



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

Your ref  
DC/26/0577

Our ref  
DSA000054141

Date  
22<sup>nd</sup> May 2026

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Conversion of central unit (unit 2) into 2no. residential units, with the erection of an orangery extension. (Full Application).

**Site address:** Lock House Lock Partridge Green Horsham West Sussex RH13 8EG

**Septic tank proposed**

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.

**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](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.

On the application it states you will be connecting the surface water to the main sewer, if this is referring to the existing drainage system being the septic tank:

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal. Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX  
[southernwater.co.uk](https://www.southernwater.co.uk)

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



application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

If not and connecting to,

**Insufficient Information provided:**

Construction of the development shall not commence until details of the proposed means of surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

**Surface water discharge to Foul/Combined Network**

Southern Water will refuse any request to discharge surface water into our 'foul only' sewer network and resist a discharge to the combined sewer network, on the grounds that the discharge is detrimental to our sewerage network and can be harmful to the environment. This includes where the surface water hierarchy has been followed and all alternative options have been exhausted. This approach ensures that we work together to better protect the environment, improve water quality, and reduce flood risk. It also supports our work to separate rainwater from sewage at source to meet storm overflow reduction targets under Defra's Storm Overflows Discharge Reduction Plan, as well as to reduce the number of sewer flooding incidents that are caused by hydraulic overload of our sewer network during periods of sustained rainfall.

The above is supported by our Surface Water Management Policy, which is available to view on our website. It is also supported by the National standards for sustainable drainage systems (SuDS) - GOV.UK which states the following in Paragraph 1.10 - Surface water runoff from the development shall not discharge to a foul drainage system.

**Condition:**

Southern Water does not accept surface water flows into the foul network. Please refer to the Surface water management

<https://www.southernwater.co.uk/media/l23dbon0/surface-water-management-policy-120724.pdf>

**No existing public sewer in vicinity:**

The nearest public sewer is 1,435 metres away from the proposed development. Under New Connections Charging it is the responsibility of the developer to provide the sewerage infrastructure up to the point of practical connection. The applicant is advised to investigate the feasibility of this connection or examine alternative means of foul sewage disposal in consultation with the appropriate authorities.

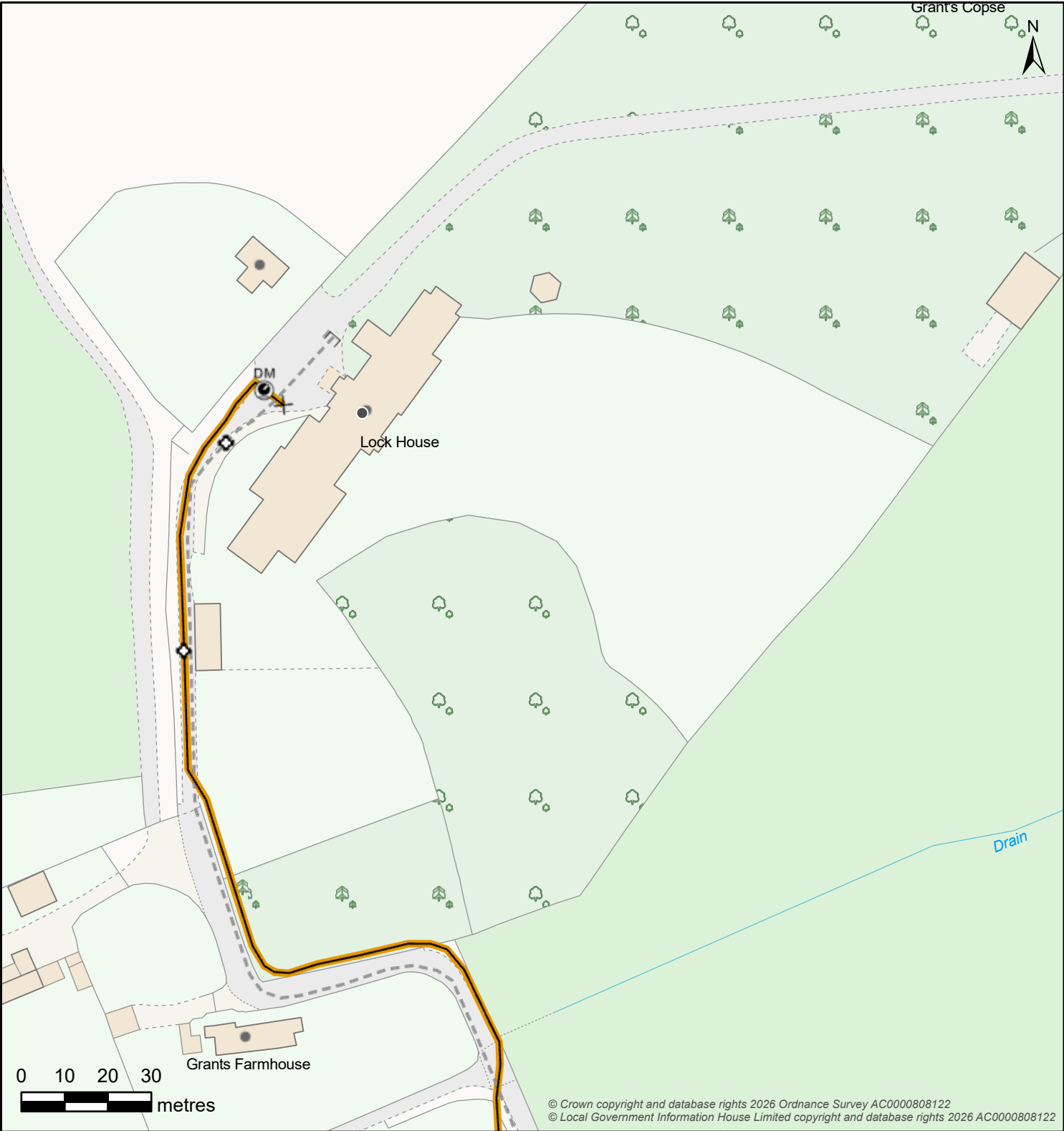
It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.



