



Naomi Carter

Tullys
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09 February 2026

Pre-planning enquiry: Confirmation of sufficient capacity

Site Address: Land North of East Street, Horsham, Rupser, RH12 4RB

Dear Naomi

Thank you for providing information on your development

Proposed site: The development of 18 general housing to the above site.

Proposed foul water: Option A: Gravity Connection of 18 units to discharge to TW TQ2037821A on the 180mm foul water sewer on East Street.

Option B: Final discharge to TW TQ20377201 within East Street. The discharge consists of 12 units via a pumping station and 6 units via gravity. The 12 pumped units to discharge with a peak flow rate of approximately 0.6l/s.

Proposed surface water: No surface water capacity check requested.

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

In accordance with the Building Act 2000 Clause H3.3 and the National SuDS Standards, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval

from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

National SuDS Standards, Standard 1.2: Runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

priority 1: collected for non-potable use

priority 2: infiltrated to ground

priority 3: discharged to an above ground surface water body

priority 4: discharged to a surface water sewer, or another piped surface water drainage system

priority 5: discharged to a combined sewer

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

Note 2: for the purposes of this standard, a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the capacity to accommodate additional flows or has an element of surface water in it already.

Where connection to the public sewerage network is required to manage surface water flows we will accept these flows at a discharge rate in line with the National SuDS Standards or that stated within the sites planning approval.

No surface water capacity check requested.

Please see our [FAQ's leaflet](#) for additional information.

Capacity at STW?

The receiving network is served by Rusper STW. Please visit our [website](#) for updates on the site specific upgrades.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connections.

If you have any further questions, please contact us.

Yours sincerely,

Gemma Connolley

Adoptions & Pre-Planning Engineer

Developer Services