



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

Your ref
DC/26/0913

Our ref
DSA000056217

Date
11th August 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Outline planning application for a phased development of approximately 40 residential dwellings, vehicular access, car parking, landscaping, open space and other associated works and infrastructure. All matters reserved except for access.

Site: Land East of Oaklands Henfield Road, Cowfold, West Sussex, RH13 8DT.

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

The odour assessment submitted with this application has been sent to our consultant for review and we will contact you again if we need any additional details and to advise of the outcome of our assessment review.

No capacity – Wastewater

Network Capacity refers to the available capacity in our underground assets that carry wastewater to Waste Water Treatment Works (WWTWs). This includes a range of pipe sizes and material types, Wastewater Pumping Stations (WPS) and supporting infrastructure.

Some capacity issues may be addressed with operational changes, others may require physical works on our assets. We may identify where several developments would benefit from a larger network reinforcement programme to serve them all where significant growth is taking place in close proximity.

Part of our evaluation looks at the risk of flooding incidents arising from the additional flow of material in terms of 'hydraulic overload'. This means we consider whether there is enough room in the pipes for the likely maximum flow from the connection itself. This assessment does not include random events such as ingress of water from broken pipes, changes in flow arising from blockages or unidentified additional flows from misconnections, these are dealt with through other processes outside of our asset growth planning team as they are operational incidents.



Network Capacity is independent of capacity at the WWTW and growth is planned in a different way though in some cases we may have parallel projects to both reinforce both the network and upgrade the treatment works but this is often not required.

For full details of our connection charging arrangement visit: Connection charging arrangements (southernwater.co.uk)

Southern Water has undertaken a capacity check of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This study indicates that these additional flows may lead to a minor increased risk of impact on the sewer network.

Condition

Southern Water hence requests the following condition to be applied: Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.

Proposed new pumping station located within the development Site

If the applicant proposes to offer a new on-site drainage and pumping station for adoption as part of the foul/surface water public sewerage system, this would have to be designed and constructed to the specification of Southern Water Services Ltd.

<https://landsearch.southernwater.co.uk/media/4323/southern-water-design-and-construction-specification-water-codes-for-adoption.pdf>

In order to protect the amenity of prospective residents, no habitable rooms shall be located within 15 metres to the boundary of the proposed adoptable pumping station, due to the potential odour, vibration and noise generated by all types of pumping stations.

Condition

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal respecting the requirement for a non-habitable zone around the adoptable pumping station and suitable access arrangements, have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Existing Southern Water, Waste Water Treatment Works (WWTW) located in proximity to the proposed development.

In determining the application, we ask that the Planning Authority take into account the provisions of Paragraphs 180, 182 and 183 of the National Planning Policy Framework (NPPF) regarding the proposed location of development in relation to existing uses that may be a source of pollution (in terms of odour). We apply a precautionary buffer zone for any development located within 500 metres of the boundary of a WWTW. The proposed development is located approximately XXX metres from the COWFOLD Wastewater Treatment Works, and as such we have applied this requirement to our planning consultation response. Please contact Southern Water to discuss and agree the Scope of the odour assessment.



The outcome of the Odour Assessment should inform site layout, and any appropriate odour mitigation identified and agreed with Southern Water as necessary to avoid potential odour nuisance to future residents will also be funded by the developer.

Southern Water applies a target standard of 1.5 ouE/m3 as the 98th percentile of hourly averages contour to sensitive receptors in line with the NPPF recommendation for planning decisions to achieve a high standard of amenity for existing and future users.

Given that the 'agent of change' for planning applications is the developer, the service we provide to review third party assessments and/or accommodate a site survey etc. is chargeable. More information regarding our fees can be found on our website; Connection charging arrangements ([https://urldefense.com/v3/__https://www.southernwater.co.uk/building-and-developing/our-services/water-services/connecting-charging-arrangements/__;!!OepYZ6Q!_McDStnpyufhWKxeAVhh4j7i4AFLrDI5PyB-MKD8p88lCIHKJJcfsjT994P1NsPbyZEpQ6TDvt87hRFNFFPkmUPKO-WOZ8oOOHJwsoWvSP0\\$](https://urldefense.com/v3/__https://www.southernwater.co.uk/building-and-developing/our-services/water-services/connecting-charging-arrangements/__;!!OepYZ6Q!_McDStnpyufhWKxeAVhh4j7i4AFLrDI5PyB-MKD8p88lCIHKJJcfsjT994P1NsPbyZEpQ6TDvt87hRFNFFPkmUPKO-WOZ8oOOHJwsoWvSP0$))

Condition

Until a suitable and robust assessment demonstrates otherwise, due to the potential odour nuisance from a Wastewater Treatment Works, no sensitive development should be located within 500m of the WwTW site boundary. An Odour Assessment will need to be carried out by a specialist consultant funded by the developer to a scope that will need to be agreed in advance with Southern Water.

