



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

Your ref  
DM/26/0073

Our ref  
DSA000056058

Date  
27<sup>th</sup> July 2026

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** The erection of 42 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway w

**Site address:** Land Off West Hoathly Road East Grinstead West Sussex

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

This is an updated response letter to reflect new information provided. All relevant information from our previous letter is still included.

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.

Inadequate Capacity:

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.

For full details of our connection charging arrangement visit: Connection charging arrangements ([southernwater.co.uk](http://southernwater.co.uk))

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.

#### Condition:

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 wastewater network capacity is available to adequately drain the development.

#### 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/](http://www.water.org.uk/sewerage-sector-guidance-approved-documents/)

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

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption of SuDS will be considered if requested by the developer if they comply with: Design and Construction Guidance (Appendix C), CIRIA guidance and Southern Water SuDS Guidance available here:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>

<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

<https://www.southernwater.co.uk/media/l4ndl3db/suds-final-080824.pdf>

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.

#### 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. 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.

### Proposed new pumping station located within the development Site:

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-construction-specification-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.

Condition:

Construction of the development shall not commence until details of the proposed means of foul and 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.

Tree planting:

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-planting-guide-1\\_nwm.pdf](https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf)) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

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.

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

*Yours faithfully,*

**Future Growth Planning Team**  
**Developer Services**



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