from Southern Water

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

Your ref
DC/24/0658

Our ref
DSA000034993

Date
24 June 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of a single-story side and rear extension.
Site: DC/24/0658: - 13 Fairfield Cottages, Cowfold, West Sussex, RH13 8BL.

Thank you for your letter dated 3 June 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 foul sewer in 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 150 mm public foul sewer requires a clearance of 3 metres on either side of the public foul 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 foul sewer without consent from Southern Water.

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

- All existing infrastructure should be protected during the course of construction works.

Please refer to: Microsoft Word - DS Stand off distances V1.1NEW.docx (southernwater.co.uk)

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

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 any new 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

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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

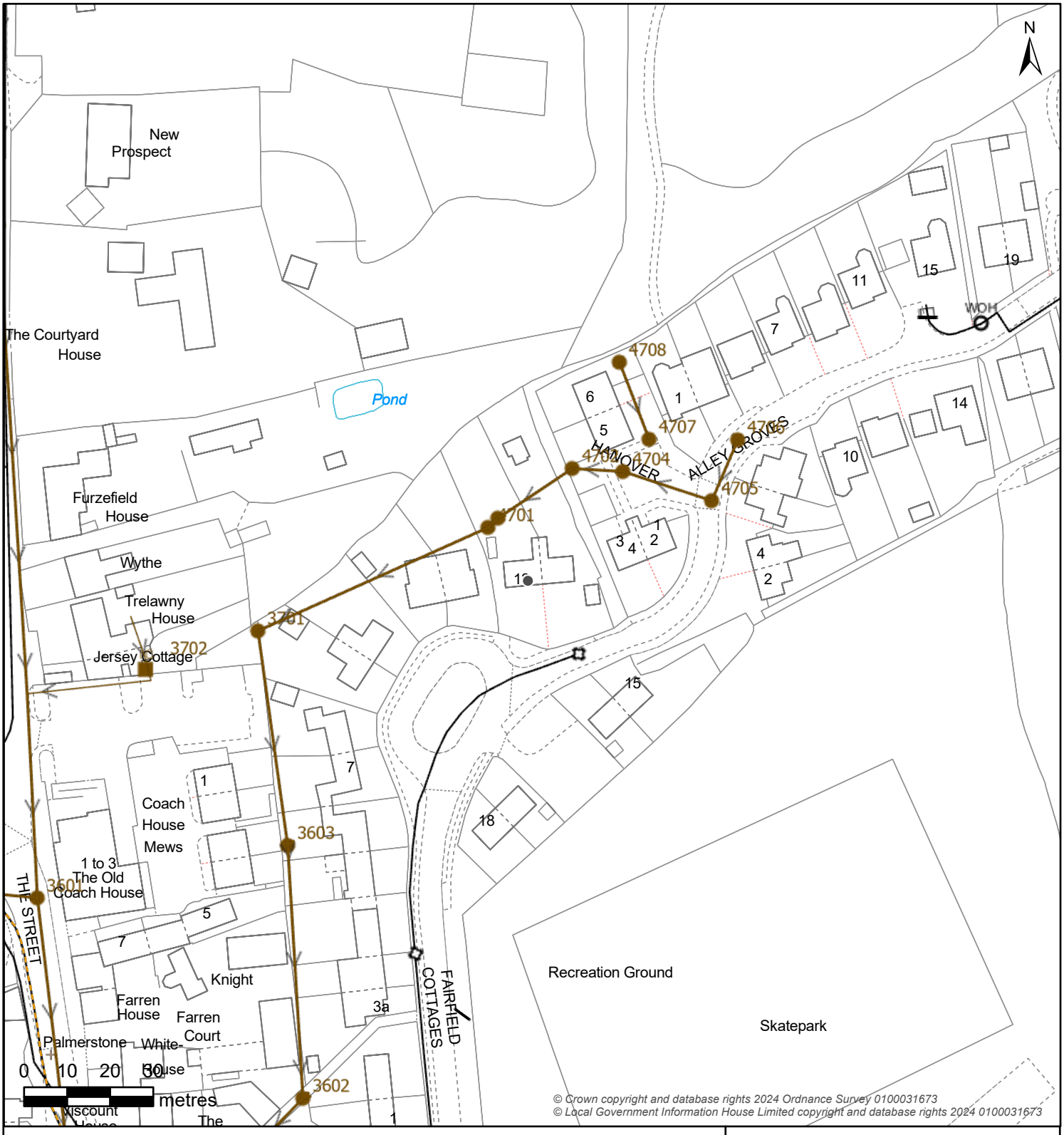
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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: Arjun.Yadav

Date Printed: 24/06/2024

Map Scale: 1250

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