

Plot 1 Adjacent Lyne House, Links Road, Worthing: Drainage Design.

Doc Ref: LR.Drain.Spec.01

Type: Full Planning Application

Previous Planning Reference: AWDM/0821/22

Site Address: Plot 1 Adjacent to Lyne House, Links Road, Worthing, West Sussex, BN14 9QY



1. Introduction:

This report has been prepared to demonstrate full compliance with the planning condition requiring infiltration testing, climate change allowances, groundwater monitoring, and detailed surface water drainage design. It also details the foul drainage within the proposed site and the surrounding area.

Infiltration testing was undertaken during the winter period in January 2026 at the location and depth of the proposed soakaways in accordance with **BRE Digest 365**. The results confirm that the underlying chalk geology is suitable for infiltration drainage.

Surface water from the proposed development will be managed on site using a combination of rainwater harvesting and two infiltration soakaways designed using **Wallingford (FEH) rainfall data**. The soakaways have been sized using specialist drainage software, accounting for infiltration during storm events.

The design includes allowance for:

management of the **10% Annual Exceedance Probability (AEP) event (equivalent to the 1 in 10 year storm)** with a **+40% climate change allowance** between the inlet invert and the soakaway base; and

full containment of the 1% Annual Exceedance Probability (AEP) event (equivalent to the 1 in 100 year storm) with a **+45% climate change allowance**.

A climate change factor of 1.5 (+50%) has been applied to the **1% Annual Exceedance Probability (AEP) event (equivalent to the 1 in 100 year storm)**, which exceeds the planning requirement for a +45% climate change allowance.

Groundwater monitoring undertaken between October 2025 and March 2026 confirmed that groundwater levels are significantly below the proposed soakaway bases, providing adequate freeboard and demonstrating no groundwater constraint.

It is concluded that the proposed drainage strategy is robust, sustainable, and fully compliant with the planning condition.

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Appendices

- (i) **Appendix A – Drawing LR.DRAIN.01**
Drainage layout showing surface water pipework, soakaway locations, borehole locations, and percolation test locations.
- (ii) **Appendix B – Soakaway Design Calculations**
CivilWeb / Wallingford calculation sheets:
 - a. LR.SOAK1.01
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- (iii) **Appendix C – Rainwater Harvesting Tank Details**
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2. Site Description & Setting

The site comprises Plot 1 adjacent Lyne House, located on Links Road, Worthing, West Sussex. The site lies within an established residential area and occupies land underlain by firm chalk bedrock.

Topography is gently sloping, and there is no evidence of existing surface water flooding or ponding within or adjacent to the site.

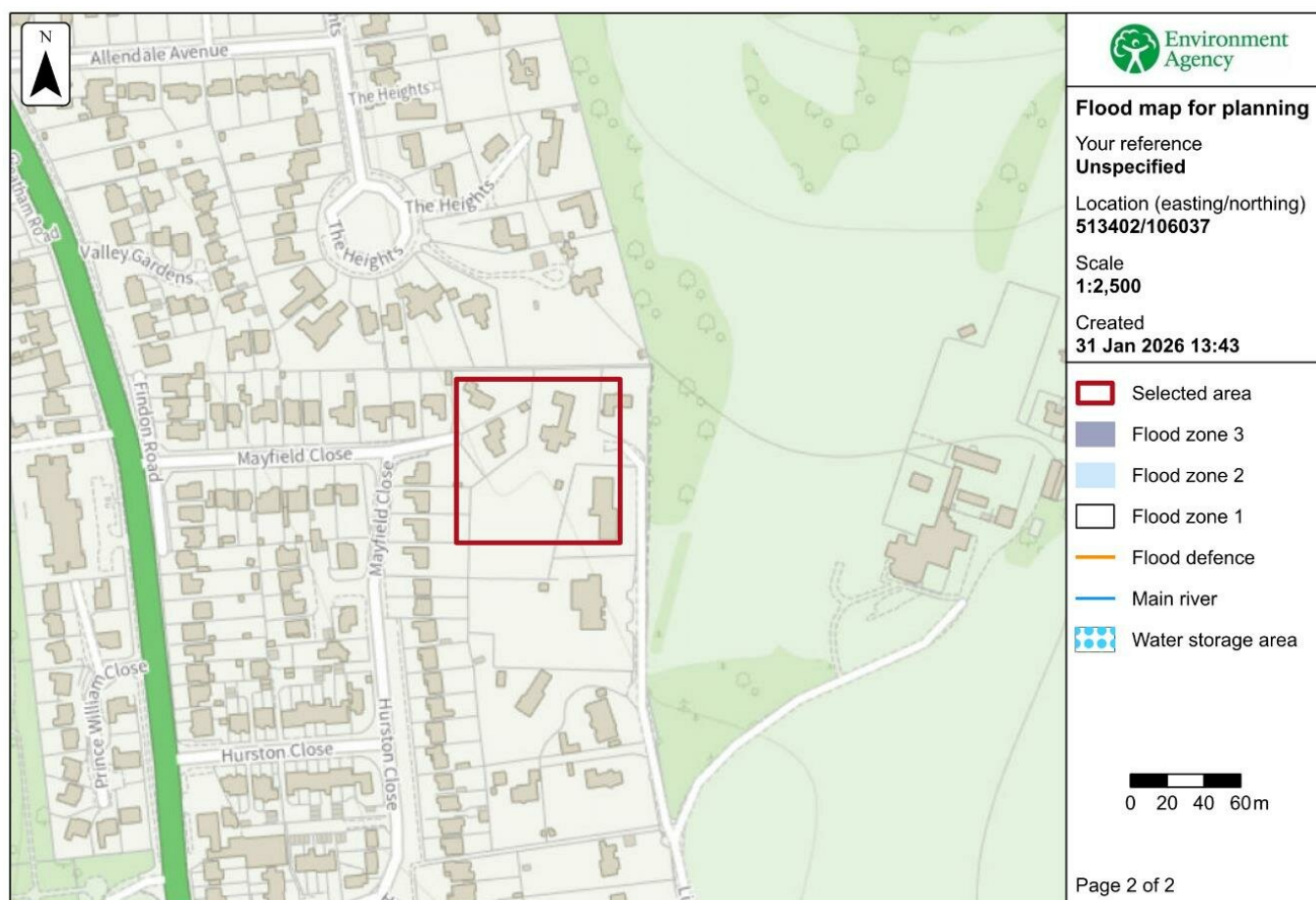
During periods of heavy rainfall, no surface water spreading has been observed, and the ground is able to absorb all water and the spread from adjoining areas. There are no signs of water pooling and no reported historic flooding.

3. Proposed Development

The proposed development comprises the construction of a single dwelling and car port, complete with rainwater harvesting and full SuDs hard surface drainage

4. Flood Risk Information

The site and surrounding area are in Flood Zone 1: **low probability of flooding** with an annual probability of river or sea flooding is low guided at **0.1%**, or a 1 in 1,000-year event. Environment Agency Flood Map Below:



5. Catchment Area: End point of drainage

The existing:

Totals 1040m² of existing garden space.

Proposed:

- 100 m² shade woodland wildflower meadow
- 172 m² native woodland-edge shrub and groundcover planting
- 160 m² amenity lawn (periodic no-mow)
- 109 m² structured planting beds
- 175 m² permeable drive / paving
- 50 m² permeable decking with soil beneath
- 37 m² permeable covered car port
- **240 m² sealed house footprint**

For the soakaway design a catchment area of **264m²** and includes a **10% allowance for urban creep**.

