



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

Your ref  
DC/26/0022

Our ref  
DSA000051192

Date  
9<sup>th</sup> February 2026

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Renewal/regeneration of a play and recreation area, including existing fitness equipment to be repurposed onto a hardstanding area and pathways to be widened.

**Site:** Public Open Space at Charrington Way, Broadbridge Heath, West Sussex, RH12 3TL.

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

### **Insufficient Information provided**

#### **Condition**

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.

#### **Build over – close**

The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer.

The works will be subject to approval under the 'Declaration of Works' self-certification process.

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



It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

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

