



from  
**Southern Water** 

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

Your ref  
DC/25/1588

Our ref  
DSA000048352

Date  
21<sup>st</sup> October 2025

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Demolition of an existing bungalow and erection of 1no. five-bedroom dwelling.  
**Site:** Old Nursery Cottage, Haglands Lane, West Chiltington, West Sussex, RH20 2QR.

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 water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

#### 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

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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 Soakaways**

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of Soakaways to dispose of surface water from the proposed development. No new Soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

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

### **Surface water discharge proposed to existing watercourse**

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

### **Hierarchy of Building Regulations H3 for disposal of surface water - not yet provided documentation proving compliance**

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

### **Condition**

We request that should this application receive planning approval, the following condition is attached to the consent: Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have been agreed by the Lead Local Flood Authority, in consultation with Southern Water.

## **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.

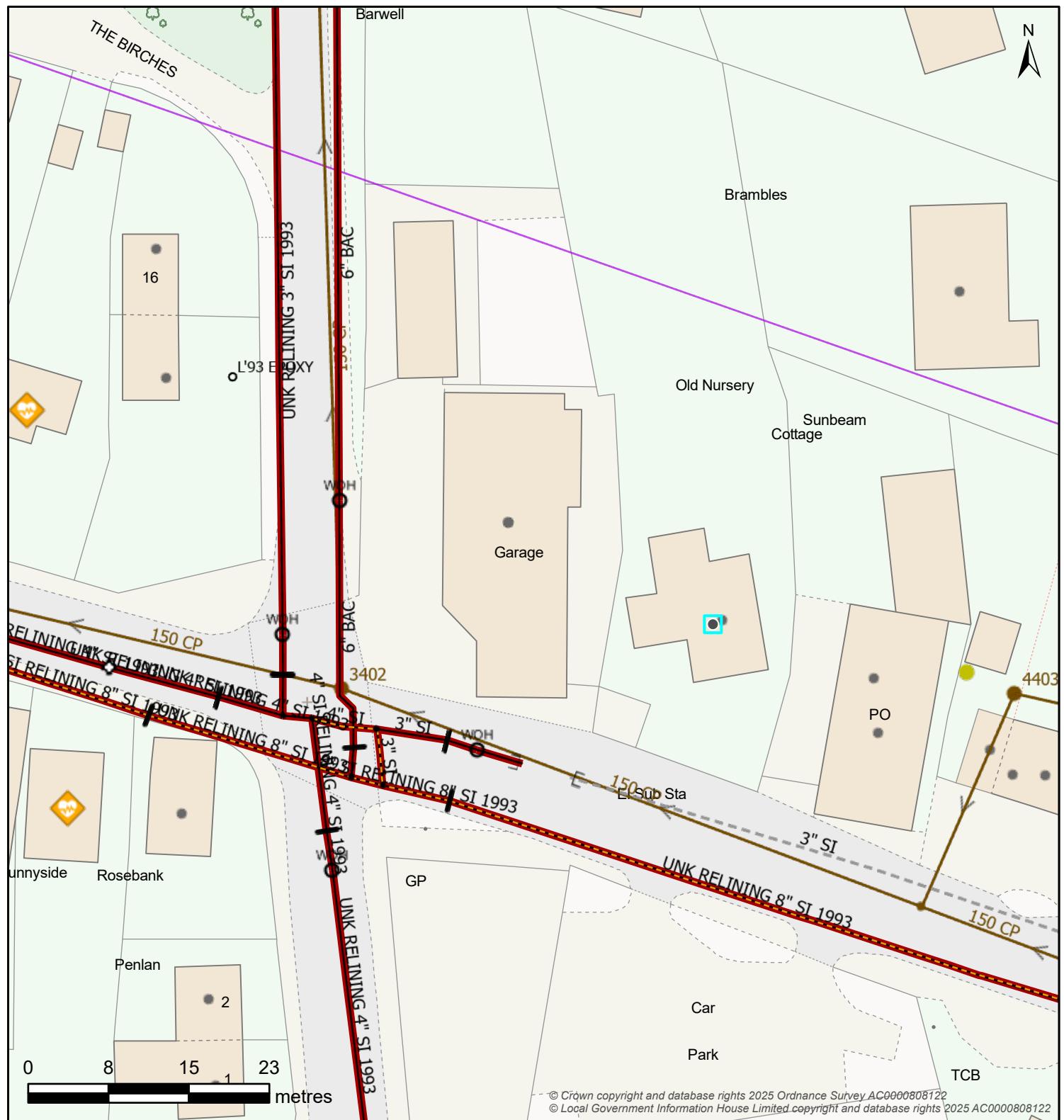
## **S106 Connection application**

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

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

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

Yours faithfully,  
Future Growth Planning Team  
[southernwater.co.uk/developing-building/planning-your-development](http://southernwater.co.uk/developing-building/planning-your-development)



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

## Map Title: SW Print

Printed By: Anne McFarlane?

Date Printed: 21/10/2025

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 should always be determined on site.*

