



from
Southern Water 

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

Your ref
DC/25/0446

Our ref
DSA000042819

Date
17th of April 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Demolition of 2no. agricultural buildings and the erection of 3no. dwellings.
Site: Crays Barn Crays Lane Goose Green Pulborough.

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

Proposed SuDS

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/

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/>

<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.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
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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 Disposal to ground from package treatment plant

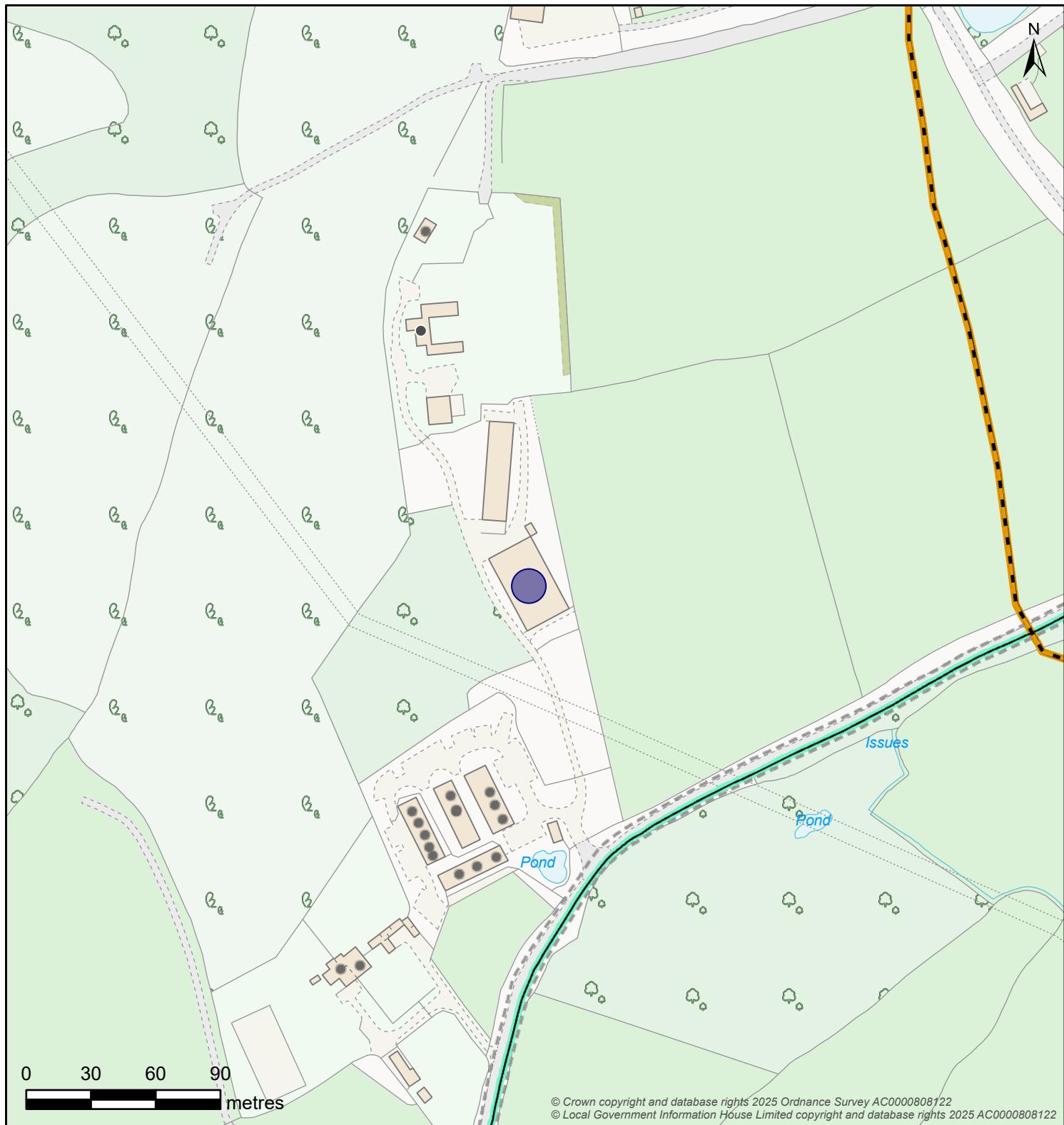
The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.

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 X Stop Tap
Site	Valve - Flow		
◊ Abstraction Point ● Booster Station ● Surface Reservoir	● Supply Works ● Transfer Station ● Underground Source	AV Air Valve PRV Pressure Reducing Valve	NRV Non-Return Valve PSV Pressure Sustaining Valve
		WO Washout Empty Valve	— Pipe Bridge
Valve - Pressure		Water Area	
	● PRV Pressure Reducing Valve	● PSV Pressure Sustaining Valve	— Pipe Bridge
Water Pipe	Water Area		
— Communication — Distribution — Non-Potable	— Trunk — Raw — Private	— Decommissioned — Discolouration	■ Water Supply Zone □ District Meter Area

Map Title: SW Print

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Map Scale: 2500

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