from Southern Water

The Civil Engineering Practice
11 Tungsten Building
George Street
Fishersgate
Sussex
BN41 1RA

Your ref

Our ref
SWS-SUSXW-S104-002118

Date

16/07/2019

Contact

Tel 0330 303 0119

Email
developerservices@southernwater.co.uk

Dear Mr Stuart Magowan

Adoption of Sewers – Section 104, Water Industry Act 1991
Development: New Monks Farm, Lancing, West Sussex

Thank you for your email dated 5 July 2019 with enclosures.

I have now completed technical assessment of your submission. Based on an estimated cost of £425,000.00 for constructing the proposed sewerage offered for adoption, the fees for design checks, administration, and site supervision amount to £10,625.00 in accordance with the scale of charges set out in “Sewers for Adoption – 6th edition”. I enclose a remittance advice sheet for that amount less any previous payment and I ask that this be returned with your client’s payment to the address given at the bottom of the sheet. Legal fees will be separately invoiced by Southern Water’s solicitor and must be paid before the agreement is engrossed. If there is a pumping station to be included within the S.104 Agreement we will request a further fee at a later date, but prior to handover for the signage, padlocks, monitoring and configuration of the telemetry unit.

In addition to the above fees a Bond is required and, based on the estimated cost of construction, the Agreement will incorporate a Bond in the sum of £42,500.00.

I am also pleased to confirm that the technical assessment of your proposals is satisfactory and I can now proceed towards drawing up the agreement, which will be based on the model form published in the Sixth edition of "Sewers for Adoption". This document is regarded favorably by the House Builders Federation and Water UK and is the standard against which sewers are adopted by agreement. As a consequence, Southern Water will not agree to departures from that model form and you are strongly advised to make your solicitor aware of this, which will pave the way for a swift production and completion of the agreement.

This letter is for the purpose of technical review of submitted proposals, which have been checked for compliance with Sewers for Adoption and published Technical addendum and/or corrigendum. It is also an offer to enter into a Section 104 agreement. Please note that this offer letter does not

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necessarily confirm that capacity is available for the proposed development in the public sewer network.

This is not an approval to connect to the public sewer, either directly or indirectly. Such connection will require S106 application and approval.

S104 compliance does not necessarily infer that planning conditions can be discharged.

Please note that the Bond must be arranged before any work on site is undertaken and the fees paid not later than the time of the first inspection by our Assistant Adoption Manager. A minimum of 48 hours notice of your intention to commence the Works should be given to this office. Please be aware that commencing the Works prior to the signing of the Agreement will not absolve you of your responsibility to construct the Works in accordance with the requirements of "Sewers for Adoption" and the relevant drawings.

In order that an Agreement may be drawn up I should be obliged if you would please provide the drawings for the agreement in accordance with the attached specification sheet.

N.B. The drawings deemed to comply with "Sewers for Adoption" are numbered:

Drawing No	Revision	Drawing Name
A20261	B	Willow Pumps Technical Submission Inclusive of all technical drawings
22236-7-813	D	Section 104 Agreement Plan and Longitudinal Section Foul Rising Main - Sheet 1 of 3
22236-7-814	D	Section 104 Agreement Plan and Longitudinal Section Foul Rising Main - Sheet 2 of 3
22236-7-815	D	Section 104 Agreement Plan and Longitudinal Section Foul Rising Main - Sheet 3 of 3
22236-7-901	C	Constructions Details Sheet 1 of 2
22236-7-902	C	Constructions Details Sheet 2 of 2 (Bedding details only)

Where applicable, copies of any consents issued by the Environment Agency and/or the Land Drainage Authority to discharge surface water and/or a pumping station emergency overflow into a local watercourse will be required.

I also ask that you complete sections 1 to 11 and 15 of the attached Instruction Sheet, so that Southern Water's solicitor can enter the correct information into the draft agreement. Instructions will not be issued to Southern Water's solicitor until the complete package of this Instruction Sheet and the drawings requested above has been received.

Yours faithfully

[redacted]

Thomas Clark
Developer Services

SECTION 104 DEVELOPMENT DETAILS

1 *	Owner's Name	
2 *	Owner's Address (If Company-Registered Office)	
3 *	Developer's Name	
4 *	Developer's Address (If Company-Registered Office)	
5 *	Surety's Name	
6 *	Surety's Address	
7 *	Solicitor's Name and email address	
8 *	Solicitor's Address	
9 *	Site Address	
10 *	Site Layout Plan Number(s)	
11 *	Other Drawing Numbers	
12	Easements (yes/no)	
13	Pumping Station (yes/no)	
14	Southern Water Reference No.	
15 *	Construction Period	
16	Bond Value (£)	
17	Supervision Fee (£)	

* Indicates information required from Developer

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SOUTHERN WATER SERVICES LIMITED

REMITTANCE ADVICE SHEET

SECTION 104 WATER INDUSTRY ACT 1991

Developer: New Monks Farm Development

Development: New Monks Farm, Lancing, West Sussex

Applicant details:	Payer details if different:
Name:	**Name:**
Address:	**Address:**
Contact tel:	**Contact tel:**

Signed…… Print name: .....

Company: ..... Position: ……

Date: ……

Cheque to the value of £10,110.00 in payment of the following fees:

325050 A-DEVSERV-S104 Technical checks and supervision	£10,625.00
Less Deposit previously paid	£ 515.00
	£10,110.00

[redacted]

Return to: Developer Services, Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hants, SO21 2SW

In order for us to process payment this remittance advice sheet needs to be completed and returned with your payment. Should this not be provided this will cause delays in processing your payment.

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SPECIFICATION SHEET FOR DRAWING REQUIREMENTS

WHERE NO EASEMENT IS REQUIRED

2 Copies of the drainage layout drawing to show: -

- Foul water sewers coloured brown with directional arrows (if applicable).
- Surface water sewers coloured blue with directional arrows (if applicable).
- Site boundary edged in green.
- Scale.
- North Point.

2 copies of the Long Section drawing(s).

2 copies of the Typical Detail drawing(s).

2 copies of a Separate Site Location plan (1:1250 extract from Ordnance Survey map with site boundary edged green).

WHERE AN EASEMENT IS REQUIRED

2 Copies of the drainage layout drawing to show: -

- Foul water sewers coloured brown with directional arrows (if applicable).
- Surface water sewers coloured blue with directional arrows (if applicable).
- Site boundary edged in green.
- Scale.
- North Point
- Easements coloured solid yellow with the easement width dimensioned.

2 copies of the Long Section drawing(s).

2 copies of the Typical Detail drawing(s).

2 copies of a Site Location plan (1:1250 extract from Ordnance Survey map with site boundary edged green).

CONVEYANCING PLANS (Where required)

2 Copies of drawings to show: -

- The extent of the pumping station land to be transferred to Southern Water edged in red.
- Any non-adopted highways over which rights of access are to be reserved coloured solid brown.
- These plans must be suitable for land registry purposes i.e. 1:1250 OS based with sufficient background to identify the land and a north point on the drawings. The scale must also be shown.

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