Surface water runoff will be collected from roof areas only and managed via two soakaway systems:

- Soakaway 1: Serves a roof area of approximately 105 m². Runoff first enters a 3,500-litre rainwater harvesting tank, with overflow discharging to the soakaway.
- Soakaway 2: Serves a roof area of approximately 135 m², discharging directly to the soakaway.

There will be no discharge of surface water to the public sewer or adjacent land.

6. Field Testing: Percolation

Field Testing

Infiltration testing was undertaken on 9 January 2026, during the winter period, following prolonged heavy rainfall in the preceding 24 hours.

Test Methodology

- Test pits excavated to the proposed soakaway formation depth
- Test cube dimensions: 300 mm × 300 mm
- Water level drop measured from 300 mm to 75 mm (225 mm drop)
- Testing undertaken in accordance with BRE Digest 365
-

Results

Three tests were undertaken, producing an average infiltration rate of approximately **1.1m/hr**. The variability between tests is consistent with chalk geology and preferential flow paths.

These results confirm suitability for infiltration drainage.

A trial pit was excavated near the proposed location of the soakaway.

- 1m deep x 1m wide x 1m long
- At the bottom of the pit a further 300m cube was dug.



Ground Condition:

- Top 50mm Vegetation in top soil.
- Next 100mm topsoil.
- Next 1500mm firm chalk

Testing:

Test took place on the 9th January 2026.

Gauge placed within the lower 300mm cube with marks at 75mm and 150mm depths. The cube was filled with water and the time recorded for the water to drop from the 75mm marker to the 150mm marker. (25% to 75%)



Results:

1. The first test took 13 minutes 05 seconds to drain.
 2. The second test took 8 minutes 50 seconds to drain.
 3. The third test took 18 minutes 10 seconds to drain
-

Velocity of Percolation

To calculate the Velocity of Percolation (Vp) using the field test data:

Test 1

- Drainage Time: 13 minutes 05 seconds = 785 seconds
- Percolation Depth: 225 mm
- Velocity of Percolation (Vp):

$$225 \div 785 = 0.29 \text{ mm/second}$$

Equivalent to $\approx 1,030$ mm/hour

Infiltration Rate: 1.03 metres per hour

Test 2

- Drainage Time: 8 minutes 50 seconds = 530 seconds
- Percolation Depth: 225 mm
- Velocity of Percolation (Vp):

$$225 \div 530 = 0.43 \text{ mm/second}$$

Equivalent to $\approx 1,530$ mm/hour

Infiltration Rate: 1.53 metres per hour

Test 3

- Drainage Time: 18 minutes 10 seconds = 1,090 seconds
- Percolation Depth: 225 mm
- Velocity of Percolation (Vp):

$$225 \div 1,090 = 0.21 \text{ mm/second}$$

Equivalent to ≈ 740 mm/hour

Infiltration Rate: 0.74 metres per hour

Average Infiltration Rate

$$(1.03 + 1.53 + 0.74) \div 3 = 1.10 \text{ metres per hour}$$

Final Design Value

For soakaway design, an average infiltration rate of approximately **1.1 m/hr** has been adopted, in accordance with BRE Digest 365, with the observed variation considered typical of chalk geology.

7. Bore holes & Ground Condition:

Historic Bore Hole:

Within Appendix is a close historic bore hole detailed on the British Geological Survey reference TQ10NW53 East 513580 North 106410. Water well reference TQ10/150 which is located some 380m from plot 1.

It details similar ground condition found within the test bore hole drilled on site and is comparatively placed in regard to geology and height above sea levels.

Measurements / investigation date 25th April 1985

- 0 to 0.15m of vegetation and topsoil
- 0.20 to 0.75m chalk with some flints
- 0.75m to 95.00m Chalk
- Water struck / Rest level 63.00m

Conclusion: Site testing and historic data show the water table in the proposed site is likely to be considerably below the ground level so will not impede on site drainage.

The ground conditions are all reasonably consistent being reasonably free draining loamy soil over chalk so suitable for onsite drainage.

Site bore hole information. 3rd October 2025

- 100 mm auger initially used. Machine driven
- 30 mm diamond tip mechanical auger drilled to 2.4m.
- Water level tested using One Teck **electronic Dip Meter with stainless steel and Teflon probe** supplied by Geology Store.

Reading from on Site Bore Hole:

Through the months of October to March 2026 the bore hole was tested twice a week and no groundwater was recorded.

8. Surface Water Drainage Strategy & Design

Geological Data

Taken from BGS Geology Maps: Chalk Formation-Chalk. These sedimentary rocks are shallow marine in origin. They are biogenic and detrital, generally comprising carbonate material (coccoliths), forming distinctive beds of chalk.

The British Geological Survey map describes the site chalk to have been formed in the Cretaceous period.

Bore holes confirm the same geology.

silty, sandy clay becoming firm and sandy, water found at 32.5m above sea level / 17.5m below site ground levels.

The Soils Map indicates: Freely draining lime rich loamy soil over chalk. Therefore, the soils absorb rainfall allowing it to drain through to underlying layers

Topographic Data

Levels are detailed on drawing LR.LTP.01 (appendix) and show gentle sloping to the South/West

Surface Water Management Strategy

The proposed development will not increase flood risk to adjacent land or downstream of the site and protects the development itself from flooding. To ensure that the flood risk is minimised, the drainage design will incorporate the following flood mitigation measures:

- Site levels will be designed to direct all overland surface water flows away from the dwelling following the land's natural topography.
- The proposed development will include a surface water drainage system that will intercept runoff generated within the development. This will minimise the risk of flooding.
- The surface water drainage system will convey flows to an underground rainwater harvesting tank, and when exceeded into an attenuation on site soakaway.

Surface Water Outfall

All surface water from the site will be managed in a sustainable way to mimic natural water flows.

The site will be improved by the proposed rainwater harvesting, attenuation system and soakaway.

Final outfall will be to the on-site soakaway. The geological data shows water will permeate freely through the ground.

The hard surfaces will all be SuDS so rainwater will also permeate freely through this and into the ground

9. Design Storm Compliance

The proposed surface water drainage system has been assessed against a range of design storm events to demonstrate that there will be no increase in flood risk as a result of the development. The assessment has been undertaken in accordance with the Non-Statutory Technical Standards for SuDS, using Wallingford (FEH) rainfall data, site-specific infiltration testing, and specialist soakaway design calculations.

The drainage layout, catchment areas, soakaway locations, borehole locations, and construction details are shown on Drawing Ref: LR.DRAIN.01.

Supporting infiltration calculations are provided within the following calculation sheets:

- LR.SOAK1.01 – Soakaway 1 Design
- LR.SOAK2.01 – Soakaway 2 Design

Design Storm Events Assessed

The drainage system has been assessed against the following storm events, as required by the planning condition:

Storm Event	Assessment Outcome
100% AEP (1 in 1 year)	No flooding occurs. All runoff infiltrates via soakaways.
3.33% AEP (1 in 30 year)	No flooding occurs. System operates within capacity.
3.33% AEP (1 in 30 year) + climate change	No flooding occurs. Adequate storage and infiltration capacity maintained.
1% AEP (1 in 100 year)	Surface water fully contained within the soakaway systems.
1% AEP (1 in 100 year) + climate change	Surface water fully contained. No flooding of buildings or off-site areas.

Climate Change Allowances

Climate change allowances have been applied in accordance with Environment Agency guidance. The soakaway design calculations adopt a climate change factor of 1.5 (+50%) for the 1 in 100 year event, which exceeds the required +45% allowance specified within the planning condition.

