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: southernwaterplanning@atkinsglobal.com

Your Ref
AWDM/0479/18
Our Ref
PLAN-022577
Date
01/05/2018

Dear Sirs,

Proposal: Demolition of existing detached bungalow and erection of a pair of two-storey 3-bedroom semi-detached houses with associated landscaping, new wider vehicular access and formation of two parking spaces for each house.
Site: 75 Manor Road, Lancing, West Sussex, BN15 0HG.
AWDM/0479/18

Thank you for your letter of 11/04/2018.

Please find attached a plan of the sewer records showing the approximate position of surface water sewer in the vicinity of the site. The exact position of the surface water 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 external edge of the surface water sewer.
-No new soakaways should be located within 5m of a public sewer.
-All 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".

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

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.

Yours sincerely,



Developer Services