from Southern Water

Adur & Worthing Councils,
Development Management,
Economy Directorate,
Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Your ref
AWDM/0921/24

Our ref
DSA0000364347

Date
16/01/2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Two storey upward extension and remodelling of building to provide an aparthotel (Class C1) on upper floors with its entrance lobby to Portland Road at ground floor and the retention of retail space (Class E) at ground and part first floors, plus ancillary plant and equipment on the roof.
Site: Two storey upward extension and remodelling of building to provide an aparthotel (Class C1) on upper floors with its entrance lobby to Portland Road at ground floor and the retention of retail space (Class E) at ground and part first floors, plus ancillary plant and equipment on the roof.

Thank you for your correspondence dated 31/07/2024. Please see our comments below regarding the above planning consultation application.

Freshwater Capacity available

Following initial investigations, Southern Water can provide a water supply to the site. Southern Water requires a formal application for connection and on-site mains to be made by the developer. A formal application for a connection can be made via Southern Water's online service Get Connected at https://developerservices.southernwater.co.uk

Only means of surface water disposal – sewer

At Planning Consultation stage we refer to the interests of other Parties with regards to Surface Water disposal principles including the Environment Agency and Lead Local Flood Authority (LLFA). At all stages we support the Hierarchy of H3 of Building Regulations with the preference for the use of soakaways.
If connection to a surface water sewer, combined sewer or foul sewer proves to be the only viable means of disposal and should we have no option but to accept such discharge then it should be at a discharge rate set by the LLFA in consultation with Southern Water.
The authority lies with the LLFA, but they require our technical input to determine the rate, the developer should seek permission from the LLFA to connect to our sewer in these circumstances.

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If there is an existing connection and impermeable area connected then we would use this as a guide to determine the discharge rate.
Otherwise we would aim to attenuate to green field run off rates in accordance with the CIRIA SUDs manual (https://www.ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx).

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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