from Southern Water

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

Your ref
AWDM/1896/19

Our ref
PLAN-030974

Date
27/12/2019

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Proposed two storey detached dwelling.
Site: AWDM/1896/19: - Land South of 107A Gardner Road, Southwick, West Sussex, BN41 6PG.

Thank you for your letter dated 09/12/2019.

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

Please note:

- The 150 mm diameter surface water sewer require a clearance of 3 metres on either side of the sewers to protect it from construction works and to allow for future access for maintenance.

- 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.

- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.

- All existing infrastructure should be protected during the course of construction works

Furthermore, 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.

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Southern Water requires a formal application for a connection to the public foul and surface water 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 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

The disposal of surface water from this development should be in compliance with the following hierarchy of Part H3 of Building Regulations:

a) An adequate soakaway or some other adequate infiltration system.

b) A water course.

c) Where neither of the above is practicable: a sewer.

Yours faithfully,



Joff Edevane
Growth Planning Lead
Business Channels

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