from Southern Water

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

Your ref
AWDM/0186/24

Our ref
DSA000032167

Date
25 March 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Change of Use of storage and ancillary office building class B8 to class E including external alterations and provision of a car port and container store.
Site: AWDM/0186/24: - Unit 1 Chandlers Yard 24, Upper High Street, Worthing, West Sussex, BN11 1DL.

Thank you for your letter dated 04 March 2024.

Following the review of the submitted documents, we have the below comments for the Planning consultation.

Protection of Public Apparatus

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewers within the access of the development site.

- The 1500 mm diameter public sewer requires a clearance of 5 metres on either side of the sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 5 metres of the external edge of the public sewer without consent from Southern Water.

- The gravity sewer requires a clearance of 3 metres on either side of the sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3 metres of the external edge of the public sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable sewers.

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- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Foul and Surface Water Drainage

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse

- Infiltration

- Watercourse

- Storm Sewer

- Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development