



from  
**Southern Water** 

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

**Your ref**  
DC/25/1634

**Our ref**  
DSA000049150

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

**Contact**  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Demolition of existing garage and erection of a two-storey detached dwelling and creation of new off street parking for Flagstones.

**Site:** Flagstones North Heath Lane Horsham West Sussex RH12 5PQ.

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

#### **Connection to public sewer**

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

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

#### **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.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX  
[southernwater.co.uk](http://southernwater.co.uk)

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## **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.

## **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.

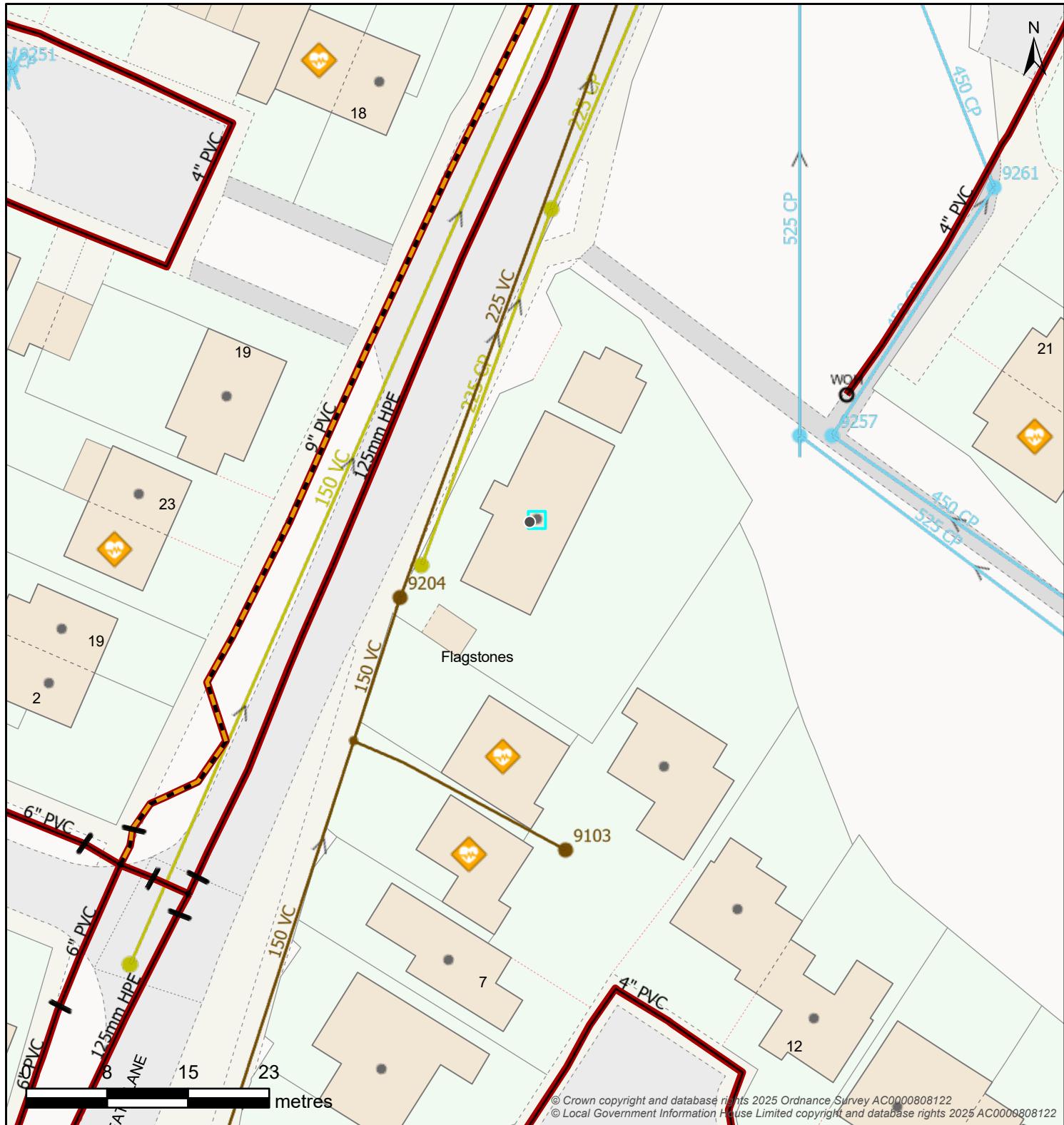
**Condition:** In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in 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://www.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://www.southernwater.co.uk/developing-building/planning-your-development)



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

## Map Title: DSA000049150 GIS

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Map Scale: 500

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.

