



from  
**Southern Water** 

Horsham District Council  
Parkside  
Chart Way  
Horsham  
West Sussex  
RH12 1RL

Your ref  
DC/25/1946

Our ref  
DSA000050391

Date  
16<sup>th</sup> January 2026

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Demolition of existing dwelling and erection of 1 no Detached 3 bed dwelling and 1 no pair of Semi-detached 3 bed dwellings with parking and facilities.

**Site:** 3 Station Road, Billingshurst, West Sussex, RH14 9RF.

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

#### Insufficient Information provided

#### Condition

Construction of the development shall not commence until details of the proposed means of foul drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

#### Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate)

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/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. To get in contact to confirm the exact position of the asset please visit;

[https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains\\_pb.pdf](https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf).

For information on required stand-off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

## **Existing Water Main - tree, buildings, assets within stand-off distance**

The 102 mm diameter water main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access.

No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. Please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

### **Condition**

In order to protect water apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission;

The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect/divert the public water supply main.

### **Tree planting**

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers"

([https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1\\_nwm.pdf](https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf)) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

### **Condition**

In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

### **Proposed SuDS features**

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance [www.water.org.uk/sewerage-sector-guidance-approved-documents/](https://www.water.org.uk/sewerage-sector-guidance-approved-documents/).

### **No soakaways should be connected to the public surface water sewer.**

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption of SuDS will be considered if requested by the developer if they comply with: Design and Construction Guidance (Appendix C), CIRIA guidance and Southern Water SuDS Guidance available here:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>

<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

<https://www.southernwater.co.uk/media/l4ndl3db/suds-final-080824.pdf>

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.

### **Proposed works involve demolition.**

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

### **S106 Connection application**

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.

To make an application visit Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

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

Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

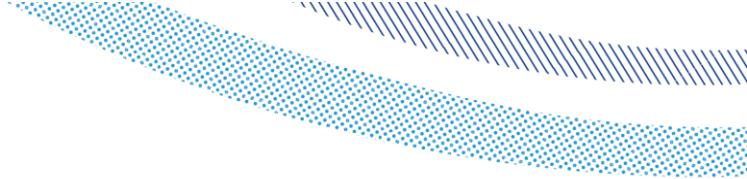
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

Yours faithfully,  
Future Growth Planning Team

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX  
[southernwater.co.uk](https://www.southernwater.co.uk)

