



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

Your ref  
**DC/25/0037**

Our ref  
DSA000040597

Date  
30/01/2025

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** PLANNING AND LISTED BUILDING APPLICATION FOR CONVERSION OF THE LISTED BUILDING TO 3 NO. HOUSES AND CONVERSION OF THE GARAGE AND EXISTING FLAT TO 1 NO. COTTAGE.

**Site:** Lock House Lock Partridge Green West Sussex RH13 8EG.

Thank you for your correspondence dated the 23<sup>rd</sup> of January 2025, please see our comments below regarding the above application.

### **Septic tank proposed**

The Environment Agency should be consulted directly by the applicant regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation.

### **SuDS**

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

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>  
<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

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. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

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



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

### Map Title: SW Print

Printed By: Kelly.Donaldson

Date Printed: 30/01/2025

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.*

