

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

Tel: 0330 303 0119

Email: developerservices@southernwater.co.uk

Your Ref

Y/44/15/PL

Our Ref

PLAN-010256

Date

22/07/2015

Dear Sir

Proposal: Sub-Division of Existing plot to create 6No. 2/3 bedroom detached & semi-detached dwelling houses.

Site: Yapton Metal Company, Burndell Road, Yapton, BN18 0HP.
Y/44/15/PL

Thank you for your letter of 23/06/2015.

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 (Tel: 0330 303 0119) or www.southernwater.co.uk".

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

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.

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.

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".

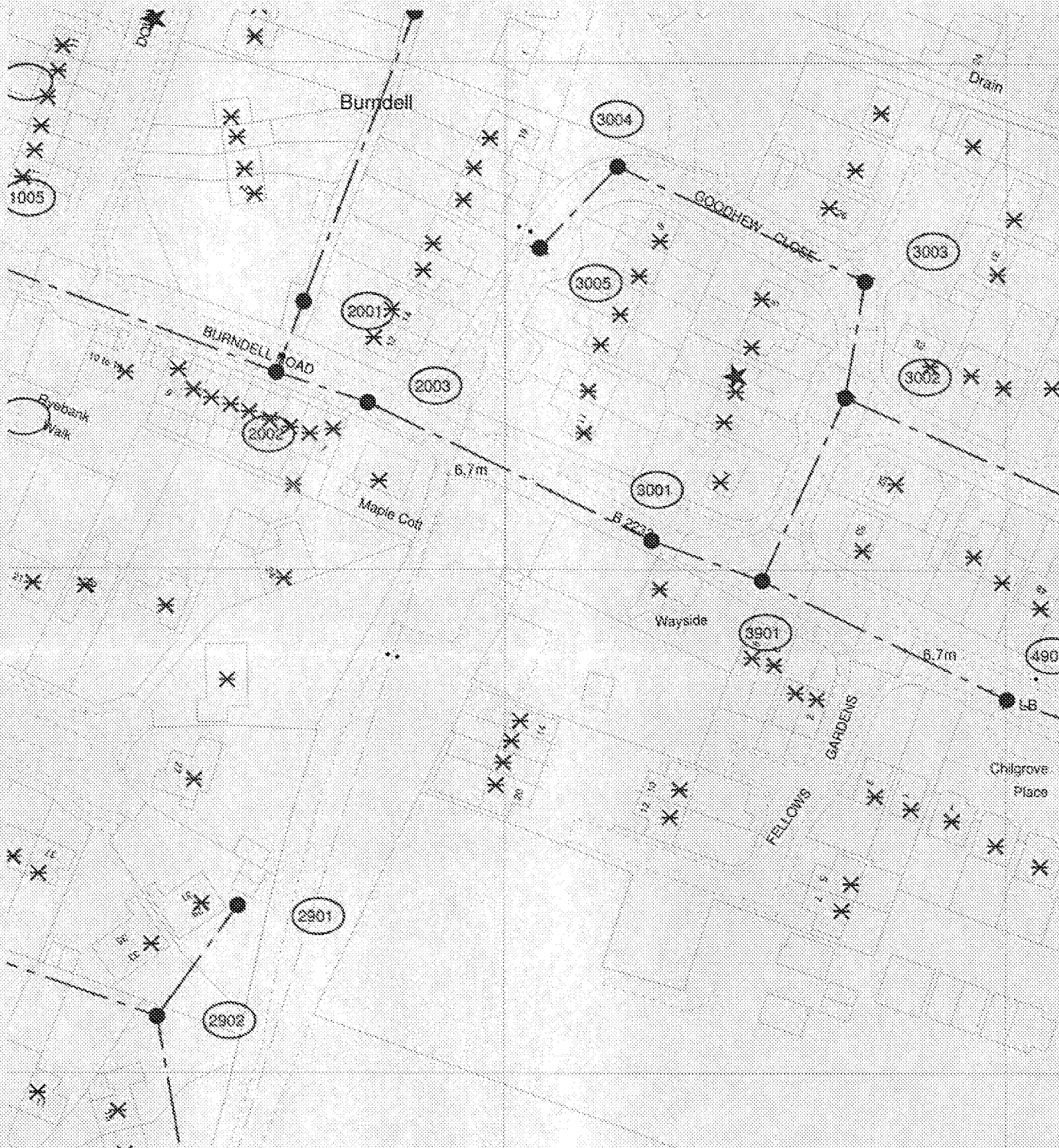
Due to surface water inundation issues in the Lidsey Catchment "The applicant is advised to adopt, where appropriate, the measures in the table "Practical measures to reduce the potential impacts of development".

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

Yours sincerely


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 or the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SU9802NW

Scale: 1:1000

Screen Print

WARNING: BAC pipes are constructed of Borealed Asbestos Cement

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



Printed By: Ponnany

Date: 14-7-2015

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.

