

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

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119
Email: southernwaterplanning@atkinsglobal.com

Your Ref
CM/28/17/PL
Our Ref
PLAN-020784
Date
19/12/2017

Dear Sirs,

Proposal: Repair, restoration, extension & change of use of Heritage Asset barns from concrete pre-fabrication factory to single residence.
Site: Ryebank Farm, New Barn, Grevatts Lane, Climping, BN17 5RF.
CM/28/17/PL

Thank you for your letter of 16/11/2017

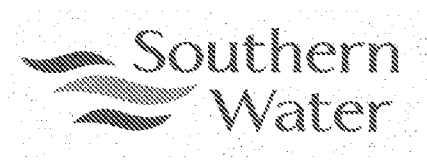
Please find attached a plan of the Southern Water sewer records showing the approximate position of a public foul rising main in the immediate vicinity of the site. The exact position of the public rising main must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

No development or new tree planting should be located within 3 metres either side of the external edge of the public rising main and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public rising main.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.



The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”

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.

Developments proposing the use of private sewage treatment systems are usually only acceptable where connection to the public sewer is not possible.

It may be possible for the flows from the proposed development to be connected to a nearby public sewer, and the applicant may wish to investigate this option. Southern Water requires a formal application for a connection to the public sewer. The applicant is advised to contact Please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council’s technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

Due to surface water inundation issues in the Lidsey Catchment “The applicant is advised to adopt, where appropriate, the measures in the table “Practical measures to reduce the potential impacts of development”.

Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

Yours sincerely,



Developer Services

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: SU9901SE

Scale: 1:3000

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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

ARUN DISTRICT COUNCIL CM/28/17/PL



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Southern Water MapGuide Browser

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