



from
Southern Water 

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

Your ref
DC/25/0151

Our ref
DSA000042671

Date
1st of May 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Redevelopment of the site to provide 304 residential units, parking, a retail unit, public car park, public open space, attenuation basins and landscaping.

Site: Land To the North and South of Mercer Road Warnham West Sussex.

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

Inadequate Capacity

Network Capacity refers to the available capacity in our underground assets that carry water and wastewater to WWTWs. This includes a range of pipe sizes and material types, Wastewater Pumping Stations (WPS) and supporting infrastructure. Some capacity issues may be addressed with operational changes, others may require physical works on our assets. We may identify where several developments would benefit from a larger network reinforcement programme to serve them all where significant growth is taking place in close proximity.

Part of our evaluation looks at the risk of flooding incidents arising from the additional flow of material in terms of 'hydraulic overload'. This means we consider whether there is enough room in the pipes for the likely maximum flow from the connection itself. This assessment does not include random events such as ingress of water from broken pipes, changes in flow arising from blockages or unidentified additional flows from misconnections, these are dealt with through other processes outside of our asset growth planning team as they are operational incidents.

We do not object to any development on the grounds of Network Capacity, every development has a right to be able to 'communicate with', or connect to, the sewer network under section 106 of the Water Industry Act 1990.

We also have a statutory obligation to provide the sewer network and treatment facilities to enable connection, therefore we would only request that developments align occupation with our provision of services.

Where reinforcement projects cannot be completed within 24 months of the request to connect we will work with the developer to agree alternative solutions whilst the work is completed.

Network Capacity is independent of capacity at the WWTW and growth is planned in a different way though in some cases we may have parallel projects to both reinforce both the network and upgrade the treatment works but this is often not required.

For full details of our connection charging arrangement visit: Connection charging arrangements (southernwater.co.uk)

Southern Water has undertaken a capacity check to understand the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This indicates that these additional flows may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

Southern Water will liaise with the developer in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.

It may be possible for some initial dwellings to connect, pending network reinforcement. Southern Water will review and advise on this following consideration of the development programme and the extent of network reinforcement required. Please provide your developments build out rates to buildoutdata@southernwater.co.uk

Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored. This will enable us to establish the extent of any works required.

Southern Water endeavour to provide reinforcement within 24 months of planning consent being granted (Full or Outline) however for more complex applications our assessment of the timescales needed will require an allowance for the following which may result in an extension of the 24 month period:

Initial feasibility, detail modelling and preliminary estimates.

Flow monitoring (If required)

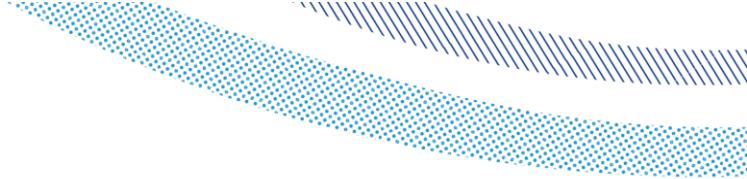
Detailed design, including land negotiations.

Construction.

Condition: Southern Water hence requests the following condition to be applied: Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development.

Connection To Public Sewer

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>



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>

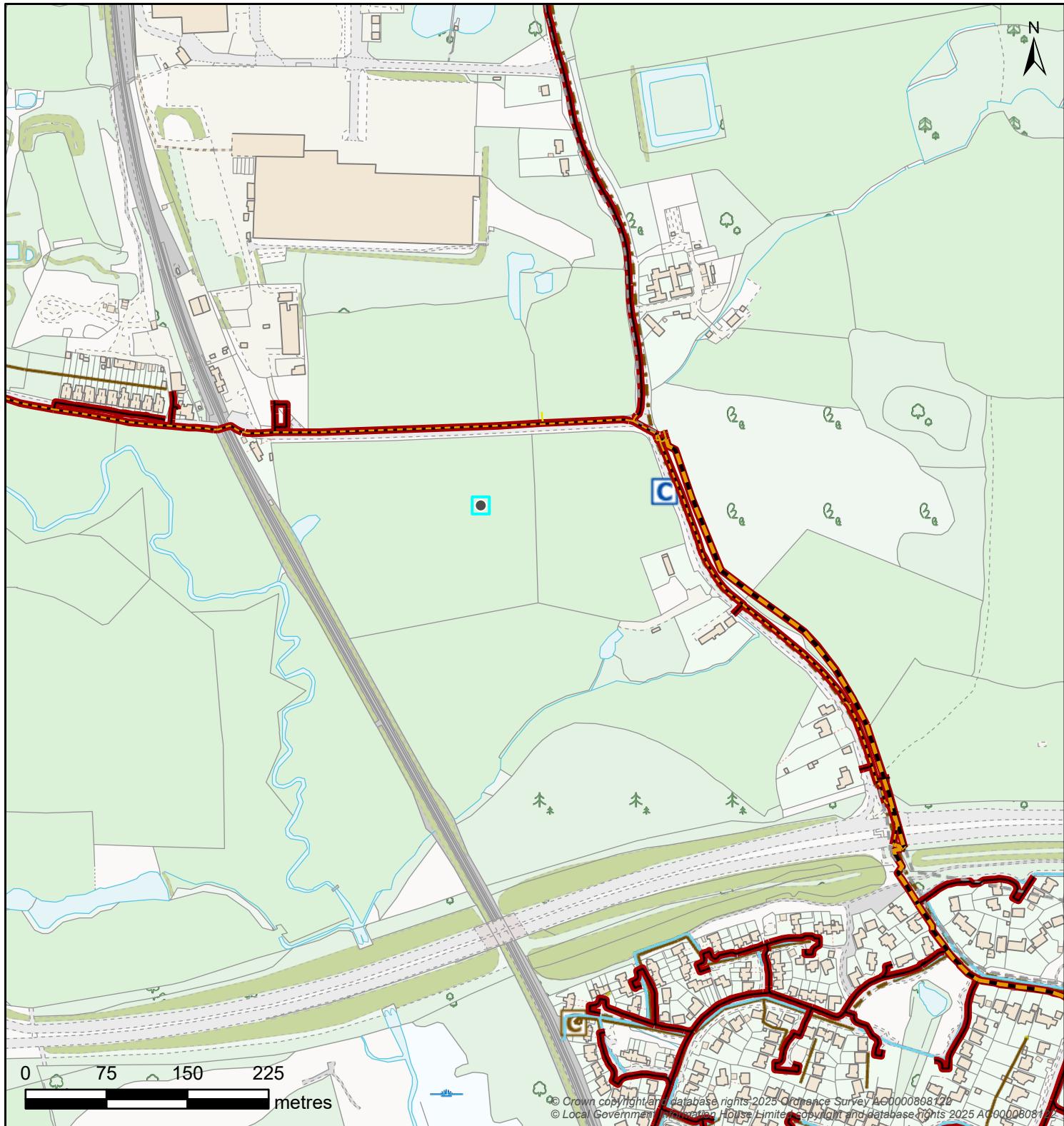
We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

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

Map Title: SW Print

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Date Printed: 14/04/2025

Map Scale: 5000

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.

