



from  
**Southern Water** 

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

**Your ref**  
DC/25/0362

**Our ref**  
DSA000046177

**Date**  
31<sup>st</sup> of July 2025

**Contact**  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Full planning permission for demolition of existing workshop, barn and offices and erection of a new barn and workshop building and office building and creation of open storage along with the full enclosure and refurbishment of existing barn.

**Site:** Menzies Wood Farm Okehurst Lane Billingshurst West Sussex.

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

#### **Proposed Disposal to ground from package treatment plant**

The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.

#### **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/>

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX  
[southernwater.co.uk](http://southernwater.co.uk)

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<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 works involve demolition**

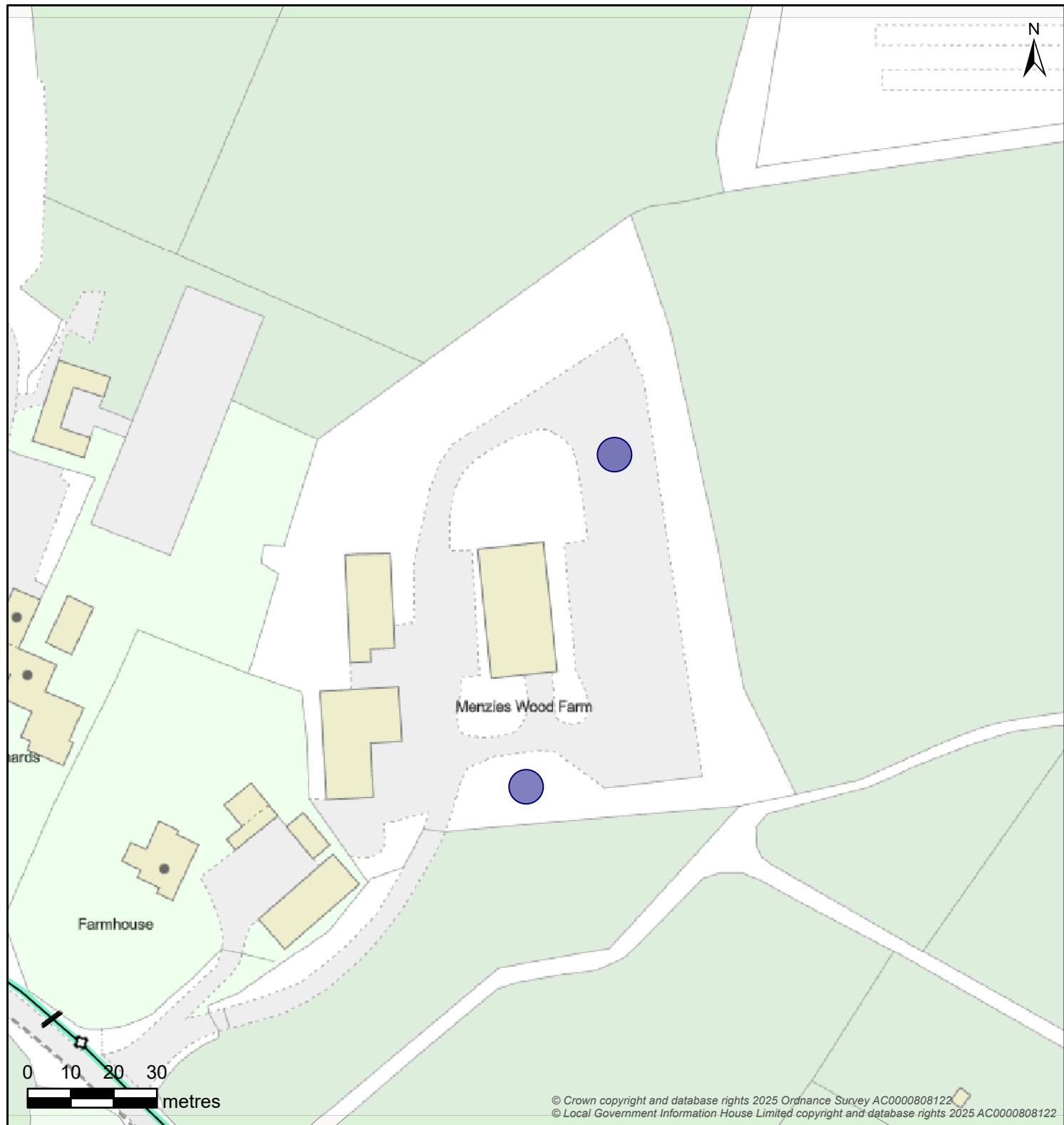
In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

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://www.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://www.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	Capped End	Hydrant
Logger	Covered	Tower	Hydrant
Pressure Monitoring	Service Reservoir	Meter	Valve - Controllable
Abstraction Point	Supply Works	Meter	Open Valve
Booster Station	Transfer Station	PRV Pressure Reducing Valve	Closed Valve
Surface Reservoir	Underground Source	PSV Pressure Sustaining Valve	Stop Tap
Site	Valve - Flow		
Air Valve	Non-Return Valve	Washout Empty Valve	
Valve - Pressure		Pipe Bridge	
Pressure Reducing Valve	Pressure Sustaining Valve	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: 31/07/2025

Map Scale: 1250

*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.*