Website: [southernwater.co.uk](https://southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

Yours faithfully,

Future Growth Planning Team [southernwater.co.uk/developing-building/planning-your-development](https://southernwater.co.uk/developing-building/planning-your-development)



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### Map Title: SW Print

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Map Scale: 1250

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| Boundary Box                                                                                          |                                                                                                         | Break Pressure Tank                                                                                         |                                                                                                               | Capped End                                                                                              |                                                                                                         | Hydrant                                                                                      |  |  |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--|--|
|  Boundary Box      |  Break Pressure Tank |  Capped End              |  Emptying Plug             |  Fire Hydrant        |  Washout Hydrant     |                                                                                              |  |  |
| Pressure Monitoring                                                                                   |                                                                                                         | Service Reservoir                                                                                           |                                                                                                               | Meter                                                                                                   |                                                                                                         | Valve - Controllable                                                                         |  |  |
|  Logger            |  Covered             |  Tower                   |  Meter                     |  Open Valve          |  Closed Valve        |  Stop Tap |  |  |
| Site                                                                                                  |                                                                                                         |                                                                                                             |                                                                                                               | Valve - Flow                                                                                            |                                                                                                         |                                                                                              |  |  |
|  Abstraction Point |  Supply Works        |  Air Valve               |  Non-Return Valve          |  Washout Empty Valve |                                                                                                         |                                                                                              |  |  |
|  Booster Station   |  Transfer Station    | Valve - Pressure                                                                                            |                                                                                                               |                                                                                                         | Pipe Bridge                                                                                             |                                                                                              |  |  |
|  Surface Reservoir |  Underground Source  |  Pressure Reducing Valve |  Pressure Sustaining Valve |  Pipe Bridge         |                                                                                                         |                                                                                              |  |  |
| Water Pipe                                                                                            |                                                                                                         |                                                                                                             |                                                                                                               | Water Area                                                                                              |                                                                                                         |                                                                                              |  |  |
|  Communication     |  Trunk               |  Decommissioned          |                                                                                                               |  Water Supply Zone   |  District Meter Area |                                                                                              |  |  |
|  Distribution      |  Raw                 |  Discolouration          |                                                                                                               |                                                                                                         |                                                                                                         |                                                                                              |  |  |
|  Non-Potable       |  Private             |                                                                                                             |                                                                                                               |                                                                                                         |                                                                                                         |                                                                                              |  |  |