from Southern Water

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

Your ref
DC/23/2271

Our ref
DSA000030255

Date
15 January 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Demolition of existing equestrian stable and storage barn and erection of replacement building to provide ancillary residential accommodation.
Site: DC/23/2271: - Kahnters Farm, Gay Street, Pulborough, West Sussex, RH20 2HJ.

Thank you for your letter dated 27 December 2023.

The Environment Agency shall be consulted directly regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation.

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.

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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.

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.

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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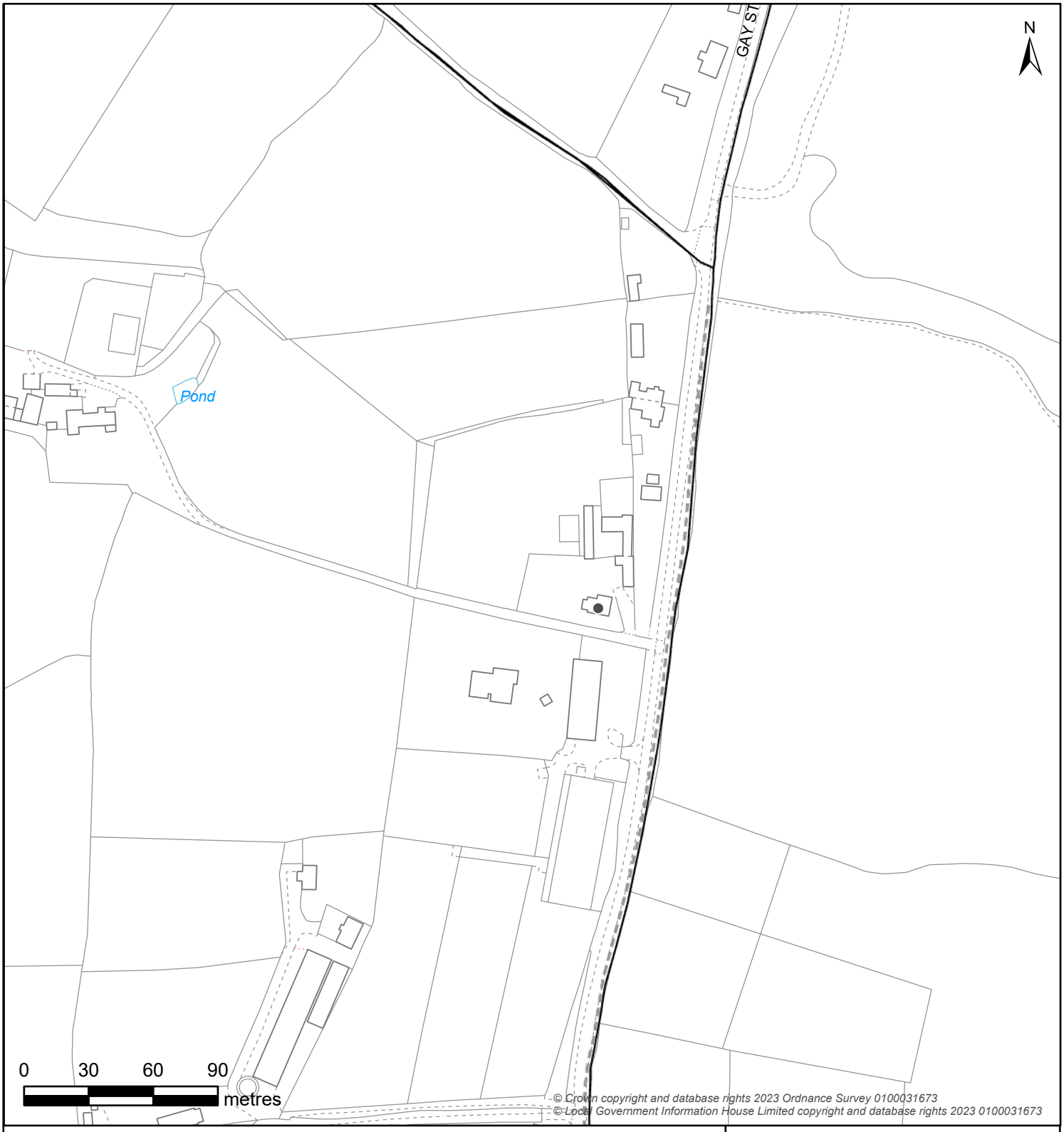

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Controllable Valve
Damboards | Penstock | Valve

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

Printed By: Sanjay.Boregowda

Date Printed: 10/01/2024

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

WATER for LIFE from Southern Water