



from
**Southern
Water**

Planning and Development Services
Arun District Council
Arun Civic Centre
Malltravers Road
Littlehampton
West Sussex
BN17 5LF

Your ref
M/80/19/PL

Our ref
PLAN-029811

Date
21/10/2019



Dear Sir/Madam,

Proposal: Demolition of the existing structures & redevelopment to provide a new 66- bedroom care home (Use Class C2) arranged over two storeys together with associated access, car and cycle parking, structural landscaping and amenity space provision.

Site: M/80/19/PL: - Former Poultry Farm, Land West of Yapton Road, Middleton on Sea, PO22 6DY.

Thank you for your letter dated 19/09/2019.

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

Please note:

- The 300mm diameter gravity foul sewers requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- The 240mm diameter rising main requires a clearance of 3 metres on either side of the rising main to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer and rising main without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewers.
- All existing infrastructure should be protected during the course of construction works.

Southern Water Developer Services, Sparrowgrove House, Sparrowgrove, Otterbourne, Winchester, Hampshire, SO21 2SW
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing BN13 3NX Registered in England No. 2386670

The impact of any works within highway/ access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under NRSWA enquiry in order to protect public apparatus.

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" and Sewers for Adoption with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers and rising mains and water mains.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Our initial investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development. Southern Water requires a formal application for a 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 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>

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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.

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.

Land uses such as general hard standing that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

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."

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

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.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW [REDACTED] www.southernwater.co.uk or by email at [REDACTED]

Yours sincerely,

[REDACTED]

Tim Peacock-Bjurström
Technical Delivery Lead
Business Channels

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

N

Printed By: jayarar

Date: 20-9-2019

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.