from Southern Water

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

Your ref
AWDM/1147/24

Our ref
DSA000037091

Date
02/10/2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Demolition of two existing properties of converted self-contained flats. Erection of 4 storey terrace of five dwellings (3no. 4 bedroom and 2 no. 3 bedroom) with balconies, roof terraces and integral garages. Application to Vary Condition No 1., 3., 10, 11, 13 of previously approved. Amendments: Change to conditions 01 (approved plans) and 11 (landscaping). Change to condition 03 (Flood Risk Assessment) UKPN would not accept electric incomer/ main / meter at a level above lower ground floor, as recommended within the approved FRA. Environment Agency accepted this. Change to condition 10 (materials). Minor changes to specification of materials; Removal of condition 13 (brise soleil details) Information provided in this application to satisfy the condition.
Site: Former 106 Brighton Road Lancing West Sussex.

Thank you for your correspondence dated 06/09/2024, please see our comments below regarding the above application.

Following the review of the submitted documents, Southern Water has no objections to discharge the conditions. However, Southern Water has the following comments below.

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

The 150 mm diameter rising main requires a minimum clearance of 3 metres on either side of the rising main to protect it from construction works and to allow for future access for maintenance. We would recommend using stand off distances as per our water mains, please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf
No development or tree planting should be carried out within X metres of the external edge of the public rising main without consent from Southern Water. All existing infrastructure should be protected during the course of construction works.

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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