from Southern Water

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

Your ref
DC/24/0295

Our ref
DSA000032508

Date
25 March 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of side ground floor and first floor extensions.
Site: DC/24/0295: - Chailey Farthings, Hill Horsham, West Sussex, RH12 1TS.

Thank you for your letter dated 4 March 2024.

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

Protection of Public Apparatus

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The 225 mm and 150 mm public foul sewers requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewers without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewers.

- All existing infrastructure should be protected during the course of construction works

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

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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.

Foul and Surface Water Drainage

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse

- Infiltration

- Watercourse

- Storm Sewer

- Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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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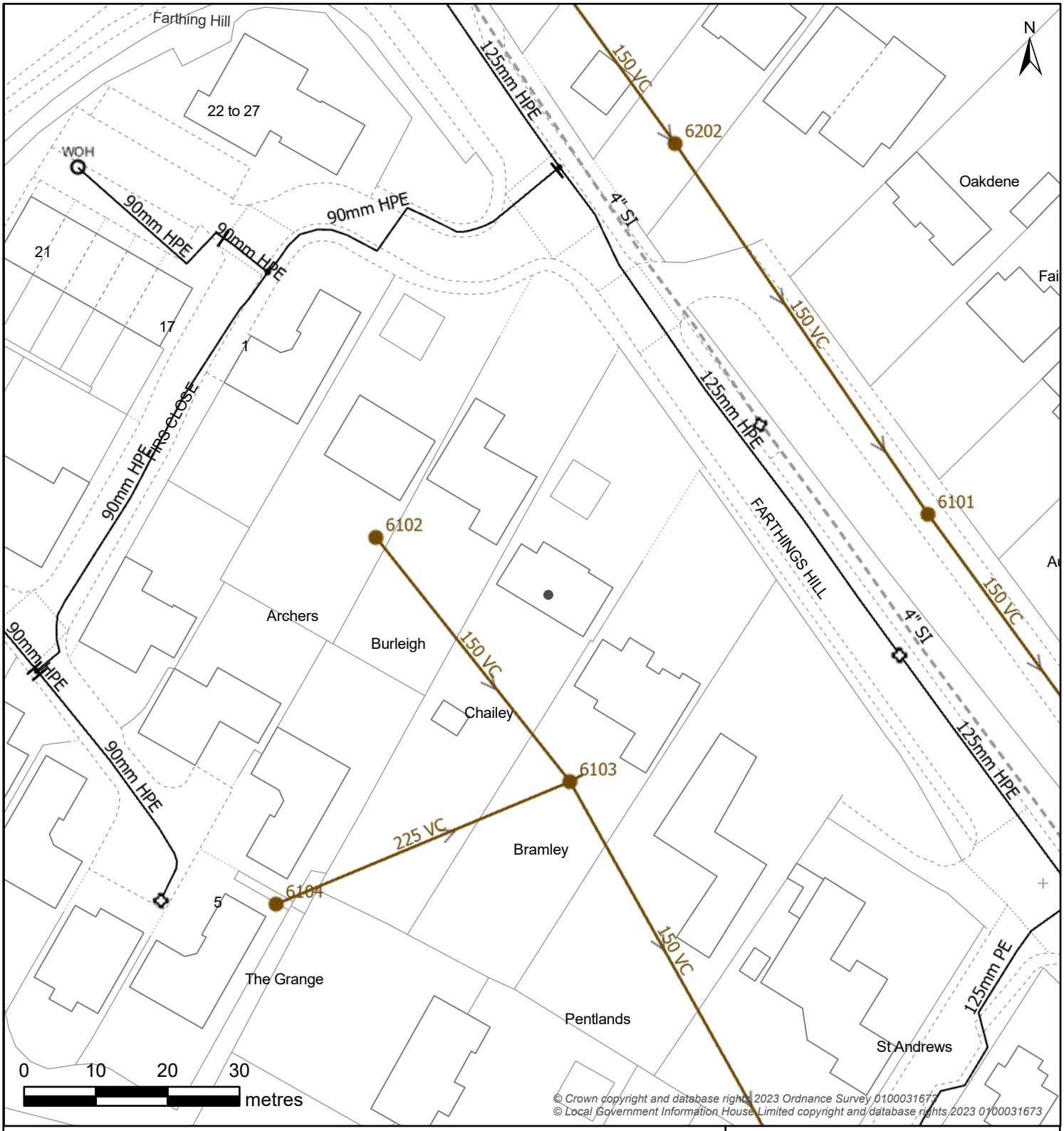

Controllable Valve			Flow Control			Inlet-Outfall	
Damboards	Penstock	Valve	Anti Flood Device	Pumped Anti Flood Device	Reflux Valve	Inlet	Outfall

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: ashwini.sr

Date Printed: 15/03/2024

Map Scale: 750

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