The adopted climate change allowance is therefore conservative and demonstrates resilience to future increases in rainfall intensity.

Critical Storm Performance

The infiltration capacity of the soakaways has been assessed using winter percolation testing results undertaken in accordance with BRE Digest 365. The measured infiltration rate confirms that the system is capable of managing the critical storm events, including infiltration of the 1 in 10 / 1 in 30 year events (with climate change) between the inlet pipe invert and the base of the soakaway structures.

Exceedance for events up to and including the 1 in 100 year plus climate change event is safely managed within the soakaway structures, with no risk of flooding to buildings or adjacent land.

Conclusion on Design Storm Compliance

Based on the submitted drawings and calculations, the proposed surface water drainage system:

- complies with the SuDS hierarchy and source control principles,
- demonstrates no increase in flood risk for all required storm events,
- includes appropriate climate change allowances, and
- satisfies the requirements of the planning condition.

10. Maintenance & Management

All private surface water drainage will be managed by the owner of the site and maintenance plan includes:

Monthly

- General cleaning throughout including sweeping of SuDs surfaces
- Check gutters and downpipes
- Check and vacuum clean Bottle Gullies
- Keeping green landscaping in good order

Yearly or after Major Storms:

- Inspect pipework and clear blockages
- Inspect manholes and clear blockages
- Repair any defects
- Check and clear/repair rainwater harvesting tank, filters and pump
- Check and clear silt traps and Bottle gullies
- Clean all SuD's Surfaces and rejuvenate as required
- In autumn clear all leaves and debris throughout system.

Longer Term

- 10 to 15 years more extensive rejuvenation of SuD's Surfaces

11. Surface Water Specification

Outline Specification:

Work as detailed on drawing ref: LR.DRAIN.01 (appendix)

Catch Pits and Silt Traps

- **Purpose:** To capture and prevent debris, silt, and other solids from entering the drainage system, reducing the risk of blockages.
- **Design:**
 - Install catch pits at the entry points to the drainage system, via bottle gullies at the bases of each rainwater down pipe.
 - Provide silt traps against to and before entry into the rainwater harvesting storage tank.
- **Maintenance:** Regularly inspect and clean catch pits and silt traps to maintain efficiency.

Discharge Points

- **Rainwater Storage Tank:**
 - Surface water from the dwelling and carport roof will discharge and be stored in the rainwater harvesting tank. F – Line 3000 Litre Rainwater Storage Tank (or similar). (appendix)
- **Two Attenuation Systems.**
 - When the storage tank exceeds capacity, this will discharge into an attenuation system.
 - Hollow rainwater storage crates. Polypipe PSM1A Polystorm 40T per m2 with 95% voids.
 - Designed following the Wallingford Procedure Rainfall in accordance with BRE 365. Shown further on.

Hard Surfaces:

All hard surfaces are to be fully SuDs compliant:

- Excavated to a depth of 300mm
- Layer of permeable landscaping fabric covered with geo grid filled with 150mm of 10-40mm stone allowing for no less than 30% voids
- Further layer of permeable landscaping fabric covered with 4-10mm bedding stone covered with either SuDs approved block paving or bound stone resin system.

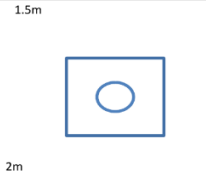
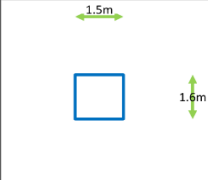
Wallingford Procedure Rainfall Calculation:

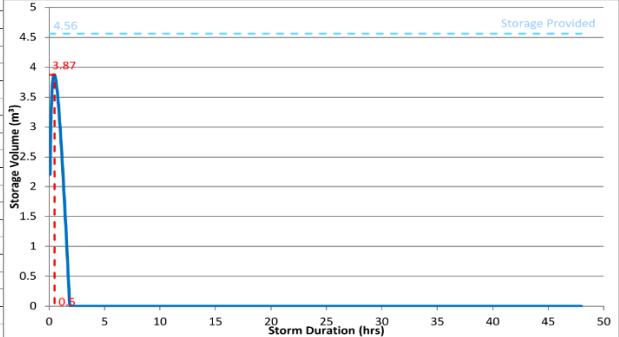
The following two soakaways design calculation:

LR.SOAK1.01

Registered User:

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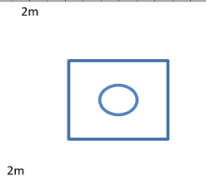
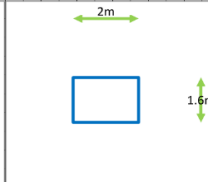
Project:	Plot 1 Adjacent to Lyne House, Links Road, Worthing			By Civil Web
Calculation:	Soakaway Design			
Wallingford Procedure Rainfall				
Sheet Number:	LR.SOAK1.01	Date:	9th Jan 2026	Approved: AM
Catchment Details				
Catchment Area House		117	m²	
Location		England & Wales		
City/Town		Worthing		
M5-60	19.22	Override-		
r Ratio	0.35	Override-		
Runoff Coefficient		100 %		
Design Storm Details				
Return Period		100	years	
Climate Change Allowance		1.5		
Ground Information				
Infiltration Rate		1	m/hr	2.78E-04 m/s
Factor of Safety		1		
Soakaway Design				
Soakaway Shape		Rectangular Trench/Pit		
Number of Soakaways		1		
Length		2.00	m	
Width		1.50	m	
Effective Depth		1.60	m	
Backfill Porosity		95	%	
Additional Outflow (If Any)		0	l/s	
Base Infiltration Factor		0		
Soakaway Plan		Soakaway Cross Section		
				

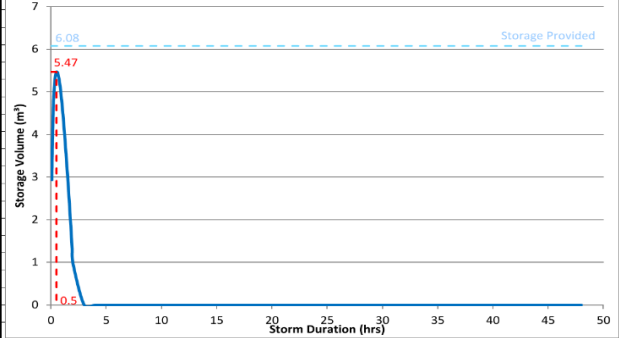
Project:	Plot 1, Adjacent to Lyne House, Links Road, Worthing			By Civil Web
Calculation:	Soakaway Design			
Sheet Number:	LR.SOAK1.01	Date:	9th Jan 2026	Approved: AM
Results				
				
Maximum Storage Volume Required:		3.87	m³ (0.5hr Storm)	
Storage Volume Provided:		4.56	m³	Acceptable
Time of Emptying:		0.1	Hours	Acceptable

LR.SOAK2.01

Registered User:

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Project:	Plot 1 Adjacent to Lyne House, Links Road, Worthing			By Civil Web
Calculation:	Soakaway Design			
Wallingford Procedure Rainfall				
Sheet Number:	LR.SOAK2.01	Date:	9th Jan 2026	Approved: AM
Catchment Details				
Catchment Area House & car port		152	m²	
Location		England & Wales		
City/Town		Worthing		
M5-60	19.22	Override-		
r Ratio	0.35	Override-		
Runoff Coefficient		100 %		
Design Storm Details				
Return Period		100	years	
Climate Change Allowance		1.5		
Ground Information				
Infiltration Rate		1	m/hr	2.78E-04 m/s
Factor of Safety		1		
Soakaway Design				
Soakaway Shape		Rectangular Trench/Pit		
Number of Soakaways		1		
Length		2.00	m	
Width		2.00	m	
Effective Depth		1.60	m	
Backfill Porosity		95	%	
Additional Outflow (If Any)		0	l/s	
Base Infiltration Factor		0		
Soakaway Plan		Soakaway Cross Section		
				

