

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 06 September 2017 09:46
To: Planning Scanning
Subject: FW: Response: Planning Consultation EP/111/17/HH - 21 Worthing Road, East Preston, BN16 1AT
Attachments: GIS.pdf; 05.09.17 PLAN-019476.pdf

From: Bland, Chantal [REDACTED]
Sent: 05 September 2017 10:21
To: Planning.Responses
Subject: Response: Planning Consultation EP/111/17/HH - 21 Worthing Road, East Preston, BN16 1AT

Dear Sirs,

Please find attached Southern Water's response regarding the above planning consultation at the above application site.

Kind regards,

Chantal Bland
Technical Co-ordinator

[REDACTED]

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 04 August 2017 09:19
To: Network Development Southern Water
Subject: Planning Consultation on: EP/111/17/HH

To: **Stuart Ward- Engineering Technician**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Articles 16 & 18 Consultation before the grant of permission
Planning Permission for Works or Extension to a Dwelling

APPLICATION NO: EP/111/17/HH

Registered: 27th July
2017

Site Address: 21 Worthing Road EAST PRESTON BN16 1AT

Grid Reference: 506602 102856

Description of Works: Rear extension. Revision of previously approved EP/68/16/HH

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 07-SEP-17.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

When the appeal relates to a householder application any comments on the application will be considered by the Inspectorate; there is no opportunity to make any further comments.

The officer dealing with this application is Mr J Baeza who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

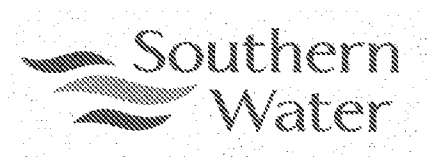
NLPG UPRN 100062237016
DX 57406 Littlehampton

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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: developerservices@southernwater.co.uk

Your Ref

EP/111/17/HH

Our Ref

PLAN-019476

Date

05/09/2017

Dear Sirs,

Proposal: Rear extension. Revision of previously approved EP/68/16/HH.
Site: 21 Worthing Road, East Preston, BN16 1AT.
EP/111/17/HH

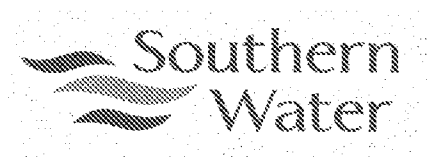
Thank you for your letter of 04/08/2017. Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public sewers must be determined on site by the applicant.

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.

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

The submitted plan shows a sewer serving neighbouring property and crossing the proposed site at the rear of the existing building (not shown on our records). It appears that the developer is intending to divert and/or build close to a public sewer. Building close/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 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.



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.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed 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.

Southern Water requires a formal application for a new connection to the public foul 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 (Tel: 0330 303 0119) or www.southernwater.co.uk".

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

Yours sincerely

A black rectangular box redacting 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: TQ0602NE

Scale: 1:1250

Screen Print

ARUN DISTRICT COUNCIL EP/11/17/HH

WARNING: BAC pipes are constructed of Banded Asbestos Cement

WARNING: Unmarked (HUK) materials may include Banded Asbestos Cement



Printed By: banuh

Date: 31-8-2017

Southern Water MapGuide Browser

Requested By:

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