



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

Your ref
DM/25/2473

Our ref
DSA000048567

Date
19th June 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Proposed conversion and change of use of the existing former school into two dwellings with associated garaging/car ports, removal of existing flat roofs, portacabin and other playground structures. Construction of two detached dwellings with associated garaging within the existing former school field. New entrance onto highway and associated hard and soft landscaping. (Amended plans and supporting documents received 11/06/2026, 28/05/2026, 21/05/2026, 19/05/2026, and 14/05/2026).

Site: Warninglid Primary School, Slaugham Lane, Warninglid, Haywards Heath, West Sussex, RH17 5TJ.

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

Development Site is not within Southern Water's Water 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.

Existing Southern Water, Waste Water Treatment Works (WWTW) located in proximity to the proposed development.

In determining the application, we ask that the Planning Authority take into account the provisions of Paragraphs 180, 182 and 183 of the National Planning Policy Framework (NPPF) regarding the proposed location of development in relation to existing uses that may be a source of pollution (in terms of odour). We apply a precautionary buffer zone for any development located within 500 metres of the boundary of a WWTW. The proposed development is located approximately 330 metres from the Warninglid Wastewater Treatment Works, and as such we have applied this requirement to our planning consultation response. Please contact Southern Water to discuss and agree the Scope of the odour assessment.

The outcome of the Odour Assessment should inform site layout, and any appropriate odour mitigation identified and agreed with Southern Water as necessary to avoid potential odour nuisance to future residents will also be funded by the developer.

Southern Water applies a target standard of 1.5 ouE/m³ as the 98th percentile of hourly averages contour to sensitive receptors in line with the NPPF recommendation for planning decisions to achieve a high standard of amenity for existing and future users.

Given that the 'agent of change' for planning applications is the developer, the service we provide to review third party assessments and/or accommodate a site survey etc. is chargeable. More information regarding our fees can be found on our website; Connection charging arrangements

(<https://urldefense.com/v3/https://www.southernwater.co.uk/building-and-developing/our-services/water-services/connecting-charging-arrangements/>; [!!OepYZ6Q!McDStnpyuufhWKxeAVhh4j7i4AFLrDI5PyB-MKD8p88lCIHKJJcfsjT994P1NsPbyZEpQ6TDvt87hRFNFFPkmUPKO-WOZ8oOOHJwsoWvSP0\\$](https://www.southernwater.co.uk/building-and-developing/our-services/water-services/connecting-charging-arrangements/))

Condition

Until a suitable and robust assessment demonstrates otherwise, due to the potential odour nuisance from a Wastewater Treatment Works, no sensitive development should be located within 500m of the WwTW site boundary. An Odour Assessment will need to be carried out by a specialist consultant funded by the developer to a scope that will need to be agreed in advance with Southern Water.

Existing Sewers shown on applicant's plans not in GIS

The plan provided by the developer drwg no Figure 4: Suggested Drainage Design shows a Surface Water sewer crossing the site which is not shown on our records. An assessment of the sewer is required to determine its ownership and the impact it could have to the proposed site layout. It is possible that the sewer is now deemed to be public. To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf

For information on required stand-off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

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/.

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 commitment to any adoption agreements under Section 104 of the Water Industry Act 1991.

Proposed Soakaways

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of Soakaways to dispose of surface water from the proposed development. No new Soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

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

Yes To Capacity (FOUL)

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.2 l/s for the above development at manhole reference TQ25260801.

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.

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 work, an investigation of the sewer will be required to ascertain its ownership before any works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119



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

southernwater.co.uk/developing-building/planning-your-development