Project:	Plot 1, Adjacent to Lyne House, Links Road, Worthing			By Civil Web
Calculation:	Soakaway Design			
Sheet Number:	LR.SOAK2.01	Date:	9th Jan 2026	Approved: AM
Results				
				
Maximum Storage Volume Required:		5.47	m³ (0.5hr Storm)	
Storage Volume Provided:		6.08	m³	Acceptable
Time of Emptying:		0.1	Hours	Acceptable

12. Foul Drainage Design

Southern Water Sewer Capacity

The proposed new house will connect onto the existing foul drain, which is located to the West of the new dwelling and detailed on LR.DRAIN.01

The existing 100mm foul drain seems to connect to no more than 6 houses and joins the 150mm dia sewer within the Road, Mayfield Close Spring Gardens via Chamber 3001:

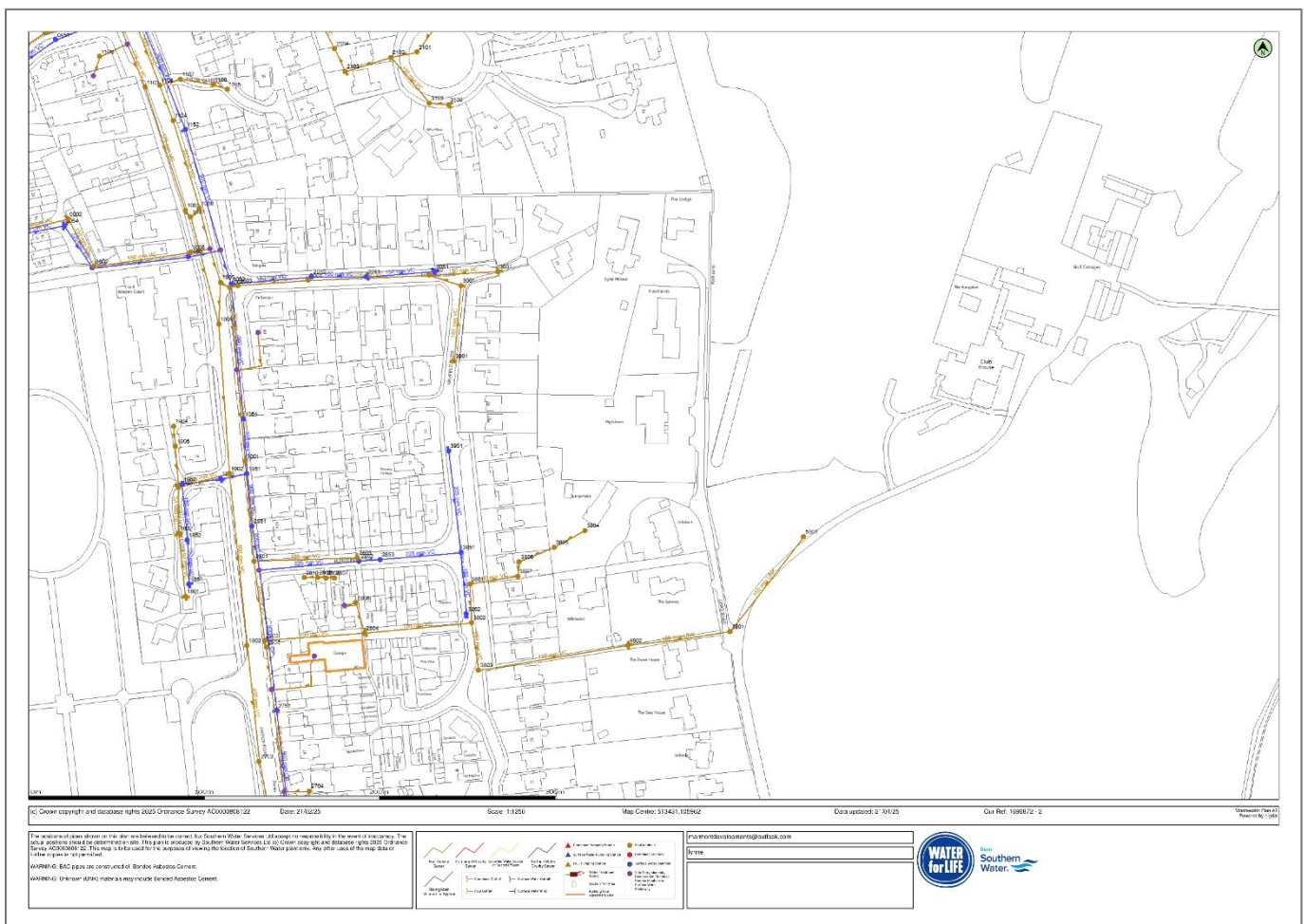
Cover level of 34.99 Invert level of 32.60

150mm dia sewer seems to connect up to 20 houses before connecting onto the larger and wider sewer network. See map below.

There are approximately 26 houses that are connected to the 150mm diameter sewer located in Mayfield Close. Building Regulation Guidance indicates that a 150mm diameter pipe can support up to 40 houses. They can be seen the Southern Water Sewer Map on the following page

A formal application has been approved for the sewer connection and will be governed under Building Regulations and Southern Waters requirement. See the approval letter for section 106 (appendix)

Southern Water Area Sewer Map:



Outline Specification:

Pipes

Material: Pipes should be made from durable, non-corrosive materials: PVC (Polyvinyl Chloride): Standard for residential and commercial drainage.

Diameter: Pipe diameters should be based on calculated peak flow rates: Domestic foul drains: for proposed dwelling 100 mm.

Joints: Watertight rubber ring joints.

Gradients

- **Minimum Gradient:** Minimum & Target 1:40.
- **Maximum Gradient:** Maximum 1:10.

Manholes and Inspection Chambers

- **Material:** Pre-cast concrete, brickwork, or plastic (for shallow inspection chambers).
- **Size:**
 - Minimum internal dimensions for manholes: 450mm diameter for inspection chambers, 1200mm x 675mm for rectangular manholes.
 - 900mm Drop connection to sewer, located on private land.
- **Covers:**
 - Heavy-duty cast iron or reinforced concrete covers for areas with vehicular traffic (Load Class D400).
 - Medium-duty covers for pedestrian areas (Load Class B125).
- **Depth:**
 - Inspection chambers: Typically, up to but no more than 1.2 meters deep.

Installation

- **Trenching:**
 - Trenches should be dug to the correct depth and width, with bedding material (e.g., pea gravel) placed at the bottom.
 - Minimum cover depth: 450mm under lawns, 750mm under driveways.
- **Bedding and Backfilling:**
 - Bedding: Use a granular material such as sand or pea gravel, with a minimum thickness of 100mm below the pipe.
 - Backfilling: Carefully place and compact backfill material in layers around the pipe to prevent displacement or damage.
- **Testing:**
 - Air or water testing should be conducted before backfilling to check for leaks.
 - Test pressure for air: Typically 110 mm water gauge (1.1 kPa).
 - Water test: Pipes should be filled with water and left for at least 30 minutes to check for leaks.

