

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 January 2018 08:55
To: Planning Scanning
Subject: FW: Planning Consultation on: M/124/17/PL
Attachments: 29.12.17 PLAN-021075.pdf; GIS.pdf

Sent: 29 December 2017 11:31
To: Planning.Responses
Subject: RE: Planning Consultation on: M/124/17/PL

Dear Sirs,

Please find the attached our response comments letter to the below planning application consultation.

Kind Regards

Marta Karpezo
Technical Co-ordinator
Developer Services
Southern House, Sparrowgrove, Otterbourne, Hant SO21 2SW

Sent: 08 December 2017 12:48
To: Network Development Southern Water
Subject: Planning Consultation on: M/124/17/PL

To: Stuart Ward- Engineering Technician

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION M/124/17/PL
NO:

Registered: 8th December

2017
Site Address: 74 Elmer Road Middleton on Sea PO22 6EX
Grid Reference: 498006 100194
Description of Works: Retention of salon, erection of first floor extension & two storey rear extension to create 1 No. duplex apartment (resubmission following M/86/17/PL).

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 01-JAN-18.

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.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

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

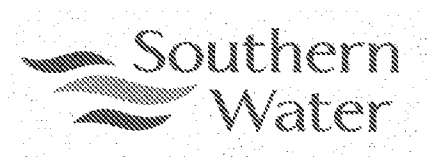
NLPG UPRN 100062237016
DX 57406 Littlehampton

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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

Your Ref

M/124/17/PL

Our Ref

PLAN-021075

Date

29/12/2017

Dear Sirs,

Proposal: Retention of salon, erection of first floor extension & two storey rear extension to create 1 No. duplex apartment (resubmission following M/86/17/PL).
Site: 74 Elmer Road, Middleton on Sea, PO22 6EX.
M/124/17/PL

Thank you for your letter of 08/12/2017.

It appears that the developer is intending to build over to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water.

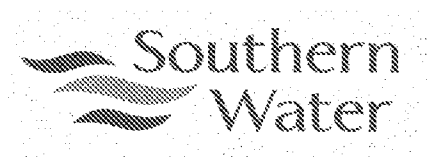
However, under certain circumstances building over a sewer may be allowed. The conditions associated with the buildover to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build close to the sewer will required to be submitted by the applicant.

Alternatively, if building over the public sewer will not be possible, the diversion of the public sewer will be required.

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."

Southern Water Sparrowgrove House Otterbourne Winchester Hampshire SO21 2SW www.southernwater.co.uk

Southern Water Services Ltd Registered Office: Southern House Yeoman Road Worthing BN13 3NX Registered in England No.2366670



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 ([REDACTED]) or www.southernwater.co.uk

Southern Water requires a formal application for a 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 ([REDACTED]) or www.southernwater.co.uk".

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 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".

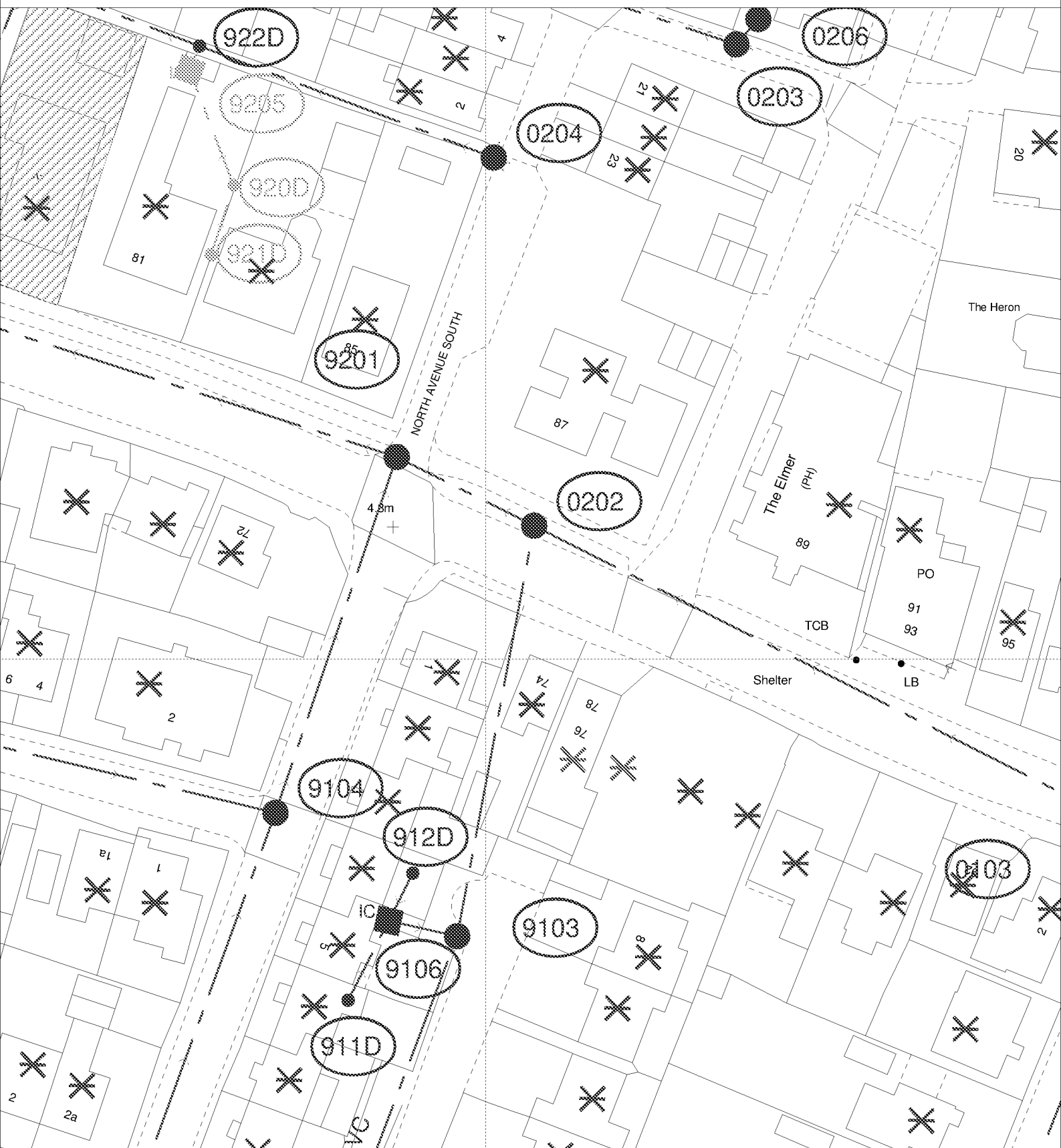
Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

Yours sincerely

[REDACTED]

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: SU9800SW

Scale: 1:625

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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

ARUN DISTRICT COUNCIL M/124/17/PL



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Date: 20-12-2017

Southern Water MapGuide Browser

Requested By: