from Southern Water

Your ref
DC/26/0933

Our ref
DSA000056676

Date
19th November 2026

Contact
Tel 0330 303 0119

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

Dear Sir/Madam,

Proposal: Erection of 31 dwellings with access from Chapel Road including roads, parking and open space.
Site: Land Between Muntham Drive and Smugglers' Lane, Chapel Road, Barns Green, West Sussex, RH13 0PS.

Thank you for your correspondence. Please see our comments below regarding the above planning consultation 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 Barns Green 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.

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

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from previous development. Any offsetting should be demonstrated in a Drainage Impact Assessment supporting the planning application and done in consultation with Southern Water.

Condition

Occupation of the development will not be permitted until the Local Planning Authority is satisfied that, in consultation with Southern Water, adequate wastewater treatment facilities will exist to effectively drain the development. The development will be dependent on the provision of infrastructure for adequate wastewater conveyance and treatment to meet strict environmental standards. The phasing of occupation of the development may be permitted if agreed by Southern Water. Where this occurs, the phasing will need to align with the delivery of the new infrastructure, and the developer should work with Southern Water to ensure that their development programme is in unison with Southern Waters programme of work.

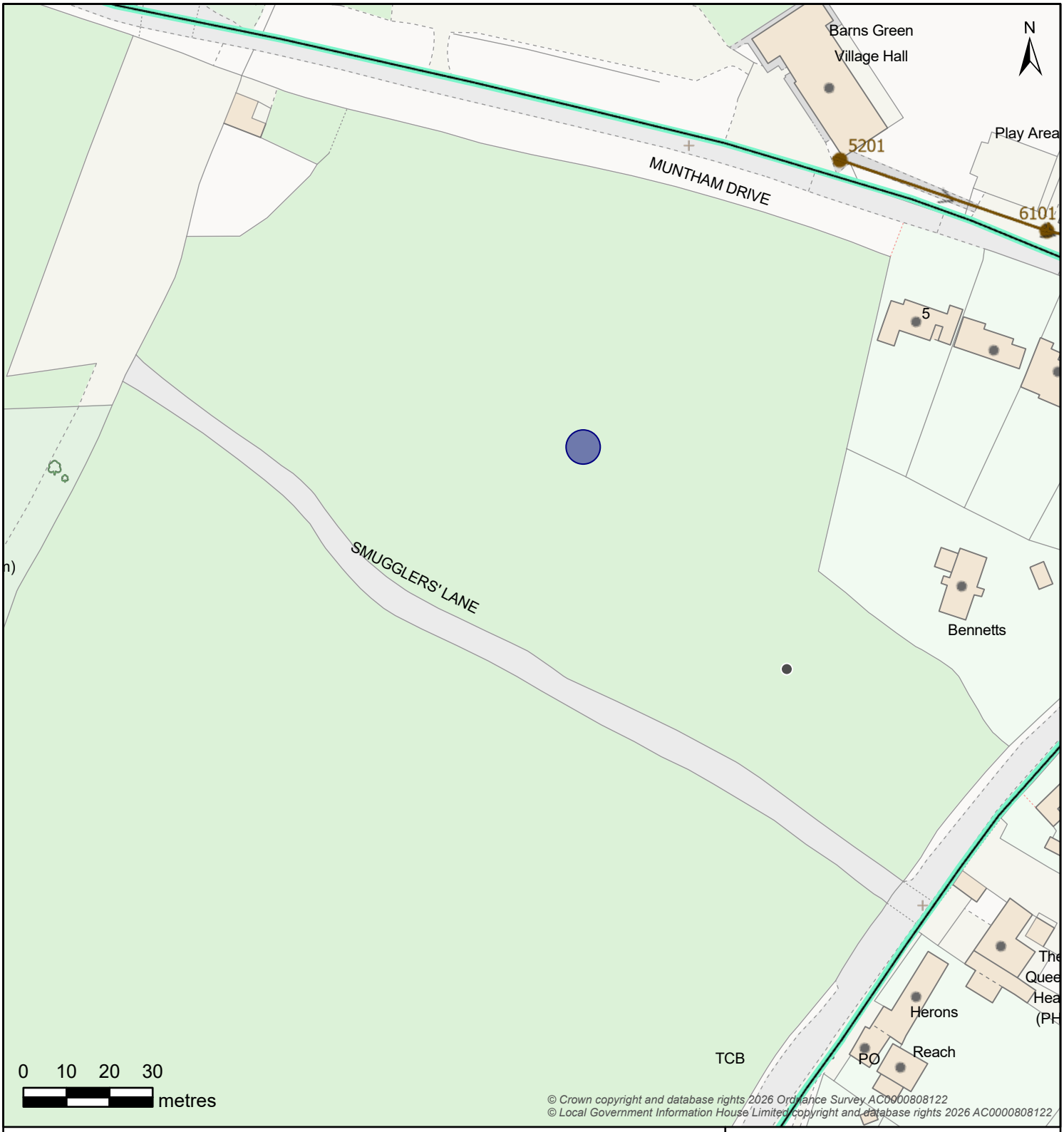
Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences 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			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: Anne.McFarlane2

Date Printed: 09/11/2026

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