

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 06 March 2020 10:04  
**To:** Planning Scanning  
**Subject:** FW: Y/12/20/PL: - 6 and 7 West View Drive, Yapton, BN18 0JR.  
**Attachments:** PLAN-031771.pdf; GIS.pdf; practical measures.docx

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: [amanda.scholes@arun.gov.uk](mailto:amanda.scholes@arun.gov.uk)



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

**From:** southernwaterplanning [REDACTED]  
**Sent:** 05 March 2020 12:57  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** Y/12/20/PL: - 6 and 7 West View Drive, Yapton, BN18 0JR.

Dear Sir/Madam,

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

Yours faithfully,

[REDACTED]  
**Joff Edevane**  
Growth Planning Lead, Business Channels



from  
Southern Water 

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from  
**Southern  
Water**

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

Your ref  
Y/12/20/PL

Our ref  
PLAN-031771

Date  
05/03/2020



Dear Sir/Madam,

**Proposal:** Conversion of 2 No. flats into 1 No. single dwelling house together with single storey rear extension.

**Site:** Y/12/20/PL: - 6 and 7 West View Drive, Yapton, BN18 0JR.

Thank you for your letter dated 05/03/2020.

Southern Water requires a formal application for a connection to the 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 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 [southernwater.co.uk/infrastructure-charges](https://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.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX  
[southernwater.co.uk](https://southernwater.co.uk)

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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 disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

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.

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, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX [REDACTED]

Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at: [de@sw.co.uk](mailto:de@sw.co.uk) [REDACTED]

Yours faithfully,

[REDACTED]

Joff Edevane  
Growth Planning Lead  
**Business Channels**

# 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: SU9702NE

Scale: 1:1000

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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

ARUN DISTRICT COUNCIL Y/12/20/PL



Printed By: chandne

Date: 4-3-2020

Southern Water MapGuide Browser

Requested By:



### **Practical measures to reduce the potential adverse impacts of development**

| <b>Reasons</b>                                                                                         | <b>Practical measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. | <p>The use of fusion jointed MDPE pipes can prevent groundwater infiltration and require a minimum of maintenance.</p> <p>The use of mass concrete surrounds to inspection chambers and manholes can prevent infiltration and require a minimum of maintenance</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Guard against surface floodwaters entering the foul system serving the development.                    | <p>Overland surface water flow routes should be provided for flows greater than those for which pipelines and culverts have been designed.</p> <p>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.</p> <p>Any sink waste gullies in areas of potential surface water inundation should be sealed or defended by raised brickwork or similar</p> <p>Bolt down sealed inspection chamber and manholes covers should be used in areas of potential surface water inundation.</p> <p>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.</p> |

|                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Protect the properties from foul flooding or unusable sanitation should the public sewerage system surcharge.</p> | <p>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.</p> <p>Dirgo 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.</p> <p>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.</p> |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|