



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

Your ref  
AWDM/1321/25

Our ref  
DSA000048470

Date  
23<sup>rd</sup> October 2025

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Change of use of first and second floor from food sales onsite (Class Eb) to two residential units (Use Class C3 with reconfiguration of shop front, window replacement to front elevation, window replacement and creation of new windows to rear elevation and rooftop photovoltaic panels.

**Site:** 8 - 9 Arcade Buildings South Street Worthing West Sussex, BN11 3AL.

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

### **Surface water discharge to Foul Network**

#### **Condition**

Southern Water does not accept surface water flows into the foul network. Please refer to the Surface water management

<https://www.southernwater.co.uk/media/l23dbon0/surface-water-management-policy-120724.pdf>

### **Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate)**

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit;

[https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains\\_pb.pdf](https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf).

For information on required stand-off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

### **Existing Gravity Sewer - tree, buildings, assets within stand-off distance**

The 160 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity 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 gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

### **Condition**

In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

### **S106 Connection application**

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

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

Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

Yours faithfully,

Future Growth Planning Team

[southernwater.co.uk/developing-building/planning-your-development](https://www.southernwater.co.uk/developing-building/planning-your-development)