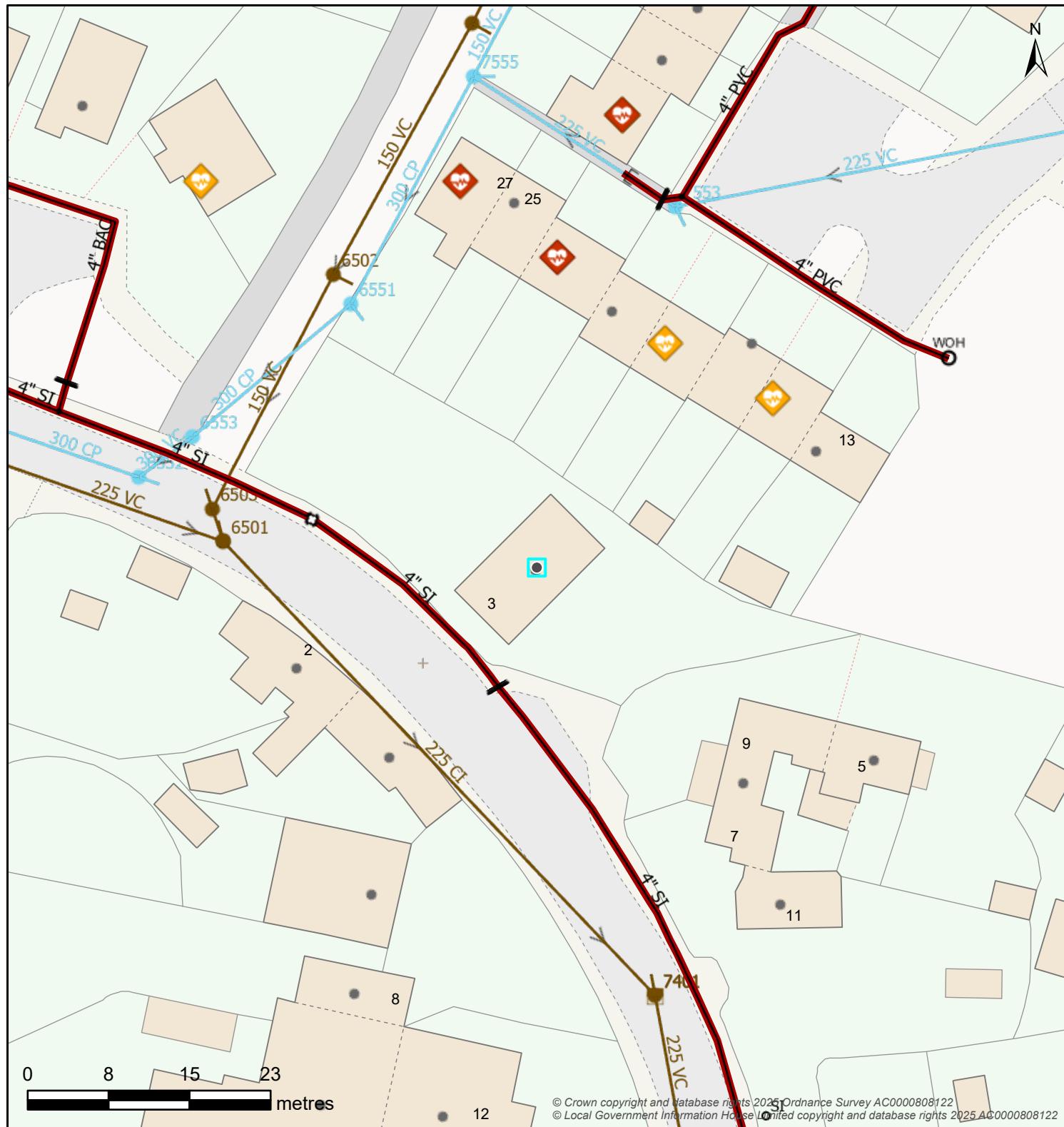
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[southernwater.co.uk/developing-building/planning-your-development](http://southernwater.co.uk/developing-building/planning-your-development)

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Controllable Valve			Flow Control			Inlet-Outfall	
 Damboards	 Penstock	 Valve	 Anti Flood Device	 Pumped Anti Flood Device	 Reflux Valve	 Inlet	 Outfall
<b>Manhole</b>							
 Bifurcation	 Cascade	 CP Catchpit	 Head Of Public Sewer	 IC Interceptor Chamber	 Manhole	 S Soakaway	 WO Washout
<b>Outfall Headworks</b>		<b>Overflow Chamber</b>		<b>Pipe Bridge</b>		<b>Pumping Station</b>	
 Outfall Headworks	 CSO Combined Sewer Overflow	 EMO Emergency Overflow	 Pipe Bridge	 Micro Pumping Station	 Pumping Station		
<b>Sewer Level Monitor</b>		<b>Storage</b>		<b>Treatment Works</b>		<b>Weir</b>	<b>Wastewater Site</b>
 Sewer Level Monitor	 Storm Tank	 Tidal Storage Tank	 Treatment Works	 Weir	 Wastewater Site		
<b>Wastewater Pipe</b>				<b>Wastewater Use</b>		<b>Developer Services</b>	
 Culverted Water Course	 Syphon	 Foul	 Build Over Agreement	 Overflow	 Combined	 Section 104	
 Drain	 Trunk Sewer	 Sludge	 Catchment	 Overflow	 Treated Effluent	 Wastewater Area	
 Overflow	 Decommissioned Pipe	 Surface Water	 Sub-Catchment	 Rising Main	 Private		
 Sewer							

## Map Title: SW Print

Printed By: Anne

**Map Scale: 500**

*The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets may differ due to land surveying errors.*