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.

Connection to water distribution main

Our investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available to read on our website via the following link www.southernwater.co.uk/developing-building/connection-charging-arrangements

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.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption of SuDS will be considered if requested by the developer if they comply with: Design and Construction Guidance (Appendix C), CIRIA guidance and Southern Water SuDS Guidance available here:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>

<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

<https://www.southernwater.co.uk/media/l4ndl3db/suds-final-080824.pdf>

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.

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.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.

Surface water discharge proposed to existing watercourse

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

Proposed Development located in Flood plain

From the site location, it appears that the proposed development lies within an area identified as flood zone 2/3. Southern Water supports the Government's requirement to apply the sequential and exception tests to development sites located in flood zones 2 or 3. In flood events, additional surface water can inundate sewers, which may result in the overloading of the sewerage system. Southern Water will rely on the Council's consultations with the Environment Agency to ensure that any proposed development on a floodplain is appropriately assessed, and necessary mitigation measures adopted.



As this site is in a high-risk flood zone the new foul drainage system must be resilient to the flooding as we do not want flood waters to enter the system which would then impede foul drainage from this area and potentially downstream. The developer must ensure the new foul system draining the development does not create a new low spot on the network. If this is a possibility, then consideration should be given to having a pumped connection or other satisfactory mitigation. It appears the area is also prone to high groundwater. The new system must be constructed to withstand high groundwater and should be watertight at pipe joints; within manholes and at ground level. The integrity of the system with respect to water tightness must be demonstrated by air testing.

Condition

In view of the risk of inundation of the proposed drainage system, Southern Water would request that the consent is subject to the following condition: The proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.

To make an application visit Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

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

Level 1 Capacity Check (Wastewater)

Site Name	Land East of Oaklands Henfield Road Cowfold West Sussex	
DSA Ref:	DSA000056217	
DETS Job Number:	1020505	
Author	Harry Tebbet	10/08/2026
Checked		
Property Numbers / Commercial Area	Number of properties on proposed development	40
	Commercial area of proposed development (dependant on type of development; m2, beds, seats)	0
Preferred PoC (Foul)	TR36672001 Grid Reference: 636202 167099 (If not theoretically possible enter TQ and Grid Ref for modelled PoC)	
Preferred PoC (SW)		
Model Catchment	Cowfold	
Model Version	Theoretical Check	
DG5	No	
Foul Discharge Rate	Foul discharge from residential properties	0.36 l/s
	Foul discharge from commercial or industrial processes	0 l/s
	Pre-existing foul flows	-0 l/s
	Total Foul discharge to be modelled	<u>0.36 l/s</u>
	Pumped flow rate (If applicable)	6 l/s
	Creep	0.0056 Ha
Surface Water Discharge Rate	Surface Water discharge from residential properties	-
	Surface Water discharge from commercial or industrial processes	-
	Pre-existing Surface Water flows	-
	Total Surface Water discharge to be modelled	=

Foul Results					
Foul Capacity Assessment	Is capacity available at connection point for the total foul discharge rate?				No
	Statement	Percentage	Units	Flow Rate	Capacity
	If no to total foul discharge, is capacity available at connection point for 50% of total foul discharge?	50%	XX	-	No
	If 50% isnt available, is capacity available at your preferred connection point for 20% of total discharge?	20%	XX	-	No
	If 20% isnt available, where is nearest point of capacity			-	
Foul Comments	No capacity at the requested POC. High spill rate reported due to hydraulic incapacity because of ground water inundation.				

Surface Water Results					
Surface Water Capacity Assessment	Is capacity available at connection point for the total Surface Water discharge rate?				-
	Statement	Percentage	Units	Flow Rate	Capacity
	If no to total Surface Water discharge, is capacity available at connection point for 50% of total discharge?	50%	XX	-	-
	If 50% isnt available, is capacity available at your preferred connection point for 20% of total discharge?	20%	XX	-	-
	Specific discharge to public sewer rate from customer (e.g. orifice plate limiting flow)			-	
SW Comments	-				

This hydraulic analysis has been carried out based on the information contained within your application and in accordance with the terms and conditions specified in Southern Water's Capacity Check application form and guidance notes.

Notes:

- 1 The results of capacity checks are for information only and are neither an acceptance nor rejection of your proposal.
- 2 The results given above are only valid for 12 months from the date of issue of this letter.