



Your ref

JMP/26/005117

Our ref

SWS_BREGS_78178

Date

27 January 2026

Contact

Tel 0330 303 0119

Dear Sir/Madam,

Building Over/Near to Public Sewers - Building Regulations 2010 (as amended).

Location: Manyweathers Pavilion, Hurstpierpoint College, College Lane, Hurstpierpoint, Hassocks, BN6 9JS

Thank you for your consultation dated 26 January 2026 regarding the site named above and the effects that the proposals may have on the public sewerage system.

Southern Water's current sewerage records do not show any public sewers to be crossing the above proposed site. However, due to changes in legislation that came in to force on 01 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 the potential means of access before any further works commence on site.

A decision will be made as to whether it would be acceptable for the sewer to be built over on completion of the investigation. Under the terms of Part H of the Building Regulations the matter is to be determined by the sewerage undertaker – in this case Southern Water.

If a sewer is found crossing the site, the applicant is advised to read our 'build over a sewer' guidance on our website and make an application so we can carry out further investigations. More details can be found here: southernwater.co.uk/our-services/build-over-a-sewer.

Please note that Southern Water policy does not permit any new surface water discharge to connect to the public foul or combined sewer system. You must investigate every possible solution within H3 of the building regulations.

If surface water is to be discharged to the public sewer directly or indirectly then a S106 sewer connection application will be required due to the increased surface water flow from the proposed

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

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site. The application will need to be made via the GetConnected portal [GetConnected Developer Portal - Southern Water](#)

It is a legal requirement under Section 109 of the Water Industry Act 1991 to gain consent before making a connection to the public sewer.

If the applicant would prefer to speak to us, please ask them to call 0330 303 0119.

Should you require any further information regarding this matter, please do not hesitate to contact Developer Services on the above telephone number.

Yours Sincerely,
Developer Services