



from
Southern Water 

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

Your ref
DC/25/2006

Our ref
DSA000050070

Date
6th January 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of four padel tennis courts, single storey cafe and container units, with outdoor seating and associated works.

Site: Land East of 1 To 25 Hayes Lane, Slindfold, West Sussex, RH13 0SQ.

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

Yes To Capacity (FOUL)

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.32 l/s for the above development at manhole reference TQ11307702.

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/.

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/](http://www.water.org.uk/sewerage-sector-guidance-approved-documents/)

[https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS](http://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.

Surface water discharge proposed to existing watercourse

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

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.

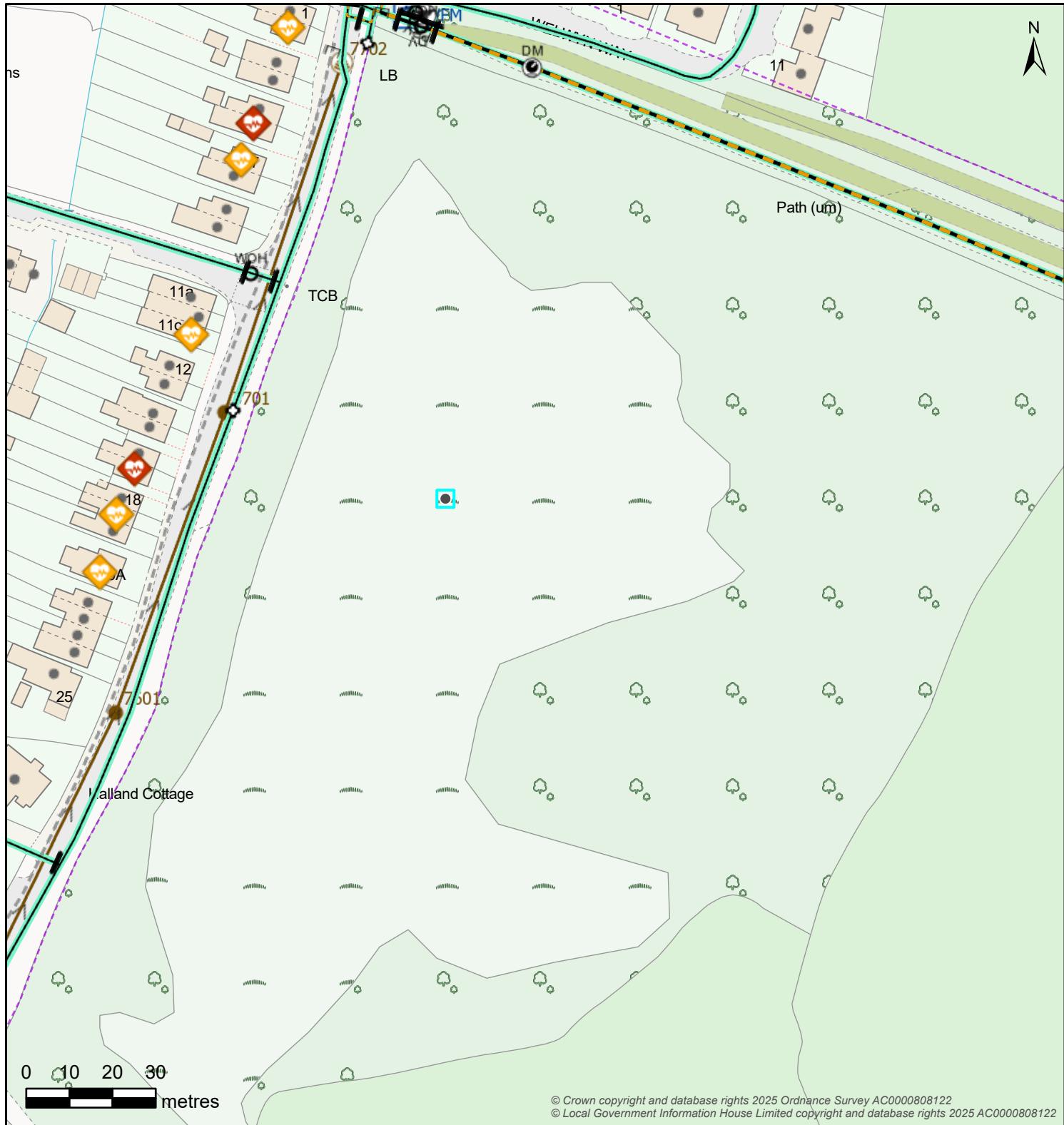
S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

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



Controllable Valve	Flow Control	Inlet-Outfall
● Damboards □ Penstock ● Valve	● Anti Flood Device □ Pumped Anti Flood Device □ Reflux Valve	□ Inlet □ Outfall
Manhole		
● BIF Bifurcation ○ Cascade ● CP Catchpit ○ Head Of Public Sewer IC Interceptor Chamber ● Manhole S Soakaway WO Washout		
Outfall Headworks	Overflow Chamber	Pipe Bridge
● Outfall Headworks	CSO Combined Sewer Overflow EMO Emergency Overflow	— Pipe Bridge □ Micro Pumping Station ○ Pumping Station
Sewer Level Monitor	Storage	Treatment Works
● Sewer Level Monitor	□ Storm Tank □ Tidal Storage Tank	● Treatment Works □ Weir ○ Wastewater Site
Wastewater Pipe	Wastewater Use	Developer Services
— Culverted Water Course — Drain — Outfall - - - Overflow - - - Rising Main — Sewer	— Syphon — Tank Sewer — Trunk Sewer - - - Vacuum Main - - - Decommissioned Pipe	— Foul — Combined — Sludge — Treated Effluent — Surface Water — Private
		□ Build Over Agreement □ Section 104
Wastewater Area		
		□ Catchment □ Sub-Catchment

Map Title: SW Print

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Date Printed: 06/01/2026

Map Scale: 1:250

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.

