from Southern Water

Adur & Worthing Council
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

Your ref
NOTICE/0018/24

Our ref
DSA000037246

Date
03/10/2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Application for permitted development for prior approval for change of use from offices (Class E) to 10 residential dwellings (Class C3).
Site: Pharos House 67 High Street Worthing West Sussex.

Thank you for your correspondence dated 13/09/2024, please see our comments below regarding the above application.

One of the public sewers is a combined system, receiving both foul and surface water flows, therefore no flows greater than are currently directly received can be accommodated in this system. However, it is possible that by removing some of the existing surface water entering the sewer, additional foul flows could be accommodated, i.e. no net increase in flows.
If the applicant wishes to investigate this option, the applicant will be required to provide Southern Water with a topographical site survey and/or a CCTV survey showing the existing impermeable areas draining to the sewer and their connection points, pipe sizes, gradients and calculations confirming the proposed flows will be no greater than the existing flows received by the sewer.

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.
To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements
We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

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



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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: https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

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



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