



from  
**Southern  
Water**

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

Your ref  
BN/97/20/PL

Our ref  
PLAN-035439

Date  
21/10/2020



Dear Sir/Madam,

**Proposal:** Construction of 3 No. units to be used as show home and marketing suite, creation of 8 parking spaces and associated landscaping.

**Site:** BN/97/20/PL: - Land at Angels Nursery, Yapton Road, Barnham, PO22 0AY.

Thank you for your letter dated 08/10/2020.

Please find attached a plan of the sewer records showing the approximate position of a public foul sewers crossing 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:

- The public foul sewers requires a clearance of 3 metres on either side of the public sewers to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public sewers without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: [southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf](https://southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf)

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX  
[southernwater.co.uk](https://southernwater.co.uk)

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We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" ([southernwater.co.uk/media/1642/ds-tree-planting-guide.pdf](http://southernwater.co.uk/media/1642/ds-tree-planting-guide.pdf)) and the Sewerage Sector Guidance ([water.org.uk/sewerage-sector-guidance-approved-documents/](http://water.org.uk/sewerage-sector-guidance-approved-documents/)) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: [developerservices.southernwater.co.uk](http://developerservices.southernwater.co.uk) and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](http://southernwater.co.uk/developing-building/connection-charging-arrangements)

The Council's technical staff and the relevant authority for land drainage should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

No surface water should be permitted to be discharged to the foul sewerage system, in order to protect properties downstream from flooding.

Due to surface water inundation issues in the Lidsey Catchment the applicant is advised to adopt, where appropriate, the measures set out in the table "Practical measures to reduce the potential impacts of development". The developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavorable conditions.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX [REDACTED]

Website: [southernwater.co.uk](http://southernwater.co.uk) by email at: [REDACTED]

Yours faithfully,

[REDACTED]

Joff Edevane  
Growth Planning Lead  
**Business Channels**

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX  
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### **Practical measures to reduce the potential adverse impacts of development**

| <b>Reasons</b>                                                                                         | <b>Practical measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. | <p>The use of fusion jointed MDPE pipes can prevent groundwater infiltration and require a minimum of maintenance.</p> <p>The use of mass concrete surrounds to inspection chambers and manholes can prevent infiltration and require a minimum of maintenance</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Guard against surface floodwaters entering the foul system serving the development.                    | <p>Overland surface water flow routes should be provided for flows greater than those for which pipelines and culverts have been designed.</p> <p>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.</p> <p>Any sink waste gullies in areas of potential surface water inundation should be sealed or defended by raised brickwork or similar</p> <p>Bolt down sealed inspection chamber and manholes covers should be used in areas of potential surface water inundation.</p> <p>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.</p> |

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| <p>Protect the properties from foul flooding or unusable sanitation should the public sewerage system surcharge.</p> | <p>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.</p> <p>Dirgo 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.</p> <p>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.</p> |
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