



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

Your ref  
DC/26/0158

Our ref  
DSA000051939

Date  
6<sup>th</sup> March 2026

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Demolition of agricultural barns and the erection of a 3no. bedroom dwelling with the retention of existing access arrangements, parking and landscaping.

**Site:** Nash Manor, Lower Nash, Nutbourne Lane, Nutbourne, West Sussex, RH20 2HS,

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

### **Insufficient Information provided**

#### **Condition**

Construction of the development shall not commence until details of the proposed means of foul/surface 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 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 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.

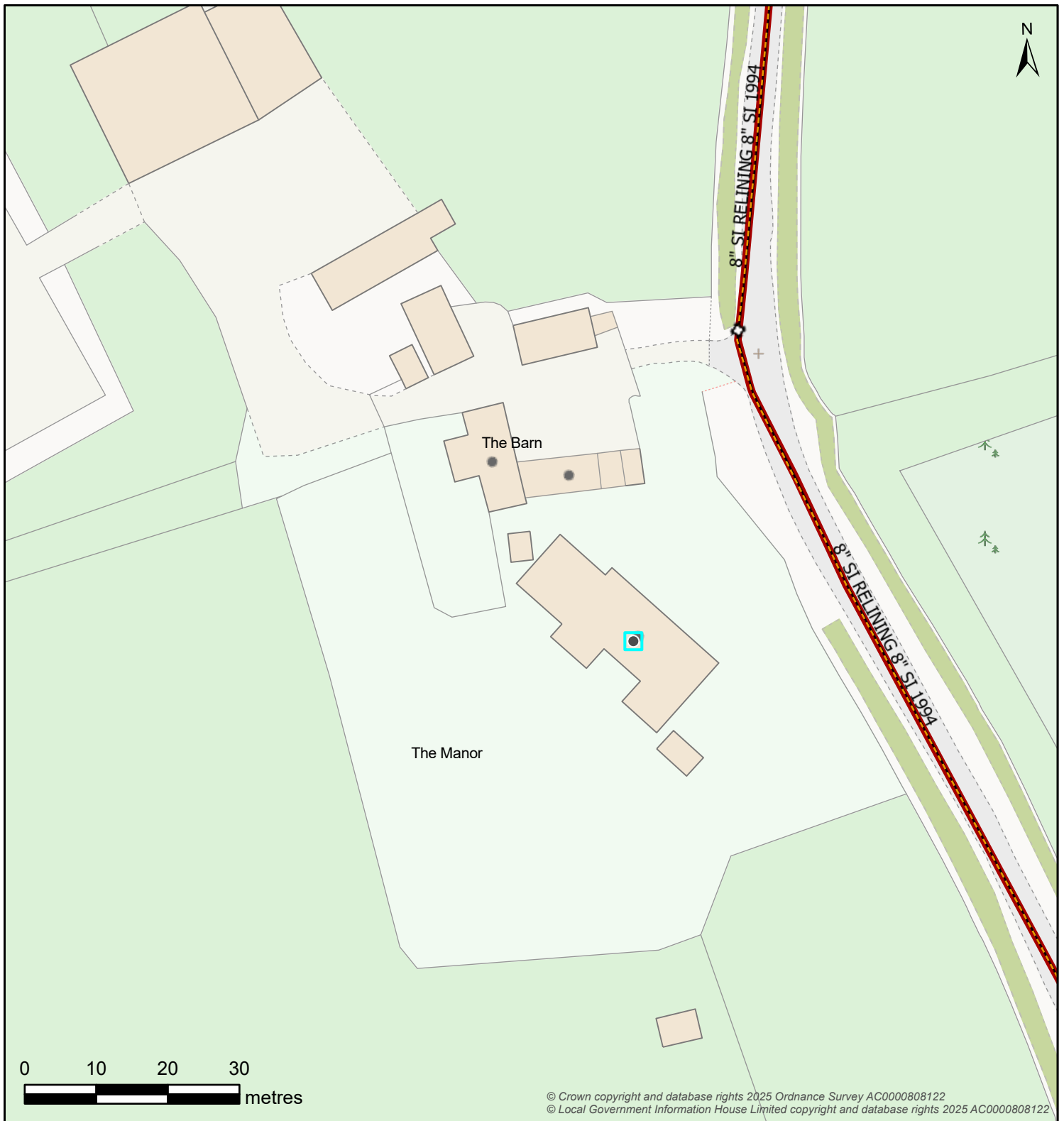
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](https://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://southernwater.co.uk/developing-building/planning-your-development)



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

**Map Title: SW Print**

Printed By: Anne.McFarlane2  
 Date Printed: 06/03/2026  
 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.*

