



Mid Sussex District Council  
Oaklands  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

Your ref  
DM/25/1857

Our ref  
DSA000048564

Date  
28<sup>th</sup> October 2025

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Demolition of existing garage and erection of replacement single storey side and rear extension.

**Site:** Shepherds Cottage, Stuccles Farm, Twineham Lane, Sayers Common, West Sussex, BN6 9JF

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

### **Development Site is not within Southern Water's Supply Area**

The development site is not located within Southern Water's statutory area for water supply services. Please contact South East Water who are the relevant statutory undertaker.

### **Insufficient Information provided**

#### **Condition**

Construction of the development shall not commence until details of the proposed means of foul water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

### **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.

## **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, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

### **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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](https://southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

Yours faithfully,  
Future Growth Planning Team  
[southernwater.co.uk/developing-building/planning-your-development](https://southernwater.co.uk/developing-building/planning-your-development)