



Planning and Development Services
Arun District Council
Arun Civic Centre
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Littlehampton
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Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119

Email: developerservices@southernwater.co.uk

Your Ref

P/112/14/HH

Our Ref

PLAN-008038

Date

25/11/2014

Dear Sir

Proposal: Rear extension and garage conversion.

Site: 31 Swandene, Bognor Regis, PO21 4UR.

P/112/14/HH

Thank you for your letter of 10/11/2014.

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

From our initial assessment of the existing apparatus it appears that there is limited opportunity to divert existing drainage apparatus, and therefore Southern Water objects to the proposed development. If planning permission were to be granted, Southern Water (as the statutory sewerage undertaker) would request that the Council (as the Building Control Authority) refuse Building Regulations approval on the grounds that building over the public sewer cannot be permitted.

In order to progress the proposed development on the site, the layout must be amended. In considering an amended layout:

The 125 mm diameter foul rising main requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.

-No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer

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

-All other existing infrastructure should be protected during the course of construction works.

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.

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.

In order to divert 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 divert the public sewers, prior to the commencement of the development."

Southern Water requires a formal application for a new connection to the foul and surface water 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".

Please note that the Atkins Planning Team (Winchester) is no longer contracted to Southern Water Services and all consultations/correspondence should be sent to the following address:- **Southern Water Services, Developer Services Team, Southern House, Sparrowgrove, Otterbourne, Hants SO21 2SW** or email developerservices@southernwater.co.uk.

Yours sincerely


Developer Services

1