from Southern Water

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

Your ref
DC/25/1021

Our Ref
DSA000046336

Date
5th August 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of a garden room.
Site: Goose Green Farm Broadbridge Heath Road Warnham West Sussex RH12 3RS

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

Insufficient Information provided

Construction of the development shall not commence until details of the proposed means of surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Hierarchy of Building Regulations H3 for disposal of surface water

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

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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.

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.

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:

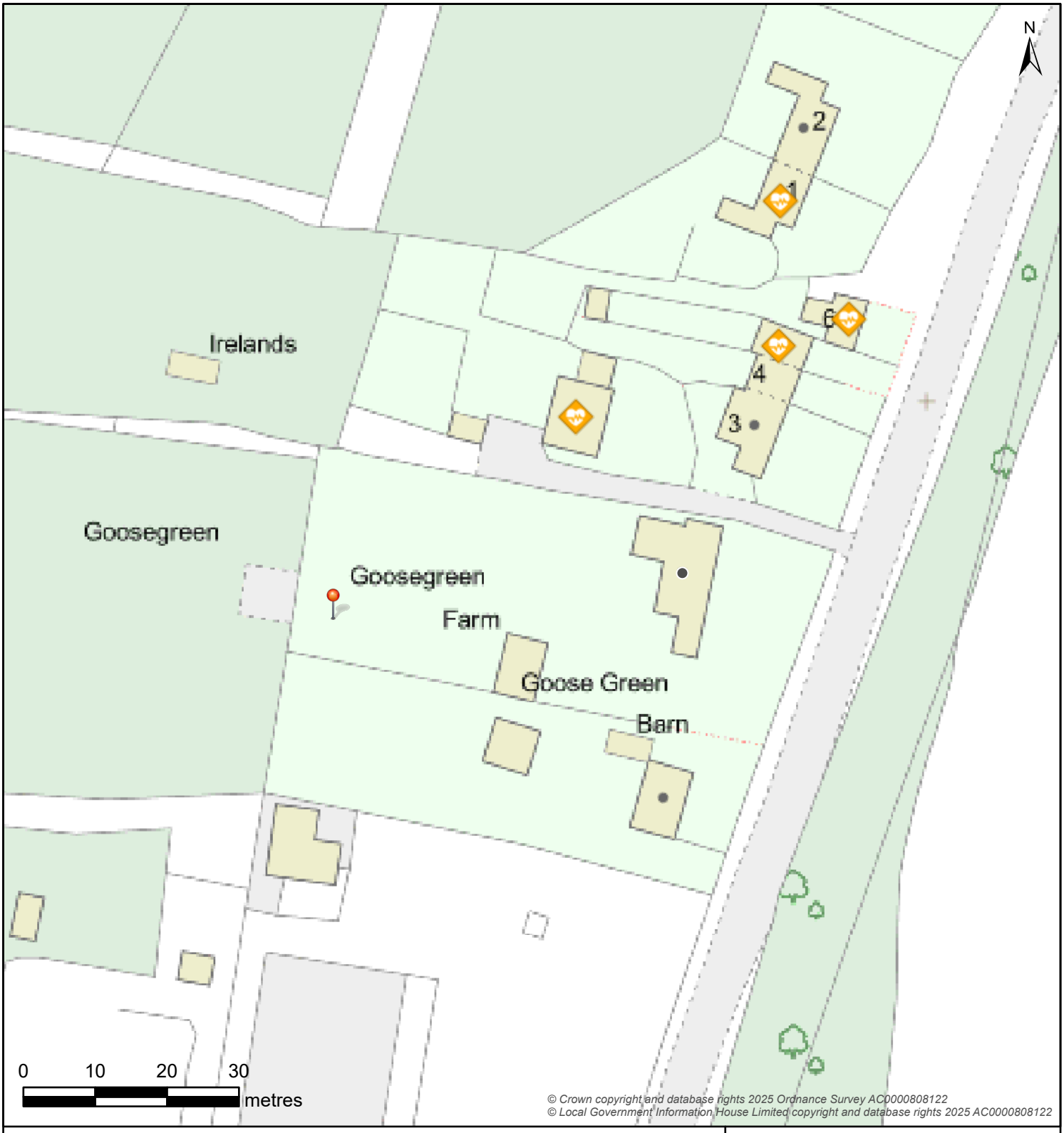
In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public 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

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Boundary Box	Break Pressure Tank	Capped End	Hydrant
Boundary Box	BPT Break Pressure Tank	Capped End	Emptying Plug; Fire Hydrant; WOH Washout Hydrant

Pressure Monitoring	Service Reservoir	Meter	Valve - Controllable
Logger	Covered; Tower	Meter	Open Valve; Closed Valve; Stop Tap

Site	Valve - Flow
Abstraction Point; Supply Works; Booster Station; Transfer Station; Surface Reservoir; Underground Source	AV Air Valve; NRV Non-Return Valve; WO Washout Empty Valve

Valve - Pressure	Pipe Bridge
PRV Pressure Reducing Valve; PSV Pressure Sustaining Valve	Pipe Bridge

Water Pipe	Water Area
Communication; Trunk; Decommissioned; Distribution; Raw; Discolouration; Non-Potable; Private	Water Supply Zone; District Meter Area

Map Title: SW Print

Printed By: Lia.Loversidge

Date Printed: 05/08/2025

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.

WATER for LIFE from Southern Water