



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

Your ref
DC/26/0991

Our ref
DSA000056417

Date
21st September 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: The change of use of land to residential amenity space, demolition of 2 no. existing stable outbuildings and erection of single-storey garden building

Site address: Palmers Stud West Chiltington Lane Billingshurst West Sussex RH14 9DN

Thank you for your correspondence, please see our comments below regarding the above application. This is an updated letter to reflect new information, relevant information from the last letter has been retained.

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.

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 soakaways:

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

Hierarchy of Building Regulations H3 for disposal of surface water - not yet provided documentation proving compliance:

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

Where a surface water connection to the foul or combined sewer is being considered. 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.

Applications for surface water connections into a combined sewer will only be permitted if;

- a) there are no alternative options under the surface water disposal hierarchy.
- b) there is capacity*.

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:

We request that should this application receive planning approval, the following condition is attached to the consent: Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have been agreed by the Lead Local Flood Authority, in consultation with Southern Water.

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.



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](https://southernwater.co.uk/developing-building/planning-your-development)



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Controllable Valve			Flow Control			Inlet-Outfall			
Damboards	Penstock	Valve	Anti Flood Device	Pumped Anti Flood Device	Reflux Valve	Inlet	Outfall		
Manhole									
BIF Bifurcation	Cascade	CP Catchpit	Head Of Public Sewer	IC Interceptor Chamber	Manhole	S Soakaway	WO Washout		
Outfall Headworks		Overflow Chamber		Pipe Bridge		Pumping Station			
Outfall Headworks	CSO Combined Sewer Overflow	EMO Emergency Overflow		Pipe Bridge	Micro Pumping Station	Pumping Station			
Sewer Level Monitor		Storage		Treatment Works		Weir		Wastewater Site	
Sewer Level Monitor	Storm Tank	Tidal Storage Tank		Treatment Works	Weir	Wastewater Site			
Wastewater Pipe				Wastewater Use		Developer Services			
Culverted Water Course	Syphon	Foul	Combined	Sludge	Treated Effluent	Build Over Agreement	Section 104		
Drain	Tank Sewer	Surface Water	Private						
Outfall	Trunk Sewer								
Overflow	Vacuum Main								
Rising Main	Decommissioned Pipe								
Sewer									