



from
Southern Water 

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

Your ref
DC/25/0486

Our Ref
DSA000044048

Date
21st May 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Outline application for the demolition of existing buildings and erection of 9No self-build / custom build dwellings with all matters reserved

Site: Oakhurst Centre West Chiltington Lane Coneyhurst West Sussex RH14 9DN

Thank you for your recent correspondence. Please see our comments below regarding the above 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/

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.

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.

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.

Insufficient Information provided

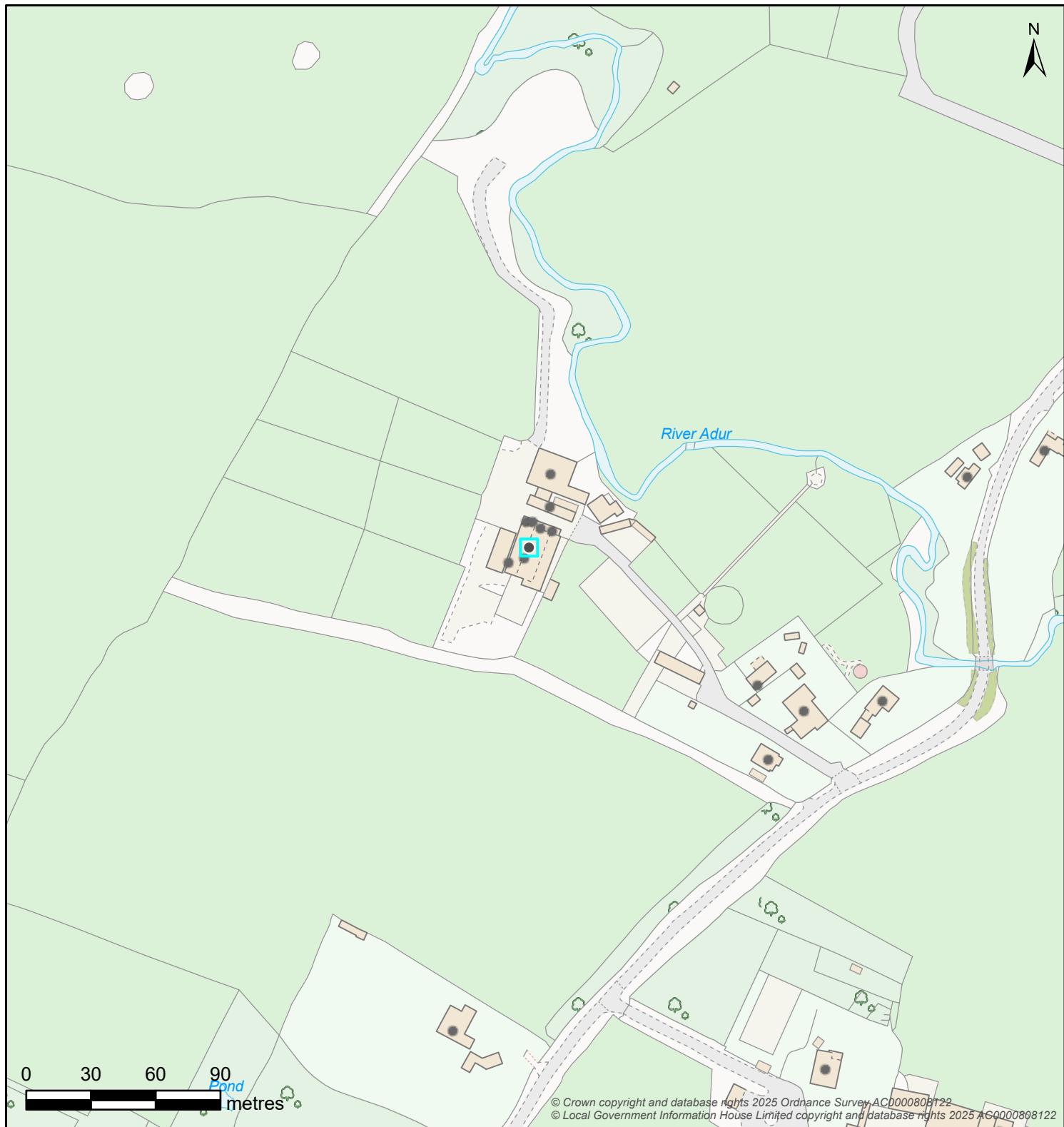
Construction of the development shall not commence until details of the proposed means of foul drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

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
<input type="checkbox"/> Boundary Box	BPT Break Pressure Tank	<input type="checkbox"/> Capped End	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 WO Washout Empty Valve	
Booster Station	Transfer Station		
Surface Reservoir	Underground Source	PRV Pressure Reducing Valve PSV Pressure Sustaining Valve	Pipe Bridge
Water Pipe		Water Area	
Communication	Trunk	Decommissioned	Water Supply Zone District Meter Area
Distribution	Raw	Discolouration	
Non-Potable	Private		

Map Title: SW Print

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Date Printed: 21/05/2025

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.

WATER for LIFE from Southern Water