from Southern Water

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

Your ref
DC/26/1412

Our ref
DSA000058554

Date
22nd October 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of a detached two storey three-bedroom dwelling with garage and outdoor swimming pool. Erection of a garage for the host dwelling.
Site address: Windmill Cottage Old Mill Place Pulborough West Sussex RH20 2DR

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

Insufficient Information provided:

Condition:

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

Proposed works involve demolition:

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Surface water discharge to Foul/Combined Network:

Discharging to FOUL SEWER -
Southern Water will refuse any request to discharge surface water into our 'foul only' sewer network. 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.

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

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

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.
We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation 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.

SuDS:

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.

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.

For further assistance, 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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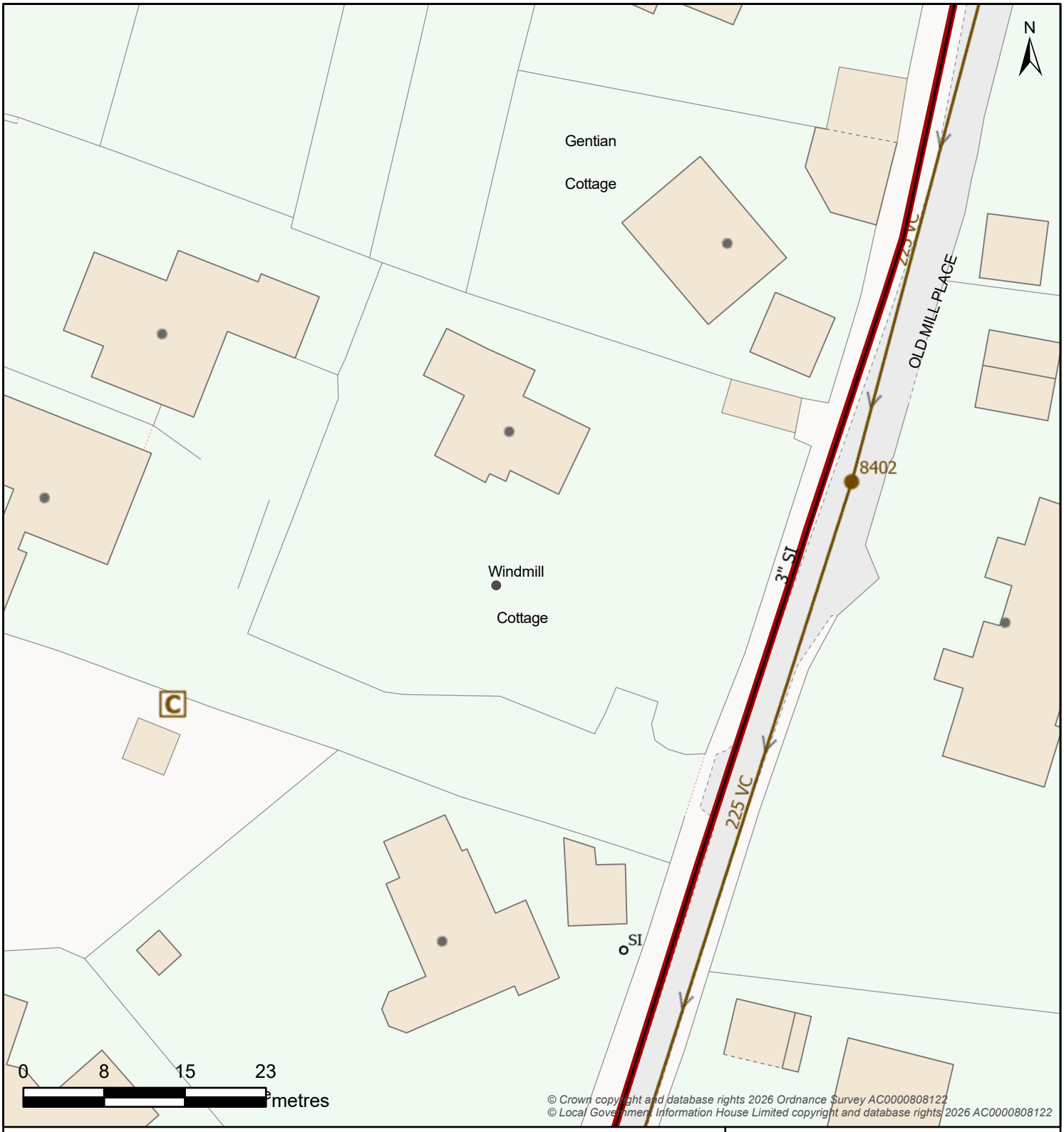

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Boundary Box	Break Pressure Tank	Capped End	Hydrant
Boundary Box	BPT Break Pressure Tank	Capped End	Emptying Plug; Fire Hydrant; WOH Washout Hydrant

Pressure Monitoring	Service Reservoir	Meter	Valve - Controllable
Logger	Covered; Tower	Meter	Open Valve; Closed Valve; Stop Tap

Site	Valve - Flow
Abstraction Point; Supply Works; Booster Station; Transfer Station; Surface Reservoir; Underground Source	AV Air Valve; NRV Non-Return Valve; WO Washout Empty Valve

Valve - Pressure	Pipe Bridge
PRV Pressure Reducing Valve; PSV Pressure Sustaining Valve	Pipe Bridge

Water Pipe	Water Area
Communication; Trunk; Decommissioned; Distribution; Raw; Discolouration; Non-Potable; Private	Water Supply Zone; District Meter Area

Map Title: SW Print

Printed By: Isaac.Vowles

Date Printed: 22/10/2026

Map Scale: 500

The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets should always be determined on site.

WATER for LIFE from Southern Water