



from

**Southern
Water**

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

Your ref
BR/255/19/PL

Our ref
PLAN-030267

Date
18/11/2019



Dear Sir/Madam,

Proposal: Change of use of houses in multiple occupation (Sui Generis) to create 2 No 1 bed, 2 No 2 bed self-contained flats & single storey rear extension to form 2 No studio flats (C3 Dwelling House).

Site: BR/255/19/PL: - 34 & 36 Southdown Road, Bognor Regis, PO21 2JR

Thank you for your letter dated 18/10/2019.

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

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building close to a sewer may be allowed. The conditions associated with the build over/close to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build close to the sewer will required to be submitted by the applicant.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission for example: "The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewer. "

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 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 read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX [REDACTED] www.southernwater.co.uk or by email [REDACTED]

Yours sincerely,

[REDACTED]
Joff Edevane
Growth Planning Lead
Business Channels

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Requested By: