



from
Southern Water 

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

Your ref
DC/25/0986

Our ref
DSA000045704

Date
15th of July 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of 1no. detached self-build / custom-build dwelling.

Site: Plot 3 Hill Farm Lane Codmore Hill West Sussex, RH20 1BJ.

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

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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) 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.

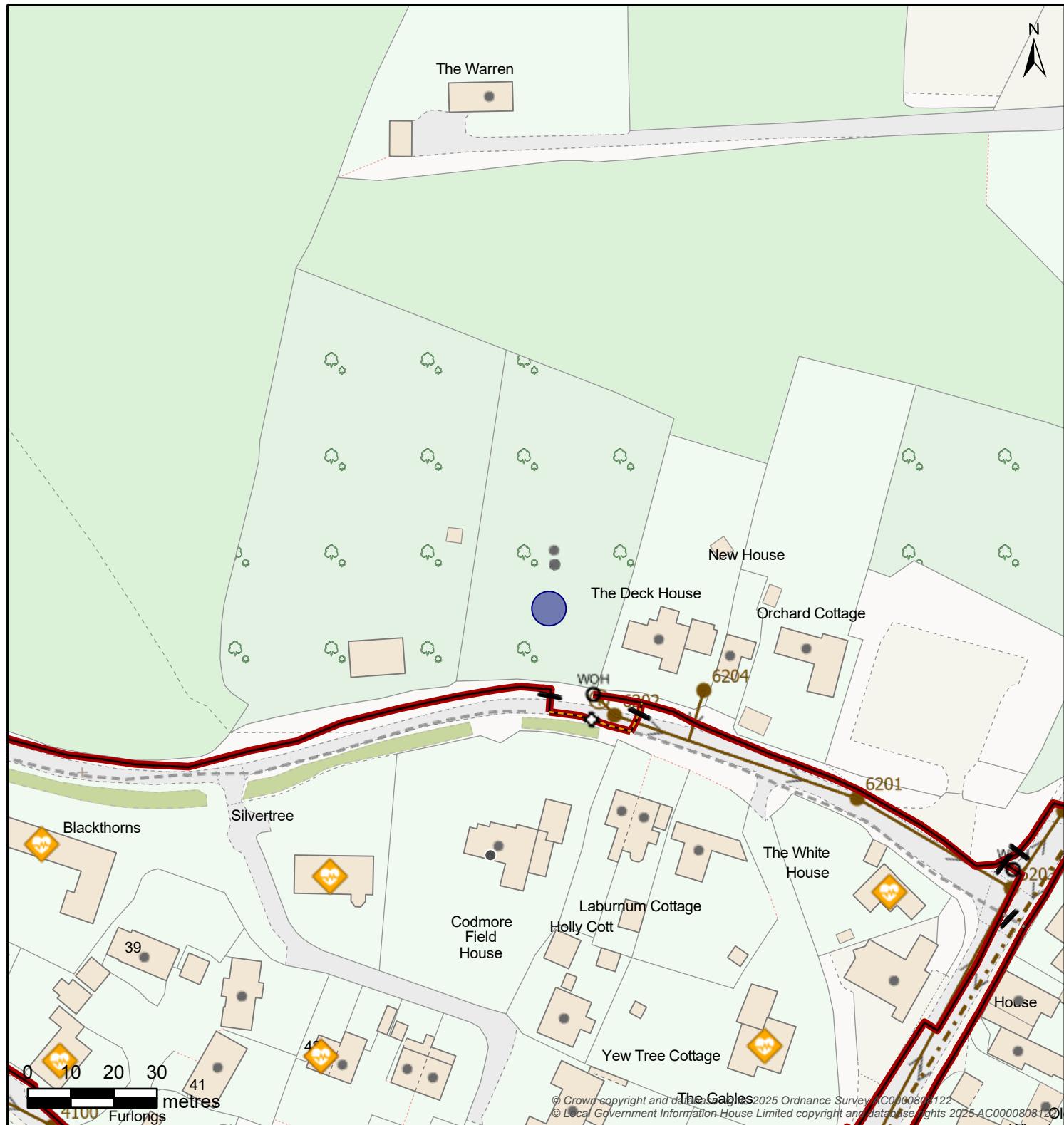
Condition: In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity 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 or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team
southernwater.co.uk/developing-building/planning-your-development



Boundary Box	Break Pressure Tank	Capped End	Hydrant
Boundary Box	BPT	Break Pressure Tank	Capped End
Logger	Covered	Tower	Meter
Pressure Monitoring	Service Reservoir	Meter	Valve - Controllable
Abstraction Point	Supply Works	AV	Air Valve
Booster Station	Transfer Station	NRV	Non-Return Valve
Surface Reservoir	Underground Source	WO	Washout Empty Valve
Site	Valve - Flow		
PRV	Pressure Reducing Valve	PSV	Pressure Sustaining Valve
Water Pipe	Water Area		
Communication	Trunk	Decommissioned	Water Supply Zone
Distribution	Raw	Discolouration	District Meter Area
Non-Potable	Private		

Map Title: SW Print

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Map Scale: 1250

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.

