

Sandra Edwards

From: Daun Johnson on behalf of Planning.Responses
Sent: 15 February 2018 09:39
To: Planning Scanning
Subject: FW: Planning Consultation on: M/1/18/HH
Attachments: 14.02.18 PLAN-021466.pdf; GIS.pdf; Practical measures to reduce the potential adverse impacts of development.pdf

Please upload attachments to M/1/18/HH as consultee response

From: Karpezo, Marta [REDACTED]
Sent: 14 February 2018 16:21
To: Planning.Responses
Subject: Re: Planning Consultation on: M/1/18/HH

Dear Sirs

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

Kind Regards

Maria Karpezo
Technical Co-ordinator
Developer Services
Southern House, Sparrowgrove, Otterbourne, Hant SO21 2SW
[REDACTED]

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 12 January 2018 16:04
To: Network Development Southern Water
Subject: Planning Consultation on: M/1/18/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 M/1/18/HH
NO:

Registered: 3rd January

2018
Site Address: 72 Ancton Way Elmer Middleton on Sea PO22 6JP
Grid Reference: 498759 100378
Description of Works: Shed to rear garden

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 15-FEB-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.

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 Mark Jones who can be contacted on telephone number 01903 737711.

Regards
Planning Officer

consultee_email

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

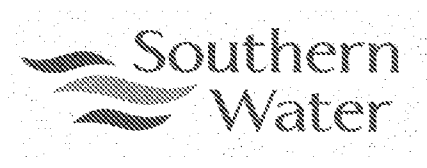
NLPG UPRN 100062237016
DX 57406 Littlehampton

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Planning and Development Services
Arun District Council
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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

M/1/18/HH

Our Ref

PLAN-021466

Date

14/02/2018

Dear Sirs,

Proposal: Shed to rear garden.

Site: 72 Ancton Way, Elmer, Middleton on Sea PO22 6JP.

M/1/18/HH

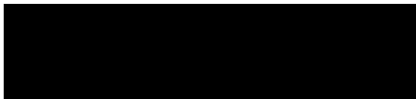
Thank you for your letter of 12/01/2018.

Southern Water would have no objections to the above proposal.

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 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.

Yours sincerely



Developer Services

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

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: SU9800SE

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/1/18/HH



Printed By: banuh

Date: 8-2-2018

Southern Water MapGuide Browser

Requested By:

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. - Dirigo 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.