



from  
**Southern Water** 

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

**Your ref**  
DC/25/1394

**Our ref**  
DSA000040601

**Date**  
22<sup>nd</sup> of September 2025

**Contact**  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Demolition of existing dwelling and erection of a replacement three-bed dwelling with a detached garage with associated access and change of use of land from paddock to incidental residential curtilage.

**Site:** Sir Roberts Farm Goose Green Lane Goose Green West Sussex.

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

Southern Water has the following comments in addition to our previous letter dated the 30<sup>th</sup> of January 2025 regarding the proposed septic tank.

### **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.

### **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.

**Proposed works involve demolition**

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

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

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



Boundary Box	Break Pressure Tank	Capped End	Hydrant
<input type="checkbox"/> Boundary Box	BPT Break Pressure Tank	<input type="checkbox"/> Capped End	Hydrant
		Capped End	Emptying Plug
			Fire Hydrant
			Washout Hydrant
Pressure Monitoring	Service Reservoir	Meter	Valve - Controllable
Logger	Covered	Tower	Open Valve
			Closed Valve
			Stop Tap
Site	Valve - Flow		
Abstraction Point	Supply Works	AV Air Valve	NRV Non-Return Valve
Booster Station	Transfer Station	WO Washout Empty Valve	
Surface Reservoir	Underground Source		
Valve - Pressure		Pipe Bridge	
PRV Pressure Reducing Valve	PSV Pressure Sustaining Valve		Pipe Bridge
Water Pipe	Water Area		
Communication	Trunk	Decommissioned	Water Supply Zone
Distribution	Raw	Discolouration	District Meter Area
Non-Potable	Private		

## Map Title: SW Print

Printed By: Kelly.Donaldson

Date Printed: 30/01/2025

Map Scale: 1:250

*The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets should always be determined on site.*

