from Southern Water

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

Your ref
AWDM/1797/21

Our ref
PLAN-042195

Date
17/11/2021

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Approval of Details Reserved by Condition 6 (Public Sewer Protection Measures) of application AWDM/1420/21.
Site: AWDM/1797/21: - 57 - 60 Dolphin Road, Shoreham-By-Sea, West Sussex, BN43 6PB.

Thank you for your letter dated 30/09/2021.

Southern Water cannot recommend discharge of condition 06 (Public Sewer Protection Measures)

The submitted site layout indicates proposed extension being built within the standoff distance of 525 mm combined sewer, which is not acceptable to Southern Water.

Please note:

- The 525 mm diameter combined sewer requires a clearance of 3.5 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No development should be carried out within 3.5 metres of the external edge of the public gravity sewer without consent from Southern Water.

- Southern Water would not recommend the use of steel road plates over the sewer as they would not provide adequate protection against heavy vehicular movement.

- The proposed contractor site accommodation and lightweight material storage are within standoff distance and would require vehicle access over the sewer which will not be permissible.

- No vehicle movement will be allowed within the 7 metres exclusion zone along the route of the sewer.

- The water filled barriers should be placed outside the 7 metres standoff area.

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- The sewage tank requires 6 metres standoff distance from the edge of the fence line. Therefore, option for vehicular/pedestrian access will not be achievable.

Due to our standoff zones for the sewers and the combined storm tank, the submitted plans will not be acceptable.

In order to progress the proposed development on the site, the layout should be amended to achieve the required standoff distances.

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,

Growth Planning Team
Business Channels

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