from Southern Water

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

Your ref
AWDM/1157/26

Our ref
DSA000059042

Date
16th November 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Change of use of the premises to a cafe (serving coffee and light snacks and pastries), and bar serving alcohol for consumption on the premises.
Site: 126 Aldsworth Avenue, Worthing, West Sussex, BN12 4UU.

Thank you for your correspondence, please see our comments below regarding the above application.

Insufficient Information provided

Condition

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

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

The 150 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.

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Trade Effluent - General

Trade effluent is any process liquid waste (effluent) discharged into our sewers from a business or industrial process. This includes any waste water derived from a production process or from washing down or cooling activities including wastes from public funded activities such as municipal landfills. This can be best described as anything other than domestic sewage (toilet, bath or sink waste) or uncontaminated surface water and roof drainage (rainwater).
https://www.southernwater.co.uk/retail/trade-effluent-retailer

Trade effluent - non household

To apply for a Consent, you will need to engage a Retailer and submit the application through them.

Southern Water, the wholesaler, is responsible for the assets into which the effluent is discharged and treated. Your chosen retailer will be responsible for all administrative and billing matters.

Attached is a link to the Open Water website that lists Retailers available. Please note that not all Retailers will provide a Trade Effluent service. www.open-water.org.uk/for-customers/find-a-retailer/suppliers/english-water-and-wastewater-retailers

Once we have received an application via your appointed retailer, we have 43 business days to issue a Consent or refuse the application. Southern Water is only responsible for dealing with applications for discharges directly to the foul sewer. Any requirement to discharge directly to the environment will require a permit/consent from the Environment Agency.

Condition

Should the Local Planning Authority be minded to grant planning permission for this development we request that the following condition is attached to the consent: The applicant should ensure that the Trade Effluent Consent has been obtained, before the connection to the public sewerage network can be approved.

Fats Oils and Grease (FOG): Grease Traps

The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.
It should be noted that under the Water Industry Act 1991 it is an offence to “throw, empty, turn or permit to be thrown or emptied or to pass into any drain or sewer connecting with a public sewer... any matter likely to injure the sewer or drain or to interfere with the free flow of its contents.

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.
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

Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer.

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Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, 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 work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on 0330 303 0119

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

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