Southern Water

Mr. S Barksfield
Sunninghill Construction
Cornelius House
33 Boltro Road
Haywards Heath
West Sussex
RH16 1BP

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

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

18 October 2013

Our Ref: SWS-SUSXW-BO-001314

Building Over/Adjacent to Public Sewers - Building Regulations 2000 (as amended).
Location: Seaside Primary School, Freshbrook Road, Lancing, West Sussex BN15 8DL.

Dear Mr. Barksfield,

We have reviewed your application and the CCTV survey we recently carried out on the public sewer affected by your proposed building works at the above site address. I am prepared to grant conditional approval to build over the sewer at this address. This approval is not an approval of your proposed plans but approval to build over the sewer subject to you meeting the following conditions:

1. Completion of a Sewer Protection Agreement is required with Southern Water Legal Services. Providing the information for the Agreement is submitted without delay and on the understanding that the property owner will enter into the Agreement then works may commence. The works subject to the conditions of this approval will not be signed off by the Clerk of Works prior to the completion of the Sewer Protection Agreement.
2. No proposed structure (piles, foundations, walls, etc) is to be constructed within 1 metre of existing/diverted 300mm public foul sewer where the structure is proposed to be alongside the sewer. No proposed structure is to be constructed within 3 metres of a manhole.
3. Where within three metres of the sewer, foundations (piles) must be taken a minimum 150mm below the invert level of the sewer which is approximately 3.40 metres in depth.
4. No internal public manholes are permitted.
5. The length of the sewer that is to be diverted/built over, as shown on drawing number E5802-300-B, is to be laid using 300mm diameter ductile iron pipes. The diverted sewer outside of the proposed building is to be laid using either ductile iron or vitrified clay pipes. Any existing connections to the sewer will have to be reconnected.
6. All sewer works are to be in accordance with Sewers For Adoption 7th Edition, excepting for the diverted sewer pipe gradient which will be as dictated by the levels of the existing sewer.

7. Where piling works are to be carried out care must be taken to avoid any damage to the public sewer. No driven or percussive methods of piling works will be accepted within 3.0 metres of the existing public sewers.
8. For piling works within 3 metres of the sewer details of the proposed piling method is to be submitted to this office for approval.
9. A further CCTV survey by Southern Water will be undertaken following completion of the works to confirm that no damage has been caused by construction works.
10. Any additional new connections to the public sewerage system not shown in your plans will require a Section 106 connection application to be submitted and approved by Southern Water Services
11. Care must be taken when working in the area of the public sewer pipeline so that no damage is caused, as any damage caused by piling works will be repaired at the client's expense.

Given that the above proposals are acceptable, it will be necessary for you to provide us with the following information in order to progress with the preparation of the legal agreement:

1) Six copies of the detailed drawings to incorporate the items detailed above, indicating the length of sewer affected by the works and being built over marked "A-B" and coloured red. Please see attached marked plan confirming the sewer line for the above requirement. The perimeter of the site should be coloured green.

2) Six copies of a 1:1250 location plan. The perimeter of the site should be coloured green.

3) The name and address of the solicitors if the property owner wishes to be represented by a solicitor.

4) Proof of ownership. This should be in the form of up to date Official Copy of Register Entries and Filed Plan relating to the property. If you do not have a copy that is dated within the last 6 months, then please see www.landregistry.gov.uk.

5) Building Regulation Number (if applicable).

Also, I wish to state that Southern Water legal fees will be invoiced directly by the Company's Chief Solicitor. **Should these conditions conflict with your proposed development it will be necessary to revise your proposals and resubmit your revised drawings to me at the address below.**

If you require any further information regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely,

