



from  
**Southern Water** 

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

**Your ref**  
DC/25/1234

**Our ref**  
DSA000046900

**Date**  
29<sup>th</sup> August 2025

**Contact**  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Demolition of existing buildings and erection of a dwelling (as an alternative to Prior Approval Ref. DC/24/0304)

**Site:** Rowfold Lodge, Coneyhurst Road, Billingshurst, West Sussex, RH14 9DD

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

#### Insufficient Information provided

#### Condition

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

#### Tree planting

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers"

([https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1\\_nwm.pdf](https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf)) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

## **Condition**

'In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

## **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.**

## **Hierarchy of Building Regulations H3 for disposal of surface water - not yet provided documentation proving compliance**

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

## **Condition**

We request that should this application receive planning approval, the following condition is attached to the consent: Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have been agreed by the Lead Local Flood Authority, in consultation with Southern Water.

**Proposed works involve demolition.**

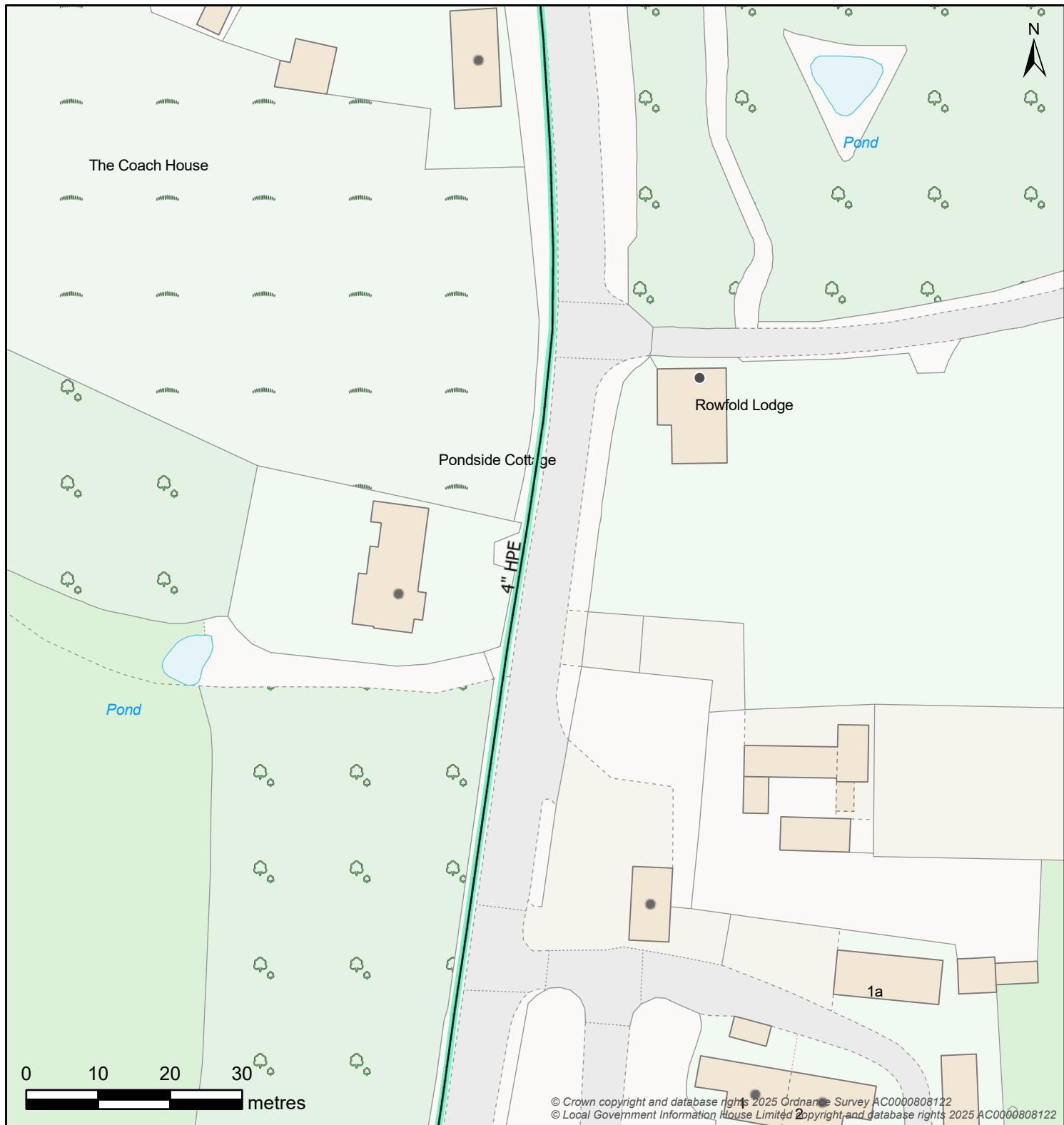
In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: [southernwater.co.uk](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)



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

## Map Title: SW Print

Printed By: Anne.McFarlane2

Date Printed: 29/08/2025

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.