Maintenance Access

- **Rodding Points:** Provide at the beginning and end of each drain run, and at all changes in direction.
- **Manholes:** Ensure all sections of the drainage system can be accessed via manholes for cleaning and maintenance.

System Capacity and Performance

- **Design Flow Rate:** Pipes should be designed to handle at least 1.5 times the estimated peak flow rate.
- **Self-Cleansing Velocity:** Ensure the system is designed to achieve a minimum velocity of 0.75 m/s at peak flow to prevent sediment buildup.

Compliance and Standards

- **Building Regulations:** Ensure all materials, installation practices, and designs comply with local building regulations.
- **Environmental Standards:** Adhere to environmental protection regulations regarding the discharge of treated wastewater or effluent.

	Project:	Plot 1 Adjacent to Lyne House, Links Road, Worthing			By Civil Web
	Calculation:	Soakaway Design			
	Wallingford Procedure Rainfall				Approved:
	Sheet Number:	LR.SOAK1.01	Date:	9th Jan 2026	AM

Catchment Details

Catchment Area House

117

m²

Location

England & Wales

City/Town

Worthing

M5-60

19.22

Override-

r Ratio

0.35

Override-

Runoff Coefficient

100

%

Design Storm Details

Return Period

100

years

Climate Change Allowance

1.5

Ground Information

Infiltration Rate

1

m/hr

Factor of Safety

1

Soakaway Design

Soakaway Shape

Rectangular Trench/Pit

Number of Soakaways

1

Length

2.00

m

Width

1.50

m

Effective Depth

1.60

m

Backfill Porosity

95

%

Additional Outflow (If Any)

0

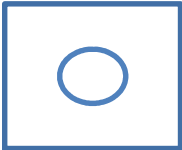
l/s

Base Infiltration Factor

0

Soakaway Plan

1.5m



2m

Soakaway Cross Section

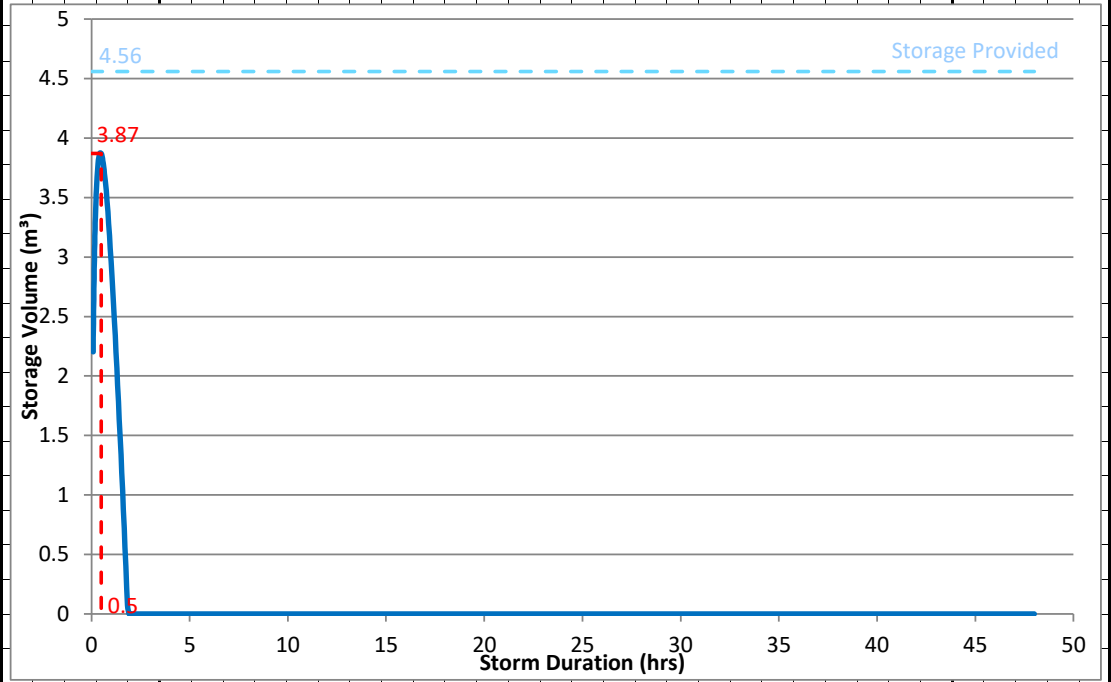
1.5m



1.6m

	Project:	Plot 1, Adjacent to Lyne House, Links Road, Worth			By Civil Web
	Calculation:	Soakaway Design			
	Sheet Number:	LR.SOAK1.01	Date:	9th Jan 2026	Approved: AM

Results



Maximum Storage Volume Required:	<u>3.87</u> m³ (0.5hr Storm)
Storage Volume Provided:	<u>4.56</u> m³
Time of Emptying:	<u>0.1</u> Hours

Acceptable
Acceptable

	Project:	Plot 1 Adjacent to Lyne House, Links Road, Worthi			By Civil Web
	Calculation:	Soakaway Design			
	Wallingford Procedure Rainfall			Approved:	
	Sheet Number:	LR.SOAK2.01	Date:	9th Jan 2026	AM

Catchment Details				
Catchment Area House & car port			152	m²
Location			England & Wales	
City/Town			Worthing	
M5-60	19.22	Override-		
r Ratio	0.35	Override-		
Runoff Coefficient			100	%

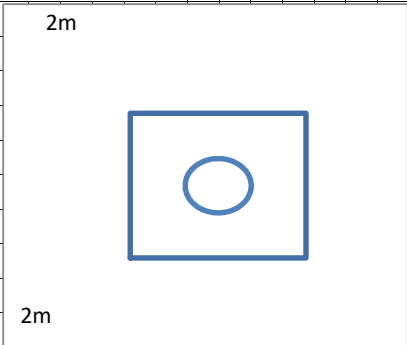
Design Storm Details		
Return Period	100	years
Climate Change Allowance	1.5	

Ground Information		
Infiltration Rate	1	m/hr
Factor of Safety	1	

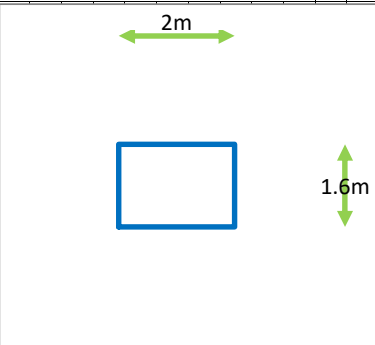
2.78E-04 m/s

Soakaway Design		
Soakaway Shape	Rectangular Trench/Pit	
Number of Soakaways	1	
Length	2.00	m
Width	2.00	m
Effective Depth	1.60	m
Backfill Porosity	95	%
Additional Outflow (If Any)	0	l/s
Base Infiltration Factor	0	

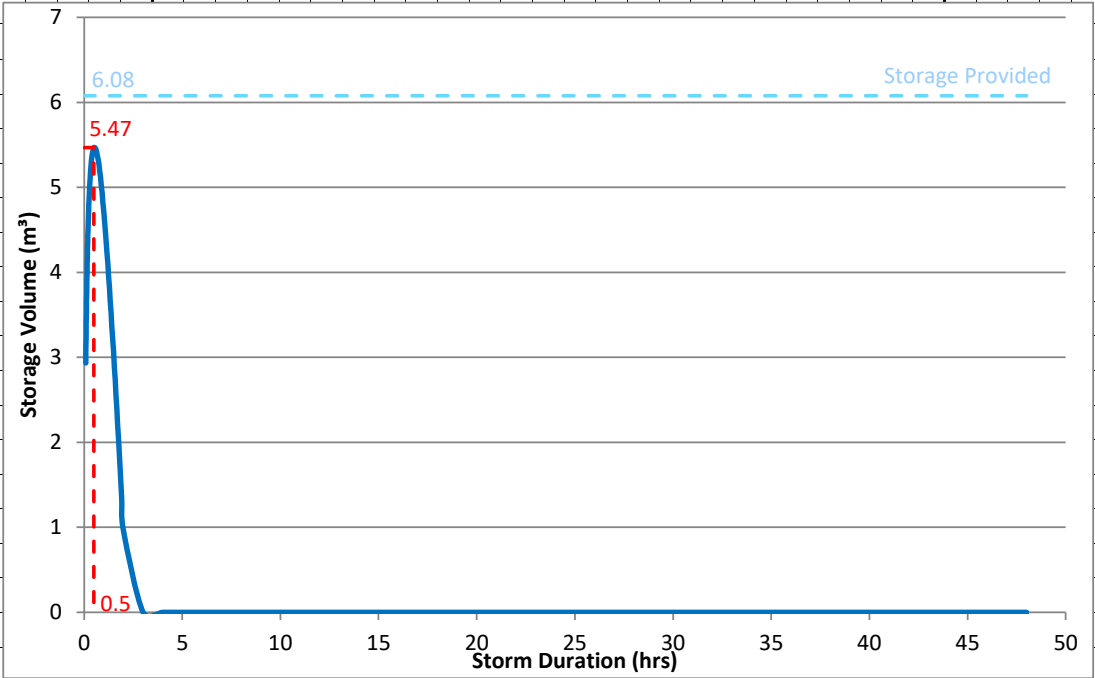
Soakaway Plan



Soakaway Cross Section



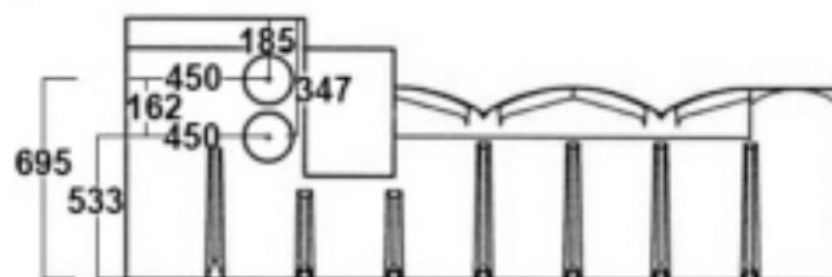
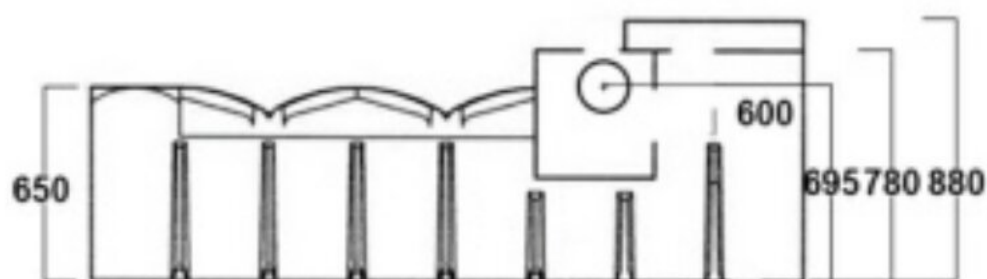
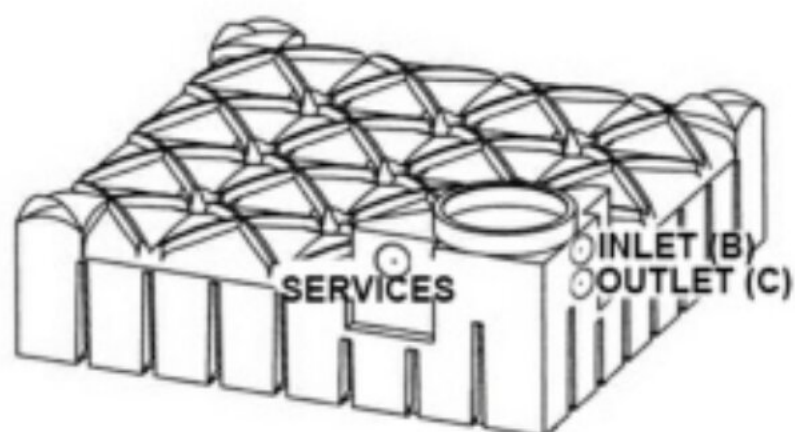
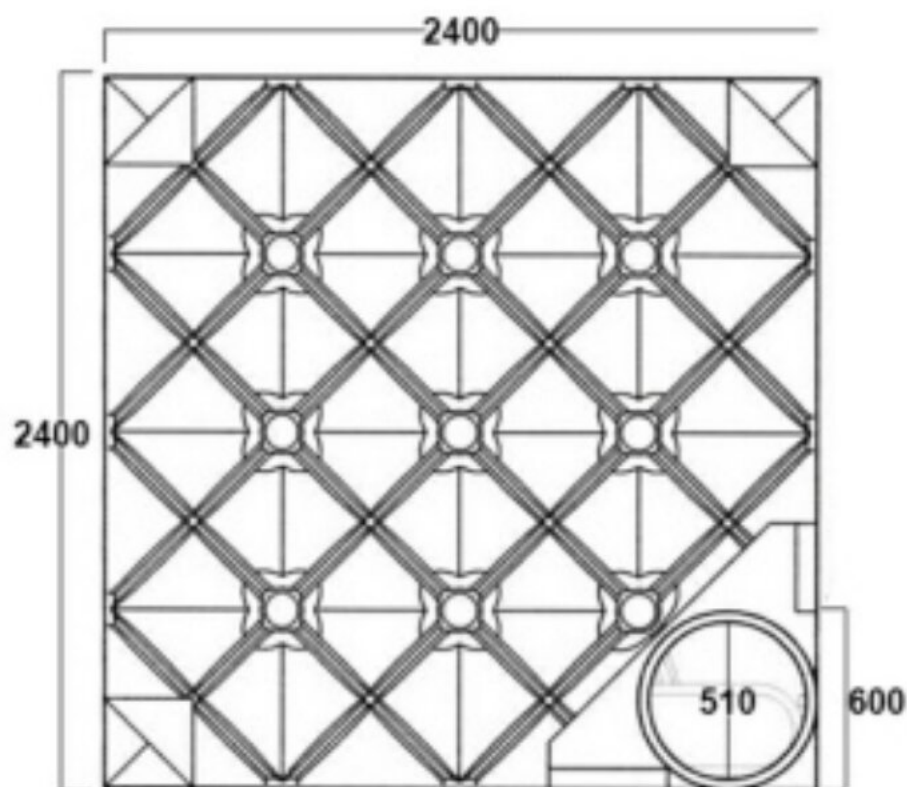
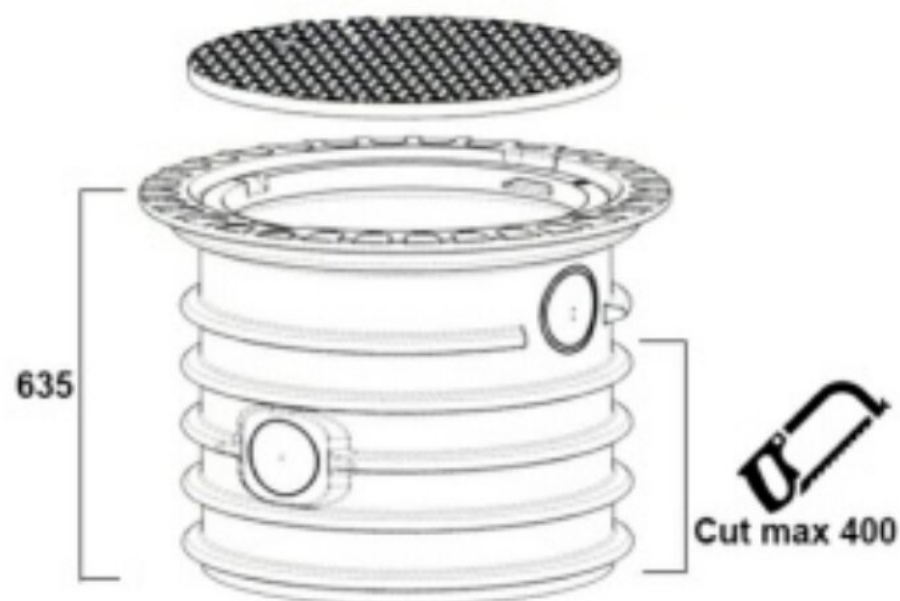
	Project:	Plot 1, Adjacent to Lyne House, Links Road, Worth			By Civil Web
	Calculation:	Soakaway Design			
	Sheet Number:	LR.SOAK2.01	Date:	9th Jan 2026	Approved: AM
Results					



