



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

Your ref
DC/24/0284

Our ref
DSA000032057

Date
20 March 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Change of use from office and barn storage to two single storey dwellings, as alternative to permissions DC/23/1069 and DC/23/2158 (resubmission of DC/23/1708).

Site: DC/24/0284: - Bentons Cottage, Bentons Lane, Dial Post, West Sussex, RH13 8NP.

Thank you for your letter dated 06 March 2024.

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

Odour Assessment

The Odour Assessment provides a simple and qualitative assessment of potential odour risks of siting additional residential use buildings within the curtilage of the existing property to the west of the Southern Water operated Dial Post WwTW.

The closest of the two proposed dwellings will be located approximately 45 m to the south-west of the closest odour sources of Dial Post WwTW and would form the closest built dwelling to the works. The existing residential building on the plot is currently the closest residential property, approximately 80 m from the closest odour sources, with no other residences in this general direction or within 100 m.

Southern Water acknowledges that the assessment is of good quality and follows a generally accepted methodology, and the approach was discussed during consultation with Southern Water as an appropriate first phase of assessment.

We hold the opinion that the easternmost property is a marginal case for whether or not an odour risk could be a material consideration; it is arguable on a qualitative basis that the pathway effectiveness could be either moderate or high. This classification would be the determining factor of whether further detailed assessment is required or not.



However, a lack of complaints in the local area since the plant was built in 2013, including from the applicant's existing property, suggests that there is not an established odour issue in the area sufficient to indicate of a potential for statutory nuisance. The proposed development is unlikely to change this situation albeit there may be an elevated risk at the easternmost unit compared to existing receptors.

A proportionate response would be that Southern Water does not object to the development, as a marginal case at one residence is unlikely to have a material effect on operations. However, please note that there is no expectation that any location adjacent to a WwTW would be odour free and only a frequent level of exposure, resulting in complaints from multiple locations would potentially constitute a statutory nuisance.

As such, Southern Water is not objecting to this development on the grounds of odour.

This decision is made based on the individual details of this application and sets no precedent for other development proposals in the area.

Please note, it is the role of the local authority to determine whether the identified level of risk is likely to be a material planning concern for any development. Should the application be approved, the local authority's appetite for risk is the determining factor, with consideration of the obligations under national and regional planning policies.

Southern Water does not hold major concerns with regard to this development, however, should complaints arise at this development following occupation, and Southern Water can demonstrate that Best Practicable Means (BPM) are applied, there is no further obligation for Southern Water to resolve the matter.

Foul and Surface Water Drainage

Southern Water requires a formal application for a connection to the public foul 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 Council's technical staff and the relevant authority for land drainage should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

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.

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 developers proposals. We would not comment on the developers 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



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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	
Sewer Level Monitor	Storm Tank	Tidal Storage Tank	Treatment Works	Weir	Wastewater Site		
Wastewater Pipe				Wastewater Use		Developer Services	
Culverted Water Course	Syphon	Tank Sewer	Trunk Sewer	Foul	Combined	Sludge	Treated Effluent
Drain	Vacuum Main	Decommissioned Pipe		Surface Water	Private	Build Over Agreement	Section 104
Outfall						Catchment	Sub-Catchment
Overflow							
Rising Main							
Sewer							

Map Title: GIS

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Date Printed: 18/03/2024

Map Scale: 2500

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

