

Date: 01/11/2025
Our Ref: BC/2025/00279
Your Ref:

Belshaw Building and Project Consultancy
5th Floor
2 Swallow Place
London
W1B 2AE

For the attention of: James Gadd

Dear James,

THE BUILDING ACT 1984 / BUILDING REGULATIONS 2010 / THE REGISTERED BUILDING CONTROL APPROVER (ENGLAND) REGULATIONS 2024

CONSTRUCTION OF A DRAINAGE POP-UP INTO AN EXISTING FOUL WATER DRAINAGE MANHOLE. AT DOWNLANDS RETAIL PARK, LYONS WAY, WORTHING, WEST SUSSEX, BN14 9FB

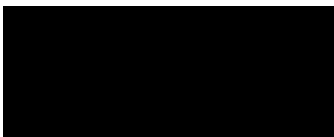
We refer to the above and are pleased to confirm that we have now checked the plans and details for compliance with the above Act and Regulations

Please find attached our plan check tracker, documenting our comments and the plans reviewed, for you and your clients consideration and response. Addressing these observations early will remove potential risks and delays with achieving compliance

To allow us to release the final certificate on completion, all the outstanding items and information must be forwarded and approved. If you do have any questions or concerns, please do not hesitate to contact us.

Thank you for using our service.

Yours sincerely,



Darren Davies C.Build E MCABE IEng - Class 2F
Registered Building Inspector - Confrere Building Control Ltd
e: darren.davies@confrere.co.uk



Enc - Plan check tracker

Building Control Plan Check Tracker																																
Reference:	BC/2025/00279	P/O No:		Date: 01/11/2025																												
Address:	Downlands Retail Park, Lyons Way, Worthing, West Sussex, BN14 9FB																															
Work:	Construction of a drainage pop-up into an existing foul water drainage manhole.																															
BC PM	Darren Davies																															
Contact no:	07990 991934																															
Email:	darren.davies@confrere.co.uk																															
WHERE COMMENTS REFERENCE APPROVED DOCUMENTS (AD), HYPERLINKS HAVE BEEN PROVIDED AT THE BASE OF THIS REPORT TO ASSIST																																
Information Only																																
Awaiting Information / action required																																
Approved																																
PART B - FIRE SAFETY (See the commissioning requirements at the base of this report)				STATUS																												
B1.	Please confirm and provide evidence, if required, of reinstatement works to pathways and highways to ensure they maintain a loading capacity of 12.5 tonnes.																															
<table border="1"> <thead> <tr> <th colspan="7">Table 15.2 Typical fire and rescue service vehicle access route specification</th> </tr> <tr> <th>Appliance type</th> <th>Minimum width of road between kerbs (m)</th> <th>Minimum width of gateways (m)</th> <th>Minimum turning circle between kerbs (m)</th> <th>Minimum turning circle between walls (m)</th> <th>Minimum clearance height (m)</th> <th>Minimum carrying capacity (tonnes)</th> </tr> </thead> <tbody> <tr> <td>Pump</td> <td>3.7</td> <td>3.1</td> <td>16.8</td> <td>19.2</td> <td>3.7</td> <td>12.5</td> </tr> <tr> <td>High reach</td> <td>3.7</td> <td>3.1</td> <td>26.0</td> <td>29.0</td> <td>4.0</td> <td>17.0</td> </tr> </tbody> </table> NOTES: - Fire appliances are not standardised. The building control body may, in consultation with the local fire and rescue service, use other dimensions. - The roadbase can be designed to 12.5 tonne capacity. Structures such as bridges should have the full 17-tonne capacity. The weight of high reach appliances is distributed over a number of axles, so infrequent use of a route designed to accommodate 12.5 tonnes should not cause damage.					Table 15.2 Typical fire and rescue service vehicle access route specification							Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)	Pump	3.7	3.1	16.8	19.2	3.7	12.5	High reach	3.7	3.1	26.0	29.0	4.0	17.0
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Clients Response & comments																																



