior to handover for the signage, padlocks, monitoring and configuration of the telemetry unit.

In addition to the above fees a Bond is required and, based on the estimated cost of construction, the Agreement will incorporate a Bond in the sum of £23,183.00.

I am also pleased to confirm that the technical assessment of your proposals is satisfactory, and I can now proceed towards drawing up the agreement, which will be based on the model form published in the Sixth edition of "Sewers for Adoption". This document is regarded favorably by the House Builders Federation and Water UK and is the standard against which sewers are adopted by agreement. As a consequence, Southern Water will not agree to departures from that model form and you are strongly advised to make your solicitor aware of this, which will pave the way for a swift production and completion of the agreement.

This letter is for the purpose of technical review of submitted proposals, which have been checked for compliance with Sewers for Adoption and published Technical addendum and/or corrigendum. It is also an offer to enter into a Section 104 agreement. Please note that this offer letter does not necessarily confirm that capacity is available for the proposed development in the public sewer network. This is not an approval to connect to the public sewer, either directly or indirectly. Such connection will require S106 application and approval. 104 compliance does not necessarily infer that planning conditions can be discharged.

Please note that the Bond must be arranged before any work on site is undertaken and the fees paid not later than the time of the first inspection by our Assistant Project Managers. A minimum of 48 hours notice of your intention to commence the Works should be given to this office. Please be aware that commencing the Works prior to the signing of the Agreement will not absolve you of your responsibility to construct the Works in accordance with the requirements of "Sewers for Adoption" and the relevant drawings.

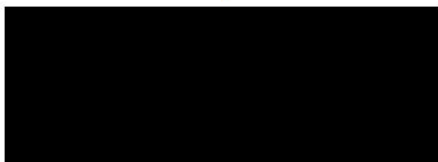
In order that an Agreement may be drawn up I should be obliged if you would please provide the drawings for the agreement in accordance with the attached specification sheet. Please ensure easements are shown for pipe work over 300mm or 3m deep and for the outfall. N.B. The drawings deemed to comply with "Sewers for Adoption" are numbered:

Drawing No	Revision	Drawing Name
19812-GS-Z1-XX-DR-C-2020	C3	Section 104 layout
19812-GS-Z1-XX-DR-C-2021	C2	Section 104 Sewer Long sections
19812-GS-Z1-XX-DR-C-2105	C2	Main Drainage Details

Where applicable, copies of any consents issued by the Environment Agency and/or the Land Drainage Authority to discharge surface water and/or a pumping station emergency overflow into a local watercourse will be required.

I also ask that you complete sections 1 to 11 and 15 of the attached Instruction Sheet, so that Southern Water's solicitor can enter the correct information into the draft agreement. Instructions will not be issued to Southern Water's solicitor until the complete package of this Instruction Sheet and the drawings requested above has been received.

Yours sincerely,



Ashley Marshman
Head of Business Channels
Business Channels