from Southern Water

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

Your ref
EIAOPINION/0003/19

Our ref
PLAN-031224

Date
21/01/2020

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: EIA Screening Opinion for Redevelopment of the site comprising 255 residential apartments (Class C3) and a mixed use Enterprise Centre comprising Class B1 Offices, Class B8 Self Storage Units and an A3 Cafe.
Site: EIAOPINION/0003/19: - Land at Kingston Wharf, Brighton Road, Shoreham-By-Sea, West Sussex, BN43 6RN.

Thank you for your letter dated 03/01/2020.

Further to your scoping document for the above site Southern Water have the following observations to make with respect to the proposed development:

- Southern Water's current sewerage and water records show that there is a 900 mm surface water sewer, 600mm combined sewer, 150mm foul sewer and 4inch water distribution main. No new development/building works will be permitted over or within 4 meters of the existing surface water sewer, 3.5 meters of the combined sewer, 3 meters of foul sewer and 6 metres of water distribution mains. Also note, there is a decommissioned water distribution main within the proposed development site. Sewer and Water record attached for your information.

- 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 works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

- Due to the size of the development and to protect the premises from the impact of sewage flooding, an assessment is required to ascertain an appropriate point of connection to the foul and surface water sewerage network.

- Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.

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- The disposal of surface water from this development should follow the hierarchy within Part H3 of Building Regulations:

a) An adequate soakaway or some other adequate infiltration system.

b) A water course.

c) Where neither of the above is practicable: a sewer.

- The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

- Southern Water requires a formal application for a connection to the public water main to be made by the applicant or developer.

In case you require any further information, please do not hesitate to contact us via the address shown in the footer of this document.

Yours faithfully,



Joff Edevane
Growth Planning Lead
Business Channels

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