



Horsham District Council  
Parkside  
Chart Way  
Horsham  
West Sussex  
RH12 1RL

**Your ref**  
DC/25/1776

**Our ref**  
DSA000049283

**Date**  
24<sup>th</sup> of November 2025

**Contact**  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Erection of a detached two story, three-bedroom dwelling within the cartilage of an existing residential property.

**Site:** 1 Stane Street Close Codmore Hill Pulborough West Sussex.

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

#### **Insufficient Information provided**

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.

#### **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.



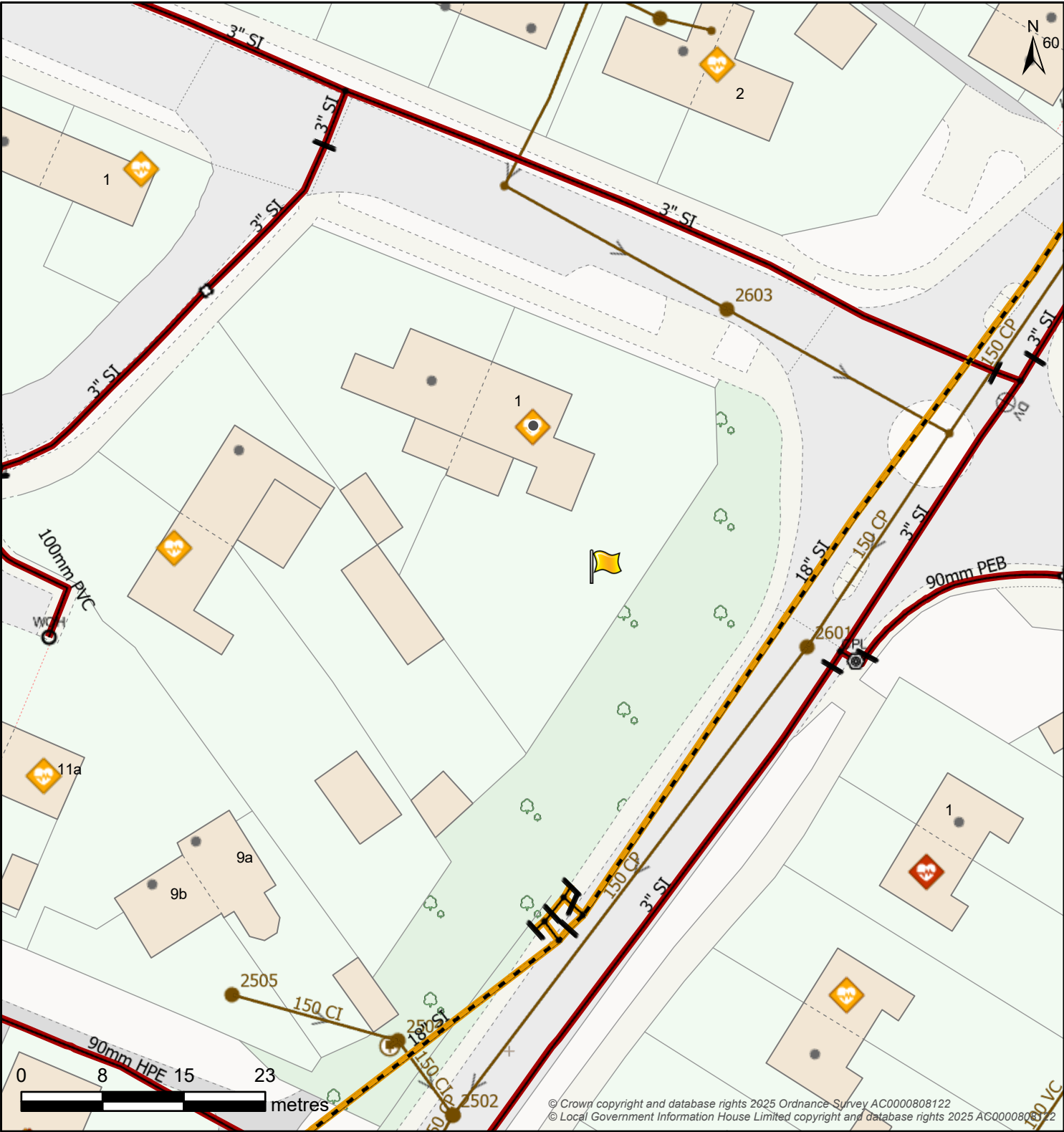
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

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

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



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Controllable Valve			Flow Control			Inlet-Outfall	
Damboards	Penstock	Valve	Anti Flood Device	Pumped Anti Flood Device	Reflux Valve	Inlet	Outfall
Manhole							
BIF Bifurcation	Cascade	CP Catchpit	Head Of Public Sewer	IC Interceptor Chamber	Manhole	S Soakaway	WO Washout
Outfall Headworks		Overflow Chamber		Pipe Bridge		Pumping Station	
Outfall Headworks	CSO Combined Sewer Overflow	EMO Emergency Overflow	Pipe Bridge	Micro Pumping Station	Pumping Station		
Sewer Level Monitor		Storage		Treatment Works		Weir	
Sewer Level Monitor	Storm Tank	Tidal Storage Tank	Treatment Works	Weir	Wastewater Site		
Wastewater Pipe				Wastewater Use		Developer Services	
Culverted Water Course	Syphon	Tank Sewer	Trunk Sewer	Foul	Combined	Build Over Agreement	Section 104
Drain	Vacuum Main	Decommissioned Pipe	Sewer	Sludge	Treated Effluent	Surface Water	Private
Overflow	Rising Main			Developer Services	Wastewater Area	Catchment	Sub-Catchment

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