

Hazelind Projects

From: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Sent: 26 February 2025 11:43
To: Hazelind Projects
Cc: Nick Mills; Adam Webb; Richard Silver
Subject: RE: Hatchgate Cottage Planning Reference DM/23/3021
Attachments: Hatchgate Cottage, Hatchgate Lane, Cuckfield, Haywards Heath.pdf

Hi John,

Thank you for your email.

The sewer is a foul-only sewer; combined waste into the foul is a result of historic practice that we are currently investing records to eliminate; therefore, any proposal to have it reconnected is usually forbidden.

However, technically, we cannot go back retrospectively on what we issued before we reinforced our renewed surface waste management policy. However, we may want to review your H3 again.

Kind Regards

Shae

Future Growth Planner, South East Region

Developer Services

M. 07708 295316

From: Hazelind Projects <projects@hazelind.com>
Sent: 25 February 2025 12:09
To: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Cc: Nick Mills <Nick@mjbarch.co.uk>; Adam Webb <a.webb@silverhomes.co.uk>; Richard Silver <r.silver@silverhomes.co.uk>
Subject: Hatchgate Cottage Planning Reference DM/23/3021
Importance: High

Good morning!

We are just about to embark upon the detailed design for the drainage for this site, and note the attached included within the planning portal documents.

I note that you have approved a reduced surface water flow into the existing foul public sewer (which is actually currently acting as a combined).

As the scheme has gained planning approval based upon this, would you please confirm that you will remain satisfied with the proposals for at least the duration of the planning consent? In light of your more recent change in policy.

And assuming so, are you then happy for us to use the current scheme proposals for both surface and foul water Section 106 applications?

Thank you, and I look forward to hearing from you soon.

Regards,



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

Your ref
DM/23/3021

Our ref
DSA000031766

Date
08 March 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Demolition of existing dwelling and erection of 5 homes with access from Hatchgate Lane together with parking, landscaping and associated works.

Site: DM/23/3021: - Hatchgate Cottage, Hatchgate Lane, Cuckfield, Haywards Heath, RH17 5DU.

Thank you for your letter dated 19 February 2024.

Following the review of the submitted documents, we have the below comments for the Planning consultation.

Foul and Surface Water Drainage

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

The submitted drainage strategy information indicates no flows greater than existing levels being connected into the public system proving betterment of the surface water flows which would be satisfactory to Southern Water. The developer will be required to provide a topographical site survey and/or a CCTV survey with the connection application showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed surface water flow will be no greater than the existing contributing flows.



The submitted drainage details indicate SuDS to be maintained within private ownership and maintenance.

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents/

ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS

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.

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.

For further advice, 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