from Southern Water

[redacted]
Unit C, Chalvington Barn,
Ditton Road
Polegate
East Sussex
BN26 6HY

Your ref
19961

Our ref
DSA000042599

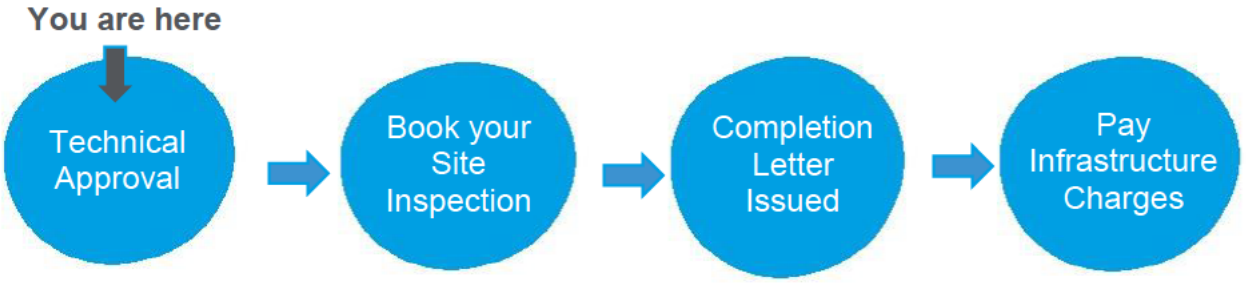
Date
07/04/2025

Contact
Tel 07510 379242

[redacted]

Application to Connect to the Public Sewerage System - Section 106.

Location: 15-18 Fairfield Cottages, Cowfold, Horsham, West Sussex, RH13 8BL




## What happens next?

1. This is your technical approval.
2. Construction of the wastewater connection begins. Once completed, ensure you book a site inspection, so we know the connection is in line with your application.
3. Once the site inspection has confirmed the work is satisfactory, a completion letter will be issued. See the Essential Sewer Connection Information document to find out why this letter is important.
4. Your infrastructure charge invoice will be issued (if applicable*).

## How to book your site Inspection

To progress, select the **'Accept'** option on the Get Connected customer dashboard. Or, if you have further questions, please select the 'Query' option. If you do not wish to progress with the application, then please select the 'Withdraw' option.

Now you have received our approval, you will need to arrange with your contractor to carry out your works on site to connect into our sewer. Once the connection has been made it is a mandatory requirement for the point of connection to be inspected by one of our Assistant Adoption Managers.



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To arrange this inspection, please select **'Ready for Inspection'** on your Get Connected customer dashboard. Once this has been selected, please contact **Malcolm Penny** our Assistant Adoption Manager for this area on **07922860784** and request an inspection giving at least two full working days' notice.

Once we are happy that your connection to the public sewer complies with our requirements and have passed our inspection, we will send you a completion letter within 7 working days. It's important to ensure your connection is inspected to prevent any risk of disconnection at a later date.

### Technical Approval

We are pleased to advise that your Section 106 application to connect to the **Foul** sewer, as shown on your drawing **9395-SWP-ZZ-XX-DP-C-1100** Rev **P03** dated **27.03.2025**, is approved by Southern Water. Our approval means we are satisfied with your connection method. Inspection of the wastewater connection is required to complete your Section 106 application. Please note approval is valid for 2 years from date of issue.

Connections to existing/new Southern Water assets (i.e., manholes) and the arrangement of Southern Water assets (i.e., pipe junctions within manholes) should always be in accordance with the new Design and Construction Guidance manual ("the Code") and Southern Water's guidance documentation. water.org.uk/sewerage-sector-guidance-approved-documents/

This Section 106 approval does not confirm that public sewer network capacity is available at your location for the proposed development. The availability of capacity may be assessed through the Pre-Planning Enquiry process.

Please note that your connection should not proceed if:

- There are unapproved changes to your submitted plan or to the intended connection point. Any unapproved changes may lead to us disconnecting your connection under Section 109 of the Water Industry Act 1991.
- The relevant Planning Authority has set out conditions relating to the site's drainage and those conditions have not yet been discharged.
- You have not consulted our Health and Safety Advisory that can be viewed at the following link southernwater.co.uk/developing-building/health-and-safety
- You have not obtained the necessary Building Regulations Approvals or, if relevant, obtained a Highway Authority Road Opening License.
- Landowner consent has not been obtained where your connection is to be made through another Party's land.

Yours sincerely,

[redacted]

**Vicky Pearce**
**Technical Coordinator - Wastewater**
**Developer Services**
[redacted]

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southernwater.co.uk

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from Southern Water

## Essential Sewer Connection Information


1. Site Inspection Checklist
2. What happens if the sewer connection is not inspected?
3. Adoption of a sewer
4. Infrastructure charges
5. Enforcement Policy


### 1. Site Inspection Checklist

We have prepared a site inspection checklist so that inspection of your sewer connection can be passed first time southernwater.co.uk/media/3028/ds-site-inspection-checklist.pdf

### 2. What happens if the sewer connection is not inspected and a completion letter is not issued?

Incidences where construction of the sewer connection has been completed but a site inspection has not been requested then the sewer connection application is not completed. You will need to request for a site inspection to finalise the application. If the sewer connection has not been built as per the designs submitted then we will ask you to rectify.

### 3. Adoption of a sewer

When a new development is planned, the developer can construct the sewers using approved materials and to a standard, which makes them suitable for adoption by Southern Water when construction is complete.

An adoption agreement can be entered into under Section 104 of the Water Industry Act 1991, prior to the sewers being built. This is the most desirable arrangement and if all new developments were covered by such adoption agreements, there would be few, if any, new private sewers on housing estates. However, there are many kilometres of existing private sewers that were built without an adoption agreement in place.

Section 102 of the Water Industry Act 1991 provides for the adoption of such sewers to be considered. It is important to draw a distinction between sewers, drains, and lateral drains:

- Sewers are pipes carrying sewage from more than one property
- Drains are pipes carrying sewage from only one property to the curtilage of the building or premises



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- Lateral drains are those pipes which extend from the curtilage of a single building to the point of connection with an existing public of private sewer

To start the process of having the private sewer adopted, please visit our website and fill in the S102 Adoption Form.

## 4. Infrastructure charges

New developments increase the load on our networks and may require investment in upstream network reinforcement. This investment is funded through the Infrastructure Charge where the cost of network reinforcement is levied per property at the time of final connection.

* In addition to the sewer connection application charge, a charge for sewerage infrastructure is levied on each dwelling connecting onto the sewerage system. Non domestic properties will be individually assessed according to the number of appliances/fittings producing wastewater. Infrastructure charges are applicable even if the connection is made via a private sewer providing that the private sewer ultimately discharges into the public system.

There are three scenarios:

1. Water and wastewater connections are made within Southern Waters supply area. Infrastructure charges will be included in you water connection quote.

2. Water connections are made within another water company's supply zone and Wastewater is within the Southern Water supply area. Infrastructure charges will be invoiced following connection of the meters as advised by each water company.

3. You already have a water connection and require a wastewater connection in the Southern Water supply area. Infrastructure charges will be invoiced directly following completion of the wastewater connection.

For information and our current Connection Charges please refer to section 2 of the Southern Water Charging Arrangements Connection charging arrangements (southernwater.co.uk)

## 5. Enforcement Policy

It is an offence to not comply with the requirements of a S106 Water Industry Act 1991, which are detailed in the body of the letter. This can result in prosecution and a fine and/or removal of the illegal connection.

Please contact the Developer Services Team via the Get Connected customer dashboard / on 0330 303 0119 should you require any further advice.



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