from Southern Water

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

Your ref
AWDM/1004/21

Our ref
DSA000008614

Date
18/02/2022

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Construction of 1 no. 2 bed attached dwelling with 1 no. parking space and new crossover. Demolition of existing garage.
Site: AWDM/1004/21: - 80 Brook Way, Lancing, West Sussex BN15 8DH.

Thank you for your letter dated 08/02/2022.

Further to our previous correspondence dated 29/06/2021 regarding the above planning consultation and further information provided by the developer regarding public sewer.

It appears that the developer is intending to build-over a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

All other comments in our response dated 29/06/2021 remain unchanged and valid.

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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,

Growth Planning Team
Business Channels

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

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