



from
Southern Water 

Chris Gray
84 North Street
Guildford
Surrey
GU1 4AU

Your ref
22711

Our ref
DSA000048102

Date
31 October 2025

Contact
Tel 0330 303 0119

Dear Mr Gray,

Level 1 Capacity Check Enquiry: Land South Of Barrow Green Road, Oxted, RH8 9LF.

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

The enquiry has been reassessed to determine the capacity available for 1.2 l/s (Gravity) and 6.0 l/s (Pumped) at manhole reference TQ38528901 Grid Reference: 538875, 152968.

There is currently inadequate capacity within the foul sewerage network to accommodate a foul flow of 1.2 l/s (Gravity) and 6.0 l/s (Pumped) for the above development at manhole reference TQ38528901. The proposed development would increase flows to the public sewerage system which may increase the risk of flooding to existing properties and land. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. Southern Water has a duty to provide Network capacity from the point of practical connection (point of equivalent or larger diameter pipe) funded by the New Infrastructure Charge.

Southern Water aim to provide this within 24 months following the date that planning has been granted for developments not identified as strategic sites in our current business plan. Strategic sites are larger developments and will often take longer than 24 months for a full solution to be provided.

Please note, the assessment that has been undertaken has used the proposed gravity flow rate of 1.2 l/s and an assumed pump rate of 6.0 l/s.

The assessment that was undertaken proves that there is only available capacity for 0.49 l/s (54 units).

New Infrastructure Charging

Please note as of 1st April 2018 we have moved to the “New Connections Services Charging Arrangements”. We understand that this may cause uncertainty for customers, particularly where they may have already committed to a development based on previous charging arrangements. We have worked with our stakeholders and Water UK to agree a set of principles by which we will base our charges. Please read through our new charging arrangement documents available at the following link: [Connecting Charging Arrangements - Southern Water](#)

Alternatively, New Appointees and Variations (NAVs), also known as ‘inset’ companies, can provide new connection services or take ownership of the new water and wastewater connection infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: [developerservices.southernwater.co.uk](#)

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter. **Any revisions in flow rate or alternative point of connection will require a new Pre-Planning Application to be submitted.**

Please get in touch via the Get Connected customer dashboard if you have any queries.

Should it be necessary to contact us please quote our above reference number in all communications relating to this application by email at southernwaterplanning@southernwater.co.uk

Yours sincerely,

Future Growth Planning Team
Developer Services

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