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Sent: 03 February 2025 15:14:32 UTC+00:00
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Subject: 23950 DM/21/1991 66 Victoria Road, Burgess Hill

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Hi Anna

It is my understanding that the only outstanding matter in relation to the discharging of conditions 5 & 6 for Planning Application Reference DM/21/1991 for the above project is a query over the condition of an existing private surface water sewer that serves the existing property and the now separate property to the north of this site.

Notwithstanding the fact that I can confirm two telephone conversations with a Southern Water representative whilst he was on the site on the morning of 20 September 2024, in which he confirmed that he had cleared the blockages shown in CCTV footage of the surface water sewer from upstream of SW1 to the main sewer and that I have requested written confirmation of the same, the clearance of any existing blockage is not a material consideration in relation to the discharging of a pre-commencement condition. The CCTV footage was provided to confirm the existing condition of the sewers. Whether the blockage identified is cleared in advance of or during site works is not a reason to withhold discharging a pre-commencement condition. A connection is demonstrably viable for both the foul and surface water at this location. There is a public surface water sewer available at a confirmed depth of 26.81m AOD and a public foul sewer at a confirmed depth of 27.88m AOD. There are existing connections from the site to both of these sewers and there is no indication of any history of drainage issues with these. The depth of the existing public sewers makes a connection viable even if it became necessary to construct new private sewers, though there is no indication this would be necessary.

Please confirm that you can now discharge the pre-commencement elements of conditions 5 & 6 of Planning Application Reference DM/21/1991.

Condition 5 states that, 'The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its

lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.'

Condition 6 states that, 'The development hereby permitted shall not commence unless and until a topographical site survey and/or a CCTV survey has been submitted to and approved in writing by the Local Planning Authority with the connection application showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed surface water flow will be no greater than the existing contributing flows. The development shall be carried out in accordance with the approved details.'

I understand that timing is now critical to this project, please feel free to call or email me if you require further clarification or information.

Kind regards
Sonya

Sonya Macandrew

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