



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

Your Ref
EG/70/18/HH
Our Ref
PLAN-0025165
Date
13/11/2018

Dear Sirs,

Proposal: Two storey rear & single storey side extensions.
Site: 23 Elm Grove, South Barnham, PO22 0EJ.
EG/70/18/HH

Thank you for your letter of 17/10/2018.

The submitted plan, drawing number 03 Rev C, shows a public sewer within the site not shown on records. It appears that the developer is intending to build close to a public sewer. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to ascertain its condition, the number of properties served, and potential means of access, before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker – in this case Southern Water.

Furthermore, 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.

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 agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewer."

For further advice, the applicant is advised to contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire SO21 2SW [REDACTED] or www.southernwater.co.uk.

Southern Water requires a formal application for any new 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, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW [REDACTED] or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

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,

[REDACTED]

Luis Silva
Developer Services

The map illustrates the proposed bus routes and stop locations for the St Philip Howard Catholic High School area. The school is located at the bottom center, near Elm Dale and B1 Sub Sta. The map includes several streets: Elm Dale, Bellingham, and B1 Sub Sta. Key landmarks include St Philip Howard Church, Bellingham House, and a Rectory. The map also shows a network of bus routes, with stop locations marked by numbered circles. The routes are indicated by dashed lines, and the stop locations are marked by circles containing numbers. The map is overlaid with a grid of dashed lines, and various labels are present throughout, including 'Nursery', 'Bellingham', 'Play Area', and 'B1 Sub Sta'.



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: SU9504NW

Scale: 1:1548

Screen Print

ARUN DISTRICT COUNCIL EG/70/18/HH

WARNING: BAC pipes are constructed of Banded Asbestos Cement

WARNING: Link-down (HOK) materials may include Banded Asbestos Cement



Printed By: kishoku

Date: 7-11-2018

Southern Water MapGuide Browser

Requested By:

N

Practical measures to reduce the potential adverse impacts of development

Reasons	Practical measures
Adequate and sustainable surface water drainage.	No surface water connections to the wastewater system. (See part H of the Building Regulations)
Guard against further groundwater infiltration into the foul drains or sewers serving the development.	The use of fusion jointed MDPE pipes can prevent groundwater infiltration and require a minimum of maintenance. The use of mass concrete surrounds to inspection chambers and manholes can prevent infiltration and require a minimum of maintenance
Guard against surface floodwaters entering the foul system serving the development.	Overland surface water flow routes should be provided for flows greater than those for which pipelines and culverts have been designed. Wherever possible, foul sewer routes, manhole covers, sink waste gullies, etc. should avoid overland surface water flow routes and any areas where surface water ponding may occur. Failing that they should be sealed against potential surface water inflows. Any sink waste gullies in areas of potential surface water inundation should be sealed or defended by raised brickwork or similar Bolt down sealed inspection chamber and manholes covers should be used in areas of potential surface water inundation. Raising the level of the development above the highways which serve it can protect buildings and their drainage systems from potential surface water inundation. However, care should be taken at local low spots in the highway where overland surface water flows may gather and overflow onto properties.

Protect the properties from foul flooding or unusable sanitation should the public sewerage system surcharge.	Part H of the Building Regulations contains suitable practical measures. However, the provision of an external gully is inappropriate where there is a risk of surface water flooding. In these circumstances, non-return valves are more appropriate. Dirgo or similar non-return air valves are now commonly fitted to soil vent pipes thereby allowing them to allow them to vent within the building. This practice can lead to problems with bubbling WCs, the blow out of U bend traps and odour within buildings when the sewerage system surcharges. The use of traditional external vent pipes without air valves can prevent this.
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