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

Your Ref:
CM/1/11/

Our Ref:
S/AR/2011/1
Date: 22/03/2011

Dear Sir,

Proposal: Demolition of 5 no. existing B2 commercial buildings & erection of 1 no. new commercial building (this application is a departure from the development plan).
Site: Ryebank Farm, Gravetts Lane, Climping BN17 5RQ.
CM/1/11/

Thank you for your letter of 21/02/2011.

Please find attached a plan of the sewer records showing the approximate position of a public rising main within the boundary 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 3 metres either side of the centreline of the public sewer and 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."

The applicant is advised to consult the Environment Agency directly regarding the use of a package treatment plant which disposes of effluent to sub-soil irrigation. The owner of the premises will need to maintain the works to ensure its long term effectiveness.

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

Contd….

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, 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.

Yours faithfully

Network Development
Atkins Ltd, for Southern Water