from Southern Water

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

Your ref
AWDM/2032/22

Our ref
DSA000024398

Date
16/06/2023

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Retention of Granny Annexe in rear garden (retrospective application).
Site: AWDM/2032/22: - 24 Halewick Lane, Sompting, West Sussex, BN15 0ND.

Further to our response dated 31/01/2023 regarding the above planning consultation, please find our revised response below.

It appears that the developer has built over a public sewer without consent, accordingly they are required to submit a retrospective Buildover application Build over or near to a public sewer (southernwater.co.uk) with a CCTV survey, which can be arranged by Southern Water and will include the sonde location. Southern Water will then review the original plans and as-built plans whilst also checking the structural condition of the public sewer which has been built over, to confirm that the sewer is of a suitable material to support the build over (i.e. not plastic) and in good structural condition, and that the minimum stand-off distance from the new foundations has been achieved. Southern Water will require evidence the new foundations extend to a depth of at least 150mm below the invert level of the adjacent public sewer to ensure no additional loading is placed on the sewer. Depending on the findings, Southern Water may be able to progress the application to a Conditional Approval, however, should the build over not satisfy our conditions then we will not be able to progress it to an approval stage without additional works at the applicant's expense. Accordingly, we advise that any works to build over a public sewer should not be progressed on site until a Conditional Approval response letter has been provided by Southern Water to avoid the possibility of additional expensive repair costs to rectify the situation. Please refer to our Buildover application details including the Technical Guidance build-over-a-sewer-guidance-notes.pdf (southernwater.co.uk) for further information.

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

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Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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
Developer Services

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

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