



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

Your ref  
DC/26/0262

Our ref  
DSA000051938

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

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Outline Application for the development of 9 new residential dwellings with all matters reserved except access.

**Site:** Land North of Jolesfield Cottages, Jolesfield, Partridge Green, West Sussex, RH13 8JT.

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 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 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/](http://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. 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.

### **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.

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>

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.

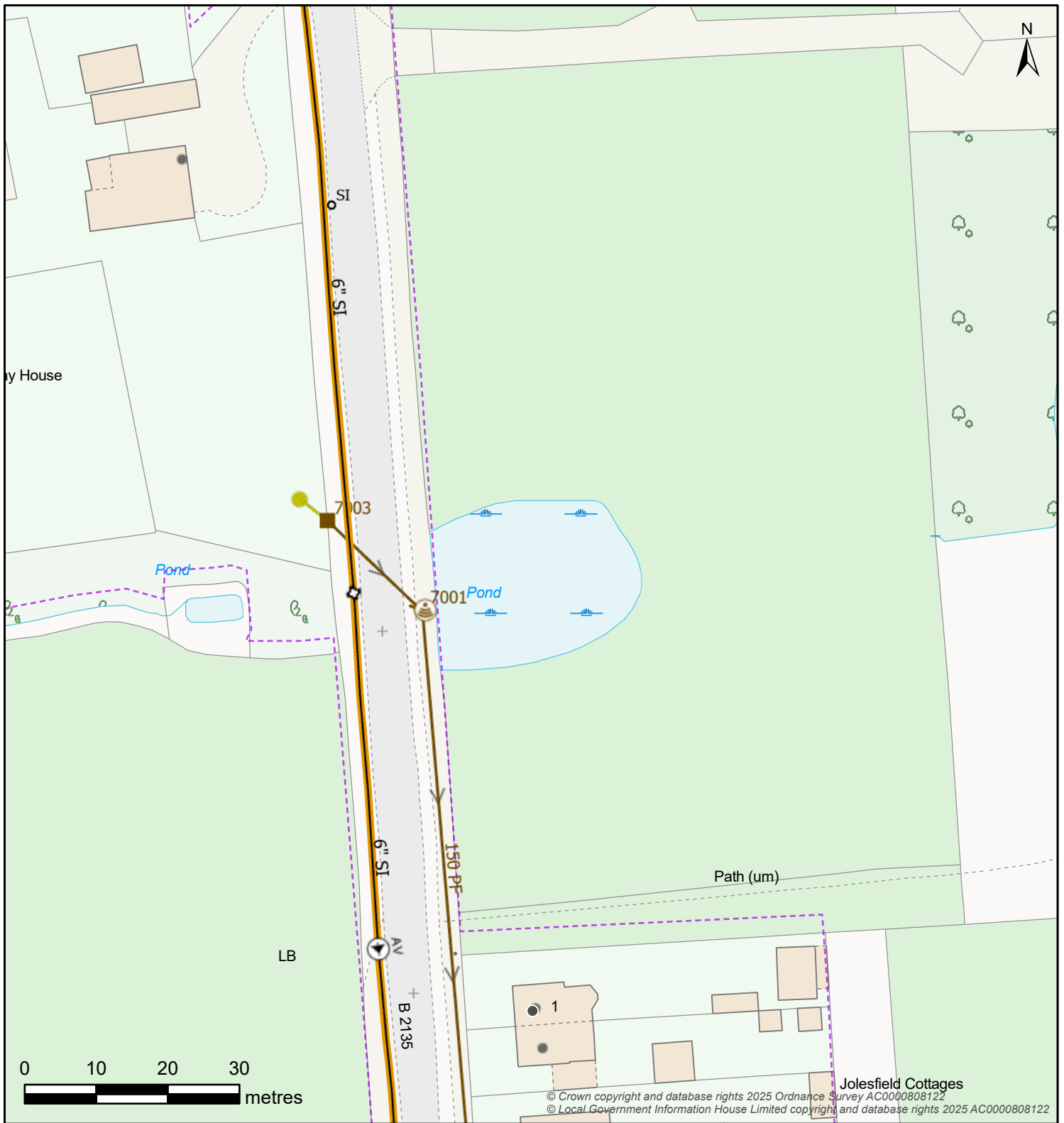
We request that should this planning application receive planning approval, the following informative is attached to the consent:

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.

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://www.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://www.southernwater.co.uk/developing-building/planning-your-development)



| Controllable Valve  |  |                  | Flow Control   |                        |                    | Inlet-Outlet    |  |
|---------------------|--|------------------|----------------|------------------------|--------------------|-----------------|--|
|                     |  |                  |                |                        |                    |                 |  |
| Manhole             |  |                  |                |                        |                    |                 |  |
|                     |  |                  |                |                        |                    |                 |  |
| Outfall Headworks   |  | Overflow Chamber |                | Pipe Bridge            |                    | Pumping Station |  |
|                     |  |                  |                |                        |                    |                 |  |
| Sewer Level Monitor |  | Storage          |                | Treatment Works        |                    | Weir            |  |
|                     |  |                  |                |                        |                    |                 |  |
| Wastewater Pipe     |  |                  | Wastewater Use |                        | Developer Services |                 |  |
|                     |  |                  |                |                        |                    |                 |  |
|                     |  |                  |                | <b>Wastewater Area</b> |                    |                 |  |
|                     |  |                  |                |                        |                    |                 |  |
|                     |  |                  |                |                        |                    |                 |  |
|                     |  |                  |                |                        |                    |                 |  |
|                     |  |                  |                |                        |                    |                 |  |

**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.*

