Southern Water

Planning Services
Adur and Worthing Councils
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

ADUR & WORTHING
23 SEP 2016
PLANNING SERVICES

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

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

Your Ref
AWDM/1282/16
Our Ref
PLAN-015457
Date
19/09/2016

Dear Sirs,

Proposal: Extension to existing hardstanding to provide 25 car parking spaces along eastern side of existing access road between 50 Dolphin Road and Middle Road to allow parking and restricted egress onto Middle Road.
Site: Land Between 50 Dolphin Road And Middle Road, Shoreham-By-Sea, West Sussex, BN43 6PB.
AWDM/1282/16

Thank you for your letter of 02/09/2016.

Please find attached a plan of the Southern Water records showing the approximate position of water mains and combined sewer in the access of the site. The exact position of the water main and combined sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No new soakaways should be located within 5 metres of a water mains and combined sewer.
- No development or new tree planting should be located within 4 metres either side of the centreline of the water mains.
- No development or new tree planting should be located within 3.5 metres either side of the centreline of the combined sewer.
- All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works

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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".

In order to protect and divert drainage apparatus and water apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect and divert the public sewers and water apparatus, prior to the commencement of the development."

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

a Adequate soakaway or infiltration system
b Water course
c Where neither of the above is practicable sewer

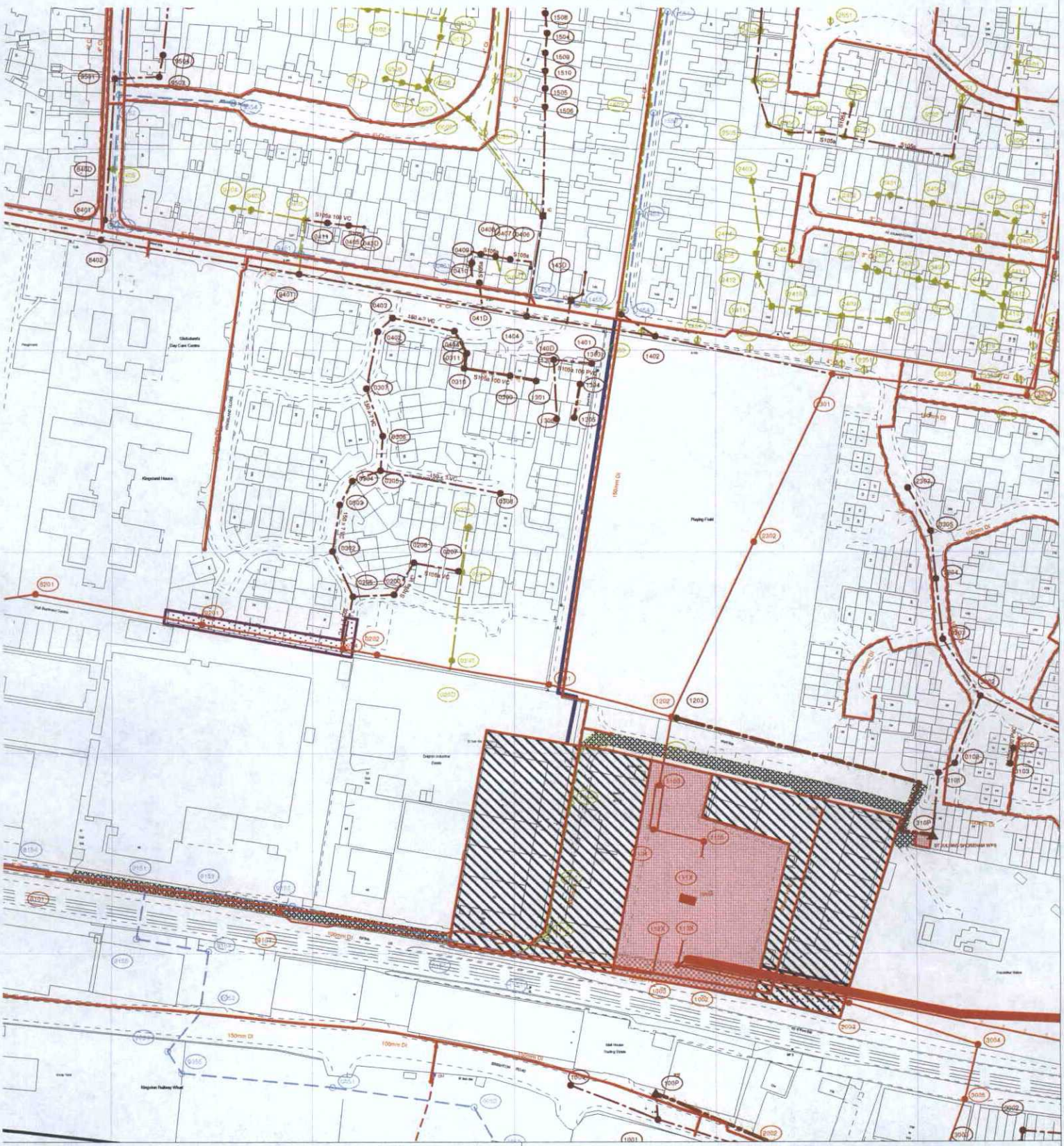
Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

Yours sincerely

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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O.S. REF: TQ2305SW	Scale: 1:2500	Printed By: Ponnanv	Date: 17-9-2016
Screen Print		Southern Water MapGuide Browser	
WARNING: BAC pipes are constructed of Bonded Asbestos Cement		Requested By:	
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement			

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