



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

Your ref
DC/25/0040

Our ref
DSA000040601

Date
30/01/2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Demolition of existing dwelling and erection of a replacement four-bed barn style dwelling with detached garage.

Site: Sir Roberts Farm Goose Green Lane Goose Green West Sussex.

Thank you for your correspondence dated the 23rd of January 2025, please see our comments below regarding the above application.

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.

SuDS

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>
<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

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. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

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



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Boundary Box □ Boundary Box	Break Pressure Tank BPT Break Pressure Tank	Capped End □ Capped End	Hydrant ▲ Emptying Plug ⚙️ Fire Hydrant WOH Washout Hydrant		
Pressure Monitoring 📡 Logger	Service Reservoir 🏠 Covered 🗼 Tower	Meter 📊 Meter	Valve - Controllable Open Valve ⊕ Closed Valve ✕ Stop Tap		
Site ◇ Abstraction Point 🏗️ Supply Works 📡 Booster Station 📡 Transfer Station 🌊 Surface Reservoir 🌐 Underground Source		Valve - Flow AV Air Valve NRV Non-Return Valve WO Washout Empty Valve			
		Valve - Pressure PRV Pressure Reducing Valve PSV Pressure Sustaining Valve		Pipe Bridge = = Pipe Bridge	
Water Pipe — Communication — Trunk — Decommissioned — Distribution — Raw — Discolouration — Non-Potable — Private			Water Area 🏠 Water Supply Zone 📡 District Meter Area		

Map Title: SW Print

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 Map Scale: 1250

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