from Southern Water

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

Your ref
AWDM/0603/24

Our ref
DSA000034784

Date
03 June 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Approval of details reserved by conditions 3 (materials), 4 (boundary treatment), 5 (hard and soft landscaping), 6 (foul and surface water details) and 11 (construction management plan) of AWDM/1247/23.
Site: AWDM/0603/24: - Land Between 76 and 78A Brighton Road, Lancing, West Sussex, BN15 8LW.

Thank you for your letter dated 29 May 2024.

Further to our response dated 29 May 2024 and additional information provided by the developer, Southern Water would have the following comments to make:

Southern Water has no objections to discharge condition 06 relating to foul drainage.

Southern Water cannot recommend discharge of condition 06 relating to surface water drainage.

The surface water discharged from the proposed development will be drained to Southern Water's East Worthing Wastewater Treatment Works. The works currently does not have the capacity to accommodate flows from the proposed development. Where development has been identified and allocated for future development by the Local Planning Authority, Southern Water will attempt to ensure capacity is available. The occupation of the development is required to be deferred until adequate capacity is available to serve the development.

Southern Water has undertaken a desktop study of the impact that the additional surface water flows from the proposed development will have on the existing public sewer network. This initial study indicates that these additional flows may lead to an increased risk of flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

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Southern Water and the Developer will need to work together in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.

It may be possible for some initial dwellings to connect, pending network reinforcement. Southern Water will review and advise on this following consideration of the development programme and the extent of network reinforcement required.

Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored. This will enable us to establish the extent of any works required.

Southern Water endeavour to provide reinforcement within 24 months of planning consent being granted (Full or Outline) however for large developments our assessment of the timescales needed will require an allowance for the following which may result in an extension of the 24 month period:

- Initial feasibility, detail modelling and preliminary estimates.

- Flow monitoring (If required)

- Detailed design, including land negotiations.

- Construction.

Alternatively, if this is a brownfield site redevelopment, the developer can discharge surface water flow no greater than existing levels if proven to already be connected and it is ensured that there is no overall increase in flows into the public sewerage system. The developer will be required to provide a topographical site survey and/or a CCTV survey with the connection application showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed surface water flow will be no greater than the existing contributing flows.

Southern Water has no comments to make on other conditions.

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
Developer Services

southernwater.co.uk/developing-building/planning-your-development

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