	• Evolve. 05/11/25. No works to highways. Pathways will be reinstated like for like. • DD. 05/11/25. Noted. Item cleared.	
PART H - DRAINAGE AND WASTE DISPOSAL		STATUS
H1.	Following our consultation with the Water authority, they have confirmed they have no evidence of public drainage crossing the site. However, should any existing drainage runs be identified during excavations, an investigation of the exposed run should be completed and provided to the sewerage undertaker (Southern Water) see below comments from the water authority consultation. Southern Water's current sewerage records do not show any public sewers to be crossing the above proposed site. However, due to changes in legislation that came in to force on 01 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 the potential means of access before any further works commence on site. A decision will be made as to whether it would be acceptable for the sewer to be built over on completion of the investigation. Under the terms of Part H of the Building Regulations the matter is to be determined by the sewerage undertaker – in this case Southern Water. If a sewer is found crossing the site, the applicant is advised to read our 'build over a sewer' guidance on our website and make an application so we can carry out further investigations. More details can be found here: southernwater.co.uk/our-services/build-over-a-sewer. Clients Response & comments • Evolve. 05/11/25. No public drainage crosses the site. Noted re SW consultation • DD. 05/11/25. Noted. Item cleared on the basis no drainage is discovered during excavations. As Southern Water's comment above, following amendments to legislation in 2011, there is potential for non-recorded drainage (formally private drain runs) to be within the site boundary. If any is discovered, the original comment stands.	
H2.	It is assumed that the connection point into the existing sewerage system has been arranged/confirmed with the local Water authority. Please forward a copy the relevant documentation for our records. It is a legal requirement under Section 109 of the Water Industry Act 1991 to gain consent before making a connection to the public sewer. Clients Response & comments • Evolve. 05/11/25. S106 approval attached	

	DD. 05/11/25. Received. Item cleared.	
H3.	Please confirm that the system does not have intake for surface water and location/use of the proposed gully. Please note that Southern Water policy does not permit any new surface water discharge to connect to the public foul or combined sewer system. You must investigate every possible solution within H3 of the building regulations. If surface water is to be discharged to the public sewer directly or indirectly then a S106 sewer connection application will be required due to the increased surface water flow from the proposed site. The application will need to be made via the GetConnected portal GetConnected Developer Portal - Southern Water	
	Clients Response & comments - Evolve. 05/11/25. Confirm connection will be FW only. The gulley is in the proposed bin storage area and will be used for wash down FW only. - DD. 05/11/25. Noted. Item cleared.	

Regulations / Relevant Requirement	Commission requirements specific to this project	Required / Received
Regulation 15	Please notify use within 5 days of commencement. You have stated this as being: Excavation of all drainage runs and chamber pits Reached by default, no formal notification received.	
Regulation 17	Please forward the signed duty holder form - received	
Regulation 18	Please forward the jointly signed declaration of compliance on completion - received	

Version control		
Date	Revision	Comment
01/11/25	Initial comments	Plan check released
05/11/25	A	Update following response from Evolve (Melanie Goodwin)
04/12/25	B	Close out Reg 15 & 18 and updated the drawings list, latest revision in red below.

Hyperlinks to Approved Document	
Title	Hyperlink
Approved document Part B	Approved document Part B Vol 2 Fire safety.pdf
Approved document Part K	Approved Document Part K
Approved document Part M	Approved document Part M
Approved document Part L	Approved document Part L Vol 2
Approved document Part T	Approved document Part T

Drawings received & checked	
Title	Drawing number
Proposed site plan	2227-01-P01
Existing plan	2227-01-X01
Proposed drainage strategy	3453-EVE-XX-XX-DR-C-9000-C05
Drainage construction details 1 of 2	3453-EVE-XX-XX-DR-C-9010-C02
Drainage construction details 2 of 2	3453-EVE-XX-XX-DR-C-9011-C02