from Southern Water

Directorate of Planning
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Your ref
DC/24/0373

Our ref
DSA000032538

Date
04 April 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of a first-floor extension above the existing single storey wing, internal alterations, and the creation of a new link at both ground and first floors levels.
Site: DC/24/0373: - Derwent Lodge, West Street, Billingshurst, West Sussex, RH14 9LX.

Thank you for your letter dated 14 March 2024.

Following the review of the submitted documents, we have the below comments for the Planning consultation.

Protection of Public Apparatus

Please see the attached extract from Southern Water records showing the approximate position of our existing public apparatus within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 4 inch diameter water main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access.

- No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water.

- The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public apparatus.

- All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Foul and Surface Water Drainage

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

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:

water.org.uk/sewerage-sector-guidance-approved-documents/

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.

Southern Water has noted that the applicant has submitted a Water Neutrality report which we understand the Local Planning Authority will be working in conjunction with Natural England on reviewing the developer's proposals. We would not comment on the developer's proposals directly, however if the LPA have any specific questions, they can be forwarded to us for a direct response.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

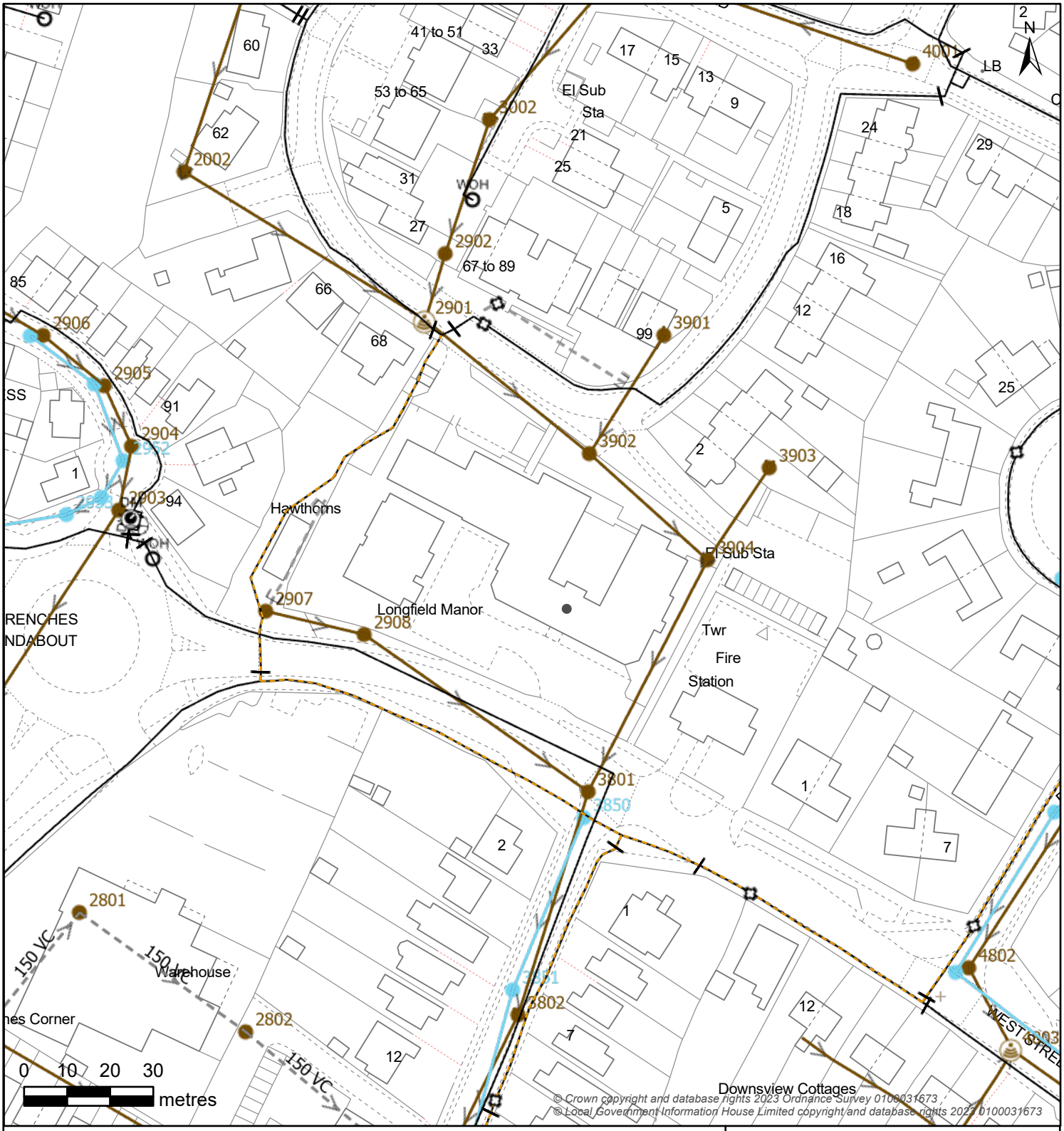
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670



Controllable Valve			Flow Control			Inlet-Outfall	
Damboards	Penstock	Valve	Anti Flood Device	Pumped Anti Flood Device	Reflux Valve	Inlet	Outfall

Manhole											
BIF	Bifurcation	Cascade	CP	Catchpit	Head Of Public Sewer	IC	Interceptor Chamber	Manhole	S	Soakaway	WO	Washout

Outfall Headworks	Overflow Chamber		Pipe Bridge	Pumping Station	
Outfall Headworks	CSO Combined Sewer Overflow	EMO Emergency Overflow	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	Syphon	Foul	Build Over Agreement	Section 104
Drain	Tank Sewer	Combined	Wastewater Area	
Outfall	Trunk Sewer	Sludge	Catchment	
Overflow	Vacuum Main	Treated Effluent	Sub-Catchment	
Rising Main	Decommissioned Pipe	Surface Water		
Sewer		Private		

Map Title: SW Print

Printed By: Vijeyta.Sudarshan

Date Printed: 01/04/2024

Map Scale: 1250

The positions of pipes on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on-site

WATER for LIFE from Southern Water