from Southern Water

Martin Deus
201 Borough High Street
London
SE1 1JA

Your ref

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Our ref

9934

Date

16 February 2024

Contact

Tel 0330 303 0119

Dear Mr Deus,

Building Over/Near to Public Sewers - Building Regulations 2010 (as amended).
Location: Phase 1, Bluecoat Sports Centre, Horsham, West Sussex, RH13 0YB.

Thank you for the revised plan received on 30/01/2024.

We have reviewed your application, the revised plan and the CCTV survey recently carried out on the public sewer affected by your proposed new running track/surfacing over and gabion wall, at the above site address. We are prepared to grant conditional approval to build over the public sewer at this address, subject to you complying with the following conditions:

1. No new structure (footings, walls etc.)/gabion wall running parallel to the line of the existing public 225mm vitrified clay critical (by depth) foul sewer is permitted within 500mm of this sewer/manhole. Please note, no Astro Grass will be permitted, but real turf over the public sewer will be permitted.
2. Where within 3.00 metres of the public sewer, foundations must be taken down to a minimum depth of 150mm below the invert level of the sewer/manhole. **However, in this case the foundations would need to be laid as per the drawing number 146677-TUL-XX-XX-DR-C-64010 Rev F and ensure that, the 45° load level is below the invert level of this public 225mm foul sewer.**
3. Southern Water does not permit internal public manholes.
4. The sewer is to be bridged by PCC lintels (where applicable). Please ensure that no additional load is transferred onto the sewer, adequate protection is provided, and construction works adheres to Building Control specifications.
5. Any new connections to the public sewerage system will require a **New Sewer Connection application** (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water.

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6. Care must be taken when working in the area of the public sewer pipeline so that no damage is caused, as any damage caused will be repaired at the client's expense. Also note, the existing manhole 9701 on North West of site when ground levels altered, then an indemnity clause issued by the client to exonerate Southern Water Services from any costs incurred by digging through the running track/grassed are should any repair of maintenance be required.

Should these conditions conflict with your proposed development, it will be necessary to revise your proposal(s) and drawing(s). Please resubmit these revisions to us by selecting 'Query' in the GetConnected customer dashboard.

We refer you to Southern Water's Health and Safety Advisory which can be viewed in the Developer and Builders section of the Southern Water website as in the link below:

southernwater.co.uk/developing-building/health-and-safety

This approval is given on the basis that you will review the advisory information and take the necessary actions with regards to Health and Safety.

Please ensure a copy of this letter is provided to whoever you are using to carry out the work as this will ensure that the work is carried out in a way that complies with our requirements.

Should you require guidance related to this application, please consult our guidance page online at: southernwater.co.uk/regulations-services/wastewater-services/build-over-a-sewer

If any further information is required regarding this matter, please do not hesitate to contact us via the GetConnected customer dashboard.

Here at Southern Water, we are keen to use feedback from our customers to understand what you think we do well and where we can do better. We would be grateful if you completed this quick survey to inform our continuous improvement.

southernwater.co.uk/developing-building/feedback

Yours sincerely,

[redacted]

Dan Taylor
Head of Developer Services
Developer Services