Colin Hooper
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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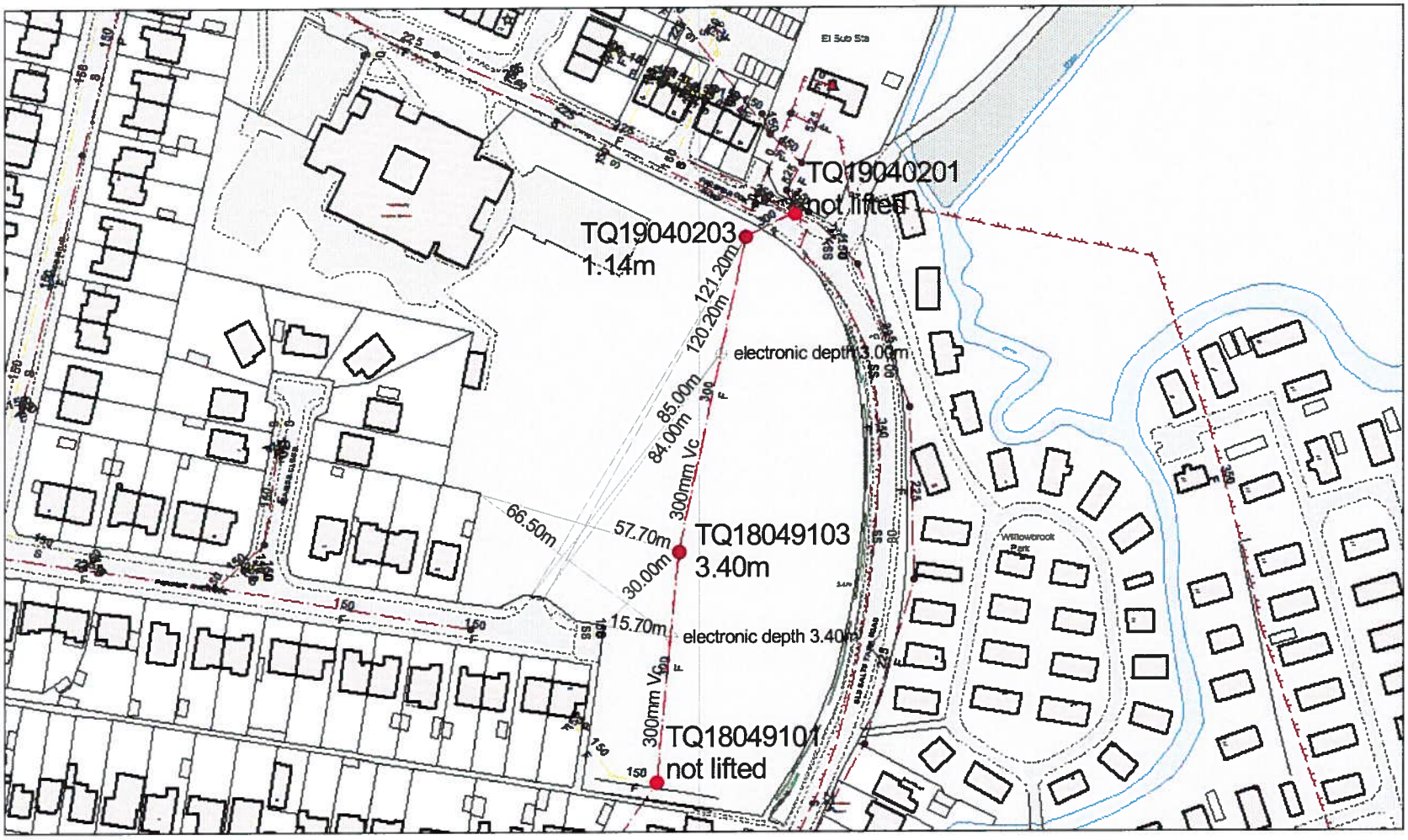
Southern Water

O.S. REF: TQ1804SE	Scale: 1:2500	Printed By: chandro	Date: 27-9-2013
Sewer Plot		Southern Water MapGuide Browser	
WARNING: BAC pipes are constructed of Bonded Asbestos Cement		Requested By:	
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement			

N



General Notes

- foul water manhole with flow direction
- soil pipe
- foul gully
- surface water mh with flow direction
- rwp
- rainwater gully
- svp soil & vent pipe
- sp soil pipe
- wc toilet
- fg foul gully
- rg rainwater gully
- rwp rainwater pipe
- re rodding eye
- Points traced electronically

InSewer Surveys
16a Revenge Road
Chatham
Kent ME5 8UD

Tel: 01634 861 768
Fax: 01634 201 376
email: mail@insewer.co.uk

Project Name and Address

Seaside Primary Sch.
Freshbrook Road
Lancing
West Sussex
BN15 8DL
Drainage Survey

Disclaimer

Detail shown on this plan is for reference only.
The positions of the pipes have been traced electronically and their route and location are believed to be correct.
InSewer Surveys accept no responsibilty in the event of inaccuracy.
Before mechanical plant is used the actual position and route of the drainage system should be verified on site.

Project 001314

Date 10/10/2013

Scale Not to scale

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ND KITEMARK CERTIFIED ALL PIPES
E WITH BS 5911

D

H BRE 363 FOR SULPHATES

PLICATION UNDER S106 MUST BE
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ON SITE TO SUIT FINAL LEVELS

