



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

Your ref
AWDM/0628/26

Our ref
DSA000057139

Date
7th September 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Mixed use development comprising 123 dwellings and commercial space together with associated parking, drainage, landscaping, etc

Site: Land between Sword Street and Martletts Way, Worthing, West Sussex, BN12 4UB.

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

Tree Planting

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers"

(https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (<https://www.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.

Condition

In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

No to Water capacity

Southern Water has completed a capacity assessment of the local network to determine our ability to provide a water supply to service the above proposed development. The assessment indicates that additional off-site mains or upgrades to existing infrastructure will be required to provide sufficient capacity.

Where Southern Water identifies that network reinforcement is necessary to support planned growth, and the developer intends to connect to the public water supply, we will request that the Local Planning Authority (LPA) apply relevant planning conditions. These conditions enable the LPA to review submitted details in line with Southern Water's assessment of the impact on existing water infrastructure. It is important to note that the timing of infrastructure improvements by the water company may not always align with development timelines. In such cases, the LPA may need to consider phasing the development, for example by ensuring that occupation does not take place until the necessary enhancements to the public water network have been completed.

Condition

Southern Water hence requests the following condition to be applied: Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any network reinforcement required to ensure that adequate water network capacity is available to the development.

Proposed SUDS features

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/.

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

Build over – close

The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer.

The works will be subject to approval under the 'Declaration of Works' self-certification process.

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

Condition

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

Possible Contamination on Redevelopment Site

The level of contamination on site should be investigated, as this may affect the materials used for the public water mains to service the development. Details of any contamination found on site should be declared to the statutory water undertaker, as part of a water connection application, as this will influence the materials used for construction of public water mains on the site.

Please visit [water-connection-technical-guidance_wca.pdf](#) for more information.

Yes To Capacity (FOUL)

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 9.55 l/s for the above development at manhole reference TQ11033004.

Yes To Capacity (SURFACE WATER)

There is currently adequate capacity in the local surface water network to accommodate a surface water flow of 11.5 l/s for the above development at manhole reference TQ11032055.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.

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>

Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, 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 work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on 0330 303 0119

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