



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

Your ref  
AWDM/1010/26

Our ref  
DSA000057203

Date  
8<sup>th</sup> September 2026

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Erection of a medical facility with 2 no. 2 bedroom flats above, along with parking, access and landscaping, including pedestrian access from the Elite Football.

**Site:** Land Between 36 and 38 Barfield Park, Lancing, West Sussex, BN15 9DG.

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

The applicant is proposing to utilise the current connections for foul water drainage disposal but as this connection is into a private network permission to connect will need to be agreed with the asset owner.

Existing Water Main - tree, buildings, assets within stand-off distance

The 90 mm diameter water main requires a clearance of 3 metres on either side of the water main to protect it from construction works and to allow for future maintenance access.

No excavation, mounding or tree planting should be carried out within 3 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. Please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Condition

In order to protect water apparatus, 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 undertaken to protect/divert the public water supply main.

### Existing Rising Main stand-off distance

The rising main requires a minimum clearance of 3 metres on either side of the rising main to protect it from construction works and to allow for future access for maintenance. We would recommend using stand-off distances as per our water mains, please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

No development or tree planting should be carried out within 3 metres of the external edge of the public rising main without consent from Southern Water. All existing infrastructure should be protected during the course of construction works.

### 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 undertaken to protect the public sewers.

### 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](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.

### Connection to water distribution main

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 Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available to read on our website via the following link [www.southernwater.co.uk/developing-building/connection-charging-arrangements](http://www.southernwater.co.uk/developing-building/connection-charging-arrangements)

### 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.**

### Proposed Development located in Flood plain

From the site location, it appears that the proposed development lies within an area identified as flood zone 2/3. Southern Water supports the Government's requirement to apply the sequential and exception tests to development sites located in flood zones 2 or 3. In flood events, additional surface water can inundate sewers, which may result in the overloading of the sewerage system. Southern Water will rely on the Council's consultations with the Environment Agency to ensure that any proposed development on a floodplain is appropriately assessed, and necessary mitigation measures adopted.

As this site is in a high-risk flood zone the new foul drainage system must be resilient to the flooding as we do not want flood waters to enter the system which would then impede foul drainage from this area and potentially downstream. The developer must ensure the new foul system draining the development does not create a new low spot on the network. If this is a possibility, then consideration should be given to having a pumped connection or other satisfactory mitigation. It appears the area is also prone to high groundwater. The new system must be constructed to withstand high groundwater and should be watertight at pipe joints; within manholes and at ground level. The integrity of the system with respect to water tightness must be demonstrated by air testing.

### Condition

In view of the risk of inundation of the proposed drainage system, Southern Water would request that the consent is subject to the following condition: The proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

### 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](https://southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)



Yours faithfully,  
Future Growth Planning Team  
[southernwater.co.uk/developing-building/planning-your-development](https://southernwater.co.uk/developing-building/planning-your-development)