from Southern Water

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

Your ref
DC/26/1800

Our ref
DSA000059197

Date
20th November 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Demolition of metal framed building and change of use from existing barn, hovel and cart shed to 1.no dwellinghouse with alterations, provision of associated ve
Site address: Brighthams Farm Bines Road Partridge Green West Sussex

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

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 proposed to existing watercourse:

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

Proposed SUDS features:

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.

Other means of foul disposal proposed in proximity of existing Network:

Under the first time sewerage guidance the EA expect people to connect to a public sewer if the dwelling is within 30m of our network, this guidance can be found here: General binding rules for small sewage discharges (SSDs) with effect from January 2015 - GOV.UK (www.gov.uk)

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Your development is further than 30 m away from our network, you may want to consider a private discharge or a connection to our network in these circumstances. Please familiarise yourself with EA guidance before progressing your drainage solution further.

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.

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.

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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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

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Map Scale: 750

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