



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

Your ref
DM/26/0714

Our ref
DSA000053218

Date
21th April 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal:

Incorporating existing ancillary accommodation within existing 1-bed dwelling to form a larger 3-bed dwelling.

Site address:

Garage Annexe Big Edgerley Barn College Lane Hurstpierpoint

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. 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/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Surface water discharge to Foul/Combined Network:

Southern Water will refuse any request to discharge surface water into our 'foul only' sewer network and resist a discharge to the combined sewer network, on the grounds that the discharge is detrimental to our sewerage network and can be harmful to the environment. 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.

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:

Southern Water does not accept surface water flows into the foul network. Please refer to the Surface water management

<https://www.southernwater.co.uk/media/l23dbon0/surface-water-management-policy-120724.pdf>

SuDS:

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.

S106 Connection application:

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.

We request that should this planning application receive planning approval, the following informative

is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved

in writing by the Local Planning Authority in consultation with Southern Water.

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

Yours faithfully,



Future Growth Planning Team southernwater.co.uk/developing-building/planning-your-development