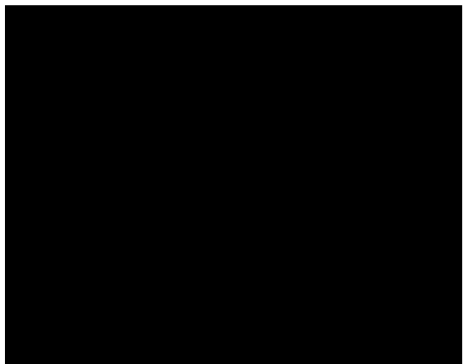


Planning and Development Services
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



BR/341/10/

Our Ref

S/AR/2010/341

Date

14/12/2010

Dear Sir

Proposal: Outline application with some matters reserved for the demolition of derelict 2-storey office building & erection of 8 no. 2-bed flats & 6 no. 1-bed flats with ground floor parking, bin & cycle storage & children play area.

Site: Formerly Westside Supplies 17/18 Durban Road, Bognor Regis, West Sussex PO22 9RY.
BR/341/10/

Thank you for your letter dated 24/11/2010.

Please find attached a plan of the sewer records showing the approximate position of a public sewer in the close 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:

- No development or new tree planting should be located within 4 metres of the public sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

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 advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development".

Following initial investigations, there is currently inadequate capacity in the local network to provide foul sewage disposal to service the proposed development.

Contd.

The proposed development would increase flows to the public sewerage system, and existing properties and land may be subject to a greater risk of flooding as a result.

Additional off-site sewers, or improvements to existing sewers, will be required to provide sufficient capacity to service the development. Section 98 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested (by the developer) and provided to drain to a specific location.

Should this application receive planning approval, please include, as an informative to the permission, the following requirement:

"The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688), or www.southernwater.co.uk"

The Flood Risk Assessment details the surface water drains to public surface water sewers. However, the application form and Flood Risk Assessment are not consistent. Southern Water requires a formal application for a connection to the public 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. Initiate a sewer capacity check to identify the appropriate connection point for the development".

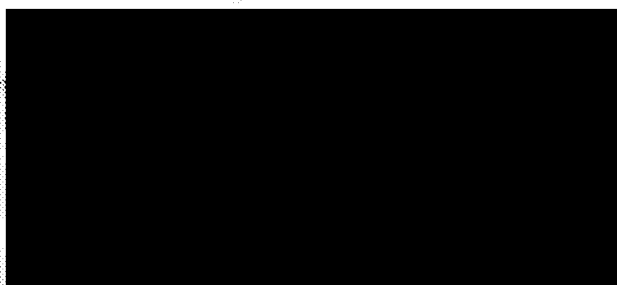
Where flow attenuation is proposed and the sewerage in question is to be offered for adoption, the sewerage undertaker should be involved in discussions with all relevant parties to agree the ownership/responsibility for the facility.

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

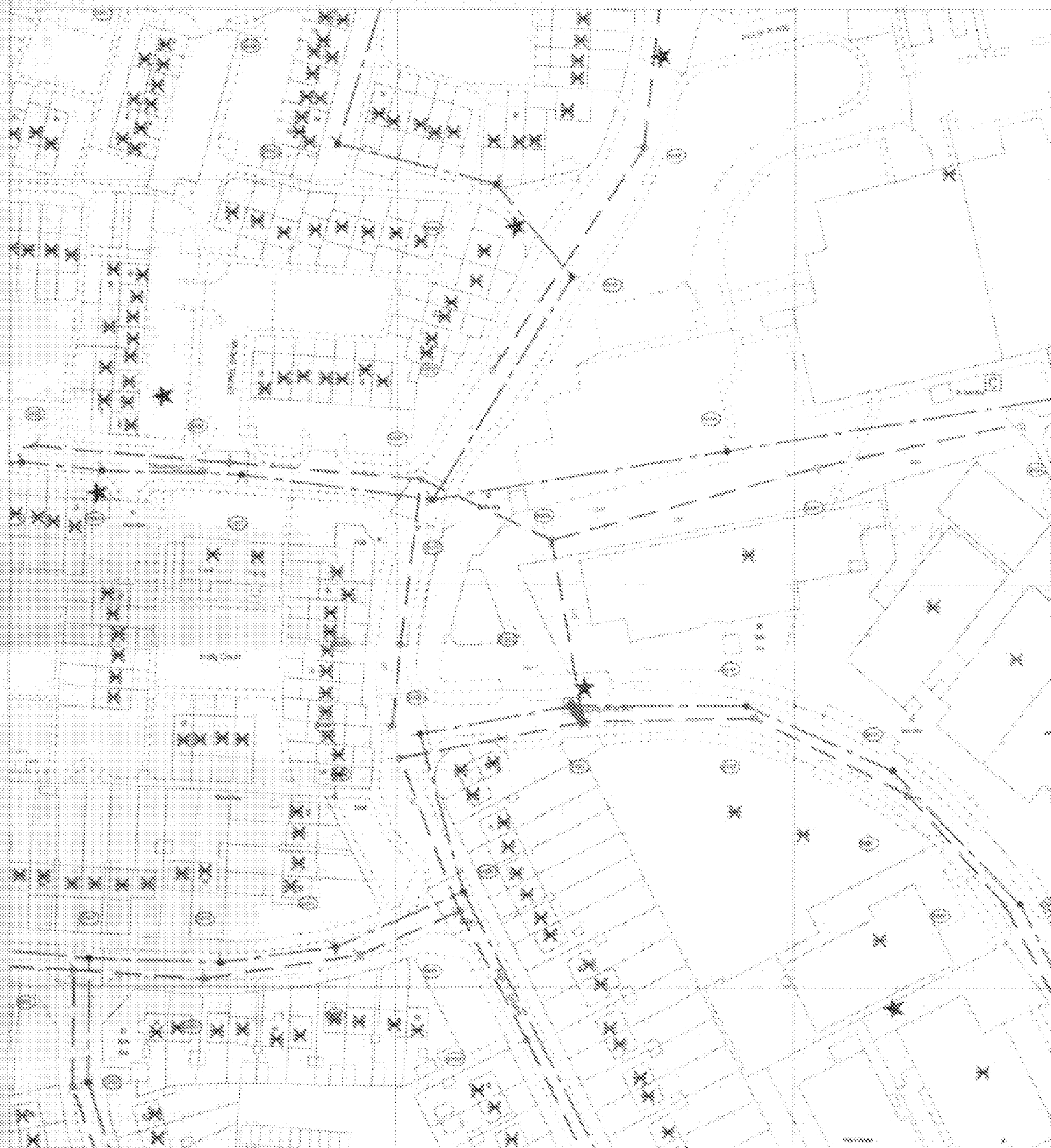
Contd.

For further advice, please contact Alkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or www.southernwater.co.uk.

Yours faithfully



SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accepts no responsibility in the event of inaccuracy. The exact positions should be determined on site.

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O.S. REF: GU9000NW

Scale: 1:1250

Screen Print

WARNING: RAC pipes are constructed of Reinforced Autoclaved Concrete (RAC). Unmarked (EPB) materials may include Reinforced Autoclaved Concrete.

 Southern Water

Printed By: Ponnany

Date: 2-12-2010

Southern Water MapGuide Browser

Requested By:

