



Rec'd 25/11

ATKINS

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

Your Ref

BR/289/09

Our Ref

S/AR/2009/289

Date

31/12/2009

Dear Sir

Application for Outline Planning Permission for conversion of existing house into 2 no. flats & erection of 2 no. new dwellings
7 Nelson Road Aldwick Bognor Regis PO21 2RY
BR/289/09

Thank you for your letter of 30/11/2009

Please find attached a plan of the sewer records showing the approximate position of a public sewer 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.

From our initial assessment of the existing apparatus it appears that there is limited opportunity to divert existing drainage apparatus, and therefore Southern Water objects to the proposed development. If planning permission were to be granted, Southern Water (as the statutory sewerage undertaker) would request that the Council (as the Building Control Authority) refuse Building Regulations approval on the grounds that building over the public sewer cannot be permitted.

In order to progress the proposed development on the site, the layout must be amended.

In considering an amended layout:

The 225mm diameter sewer requires a clearance of 3.0 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.

No development or new tree planting should be located within 3.0 metres either side of the centreline of the public sewer.

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

