Southern Water

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

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119
Email: developerservices@southernwater.co.uk

Your Ref
AWDM/1069/18
Our Ref
PLAN-024960
Date
25/10/2018

Dear Sirs,

Proposal: Amendment to AWDM/0776/17 for two front dormers and two rear roof lights to approved 1-bedoom end-of-terrace dwelling.
Site: 4 Kings Crescent, Shoreham-By-Sea, West Sussex, BN435LE.
AWDM/1069/18

Thank you for your letter of 05/10/2018.

Please find attached a plan of the utility records showing the approximate position of a public sewer crossing the site and a water main in the vicinity of the site. The exact position of the public sewers and water main must be determined on site by the applicant before the layout of the proposed development is finalised.

It appears that the developer is intending to build over to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. However, under certain circumstances building over a sewer may be allowed. The conditions associated with the buildover to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk”. A formal application to build close to the sewer will required to be submitted by the applicant .

It might be possible to divert the public sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer’s expense to the satisfaction of Southern Water under the relevant statutory provisions.
Should the applicant wish to divert apparatus:

1. The 150 mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and within 6 metres of a public water main.
3. No new soakaways should be located within 5 metres of a public sewer or water main.
4. All other existing infrastructure should be protected during the course of construction works.
Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items (1) – (4) above also apply.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

In order to divert drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example “The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.”

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO212SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

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

We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO212SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructure-charges.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

Yours sincerely,



Luis Silva
Developer Services