PERSIMMON HOMES THAMES VALLEY

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TECHNICAL NOTE 601-07/COB
Revision: A
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Land South of West Street and West Of Loose Lane Sompting West Sussex
Application for Details Reserved by Condition attached to Planning Approval: AW/DM/0323/19

> **Condition 7 – Public Water Apparatus**
> *No Phase of the development shall commence until the measures which will be undertaken to protect the public water apparatus located within that Phase, have been submitted to and approved in writing with the Local Planning Authority.*

This Technical Note details the development proposals with respect to the details defined by Condition 7 of the planning approval as detailed above.

After careful consideration and evaluation of the development plans, the combined Existing Services Layout (Drawing Number: PHTV-U-23-XS-1250-01-A) demonstrates that there are **no public water apparatus** that crosses any part of the proposed residential development on Phase 1, 2 and 3 of the proposals. The only utility that crosses any part of the development are above and below ground electric cables (located within the Phase 2 and 3 red line boundary) and a below ground foul water sewer (located within Phase 3 red line boundary and will be diverted under S185 Diversion of Public Sewers application under the Water Industry Act 1991 when Phase 3 has been detailed designed).

However, we acknowledge that known public water apparatus interacts with 3 out of the 4 offsite highways works as is typically encountered with alterations to the existing highway network. Service diversions associated with highway works are not a planning consideration and sit outside of the scope of stated Policies 29 and 35 of the Adur Local Plan.

Persimmon Homes have submitted separate diversion applications to Southern Water for all offsite highway schemes related to the development and Southern Water will be responsible for detailing and implementing the necessary protection measures as the asset owner / statutory undertaker. It is not the responsibility of the developer to define protection measures to assets owned, operated and maintained by Southern Water. Costs for diversions have been paid to Southern Water and they have provided the following details which we are pleased to share with the LPA despite this not being a planning matter:

1. **West Street**
    a. No diversions required
2. **Loose Lane** (Southern Water Reference: **S185W-000400-CD01**)
    a. Lay 17mtrs of 125mm PEB pipe
3. **A27** (Southern Water Reference: **S185W-000401-CD100** and **S185W-000401-CD101**)
    a. Lay 10mtrs of 180mm PEB main
    b. Lay 7mtrs of 300m DI main
    c. Lay 165mtrs of 500mm DI main
4. **Dankton Lane** (Southern Water Reference: **S185W-000406-CD101**)
    a. Lay 60mtrs of 125mm PEB pipe

The attached references are accompanied by the enclosed drawings produced by Southern Water which provide all necessary detail associated with the public water apparatus.

I trust that the information provided is sufficient to discharge the above conditions in full for all Phases of development and I look forward to receiving notification that the application has been validated.