File Note

BDP.

Date	06/11/2026
To	Alice Johnson – Horsham District Council
	Southern Water
From	BDP Civils
Subject	College of Richard Collyer – New Technology Building (DC/26/1089)

The schedule below has been prepared to respond to comments made by Southern Water on the proposed Technology Building at The College of Richard Collyer, 82 Hurst Road, Horsham.

This response schedule is being submitted alongside the revised Flood Risk Assessment & Drainage Strategy (ref: P3003919 -BDP -ZZ -ZZ -RP-C-52001 (P02)).

	Southern Water - consultation response schedule	
No.	**Comments**	**Response**
Waste Water		
1	*"Network Capacity refers to the available capacity in our underground assets that carry wastewater to Waste Water Treatment Works (WWTWs). This includes a range of pipe sizes and material types, Wastewater Pumping Stations (WPS) and supporting infrastructure.* *Some capacity issues may be addressed with operational changes, others may require physical works on our assets. We may identify where several developments would benefit from a larger network reinforcement programme to serve them all where significant growth is taking place in close proximity.* *Part of our evaluation looks at the risk of flooding incidents arising from the additional flow of material in terms of 'hydraulic overload'. This means we consider whether there is enough room in the pipes for the likely maximum flow from the connection itself. This assessment does not include random events such as ingress of water from broken pipes, changes in flow arising from blockages or unidentified additional flows from misconnections, these are dealt with through other processes outside of our asset growth planning team as they are operational incidents.* *Network Capacity is independent of capacity at the WWTW and growth is planned in a different way though in some cases we may have parallel projects to both reinforce both the network and upgrade the treatment works but this is often not required.*	The proposed development does not increase the school's capacity or anticipated occupancy and is intended to provide a long-term replacement for existing temporary teaching accommodation currently provided by portacabins on site. As such, the development is expected to serve existing demand rather than generate a material increase in pupil or staff numbers. It is therefore considered that the proposed development would not result in any increase in wastewater generation and, consequently, would not materially alter wastewater flows from the site.

	Southern Water has undertaken a capacity check of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This study indicates that these additional flows may lead to a minor increased risk of impact on the sewer network."	
2	*"Southern Water hence requests the following condition to be applied:* *Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development."*	As confirmed above, the proposed development would not result in any increase in wastewater generation and, consequently, would not materially alter wastewater flows from the site. Thereby, we do not consider that the condition requested is necessary.
Proposed new pumping station located within the development site		
3	*If the applicant proposes to offer a new on-site drainage and pumping station for adoption as part of the foul/surface water public sewerage system, this would have to be designed and constructed to the specification of Southern Water Services Ltd.* *https://landsearch.southernwater.co.uk/media/4323/southern-water-design-and-constructionspecification-water-codes-for-adoption.pdf* *In order to protect the amenity of prospective residents, no habitable rooms shall be located within 15 metres to the boundary of the proposed adoptable pumping station, due to the potential odour, vibration and noise generated by all types of pumping stations.*	A foul water package pump station is proposed as part of the scheme (ref. FWP01). However, we anticipate that this will remain private and will not be offered for adoption by Southern Water.
4	*"Condition –* *Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal respecting the requirement for a non-habitable zone around the adoptable pumping station and suitable access arrangements, have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water."*	N/A
Tree Planting		
5	*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-*	The proposed landscaping has been designed in accordance with the relevant Southern Water guidance. The proposed trees Amelanchier x grandiflora 'Robin Hill' and Prunus avium 'Plena' are not listed within the

	plantingguide-1_nwm.pdf) and the Sewerage Sector Guidance (https://www.water.org.uk/sewerage-sectorguidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains."	excluded tree list and are positioned outside the 3-metre easement corridor. The Amelanchier is situated approximately 4.5 metres from the sewer, while the Prunus is approximately 5 metres away.
6	*"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."*	No trees are proposed within the 3-metre sewer easement corridor and, therefore it is considered that this condition is not required.
Inadequate capacity in the surface water network		
7	*"Southern Water has undertaken a capacity check to understand the impact that the additional surface water flows from the proposed development will have on the existing public sewer network.* *This indicates that these additional flows may lead to an increased risk of flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.* *Please use the H3 guidance to offset as much surface water flow as possible from potentially entering the Southern Water network;* *https://www.southernwater.co.uk/media/l4ndl3db/suds-final-080824.pdf* *Alternatively, if this is a brownfield site redevelopment, the developer can discharge surface water flow no greater than existing levels if proven to already be connected and it is ensured that there is no overall increase in flows into the surface water system. The developer will be required to provide a topographical site survey and/or a CCTV survey with the connection application showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed surface water flow will be no greater than the existing contributing flows."*	The proposed development constitutes the redevelopment of a brownfield site. The post-development discharge rate from the proposed eastern car park will be restricted to the 1 in 1 year greenfield runoff rate of 1.9 l/s (Updated Flood Risk Assessment and Drainage Strategy Report P3003919-BDP-ZZ-ZZ-RP-C-52001 - Rev. P02, Table 5). For the remainder of the site, the post-development discharge rate will be restricted to 50% of the existing brownfield runoff rate of 68 l/s (Updated Flood Risk Assessment and Drainage Strategy Report - Rev, P02, Section 6.2: Pre-development Surface Water Runoff), resulting in a maximum discharge rate of 34 l/s. Consequently, the total proposed discharge rate from the site will be limited to 35.9 l/s. This is significantly below the existing brownfield runoff rate and therefore complies with Southern Water's stated requirement

		that surface water discharge is no greater than existing levels. Accordingly, the proposed drainage strategy will not result in an increase in flows to the public surface water sewer network.
8	*"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."*	We accept the pre-commencement condition outlined.
Connection to water distribution main		
9	*"Our investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.* *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 to read on our website via the following link www.southernwater.co.uk/developing-building/connection-charging-arrangements"*	N/A
Proposed SUDS features		
10	*"If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/.* ***No Soakaways should be connected to the public surface water sewer."***	To confirm, it is not the developer's intention for Southern Water to adopt the proposed SuDS.
Build over – close		
11	*"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.*	To confirm, all the proposed structures are located 3 metres from the public 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.* *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."*	
	"Condition - *In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers."*	There are no proposed structures within the 3-metre easement corridor to the sewer and, as such, it is considered that this condition is not necessary.
S106 Connection application		
12	*"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. If this is not possible, please provide evidence that all other options have been explored.*	A Section 106 connection application will be made to Southern Water for the new connections to the public sewerage system.