



from  
**Southern Water** 

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

Your ref  
DC/25/1881

Our ref  
DSA000050026

Date  
5th January 2026

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Erection of a new build coach house building to be used as a holiday cottage. (Full Application).

**Site:** Lock House Lock, Partridge Green, West Sussex, RH13 8EG.

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

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

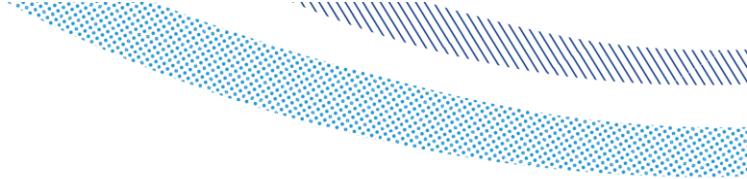
[https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS](http://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS)

<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

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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.

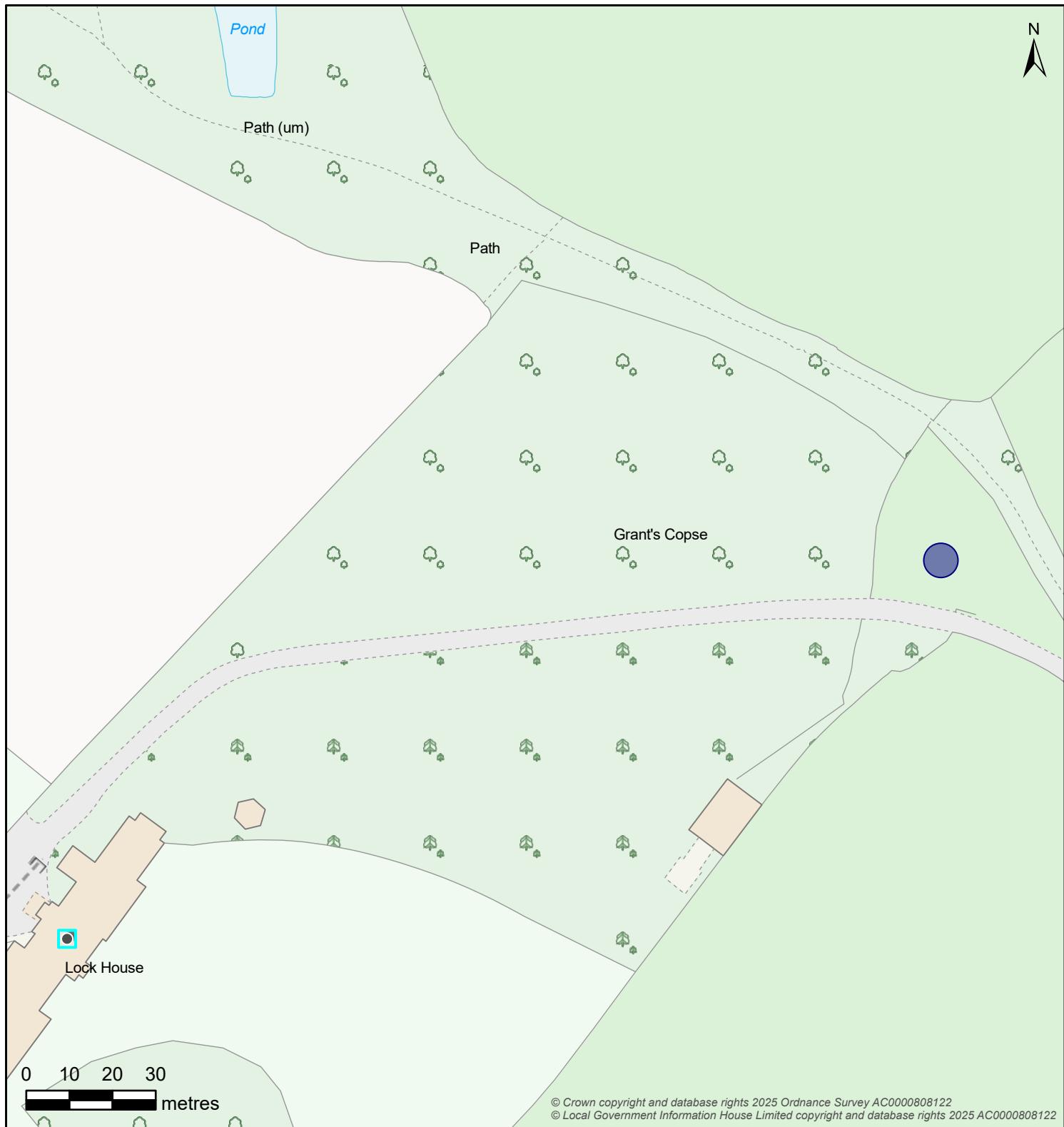
### **Septic tank proposed**

The Environment Agency should be consulted directly by the applicant regarding the use of a septic tank drainage 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](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)



Controllable Valve	Flow Control	Inlet-Outfall		
Damboards   Penstock   Valve	Anti Flood Device   Pumped Anti Flood Device   Reflux Valve	Inlet   Outfall		
BIF   Cascade   CP   Head Of Public Sewer   IC   Interceptor Chamber   Manhole   S   Soakaway   WO   Washout				
Outfall Headworks	Overflow Chamber	Pipe Bridge		
Outfall Headworks   CSO Combined Sewer   Emergency Overflow	Overflow   Pipe Bridge	Pipe Bridge   Micro Pumping Station   Pumping Station		
Sewer Level Monitor	Storage	Treatment Works	Weir	Wastewater Site
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

Printed By: Anne.McFarlane2

Date Printed: 05/01/2026

Map Scale: 1:250

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