



from
Southern Water 

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

Your ref
DC/25/0102

Our ref
DSA000041659

Date
21/03/2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigate.

Site: Land at Campsfield Linfield Close Southwater West Sussex RH13 9FR.

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

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.72 l/s for the above development at manhole reference TQ15249801. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

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> and 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.

No habitable rooms shall be located within a minimum 15 metres of the boundary of an existing water/wastewater pumping station, due to the vibration and noise generated by all types of pumping stations and the potential odour.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

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Southern Water requires existing access arrangements to the water/wastewater pumping station to be maintained with regards to unhindered 24 hour / 7 days a week access.

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.

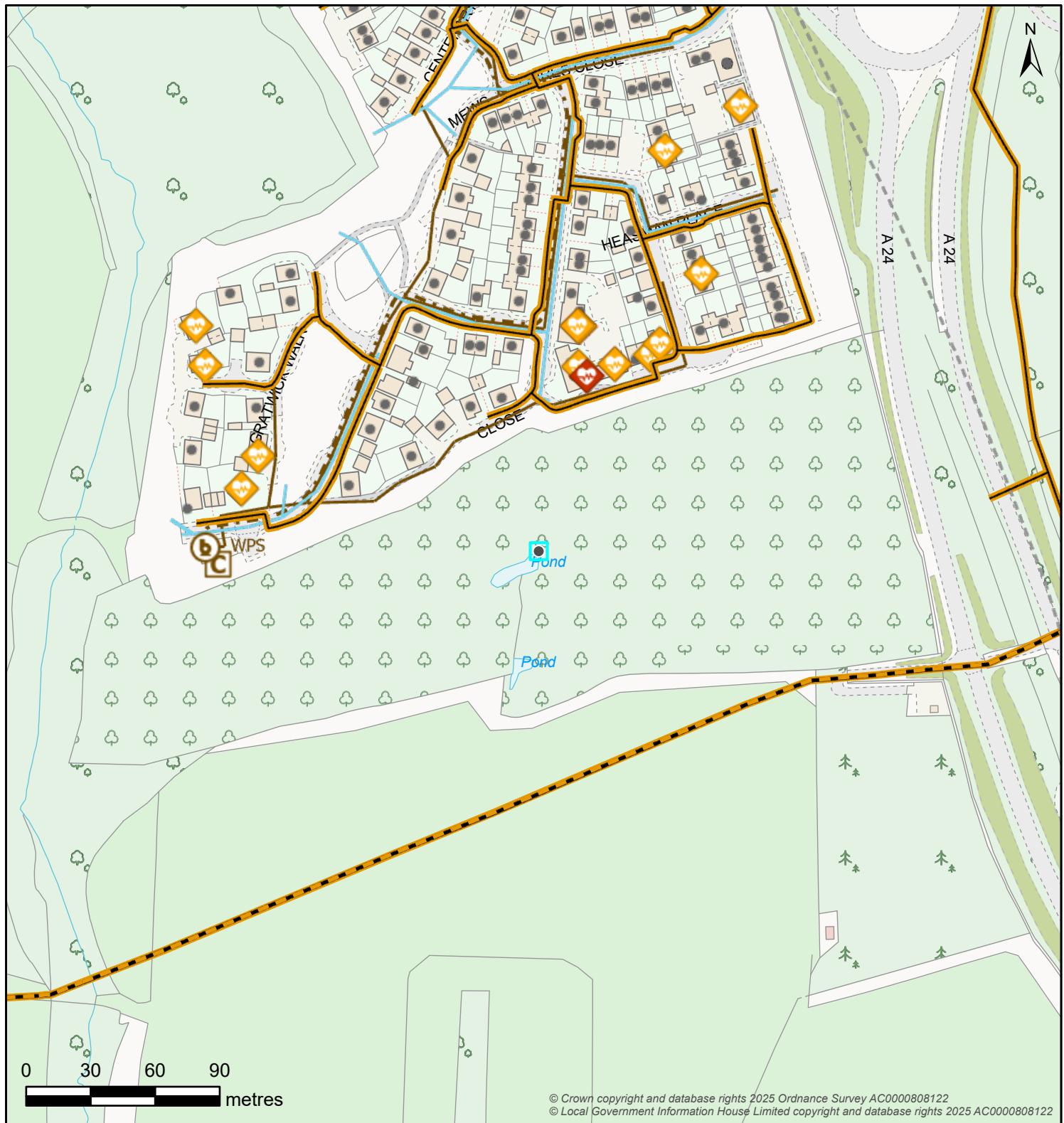
No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains or water mains.

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

Map Title: SW Print

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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.

