

Site: Stonehouse Farm, Handcross Road, Plummers Plain, West Sussex
Prepared by: Phil Allen MCIWEM C.WEM
Approved by: Neil Jaques
Date: 20 August 2025

1.0 Introduction

- 1.1 This technical note (TN04) has been prepared by Motion comment on Southern Water's consultation response (re. DSA000046578) on DC/25/0403. Southern Water passed comment on issues surrounding foul waste treatment and discharge. This technical note will clarify the situation so that Southern Water and the LPA can see that all the proposals relating to foul waste disposal are in accordance with Environment Agency consenting procedures and the General Binding Rules.
- 1.2 Southern Water's response can be seen in full in [Appendix A](#), but the key points raised are as follows:
- Septic tank: (If applicable) 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.*
- Cess pit: (If Applicable) Under the first-time sewerage guidance the EA expect people to connect to a public sewer if the dwelling is within 30m of our network.*
- 1.3 Motion's discussion of the above points is in Section 2.0, below.

2.0 Discussion

Septic Tank

- 2.1 The septic tanks in use on the Stonehouse Business Park and Lot 8 are existing and, due to the poor infiltration of the local soils, do not discharge treated effluent to ground. The septic tanks' treated effluent discharge to surface waters and meet the requirements of the General Binding Rules, so consent is not required from the Environment Agency.

Cess Pit

- 2.2 No cess pits are proposed and, because there are no public foul sewers within 90m of the Jacksons Ridge development (3 dwellings x 30m per dwelling) there is no obligation for the development to seek out and connect to the nearest public foul sewer. Packaged sewage treatment plants will be used and as per the drainage on the Stonehouse Business Park and Lot 8, these plants and their treated discharges will comply with the requirements of the General Binding Rules and no consents will be required.

3.0 Summary

- 3.1 This technical note has confirmed the situation with regards to the foul waste treatment and discharge at Stonehouse Farm and that no consent or consultation is required from the Environment Agency. Because of this, foul waste discharge should not be a matter of significance in the planning determination of the proposed development.

Appendix A

Southern Water Comment



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

Your ref
DC/25/0403

Our ref
DSA000046578

Date
14th of August 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Application to form a comprehensive masterplan including: 1. Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed. 2. Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath. 3. Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.

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Thank you for your correspondence, please see our comments below regarding the above application.

Private Treatment Plant

Septic tank: (If applicable) 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.

Cess pit: (If Applicable) Under the first time sewerage guidance the EA expect people to connect to a public sewer if the dwelling is within 30m of our network, this guidance can be found here: General binding rules for small sewage discharges (SSDs) with effect from January 2015 - GOV.UK (www.gov.uk)

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.

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/>

<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.

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) 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.

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

