from Southern Water

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

Your ref
DC/24/0185

Our ref
DSA000031940

Date
13 March 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Change of use of building nos. 14-17 and a former packing building from agriculture to a mixed commercial storage (Class B8) and light industrial use (Class E) together with associated alterations and parking.
Site: DC/24/0185: - Orchard Farm, Emms Lane, Brooks Green, Horsham, West Sussex, RH13 0TR.

Thank you for your letter dated 22 February 2024.

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

Foul and Surface Water Drainage

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

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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.

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

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

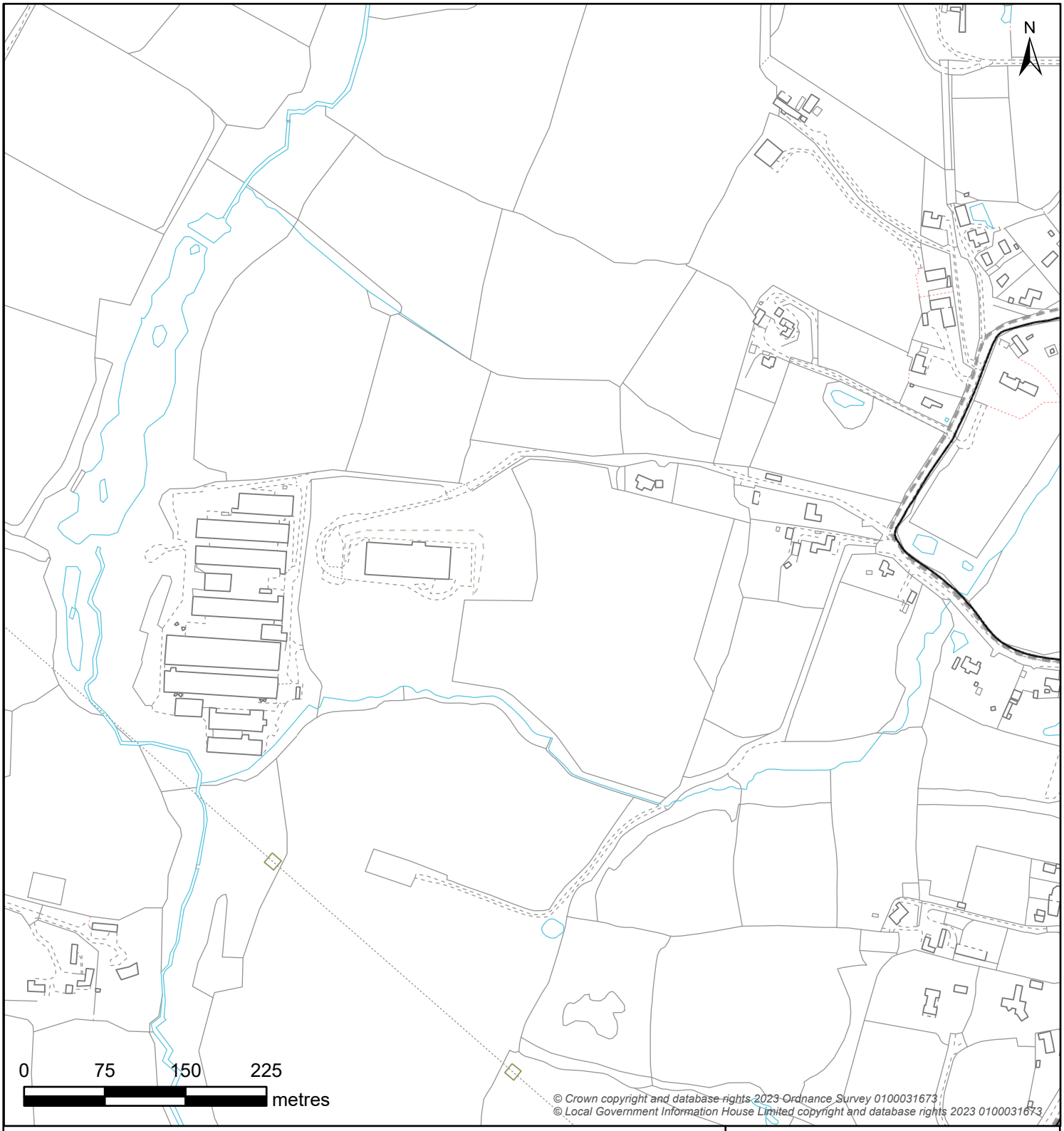
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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



© Crown copyright and database rights 2023 Ordnance Survey 0100031673
© Local Government Information House Limited copyright and database rights 2023 0100031673

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: 01/03/2024

Map Scale: 5000

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