



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

Your ref
NOTICE/0004/26

Our ref
DSA000051867

Date
3rd March 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Application for Prior Approval of Proposed Change of use from a building that has formerly been used under class E (c) (Office Use) where all offices are now vacant, to class C3 with no external alterations to the building.

Site: 27 Buckingham Road, Shoreham-by-sea, West Sussex, BN43 5UA.

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

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

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