Mr G Peck and MR P Barnett
Development Management Section
Adur and Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

ADUR & WORTHING
20 JAN 2017
PLANNING SERVICES

Dear Mr G Peck and MR P Barnett
Reference- Planning Application AW/DM/1272/15

With reference to the application above, I wish to bring to attention the existence of a public sewer and a manhole cover close to the southerly boundary and also running through the grounds of my property. The location of this public sewer (confirmed by Southern Water)also serves a number of properties to the West of the proposed development and consequently runs under the land in the southerly part of the Ring Road property which is the subject of a new development.

I would also like to point out that under the Build Regulations 2010 (2015 Edition) and according to Sewers for Adoption 6th Edition , for new developments or re-development sites, building over an existing public sewer is 'not' permitted, no new structure (using Southern Water metrics) can be built within 3 metres of the said sewer. Accordingly this would require the garage to the South West to be repositioned at least 3 metres away from the existing sewer in order to comply with this.

I would recommend the developer performs his own survey of the position of this public sewer and contacts Southern Water.

In addition I would echo other neighbours sentiments for the need for the part of the southerly wall that is visible to neighbours should be made of brick which requires lower maintenance than a rendered wall. Coupled with that I believe 1.8m is not sufficient height to afford privacy from higher sided vehicles or security from intruders and should be raised to a minimum of 2.0 metres at least behind my own property.

Finally, I see in the latest submission there is mention made of the proximity of the proposed southerly boundary to my existing fence to be built as close as possible to the boundary, I would expect to see sufficient clearance and distance in order not to damage my border or nearly plants on my property, so quite the reverse of what is proposed.

Sincerely,

Jason Broad
8 Heyshott Close, Lancing,bn15 0qj