



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

Your ref  
DC/25/1968

Our ref  
DSA000050024

Date  
5th January 2026

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Conversion and extension of existing stable building into two bedroom dwelling with use of existing hay barn as car port.

**Site:** Holders, Furners Lane, Henfield, West Sussex,

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

### **Insufficient Information provided**

#### **Condition**

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.

### **Existing Water Main - tree, buildings, assets within stand-off distance**

The 102 mm diameter water main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access.

No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. Please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

#### **Condition**

In order to protect water apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water,



prior to commencement of the development, the measures to be undertaken to protect/divert the public water supply main.

### **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.

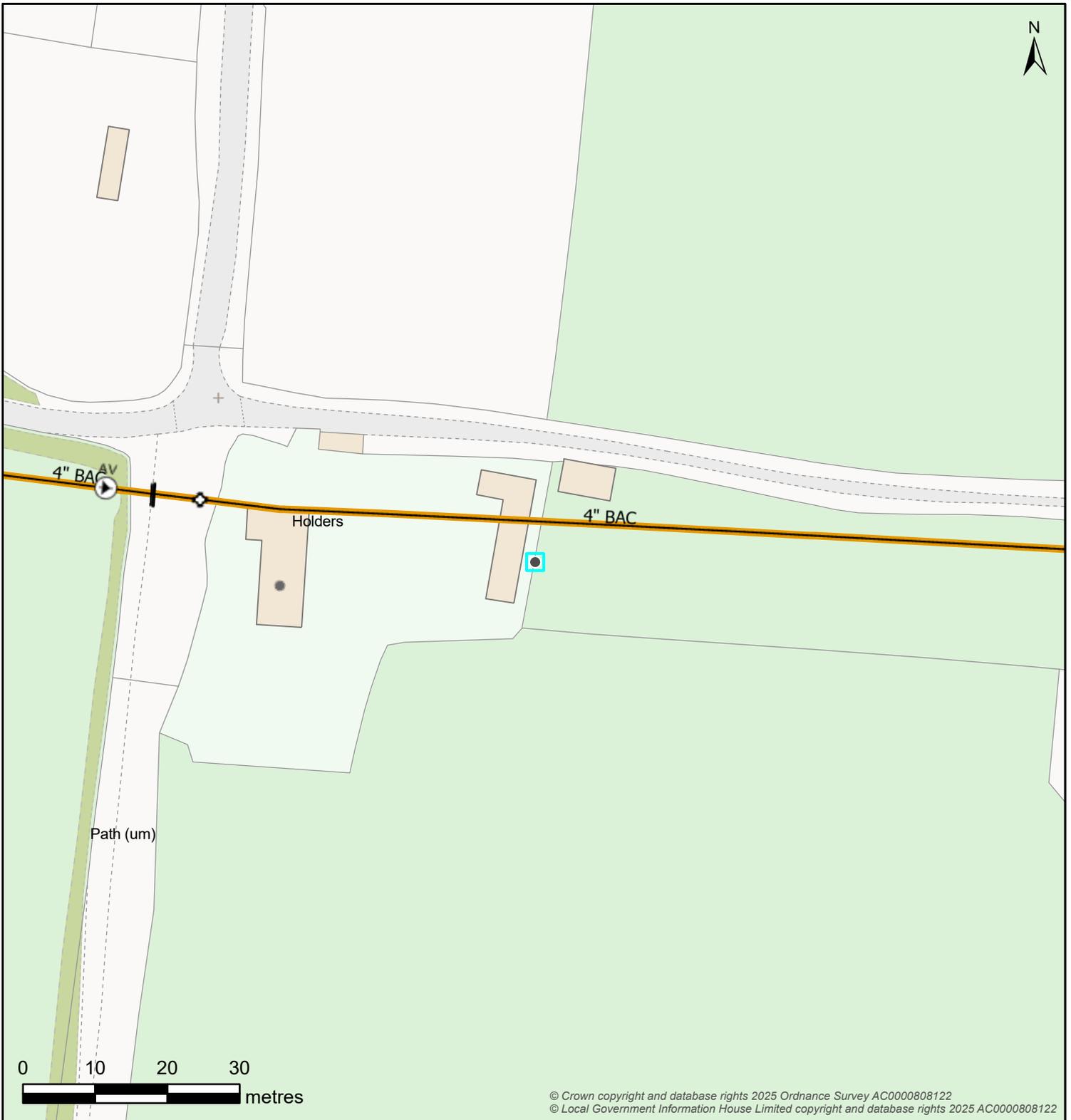
### **S106 Connection application**

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

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)



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Controllable Valve		Flow Control			Inlet-Outlet		
Damboards	Penstock	Valve	Anti Flood Device	Pumped Anti Flood Device	Reflux Valve	Inlet    Outlet	
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	Foul	Combined	Build Over Agreement	Section 104		
Drain	Tank Sewer	Sludge	Treated Effluent	<b>Wastewater Area</b>			
Outfall	Trunk Sewer	Surface Water	Private	Catchment	Sub-Catchment		
Overflow	Vacuum Main						
Rising Main	Decommissioned Pipe						
Sewer							

### Map Title: SW Print

Printed By: Anne.McFarlane2

Date Printed: 05/01/2026

Map Scale: 750

*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.*

