from Southern Water

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

Your ref
AWDM/1371/20

Our ref
PLAN-035997

Date
09/12/2020

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Removal of the existing workshop structure associated with the Dry Dock and replacement with a new building to accommodate a reconfigured workshop on ground floor; a new cafe use on ground and first floors and a new office unit at first floor an outdoor seating area, landscaping and car parking provision at the Dry Dock, Albion Street, Southwick. (AMENDED DESCRIPTION).
Site: AWDM/1371/20: - Land and Workshop Building North of Dry Dock Locks Approach, Albion Street, Southwick, West Sussex, BN42 4ED.

Further to our letter of 13/10/2020, we would wish to withdraw the representation and substitute the comments below.

Please find attached a plan of the southern water records showing the approximate position of public foul sewer and water distribution main within the site. The exact position of the public foul sewer and water distribution main must be determined on site by the applicant.

The submitted plan shows that the existing development lies over a public water distribution main. If the works to be carried out will alter the existing foundation line or depth it will be necessary for the applicant to contact Southern Water.

- No excavation, mounding or new tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water.

- No new 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 new soakaways should be located within 5 metres of public sewer and water mains.

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

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Please refer to: southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf.

The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to: Developer.Services@southernwater.co.uk

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication “A Guide to Tree Planting near water Mains and Sewers” (southernwater.co.uk/media/1642/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

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.

Our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. 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: developerservices.southernwater.co.uk and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

The Council’s technical staff and the relevant authority for land drainage should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

Land uses such as general hard standing that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

Our investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.

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

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,



Joff Edevane
Growth Planning Lead
Business Channels

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