



from

**Southern
Water**

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

Your ref
BR/292/20/PL

Our ref
PLAN-037313

Date
15/02/2021



Dear Sir/Madam,

Proposal: Erection of temporary enclosed buildings to accommodate performance stage and seating for a period of up to 3 years (January 2021- amended description: plans now include mechanical ventilation system/external plant equipment). Re-consultation. This site is in CIL Zone 4 (Zero Rated) as other development.

Site: BR/292/20/PL: - Butlins, Upper Bognor Road, Bognor Regis, PO21 1JJ.

Thank you for your letter dated 27/01/2021.

Please find the attached extract from Southern Water records showing the approximate position of a public sewers within the immediate vicinity of 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 525 mm, 600 mm diameter gravity surface water sewer requires a clearance of 3.5 metres on either side of the gravity surface water sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3.5 metres of the external edge of the public gravity surface water sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public surface water sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

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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 a connection to the public foul and surface water sewer to be made by the applicant or developer.

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

The planning application form makes reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Sewers for Adoption (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents

ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

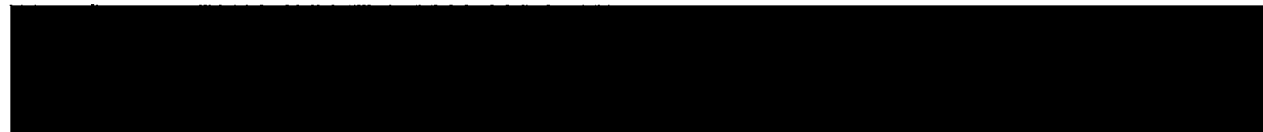
The drainage strategy report states that the proposed foul and surface water flows from the building are reduced from the existing contributing flows. Southern Water shall have no objection to this in principle.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

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For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,



Yours faithfully,



Joff Edevane
Growth Planning Lead
Business Channels

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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: SZ9499SW

Scale: 1:2500

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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

ARUN DISTRICT COUNCIL BR/292/20/PL



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