Southern Water

Planning Services
Adur and Worthing Councils
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119
Email: developerservices@southernwater.co.uk

Your Ref
AWDM/1158/14
Our Ref
PLAN-008544
Date
16/01/2015

ADUR & WORTHING
22 JAN 2015
PLANNING SERVICES

Dear Sir

Proposal: Change of use from car sales pitch to hand car wash (retrospective).
Site: 30 Brighton Road, Lancing, West Sussex, BN15 8RA.
AWDM/1158/14

Thank you for your letter of 06/01/2015.

Please find attached a plan of the sewer records showing the approximate position of a public foul rising main within 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.
Please note:
-No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.
-No new soakaways should be located within 5 metres of a public sewer.

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 protect 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 protect the public sewers, prior to the commencement of the development."

Southern Water requires a formal application for a new 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 application contains a proposal for vehicle washing facilities. Areas used for vehicle washing should only be connected to the foul sewer after consultation with Southern Water. The applicant is advised to discuss the matter further with Southern Water's Trade Effluent Inspectors. Please see https://www.southernwater.co.uk/BusinessCustomers/wasteServices/tradeEffluent/ for further information.

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

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

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Southern Water

O.S. REF: TQ1803NW	Scale: 1:1250	Printed By: reddyma	Date: 16-1-2015
Screen Print		Southern Water MapGuide Browser	
WARNING: BAC pipes are constructed of Bonded Asbestos Cement		Requested By:	
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement			

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