

Caroline Grist

From: [REDACTED]
Sent: 09 June 2025 11:14
To: [REDACTED]
Cc:
Subject: RE: Mid Sussex District Council - Planning Application DM/25/0856 - Demolition of existing garage and shed and erection of a single storey 2no bedroom dwelling with associated landscaping, parking for two cars and erection of a new shed. [Filed 30 May 202

Good morning, Chris,

Further to your email below, I referred your proposal to our Build Over Team who have advised that itn can be dealt with as a Build Close to via a Build Over application. Please refer to our website for more information [Building Over a Sewer - Southern Water](#) .

The acceptable criteria for a Build Close to is different to a diversion and an easement less than 3m is accepted depending, the pipe is not critical and other criteria are met. Each proposed works are reviewed on an individual basis.

I trust the above information is of assistance, but should you have any further queries please don't hesitate in getting back in touch.

Kind regards

Paula
Wastewater
Application Advisor
Developer Services

T. 07463 667104
southernwater.co.uk



from
Southern Water 

Sent: 04 June 2025 12:58

Subject: Mid Sussex District Council - Planning Application DM/25/0856 - Demolition of existing garage and shed and erection of a single storey 2no bedroom dwelling with associated landscaping, parking for two cars and erection of a new shed. [Filed 30 May 202

Hi Paula,

The attached SW comments for Planning Application DM/25/0856 state 'For information on required stand off distances from public sewers please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf> '.

Based on the diameter of the sewer (150mm) and the depth of the sewer (1.21m bgl), The stand-off-distances.pdf at this link requires a 3m easement and appears to supersede the Sewer Easement Protocol Flow Diagram in Appendix C of our FRA & Outline Drainage Strategy report.

On the basis the bay is cantilevering out, so no foundations, the attached planning drawing shows the proposed dwelling outline to be 3m from the public sewer. However, this distance is approximate (we estimate the dwelling to be around 2.75m from the public sewer at its nearest point), and the private lateral drain that connects to the public foul water sewer will pass closer to the proposed building than 2m.

Section 8 of our FRA & Outline Drainage Strategy report submitted for Planning Application DM/25/0856 states:

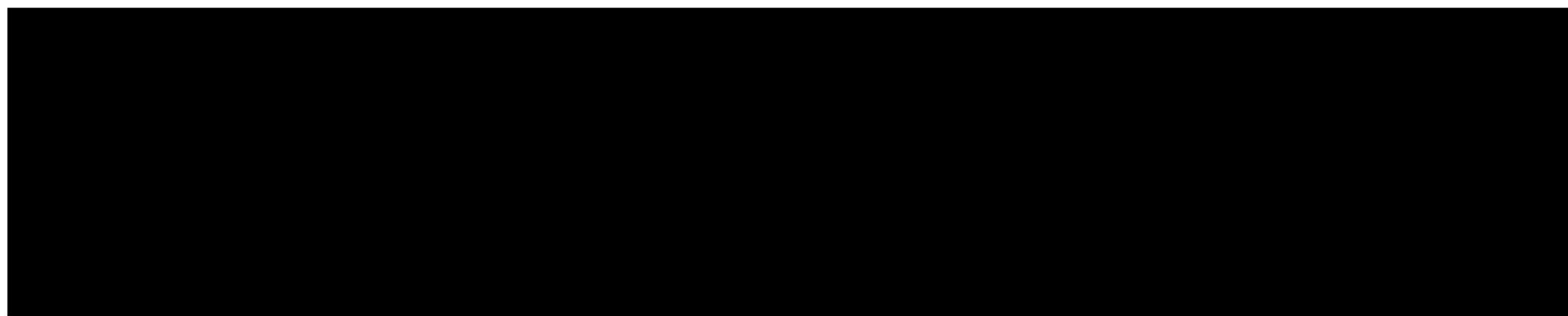
The proposed building in the Proposed Site Plan in Appendix A is located approximately 3m from the public foul water sewer. With reference to the Sewer Easement Protocol Flow Diagram in Appendix C, on the basis the public foul water sewer diameter is less than 300mm and the depth is less than 3.0m, this is considered acceptable.

A private lateral drain that connects to the public foul water sewer will pass closer to the proposed building than 2m. However, on the basis this drain is a 100mm diameter pipe which carries wastewater away from a single neighbouring property to the public foul water sewer, diverting this lateral drain around the proposed building as part of the development is considered acceptable.

The exact details of the private lateral drain diversion will be ascertained at the detailed design stage.

Can SW please confirm that the attached Indicative Foul Drainage Plan already submitted for the planning application is acceptable so that we can advise the planning officer.

Kind regards



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