from Southern Water

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

Your ref
DC/24/0019

Our ref
DSA000032794

Date
08 April 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Change of use and conversion of existing residential dwelling to provide 5 residential bedspaces for students with special educational needs and change of use and conversion of existing annexe and garages to provide an additional residential unit with 3 bedspaces.
Site: DC/24/0019: - Rapkyns Old Stable, Guildford Road, Broadbridge Heath, West Sussex, RH12 3PQ.

Thank you for your letter dated 21 March 2024.

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

Foul and Surface Water Drainage

There are no public foul and surface water sewers in the area to serve this development. The applicant is advised to examine alternative means of foul and surface water disposal.

The Environment Agency should be consulted directly regarding the use of a private wastewater treatment works or septic tank drainage which disposes of effluent to sub-soil irrigation. The owner of the premises will need to empty and maintain the works or septic tank to ensure its long term effectiveness.

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.

Southern Water has noted that the applicant has submitted a Water Neutrality report which we understand the Local Planning Authority will be working in conjunction with Natural England on reviewing the developers proposals. We would not comment on the developers proposals directly, however if the LPA have any specific questions, they can be forwarded to us for a direct response.

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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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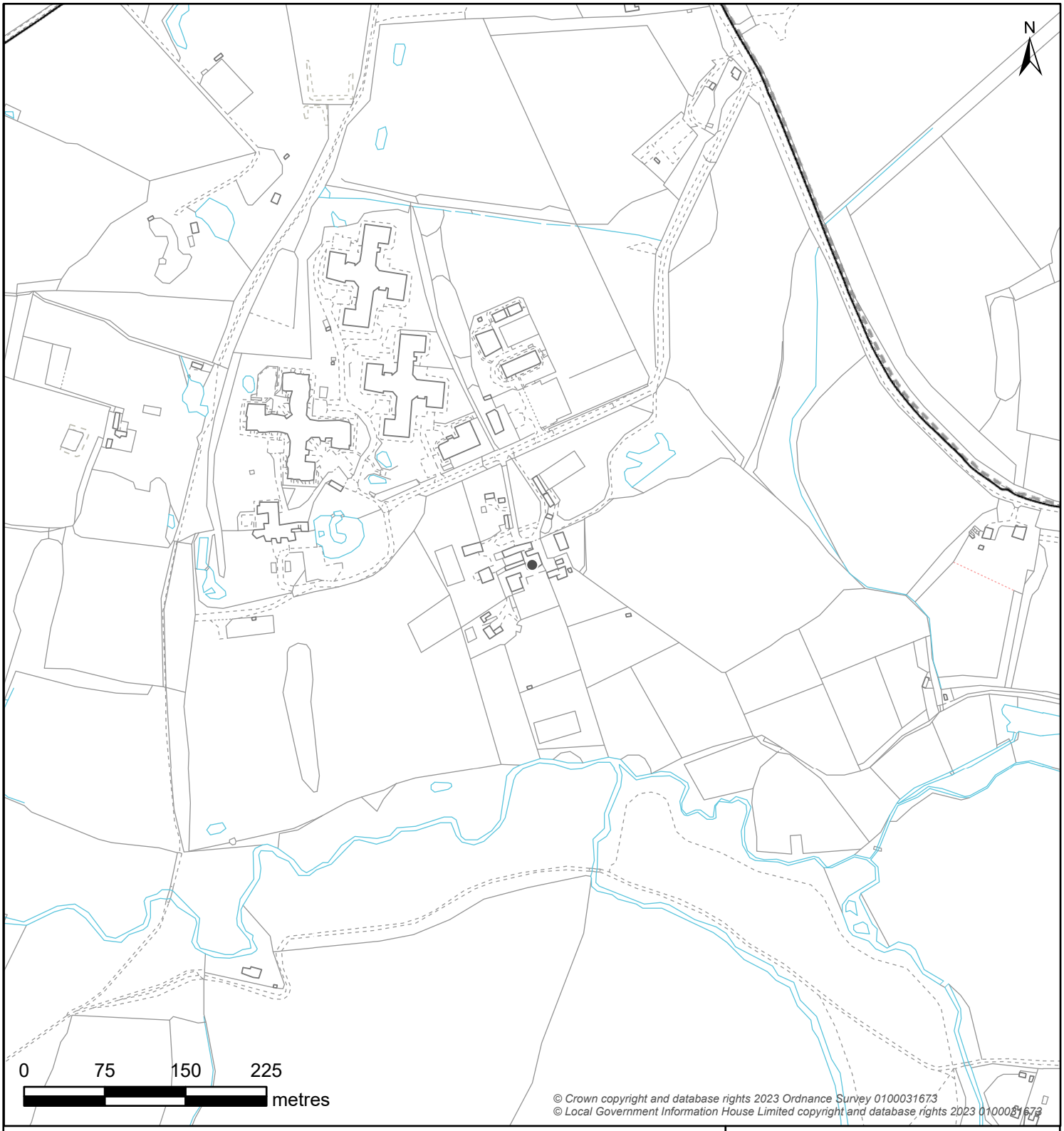

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Controllable Valve
Damboards | Penstock | Valve

Flow Control
Anti Flood Device | Pumped Anti Flood Device | Reflux Valve

Inlet-Outfall
Inlet | Outfall

Manhole
BIF Bifurcation | Cascade | CP Catchpit | Head Of Public Sewer | IC Interceptor Chamber | Manhole | S Soakaway | WO Washout

Outfall Headworks
Outfall Headworks

Overflow Chamber
CSO Combined Sewer Overflow | EMO Emergency Overflow

Pipe Bridge
Pipe Bridge

Pumping Station
Micro Pumping Station | Pumping Station

Sewer Level Monitor
Sewer Level Monitor

Storage
Storm Tank | Tidal Storage Tank

Treatment Works
Treatment Works

Weir
Weir

Wastewater Site
Wastewater Site

Wastewater Pipe
- Culverted Water Course
- Drain
- Outfall
- Overflow
- Rising Main
- Sewer
- Syphon
- Tank Sewer
- Trunk Sewer
- Vacuum Main
- Decommissioned Pipe

Wastewater Use
- Foul
- Combined
- Sludge
- Treated Effluent
- Surface Water
- Private

Developer Services
Build Over Agreement | Section 104

Wastewater Area
Catchment | Sub-Catchment

Map Title: SW Print

Printed By: Sanjay.Boregowda

Date Printed: 03/04/2024

Map Scale: 5000

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