



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/6/18/PL
Our Ref
PLAN-022290
Date
19/04/2018

Dear Sirs,

Proposal: Change of use to develop a concrete batching plant, with associated infrastructure, site offices & parking.
Site: Land at Northwood Farm, Yapton Road, Climping, BN18 0HR.
CM/6/18/PL

Thank you for your letter of 15/03/2018

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

Drawing number 8975/200 Rev. P4 shows a barn built over or close to a 600mm critical sewer which is not acceptable to Southern Water. Please submit an amended plan to show:

- No development or new tree planting is located within 3.5 metres either side of the external edge of the foul rising main.
- No new soakaways are located within 5m of a public sewer.

Please note, 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.”

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 sewerage 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 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.

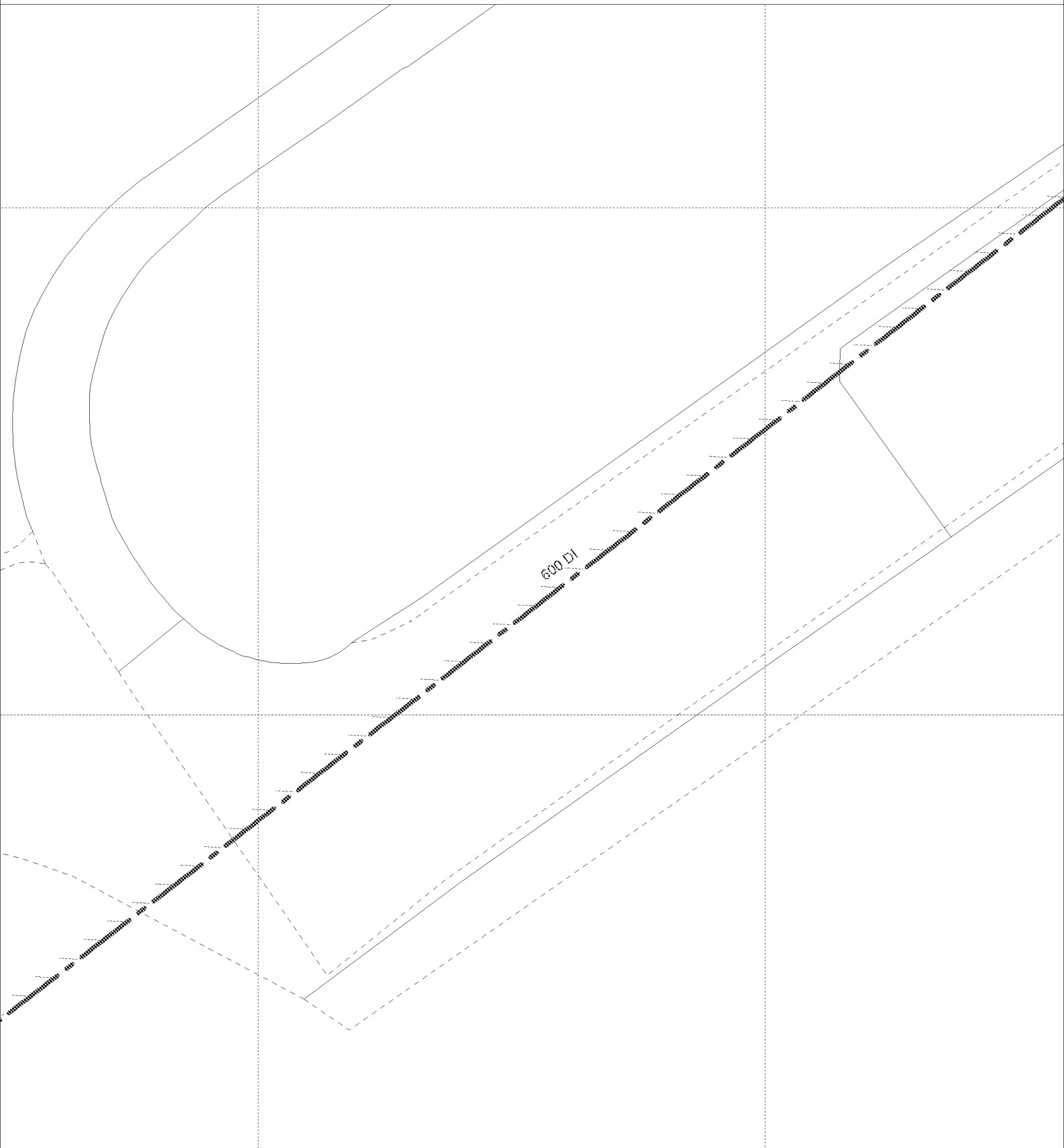
The application proposes development that may produce a trade effluent. No trade effluent can be discharged either directly or indirectly to any public sewer without the formal consent of Southern Water. The applicant is advised to discuss the matter further with Southern Water’s Trade Effluent Inspectors. Please see <https://www.southernwater.co.uk/BusinessCustomers/wasteServices/tradeEffluent/> for further information.

Yours sincerely,

A solid black rectangular box used to redact the signature of the Developer Services representative.

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: SU9802SE

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 CM/6/18/PL



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Date: 3-4-2018

Southern Water MapGuide Browser

Requested By: