from Southern Water

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

Your ref
AWDM/1606/18

Our ref
PLAN-028502

Date
27/06/2019

Contact
Tel 0330 303 0119

Dear Sirs,

Proposal: Erection of 7no. industrial units for Use Classes B1 (business) and Use Class B8 (storage or distribution) on east side of site with associated parking and refuse storage (AMENDED PLANS AND DESCRIPTION).
Site: Ocean View Business Park, Gardner Road, Southwick, West Sussex, BN41 1QP.
AWDM/1606/18

Thank you for your letter of 07/06/2019.

Please find attached a plan of the water main records showing the approximate position of a public water distribution main within the site. The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the public water main, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Should the applicant wish to divert apparatus:

1. The 2 inch diameter water main requires a clearance of 6 metres either side of the water main to protect it from construction works and to allow for future access for maintenance.

2. No development or new tree planting should be located within 6 metres either side of the centreline of the water main.
3. No new soakaways should be located within 5m of the water main
4. All other existing infrastructure should be protected during the course of construction works.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items (1) – (4) above also apply.

In order to protect water apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example: "The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to divert the public water supply main."

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Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

The applicant has not stated details of means of disposal of foul and surface water drainage from the site.

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructure-charges

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

A Adequate soakaway or infiltration system

B Water course
C Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Yours sincerely,



Luis Silva
Developer Services