



from
**Southern
Water**

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

Your ref
BR/8/21/RES

Our ref
PLAN-037429

Date
03/03/2021



Dear Sir/Madam,

Proposal: Approval of reserved matters following BR/142/18/OUT for the demolition & conversion of existing public house with residential accomodation to 1st floor to form 10 No. residential flats over 3.5 storeys.

Site: BR/8/21/RES: - Richmond Arms, 224 London Road, Bognor Regis, PO21 1AU.

Thank you for your letter dated 02/02/2021.

The submitted drainage strategy indicates removal of existing surface water entering the public foul sewer and discharging into public surface water sewer which would be satisfactory to Southern Water.

If connection to a surface water sewer proves to be the only viable means of disposal and should we have no option but to accept such discharge, then it should be at a discharge rate set by the LLFA in consultation with Southern Water.

The authority lies with the LLFA, but they require our technical input to determine the rate, the developer should seek permission from the LLFA to connect to our sewer in these circumstances.

If there is an existing connection and impermeable area connected, then we would use this as a guide to determine the discharge rate.

Otherwise we would aim to attenuate to green field run off rates in accordance with the CIRIA SUDs manual (https://www.ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx).

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

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Should the applicant wish to offer the sewers for adoption under section 104 of the Water Industry Act, the drainage design should comply with the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/) standards and Southern Water's requirements. Please note that non-compliance with the Sewerage Sector Guidance 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.

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

Website: southernwater.co.uk or by email at: [REDACTED]

Yours faithfully,

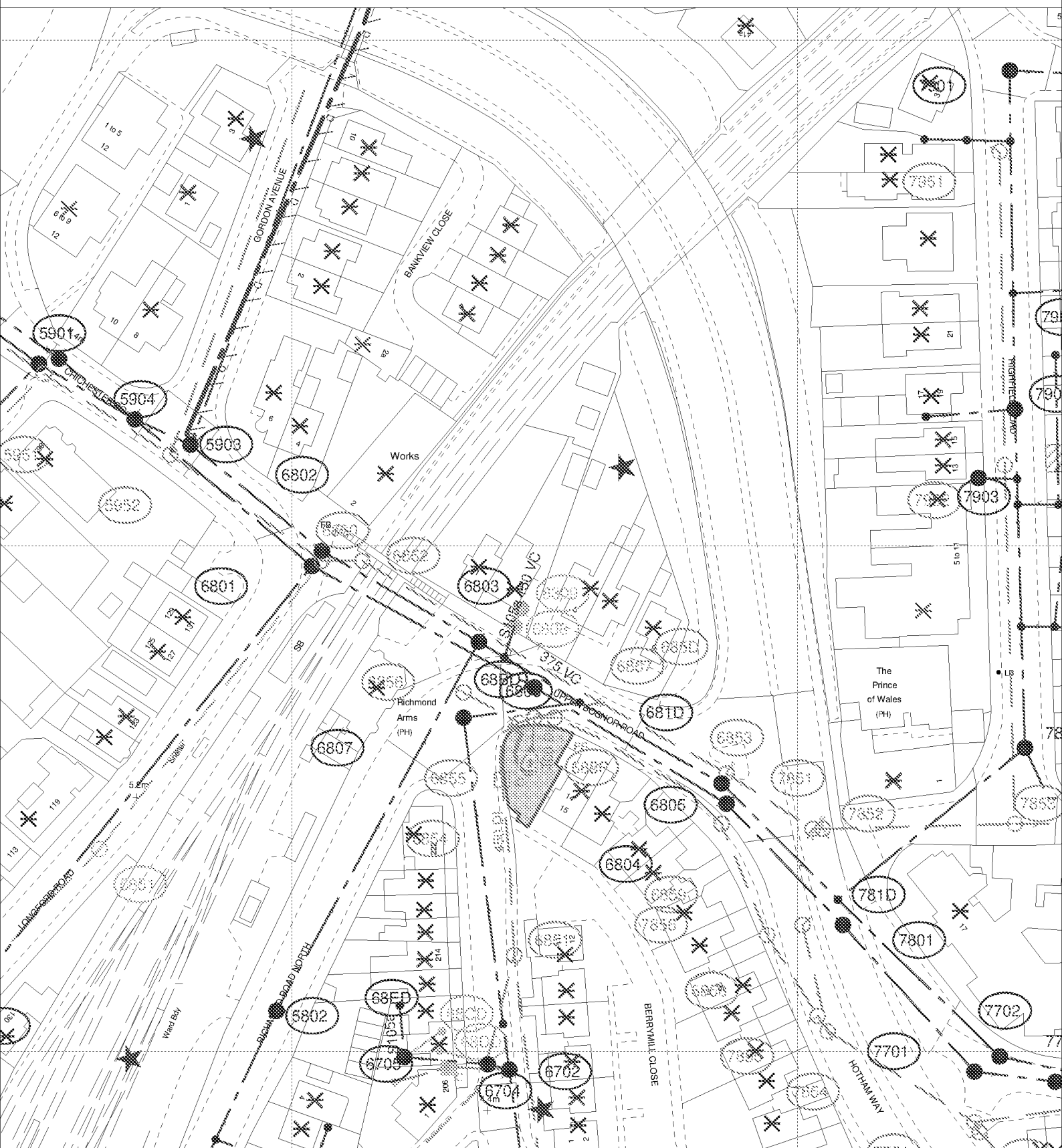
[REDACTED]

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: SZ9399NE

Scale: 1:1000

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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

ARUN DISTRICT COUNCIL BR/8/21/RES



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Southern Water MapGuide Browser

Requested By: