from Southern Water

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

Your ref
DC/26/1715

Our ref
DSA000058756

Date
18th of November 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of 1.no two-storey dwelling with and associated landscaping.
Site: The Paddocks Stane Street Five Oaks Billingshurst.

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

Treatment works has no capacity, and the development is not in Local Plan

The proposed development was not identified and allocated by the Local Planning Authority in their Local Plan, and therefore Southern Water has not had reasonable time to make provision for the additional treatment capacity required at our Billinghurst Wastewater Treatment Works to service this development.

Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that any occupation of the development is phased to align with the delivery of new wastewater infrastructure. This work would be funded through our 5 yearly investment plan and as such can take time to implement.

A connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of flooding and deterioration to water quality, unless the requisite works are implemented in alignment with an agreed phasing of occupation; Southern Water will need to work with site promoters to understand the development programme.

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The developer can decide to 'offset' the flows from the development as a way forward, rather than wait until the provision of the necessary wastewater facilities; depending on the scale of the development options may include removal of surface water from combined sewers, retrofitting water efficiency measures on other developments within the catchment, and/or offsetting existing flows from previous development. Any offsetting should be demonstrated in a Drainage Impact Assessment supporting the planning application and done in consultation with Southern Water.

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.

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.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, 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. If this happens, please call our Customer Service Desk on 0330 303 0119

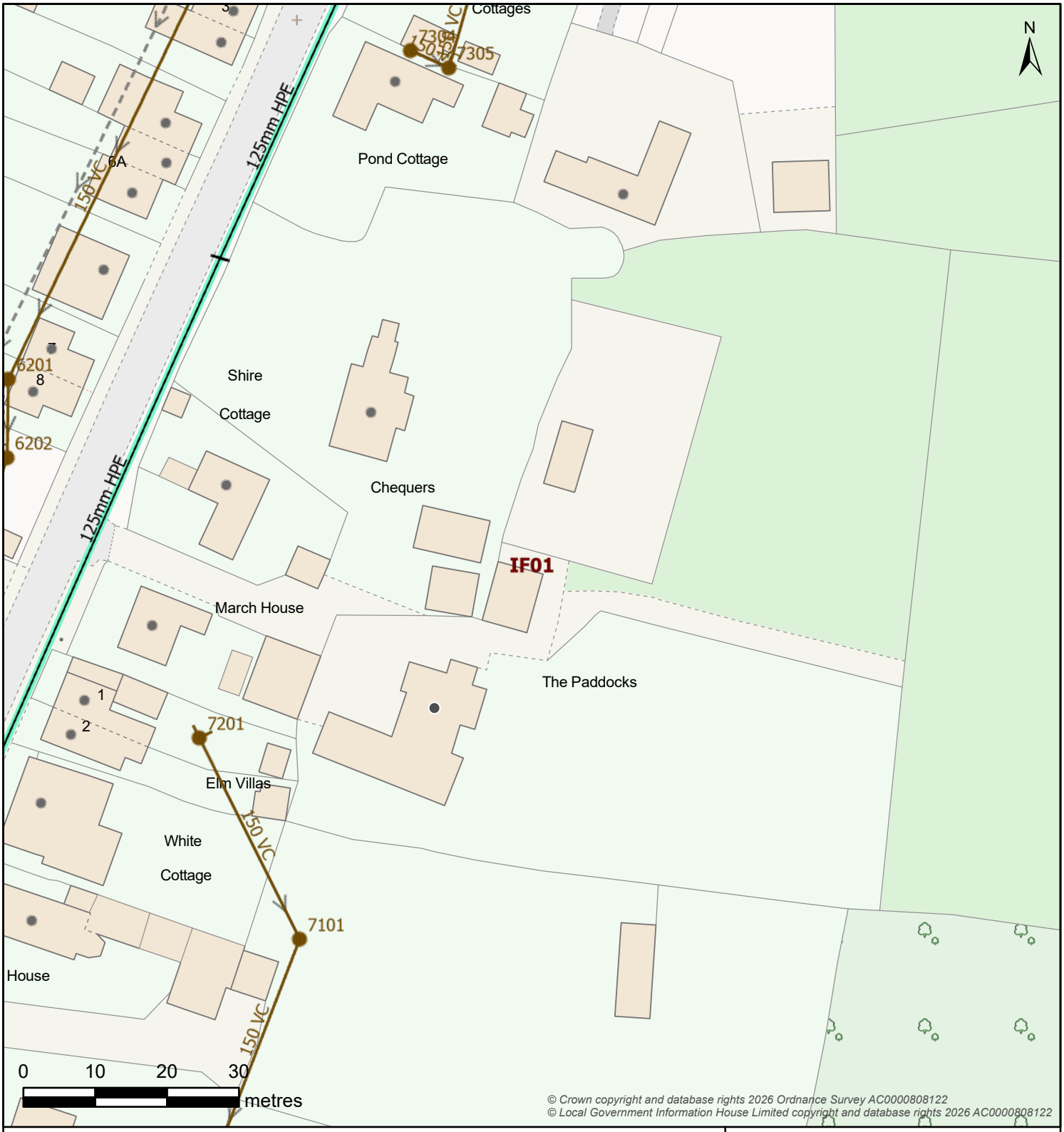
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

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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Controllable Valve
Damboards | Penstock | Valve

Flow Control
Anti Flood Device | Pumped Anti Flood Device | Reflux Valve

Inlet-Outfall
Inlet | Outfall

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

Outfall Headworks
Outfall Headworks

Overflow Chamber
CSO Combined Sewer Overflow | EMO Emergency Overflow

Pipe Bridge
Pipe Bridge

Pumping Station
Micro Pumping Station | Pumping Station

Sewer Level Monitor
Sewer Level Monitor

Storage
Storm Tank | Tidal Storage Tank

Treatment Works
Treatment Works

Weir
Weir

Wastewater Site
Wastewater Site

Wastewater Pipe
- Culverted Water Course
- Drain
- Outfall
- Overflow
- Rising Main
- Sewer
- Syphon
- Tank Sewer
- Trunk Sewer
- Vacuum Main
- Decommissioned Pipe

Wastewater Use
- Foul
- Combined
- Sludge
- Treated Effluent
- Surface Water
- Private

Developer Services
Build Over Agreement | Section 104

Wastewater Area
Catchment | Sub-Catchment

Map Title: SW Print

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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