



from  
**Southern Water** 

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

Your ref  
DC/25/1830

Our ref  
DSA000049530

Date  
2<sup>nd</sup> December 2025

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Erection of a commercial building with offices, staff welfare and toilets.

**Site:** Birchfield Nursery, Kidders Lane, Henfield, West Sussex, BN5 9AB.

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

### **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/>

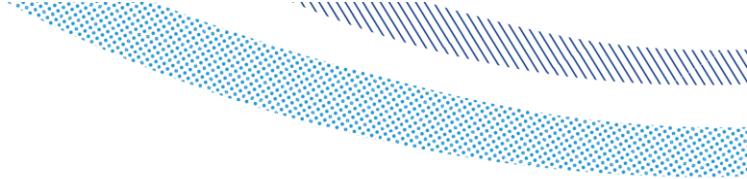
<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

<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

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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.

### **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.

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
BIF Bifurcation   Cascade   CP Catchpit   Head Of Public Sewer   IC Interceptor Chamber   Manhole   S Soakaway   WO Washout		
Outfall Headworks	Overflow Chamber	Pipe Bridge
Outfall Headworks	CSO Combined Sewer Overflow	EMO Emergency Overflow   Pipe Bridge   Micro Pumping Station   Pumping Station
Sewer Level Monitor	Storage	Treatment Works
Sewer Level Monitor	Storm Tank   Tidal Storage Tank	Treatment Works   Weir   Wastewater Site
Wastewater Pipe	Wastewater Use	Developer Services
Culverted Water Course   Drain   Outfall   Overflow   Rising Main   Sewer	Syphon   Tank Sewer   Trunk Sewer   Vacuum Main   Decommissioned Pipe	Foul   Combined   Sludge   Treated Effluent   Surface Water   Private
		Build Over Agreement   Section 104
Wastewater Area		
		Catchment   Sub-Catchment

## Map Title: SW Print

Printed By: Anne.McFarlane2

Date Printed: 02/12/2025

Map Scale: 750

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.



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