from Southern Water

Adur & Worthing Council
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

Your ref
AWDM/1154/25

Our ref
DSA000047459

Date
17th of September 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Proposed part two-storey, part single-storey rear extension; with cycle store.
Site: Seadown House 1A Farncombe Road Worthing West Sussex, BN11 2BE.

Thank you for your correspondence, please see our comments below regarding the above application.

Existing Southern Water Assets

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer crossing the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

To get in contact to confirm the exact position of the asset please visit;
https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf
For information on required stand off distances from public sewers please refer to:
https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Existing Gravity Sewer

The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. 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. All existing infrastructure should be protected during the course of construction works. Please refer to:
https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

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Condition: In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

Connection to public sewer

Once the location of the existing sewer is established, Southern Water will require a formal application for a connection to the public sewer to be made by the applicant or developer.

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

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Proposed soakaways

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

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

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