Maximum Storage Volume Required:	<u>5.47</u> m³ (0.5hr Storm)
Storage Volume Provided:	<u>6.08</u> m³
Time of Emptying:	<u>0.1</u> Hours

Acceptable
Acceptable

3000L F-Line





Mr Adrian Marmont
Hollybank
15 Links Road
Worthing
West Sussex
BN149QY

Your ref
17752

Our ref
DSA000038182

Date
13 June 2025

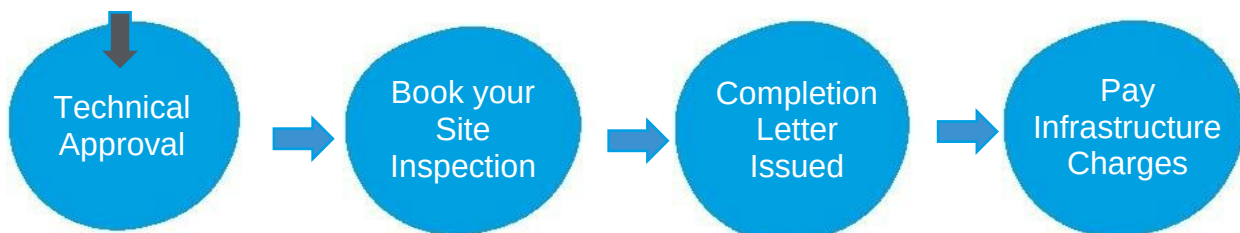
Contact
Tel 07510 379242

Dear Mr Marmont,

Application to Connect to the Public Sewerage System - Section 106.

Location: Land adjacent to Lyne House Links Road, Worthing, West Sussex, BN14 9QY

You are here



What happens next?

1. This is your technical approval.
2. Construction of the wastewater connection begins. Once completed, ensure you book a site inspection, so we know the connection is in line with your application.
3. Once the site inspection has confirmed the work is satisfactory, a completion letter will be issued. See the Essential Sewer Connection Information document to find out why this letter is important.
4. Your infrastructure charge invoice will be issued (if applicable*).

How to book your site Inspection

To progress, select the '**Accept**' option on the Get Connected customer dashboard. Or, if you have further questions, please select the 'Query' option. If you do not wish to progress with the application, then please select the 'Withdraw' option.

Now you have received our approval, you will need to arrange with your contractor to carry out your works on site to connect into our sewer. Once the connection has been made it is a mandatory requirement for the point of connection to be inspected by one of our Assistant Adoption Managers.

To arrange this inspection, please select '**Ready for Inspection**' on your Get Connected customer dashboard. Once this has been selected, please contact **Malcolm Penny** our Assistant Adoption Manager for this area on **07922860784** and request an inspection giving at least two full working days' notice.

Once we are happy that your connection to the public sewer complies with our requirements and have passed our inspection, we will send you a completion letter within 7 working days. It's important to ensure your connection is inspected to prevent any risk of disconnection at a later date.

Technical Approval

We are pleased to advise that your Section 106 application to connect **Foul** to the **Foul** sewer, as shown on your drawing **LR.DRAIN.02 Rev house drains added** dated **May 2025**, is approved by Southern Water. Our approval means we are satisfied with your connection method. Inspection of the wastewater connection is required to complete your Section 106 application. Please note approval is valid for 2 years from date of issue.

Connections to existing/new Southern Water assets (i.e., manholes) and the arrangement of Southern Water assets (i.e., pipe junctions within manholes) should always be in accordance with the new Design and Construction Guidance manual ("the Code") and Southern Water's guidance documentation. [water.org.uk/sewerage-sector-guidance-approved-documents/](https://www.southernwater.co.uk/sewerage-sector-guidance-approved-documents/)

This Section 106 approval does not confirm that public sewer network capacity is available at your location for the proposed development. The availability of capacity may be assessed through the Pre-Planning Enquiry process.

Please note that your connection should not proceed if:

- There are unapproved changes to your submitted plan or to the intended connection point. Any unapproved changes may lead to us disconnecting your connection under Section 109 of the Water Industry Act 1991.
- The relevant Planning Authority has set out conditions relating to the site's drainage and those conditions have not yet been discharged.
- You have not consulted our Health and Safety Advisory that can be viewed at the following link [southernwater.co.uk/developing-building/health-and-safety](https://www.southernwater.co.uk/developing-building/health-and-safety)
- You have not obtained the necessary Building Regulations Approvals or, if relevant, obtained a Highway Authority Road Opening License.
- Landowner consent has not been obtained where your connection is to be made through another Party's land.

Yours sincerely,



Vicky Pearce
Technical Coordinator - Wastewater
Developer Services
07510 379242

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
[southernwater.co.uk](https://www.southernwater.co.uk)

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670



Essential Sewer Connection Information

1. Site Inspection Checklist
2. What happens if the sewer connection is not inspected?
3. Adoption of a sewer
4. Infrastructure charges
5. Enforcement Policy

1. Site Inspection Checklist

We have prepared a site inspection checklist so that inspection of your sewer connection can be passed first time southernwater.co.uk/media/3028/ds-site-inspection-checklist.pdf

2. What happens if the sewer connection is not inspected and a completion letter is not issued?

Incidences where construction of the sewer connection has been completed but a site inspection has not been requested then the sewer connection application is not completed. You will need to request for a site inspection to finalise the application. If the sewer connection has not been built as per the designs submitted then we will ask you to rectify.

3. Adoption of a sewer

When a new development is planned, the developer can construct the sewers using approved materials and to a standard, which makes them suitable for adoption by Southern Water when construction is complete.

An adoption agreement can be entered into under Section 104 of the Water Industry Act 1991, prior to the sewers being built. This is the most desirable arrangement and if all new developments were covered by such adoption agreements, there would be few, if any, new private sewers on housing estates. However, there are many kilometres of existing private sewers that were built without an adoption agreement in place.

