



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

Your ref
DC/25/1019

Our ref
DSA000046574

Date
14th of August 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access.

Site: Land To the West of Shoreham Road Small Dole West Sussex, BN5 9YH.

Thank you for your correspondence, please see our comments below regarding the above application.

Proposed new pumping station located within the development Site.

If the applicant proposes to offer a new on-site drainage and pumping station for adoption as part of the foul water public sewerage system, this would have to be designed and constructed to the specification of Southern Water Services Ltd.

<https://landsearch.southernwater.co.uk/media/4323/southern-water-design-and-construction-specification-water-codes-for-adoption.pdf>

In order to protect the amenity of prospective residents, no habitable rooms shall be located within 15 metres to the boundary of the proposed adoptable pumping station, due to the potential odour, vibration and noise generated by all types of pumping stations.

Condition.


Construction of the development shall not commence until details of the proposed means of foul water drainage disposal respecting the requirement for a non-habitable zone around the adoptable pumping station and suitable access arrangements, 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

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

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near water Mains and Sewers” (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.

Connection to public sewer - capacity available desktop study under 50.

Southern Water has undertaken a desktop study of the area, and our investigations indicate that Southern Water can facilitate foul sewerage water run off disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

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>

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.

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/.

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.

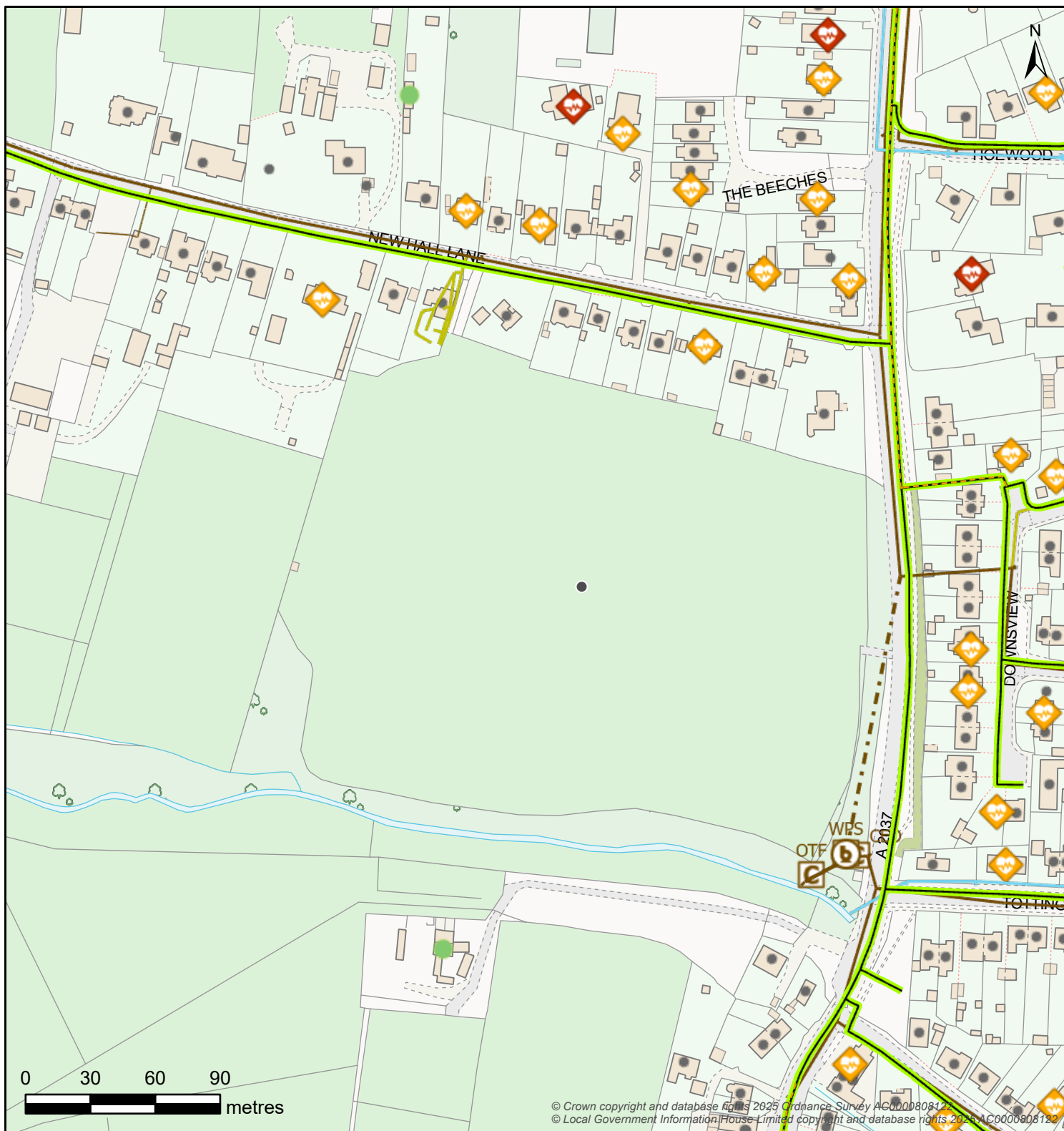
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team

southernwater.co.uk/developing-building/planning-your-development



Boundary Box	Break Pressure Tank	Capped End	Hydrant			
<div><div></div>Boundary Box</div>	<div><div><div>BPT</div></div>Break Pressure Tank</div>	<div><div></div>Capped End</div>	<div><div><div></div></div>Emptying Plug</div>	<div><div><div></div></div>Fire Hydrant</div>	<div><div><div>WOH</div></div>Washout Hydrant</div>	
Pressure Monitoring	Service Reservoir		Meter	Valve - Controllable		
<div><div><div></div></div>Logger</div>	<div><div><div></div></div>Covered</div>	<div><div><div></div></div>Tower</div>	<div><div><div></div></div>Meter</div>	<div><div><div></div></div>Open Valve</div>	<div><div><div></div></div>Closed Valve</div>	<div><div><div></div></div>Stop Tap</div>
Site			Valve - Flow			
<div><div><div></div></div>Abstraction Point</div>	<div><div><div></div></div>Supply Works</div>	<div><div><div>AV</div><div></div></div>Air Valve</div>	<div><div><div>NRV</div><div></div></div>Non-Return Valve</div>	<div><div><div>WO</div><div></div></div>Washout Empty Valve</div>		
<div><div><div></div></div>Booster Station</div>	<div><div><div></div></div>Transfer Station</div>	<div><div><div></div></div>Valve - Pressure</div>		<div><div><div></div></div>Pipe Bridge</div>		
<div><div><div></div></div>Surface Reservoir</div>	<div><div><div></div></div>Underground Source</div>	<div><div><div>PRV</div><div></div></div>Pressure Reducing Valve</div>	<div><div><div>PSV</div><div></div></div>Pressure Sustaining Valve</div>	<div><div><div></div></div>Pipe Bridge</div>		
Water Pipe			Water Area			
<div><div></div>Communication</div>	<div><div></div>Trunk</div>	<div><div></div>Decommissioned</div>	<div><div></div>Water Supply Zone</div>	<div><div></div>District Meter Area</div>		
<div><div></div>Distribution</div>	<div><div></div>Raw</div>	<div><div></div>Discolouration</div>				
<div><div></div>Non-Potable</div>	<div><div></div>Private</div>					

Map Title: SW Print

Printed By: Anne.McFarlane2

Date Printed: 14/08/2025

Map Scale: 2500

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.



from
Southern Water.