Section 102 of the Water Industry Act 1991 provides for the adoption of such sewers to be considered. It is important to draw a distinction between sewers, drains, and lateral drains:

- Sewers are pipes carrying sewage from more than one property
- Drains are pipes carrying sewage from only one property to the curtilage of the building or premises

- Lateral drains are those pipes which extend from the curtilage of a single building to the point of connection with an existing public or private sewer

To start the process of having the private sewer adopted, please visit our website and fill in the S102 Adoption Form.

4. Infrastructure charges

New developments increase the load on our networks and may require investment in upstream network reinforcement. This investment is funded through the Infrastructure Charge where the cost of network reinforcement is levied per property at the time of final connection.

* In addition to the sewer connection application charge, a charge for sewerage infrastructure is levied on each dwelling connecting onto the sewerage system. Non domestic properties will be individually assessed according to the number of appliances/fittings producing wastewater. Infrastructure charges are applicable even if the connection is made via a private sewer providing that the private sewer ultimately discharges into the public system.

There are three scenarios:

1. Water and wastewater connections are made within Southern Water supply area. Infrastructure charges will be included in your water connection quote.
2. Water connections are made within another water company's supply zone and Wastewater is within the Southern Water supply area. Infrastructure charges will be invoiced following connection of the meters as advised by each water company.
3. You already have a water connection and require a wastewater connection in the Southern Water supply area. Infrastructure charges will be invoiced directly following completion of the wastewater connection.

For information and our current Connection Charges please refer to section 2 of the Southern Water Charging Arrangements [Connection charging arrangements \(southernwater.co.uk\)](https://www.southernwater.co.uk/connection-charging-arrangements)

5. Enforcement Policy

It is an offence to not comply with the requirements of a S106 Water Industry Act 1991, which are detailed in the body of the letter. This can result in prosecution and a fine and/or removal of the illegal connection.

Please contact the Developer Services Team via the Get Connected customer dashboard / on 0330 303 0119 should you require any further advice.



For Institute use only Licence No.

N 15601 42

RECORD OF WELL

At ... WORTHING GOLF CLUB
..... LINKS ROAD
Town or Village WORTHING
County WEST SUSSEX

TQ10/150

TQ10NW/53

318

EXACT SITE
OF WELL

Six-inch National Grid sheet and reference... (TQ 10 NW) TQ13580641

For WORTHING GOLF CLUB

State whether owner, tenant, builder, contractor, consultant, etc.: OWNER

Address (if different from above) AS ABOVE

Level of ground surface above sea level (O.D.) 197 ft (..... 60 m)

*DELETE

If well top is not at ground level state how far ^{above*} 2 ft (..... m)
_{below:}

AS

SHAFT ft (..... m); diameter ft (..... m);

NECESSARY

HEADINGS (please attach details—dimensions and directions)

BORE 3.14 ft (..... 95.7 m); diameter: at top 8 in (..... 200 mm);
at bottom in (..... mm)

Full details of permanent lining tubes (position, length, inner and outer diameters, plain slotted etc.)

..... 200 mm dia STEEL LINING TUBES FROM 2 ft below
..... gravel level to 33 ft

Water struck at depths of ft (..... m) below well top

Rest level of water 208' 6" ft (..... 63.6 m) ^{above*} well top. Suction at 240' 6" ft (..... m)
_{below} ^{SEE ENCLOSED FIGURES}

Yield on hours test pumping at galls per (..... l/s) with
_{days}

TEST

CONDITIONS

depression to ft (..... m) below well top. Recovery to rest level in mins*
hours

Capacity of pump 7,000 g.p.h. (..... l/s)

Date of measurements 25.4.85

DESCRIPTION OF PERMANENT PUMPING EQUIPMENT:

Make and/or type SUBMERSIBLE Motive power ELECTRIC 415/3/50

NORMAL

CONDITIONS

Capacity 6,000 galls (..... m³) per hour. Suction at 260 ft (..... m)

below well top. Amount pumped 6,000 galls (..... m³) per day. Estimated

consumption galls (..... m³) per week

Well made by ARUN PUMPS Ltd Date of sinking May 1984

ADDITIONAL NOTES ANALYSIS (please attach copy if available)

LOG OF

STRATA

OVERLEAF

Received from ARUN PUMPS

Date 6.8.85

Observation well

Recorder

ER log



TQ10NW/53.

LITHOLOGICAL CLASSIFICATION	NATURE OF STRATA <i>If measurements start below ground surface, state how far.</i>	THICKNESS			DEPTH		
		Feet	Inches	Metres	Feet	Inches	Metres
UPPER CHALK.	TOP SOIL.	-	6		-	6	
	FLINTS - SOME CHALK.	2	6		3	-	
	CHALK & FLINTS.	311	-		314	-	
AS 4/86.							



RECORD OF WELL

For Institute use only Licence No.

N 15601

TQ10/150

318

At ... WORTHING GOLF CLUB ...
... LINKS ROAD ...
Town or Village ... WORTHING ...
County ... WEST SUSSEX ...

EXACT SITE
OF WELL

Six-inch National Grid sheet and reference ... (TQ 10 NW) ... TQ1358 0641 ...

For ... WORTHING GOLF CLUB ...

State whether owner, tenant, builder, contractor, consultant, etc.: ... OWNER ...

Address (if different from above) ... AS ABOVE ...

Level of ground surface above sea level (O.D.) ... 197 ... ft (... 60 ... m)

*DELETE

If well top is not at ground level state how far ^{above*} 2 ... ft (... m)

AS

SHAFT ... ft (... m); diameter ... ft (... m);

NECESSARY

HEADINGS (please attach details—dimensions and directions)

BORE ... 3.14 ... ft (... 95.7 ... m); diameter: at top ... 8 ... in (... 200 ... mm);
at bottom ... in (... mm)

Full details of permanent lining tubes (position, length, inner and outer diameters, plain slotted etc.):

... 200 mm dia STEEL LINING TUBES FROM 2 ft below ...
... gravel level to 33 ft ...

Water struck at depths of ... ft (... m) below well top

Rest level of water ... 208' 6" ft (... 63.6 m) ^{above*} well top. Suction at 280' 6" ft (... m)

Yield on ... 208' 6" ft (... m) below well top. Suction at 280' 6" ft (... m)

TEST

CONDITIONS

depression to ... ft (... m) below well top. Recovery to rest level in ... mins*

Capacity of pump ... 7,000 ... g.p.h. (... l/s)

Date of measurements ... 25.4.85 ...

DESCRIPTION OF PERMANENT PUMPING EQUIPMENT:

Make and/or type ... SUBMERSIBLE ... Motive power ... ELECTRIC 415/3/50

NORMAL

CONDITIONS

Capacity ... 6,000 ... galls (... m³) per hour. Suction at ... 260 ... ft (... m)

below well top. Amount pumped ... 6,000 ... galls (... m³) per day. Estimated
consumption ... galls (... m³) per week

Well made by ... ARUN PUMPS LTD ... Date of sinking ... May 1984 ...

ADDITIONAL NOTES ANALYSIS (please attach copy if available)

LOG OF

STRATA

OVERLEAF

INSTITUTE OF GEOLOGICAL SCIENCES
HYDROGEOLOGY UNIT
EXHIBITION ROAD
LONDON SW7 2DE

IGS 2494 10 000 7/79

Received from ARUN PUMPS
Date 6.8.85
Observation well ...
Recorder ...
ER log ...
Site marked on
1" map ...
6" map—Grid Sheet ...
(use symbol)
Copy to ...
Date ...